

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

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

October 18, 2017
7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the September 20, 2017 meeting**
- 3. Public Hearings**
 - a. **17-ADR-0007:** A petition seeking a Certificate of Appropriateness to renovate a local Historic Landmark, 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. Laurence and Gloria Gassen, Owner, David and Amy Gassen, Petitioner.
 - b. **17-ADR-0009:** A petition seeking a Historic Landmark Designation for the property commonly known as 735 Maple Avenue, Downers Grove, IL (PIN 09-08-402-005, -006). The property is located on the south side of Maple Avenue, approximately 70 feet southwest of the intersection of Fairmount Avenue and Maple Avenue. Nora Black, Petitioner and Owner.
- 4. Old Business**
 - a. Historic Preservation Brochure #4 – Downtown Tour
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

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**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF SEPTEMBER 20, 2017 MEETING**

Chairman Davenport called the September 20, 2017 meeting of the Architectural Design Review Board to order at 7:01 PM and requested a roll call:

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

ABSENT: Ms. Hollweck, Mr. Larson, Mr. Lerner

STAFF: Sr.Planner Rebecca Leitschuh

VISITORS: Charlotte & Byron Holtzen, 5226 Carpenter St.; Amy Gassen, 5320 Benton Ave.; Rich Kulovany, FOEH, 6825 Camden Rd.

APPROVAL OF AUGUST 16, 2017 MINUTES

Ms. Chalberg moved, seconded by Ms. Acks, to accept the minutes of the August 16, 2017 meeting as presented.

All in favor. The Motion passed unanimously.

OLD BUSINESS

Historic Preservation Brochure #4- Downtown Tour

Chairman Davenport commented that this was a good document and he was caught up in the reading.

Senior Planner said there are a total of four brochures including Architectural Styles, Sears Catalog Homes tour, Downtown Tour.

Ms. Leitschuh said that the language for the brochure was a collaborative effort with the Historical Society volunteers attempting to get the history down on paper. The acknowledgement page will contain more information on the Society's involvement, and explaining how this was a joint brochure. About 90% of the photographs are from the Historical Society's archives, which will be referenced in the brochure as well. Much of the language comes from Heritage Sites descriptive information. She said there was no defined scope of focus when this brochure was first envisioned. Once they began working with the Museum and volunteers, much more information was found on existing buildings, as well as predecessor buildings in the downtown area. It was suggested to focus on architectural references, but they learned a lot about existing buildings, such as Emmett's, which was greatly embellished over the years.

Chairman Davenport said the question that was raised regarding Emmett's building is what to call it, since its history is very mixed.

Ms. Leitschuh also noted that they have to determine what they want to call the
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brochure, and whether it specifies architecture, Downers Grove tours, etc.

Ms. Chalberg said that they have a lot of information on architecture. She doesn't think it is just architecture without history. She described a trip she recently took in Wyoming and old museums there. The walking tour she took included numbered vacant lots with photographs of buildings that existed at one time, and the descriptive data was based on address, including multiple addresses and business names at that location.

Ch. Davenport said when he applies for permits for projects he wants to call the project by his client's name; however, in terms of Village records the permit is recorded by the address.

Ms. Chalberg said Emmett's is a great example of a location that has had numerous businesses and architectural designs over the years. That building would be recorded by the address with narrative explaining all the history and businesses over the years.

Ms. Leitschuh said she is content with using the addresses, and providing additional information in the brochure.

Ms. Chalberg said in the Wyoming tour most of the properties used the address, with detailed explanations where necessary.

Ch. Davenport said he thought they should use the address, and when there is a clear identifier it should be listed with the address.

Ms. Acks said she thought the clear identifier could be what the building was originally known as, and that the building may still be known for.

Ms. Leitschuh said this is why she is bringing this to the Board because there are so many ways the properties can be shown and described.

Ms. Chalberg said there might be varying opinions from people who were born and raised her and may disagree with the description. She thinks if they start to name everything according to a specific generation, it can become complicated.

Ch. Davenport suggested leaving it at Rebecca's discretion, and they can look at the locations that are questionable later for further identification. He thinks each one of the locations will need to have something at the site to correspond with the brochure and to make it work. They would have to be sure that the owner approves of the information that is provided, and they will have to find some funding to provide for the corresponding identification on the properties. The identifier on the site is extremely important for someone who may not have a copy of the brochure for the walking tour.

Ms. Chalberg said the walking tour she mentioned was probably a bit more elaborate, but she thinks they will need to have at least a correlating number so people in town can identify the location as part of a walking tour.

It was also noted that not every property owner may want to have some type of plaque or identifier on their building.

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Ms. Leitschuh then asked about the title. She is concerned that if they refer to it as a walking tour of important building in the downtown, there might be people upset because they have an important building that is not included.

Ch. Davenport agreed with that point because this is not going to be a static document. He noted that this Board was in complete agreement that education is a major goal of what they were doing. This is a most effective way to increase the interest in landmarking and historic interest. If people are upset that they were not included, then the goal at educating has been accomplished.

Ms. Chalberg said she understands that Staff is always faced with deadlines. If this were to be sent to the Downtown Management Board she is sure they would find or recommend additional sites that could be included. She asked whether this brochure has been designated for a certain size, and Ms. Leitschuh said it is already several pages beyond what was initially scoped for the project. They were trying to find buildings that looked like they would fit the research conducted. A big part of the preparation included meeting with the Staff at the Historical Society and have them help curate some of the properties to incorporate. She said she hoped to have this to the designer for final editing within a week. The brochure before the Board does not have current photographs of the building. They have had a photographer take updated photos. Reporting to the State for the grant is what is driving the deadline.

Ms. Chalberg said that from a title standpoint, there are certainly some buildings that would be wonderful to add to the brochure. It could be called Historic Downers Grove Walking Tour.

Ch. Davenport suggested The 2017 Downtown Downers Grove Historic Walking Tour, which fits with the present brochure.

Ms. Chalberg said that the Founders and Merchants Bank is undergoing another renovation. Ms. Leitschuh said that is important, since the building is already vastly different than what it was originally.

Ch. Davenport asked whether there was still time to get the Bank information into the brochure, and Ms. Leitschuh said she would have to remove something else from the brochure. Ch. Davenport asked if it would be Emmett's, and there was also discussion about the property formerly known as DG National Bank or the Paragon Purvis Theater. There was also another building known as the Weiher theater building, which was never actually a theater.

Ms. Acks said the Henry Carpenter house is a house, although it was a post office. Ms. Chalberg said if it is to be a historic tour they can remove a Tudor style building out of it.

Ms. Leitschuh suggested the Board look at the Table of Contents to get a better idea of how the brochure will be laid out. She said it would only be 24 pages in length. Ch. Davenport asked if any buildings have two pages devoted to them, and she replied the Tivoli Theater and the Main Street Train Station had two pages each. Ch. Davenport suggested condensing one of those down to one page so another item could be included. Mr. Larson said he thinks that would work. Ms. Leitschuh said she could also

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combine Bank Financial and the Main Street Cemetery into one page. She said she tried to include the First United Methodist Church in the brochure, but didn't want to have to choose one church over another.

Ms. Chalberg said that for right now, considering they may add more at a later time, they can consider it a work in progress. Ch. Davenport disagreed, saying there should be some identifier from the beginning that doesn't have to be too expensive. Future updates may not even be done in printed form, but could be done electronically.

Ms. Chalberg said that a lot is included in the brochure that other walking tours would not have. Ms. Leitschuh said her next step would be to determine the descriptions and whether they should be in sentence-structure or bulleted points. She plans to condense what they presently have, send it to the Board members for their comments and final changes, and then make final changes.

Ms. Acks asked whether there would be more information available on line as well as in the brochure. Ms. Leitschuh said it would be on line as well. Their intern Nora commented that they should have a walking tour app. Ms. Chalberg said that there would be a cemetery app launched by the end of the year. She said she thought they might be able to use that platform for other things as well.

Ch. Davenport asked that the Board members contact Rebecca with any additional comments or corrections that should be made before it goes in for final publication.

Revising the ADRB Ad Hoc Report and Recommendations to Council

Ms. Leitschuh said the map that was in the Board's packet showed demolitions for twelve months ending in August of 2017. In the past year 63 single-family homes were demolished, averaging 5.25 homes per month.

Ch. Davenport said his first question was whether this is a typical year, and Ms. Leitschuh said it is fairly typical for the past two years. The Chairman said the Village is losing a lot, although some of those demolished should have been. He said this is a trend that is going on and will continue as long as the property values make it profitable.

Ch. Davenport then looked at the information provided by Ken Lerner, which will be shared with the Board. In summary, his suggestion referred to Commissioner Barnett's comments to the Council about what an incentive program might look like. It included research done about Plainfield, Urbana, Blue Island, Bloomington and what other communities have been doing and researched. Ch. Davenport said that there were some companies charging a lot for demolitions. The money collected right now goes into the General Fund. He asked the justification for charging a demolition fee to begin with, and how they arrive at that amount.

Ms. Leitschuh replied that in 2012 the Community Development Department did an analysis of the permit fees and compared them to fees in the general Chicago area to determine whether the Village was in line with other communities. For the most part they found that the Village met the industry norm. Ch. Davenport said as a result of that study, building permit fees were increased substantially. He said he thought the amount being charged for demolition is based on what others are charging. Part of his thought

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process was rather than looking at raising the fees, the Village should be getting a chunk of the fees that exist. They should be able to say what those dollars will be used for. In the demolition there is a cost to the community. He loves some of the incentive ideas that have been suggested, such as markers for the building tour, or publication of the brochures that are items that will need to be updated and ongoing. He thinks that the group should make a strong argument as to 1) why this group should be a line item in the budget with funds allocated for their activities, and 2) the Board should provide helpful suggestions as to how the Village might help fund those activities.

Ms. Chalberg commented that it might be helpful for the Board to agree on a list of ten things that they would be using the money for as the ADRB. She asked if the goal for the money is to increase the volume of landmarked properties, or to educate the public as to the value of historic architecture.

The goal should be established.

Ch. Davenport replied that those things are the goals of the Board. He said that the Village, in its creation of the ADRB and the Ad Hoc Committee decided there was a need for greater awareness in the Village. By causing a study of the Historic Preservation Ordinance, they rewrote the Ordinance with the goal of streamlining the process and simplifying the procedure. He sees one of the goals of the Village to increase awareness so that more things would be preserved. The Board has previously discussed the importance of education in achieving those goals. That is why the brochures are being produced, and why Friends of the Edwards House and other groups have invested time to increase awareness. It has to be an ongoing thing. In the past there were times when the ADRB didn't even meet, and he does not want to see that happen again because too much work has been achieved.

One way to perpetuate the goals is to determine what the Board can do with the funds. He thinks they need to put a proposal to the Council with a budget and how those funds will be spent over the year. He thinks demolition fees would fall within their purview to get their goals accomplished. He would love to see them expand their surveys, and study other areas in town that can be addressed by the incentive program suggested.

Ms. Chalberg asked what behavior they are referencing with incentives. Ch. Davenport replied it would be landmarking and creation of districts. That was the goal of rewriting the ordinance. They are against forcing people to do these things. They want instead to educate people by providing incentives to landmark their properties. Ms. Chalberg said that when she thinks of the word incentive it has a dollar-sign in front of it, and she doesn't think that is where they are headed. They haven't had to pay anyone to landmark their homes so far. Ch. Davenport responded that they are not sharing the definition of the word "incentive." There are other ways to incentivize people such as through recognition for participation, recognizing rehabbing of a building, publicizing a project, etc. It doesn't mean only handouts. He wants to see them doing things that have cost money and he wants to continue doing that.

Ms. Chalberg said that it appears to be more of a promotion program. She has no objection to using the word "incentive" as long as it's well defined. Ch. Davenport said he appreciates her perspective, and her reaction to the use of the word "incentive" as other people might have that same reaction. Ms.

Chalberg said the goals have to be set clearly, and groups organized to define the goals.

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Ms. Acks said that she has a list of exiting goals from 2015. They include: identify and preserve architecturally significant buildings, neighborhoods and sites throughout the Village; develop public outreach and education for historic preservation; become a CLG, maintain our certification; provide grants to local business owners to undertake historically significant rehabilitation on existing downtown buildings; other goals in conjunction with the Comprehensive Plan to preserve and enhance distinguishing features of residential neighborhoods. They established these things in 2015 and have completed some of these goals. She reviewed the minutes from 2015 as well, as much of what they are talking about are in those minutes.

Ms. Chalberg said when she hears that list she sees a dedicated Staff person who has a full-time job. Ch. Davenport said that they would probably have to add another person. Ms. Chalberg said some of the things in that list are formalized, structured, staff-oriented program development.

Mr. Riemer said the goal was to make it easier to landmark, and reduce the cost and the restrictions. That's been accomplished. He thinks if they want to continue in that direction they would need more resources to take the next step.

Ms. Chalberg said she doesn't think they would have had the level of participation of landmarking without the Friends of Edwards House and other organizations that wanted promotion of landmarking. She asked how they can make this happen since they have to have a workable budget.

Ch. Davenport said that the question appears to be what is the focus of the group, and whether these are things the ADRB should be doing or not. They have seriously had these discussions before, and at one point they were really just a reactionary group. That has changed over the last few years. A decision was made that the Board needed to be more than just reactionary, and he sees that as the result of the Edwards House being torn down, and people seeing what happens when the Village is not proactive in certain areas. There is a limit as to how much outreach they can do, but it certainly is within their range to educate, offer incentives to accomplish goals, etc. There are costs associated with all of these goals, and funds to support them have to be presented. He would like to see a line item in the budget, and if a fee is waived the dollars will come out of that budget. If they don't have dollars associated with the things they hope to achieve, those things won't get done.

Ms. Chalberg said she agrees totally, but they have a chicken-and-the-egg situation. It's hard to say, "give us the money" because the Council is going to want them to be very specific. Ch. Davenport said they can be specific because they've already created things that have cost money in terms of the brochures, research, etc.

Ms. Acks said that it appears they are saying they want demolition fees to go to the ADRB. As to how it will be spent it could include updated brochures, perhaps best research work done for scholarship money to high school students, or award programs for best rehabilitation projects, etc. She asked if they should prepare a list of things that could be considered for the use of the funds.

Ms. Leitschuh suggested that prior to the next meeting the Board members think of it as

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"what is the problem they are trying to solve?" With all boards there is a parameter established with certain responsibilities, expectations and rules under which they can operate. Within those rules, what is the problem that the Board members think they are trying to fix? Landmarks at this point in time are considered to be successful, as they have had 17 applicants. Is there a need to financially incentivize that? She thinks they have to identify the problem.

Ch. Davenport said he wants to see them continue to be able to do what they are doing. Ms. Acks asked if that is the Board's responsibility or the responsibility of other historic organizations within the community. She wants to know where the line is drawn.

Ms. Chalberg said she feels as though they want to act like an independent contributor that has been chartered to get these goals accomplished. If they are asked to promote a program, she sees them having to go back to Staff for that. They all know what they would like to see done. Some organizations have staff people dedicated to preservation, education, etc., and they are budgeted for those things with job descriptions. Right now the Board has a great deal of enthusiasm and energy occurring, but they are a government Commission. She wants to know if it is their job to do the work or to direct it.

Mr. Riemer suggested that before the next meeting they obtain information from Staff as to the costs involved in completing some of the goals. They would report to the Council what has been done and what the Council wants them to do moving forward. They can then inform the Council what they would need financially to complete some of the projects such as the brochures, etc.

Ch. Davenport said he liked that idea, as did Ms. Acks and Ms. Chalberg.

Ms. Chalberg asked what happens if Council likes everything that's been done, and will they have more direction for the Board.

Ch. Davenport said he would like to see a situation created by which if the Board were to stop what they are now doing, that the Council would have a thoughtful purposeful discussion about it, rather than having the Board just disappear.

Ms. Chalberg asked if they could open this up for discussion because there are people present who have been instrumental in getting the last 14 landmarks approved. Ch. Davenport suggested they continue the conversation to the next meeting, as there are three members absent from this discussion.

Mr. Riemer asked that Staff provide the Board with costs for the items completed to this point.

Ch. Davenport asked that the notes Ms. Acks read earlier be distributed to the Board members before the next meeting. Ms. Acks said it was from notes from the June 17, 2015 agenda.

Ms. Chalberg said it would be great at some point to have an historic timeline that identifies the changes that were made, what triggered them, and where they are headed at this time.

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NEW BUSINESS

Ms. Leitschuh said two landmark petitions will come to the Board in October. She said there are three different levels of COA's (Certificates of Appropriateness). The first is so minor it does not require a COA. The second is "minor" which the Community Development Director may approve. She said the Ordinance says you can substitute like-for-like under this category, such as windows, siding, etc. Based on inquiries made of Staff, she anticipates receiving some of these requests for minor amendments. Nothing has come in as yet.

Ch. Davenport said they have had some conversation about what is happening at the Drew House. He thinks it is appropriate to review these changes if they are minor, without affecting the historic value of the structure.

Ms. Leitschuh said that Staff has been purposely conservative. The COA coming in October reflects what was originally there, but the type of change is not defined as a "minor COA" therefore Staff forwarded it to the Board to review.

Ms. Acks said that even if they receive minor requests, it would be good for Staff to make a report on them so it is recorded. It is part of the process.

Ms. Chalberg said she spoke to someone in Geneva who said they have COA's coming through all the time.

Ms. Leitschuh said there would be an October meeting with three requests coming in. The hope is that December will be an open month. Landmark applicants tend to be fairly flexible.

PUBLIC COMMENTS

1. Charlotte Holtzen of 5226 Carpenter Street said she was in Lexington last month where they have an awesome historic area. These are done by the name of the building, with the address as well. She would go with the address and the name of the building. The name could be for the first person there, or the most prominent person there. She then asked why the Board doesn't ask for volunteers in the community who would be willing to come and do some of the work involved. She does a lot of genealogy with many States in the east working with volunteers. She said that at a panel discussion last week they discussed the economic affect historic districts have for a community. The Lexington area has seen a huge economic boost from the historic districts. She then questioned what the definition of "thematic district" was, and how homes would be landmarked.

Ms. Leitschuh said an example of thematic could be the Sears' Homes.

Ms. Holtzen asked if homes under a thematic district fall under the same restrictions/regulations as other landmarked homes. These are questions that arise and they want to know how they should be answered.

Ms. Leitschuh explained that every homeowner in a thematic district must agree. To be

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in a contiguous landmarked district you have to have at least 51% of the homeowners agree. The protections are the same.

Ch. Davenport said if they had a group of several properties landmarked that wanted to be a "district" he would think they would move it from individual landmarking to a thematic district. That would essentially still be making individual landmarks, and every property would be a landmarked member of the thematic district.

Ms. Leitschuh said the main concern is that there is a defining element in creating a thematic district.

Ch. Davenport said that establishing a thematic district needs to be strong.

2. Amy Gassen of 5220 Benton Avenue thanked Staff and everyone who has worked to put the brochures together. She agreed that using the name with the address would be useful as well. Ms. Gassen commented on the demolition map saying it seemed that there were not as many in the E.H. Prince area as there were in Lester. She suggested that more surveys would be great to fund because they need to be working on education and awareness among homeowners. She made a list including surveys, plaques, thematic districts, rehab credit for exterior work, building permit fee waivers, and award programs. She thinks they should be partnering with other preservation organizations to determine other fundraising efforts.

Ms. Gassen said with regard to COA's that the Ad Hoc Subcommittee felt if work being done did not require a building permit a COA was not necessary. There is one coming in October of her in-laws' home where they are removing something that was not original. The important thing is to specify that nothing original be removed from the home. As for thematic districts, she said this would allow homes not eligible for landmarking to be protected. There might be homes that fit in both the 4-square district or the Sears home district. One place she is aware of with thematic districts is Elgin and their bungalow district. It was an expensive project of education awareness. They have about 2,000 bungalows in Elgin.

Ms. Leitschuh said in a geographic contiguous district you can have significant, contributing and non-contributing structures. Ms. Gassen then read the definition of a thematic district as specified in the Ordinance. She said once a thematic district has been established, others could join.

3. Rich Kulovany of 6825 Camden Road said Friends of Edwards House is conducting their "Landmarking Your Historic Property" event on September 26 and there are about six seats left. He said that several members canvassed about 240 homes and selected the remaining 41 that were significant. In addition, they added a Sears House to the canvas. One unique thing was having the eye of Staff in looking to determine whether there was too much change to a home to qualify as a historic building. They wonder whether the bar will get lower as to the number of properties that can be landmarked. He thinks funds for surveys would be beneficial.

Mr. Kulovany said he has Ken Lerner's memo, Commissioner Barnett's recommendation in 2015, and he noted that Mayor Tully said he supports impact fees.

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As to the amount of the fees, he doesn't know what the number would be and would ask Staff to find that out. He noted that the question many homeowners ask is "why should I landmark my home," or "what's in it for me?" Local incentives could be beneficial to homeowners. He also said he liked the sound of "building permit waiver fees." Mr. Kulovany mentioned that they went to Plainfield last year, and they have a good grant program. He suggested reaching out to that program.

Ms. Leitschuh mentioned the people at the Historical Society who put in so much time discussing the history of the area, what to include, scanning of photographs, etc. She expressed her gratitude to them for the hours of work they dedicated to the program, and noted that there will be a page crediting them for the work they've volunteered to the program. She also noted that Friends of the Edwards House have sent Staff photographs of properties for consideration based on their surveys. It is important to preserve the value and integrity of those properties that have already been landmarked.

Ms. Acks said that if a landmarked land is sold, how do they know about the COA's etc. Ms. Leitschuh said they learn that from performing a standard title search at the County. The sellers often also list their property as a landmarked property. Also, the landmarked properties appear on the official zoning map. She referenced the cost of the plaques at \$250, and the concern is that if an owner moves they would take the plaque with them. There is nothing they can do about that. It's important that realtors are also educated as to landmarked properties.

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

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

Chairman Davenport adjourned the meeting at 9:12 PM.

/s/ Tonie Harrington



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
OCTOBER 18, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0007 5325 Fairmount Avenue	Certificate of Appropriateness	Rebecca Leitschuh, AICP Senior Planner

REQUEST

The petitioners are requesting approval of a Major of Certificate of Appropriateness for the property at 5325 Fairmount Avenue per Section 12.502 of the Historic Preservation Ordinance. The petitioner is proposing to remove awnings from the two primary facades and decorative details on the front porch, not original to the structure.

NOTICE

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

GENERAL INFORMATION

OWNER: Laurence and Gloria Gassen
6151 Leonard Avenue
Downers Grove, IL 60516

APPLICANT: Amy and David Gassen
5320 Benton Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Bungalow
BUILDING DATE: Circa 1926
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 6570 Square Feet
PIN: 09-08-408-017

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. Photographs with descriptions

5. Drawing

PROJECT DESCRIPTION

The petitioners are seeking a Certificate of Appropriateness for proposed renovations of their landmark property at 5325 Fairmount Avenue under criteria in Sections 12.504 and 12.505 of the Historic Preservation Ordinance. The home was designated a local landmark on June 13, 2017, under criteria 12.302.A.3; the property represents the distinguishing characteristics of the bungalow architectural style. The bungalow was constructed circa 1926.

History and Existing Conditions of the Property

The property at 5325 Fairmount Avenue is on a corner lot and is one story in height with gables on each street elevation and wide eaves. The southern elevation has two gables that are “clipped,” also referred to as a “Jerkinhead” gable. A front porch is evident on the west elevation which is considered the primary front entrance. Many of the original interior features are still present. Multiple double-hung windows are present on each street elevation.

The lead glass windows, built-ins, doors and hardware are original. In 1956 a rear addition was added to the house and it is believed the current cedar siding was also installed at that time. The window awnings and decorative medallions on the entryway are less than thirty years old. Although the garage was not landmarked, it also features clipped gables.

Proposed Improvements

The petitioner is requesting to remove the awnings over the windows on the west and south elevations, and to install trim to match the existing trim on the house. The awnings limit natural light from coming into the home and are not consistent with the features of a bungalow. The applicant consulted with the Illinois State Historic Preservation Office and was advised that the removal of the awnings would meet the Secretary of the Interior’s Standards for Rehabilitation, as they are not original to the house nor do they add historic significance to the structure. They were added in the last thirty years, as researched by the petitioner when speaking with a past homeowner.

The petitioner is also proposing to remove the decorative medallions that are attached to the bottom of the portico at the main entrance. These medallions are identical in design to the trim affixed to the awnings, proposed to be removed. They are not original to the home. The portico will remain, absent the specified trim.

The proposed improvements requires the petitioners to successfully obtain a Certificate of Appropriateness per Section 12.502 of the Historic Preservation Ordinance.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative letter, drawings and photographs. The petitioner will further address the proposal and justification to support the requested Certificate of Appropriateness at the public hearing.

A Certificate of Appropriateness requires evaluation based on Sections 12.504 and 12.505 of the Historic Preservation Ordinance, *Reviewing Criteria for Certificate of Appropriateness* and *Design Guidelines for a Certificate of Appropriateness*. Staff finds that the request complies with all the applicable criteria as identified below.

Section 12.504

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;**
The property shall remain a single-family home. This criteria is met.
- 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;**
The features proposed to be removed were added in the last thirty years, and do not add to the historic character of the property. This criteria is met.
- 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;**
The property is being returned to a closer representation of the original design by removing features not original to the building. This criteria is met.
- D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;**
The State Historic Preservation Office identified that the awnings have not acquired historic significance. The medallions were part of the same addition. This criteria is met.
- E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;**
Distinctive stylistic features are not impacted in this proposal. This criteria is met.
- 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;**
No historic features are proposed to be replaced or removed. This criteria is met.
- 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;**
No chemical or physical treatments are proposed. This criteria is met.
- H. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;**
This criteria does not apply.
- 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;**
The proposed exterior alterations are not original to the property, installed within the last thirty years. The removal of the awnings and medallions will not negatively impact the overall historic character of the property, in fact bringing it closer to the original design. This criteria is met.

- 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.**
This criteria does not apply.

Section 12.505

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;**
This criteria is not applicable.
- 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;**
The applicant is proposing to bring the proportions and relationships between doors and windows to closer resemble the original architectural design of the home by removing the window awnings and decorative medallions over the entryway. This criteria is met.
- 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;**
This criteria is not applicable.
- D. Roof Shape - The design of the roof, fascia, and cornice should be compatible with the architectural style and character of the landmark;**
This criteria is not applicable.
- 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;**
This criteria is not applicable.
- 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;**
This criteria is not applicable.
- 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;**
The applicant is proposing to remove architectural details that are not original to the structure and do not add historic significance on their own. The removed awnings and decorative medallions on porch entryway shall be replaced with trim that matches the existing trim of the house. This criteria is met.
- H. New Structures - New structures in a historic district shall be compatible with the architectural styles and design in said districts.**
This criteria is not applicable.

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 Sections 12.504 and 12.505 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board approve the Certificate of Appropriateness for the proposed improvements at 5325 Fairmount Avenue.

Staff Report Approved By:

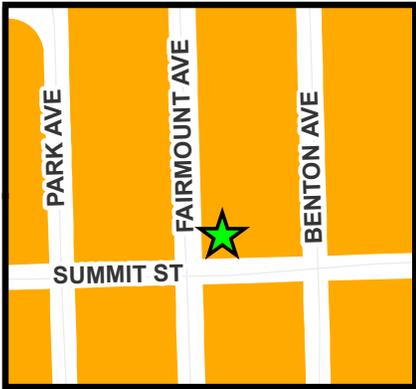


Stan Popovich, AICP
Director of Community Development

SP:rl

-att

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0 10 20
Feet

5325 Fairmount Ave. - Location Map



Certificate of Appropriateness
5325 Fairmount Avenue
Project Summary

Owners: Laurence and Gloria Gassen
Applicants: David and Amy Gassen

Project Summary: 5325 Fairmount Avenue – Awning and porch detail removal

5325 Fairmount Avenue was designated a local historic landmark on June 13, 2017 under criteria 12.302.A.3 (The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials). The house represents the distinguishing characteristics of a bungalow. It is a one-story bungalow and includes a low-pitched jerkinhead (clipped) gable roof with wide eaves.

Current Conditions

Many of the original architectural features of the home are still present; including lead glass windows, built-ins, doors and hardware. Based on the architectural drawings of the 1956 addition, we believe the current cedar siding was added at that time and we have not determined what the original cladding was. We know from speaking with one of the previous owners that the awnings located above the windows on the west and south elevations are relatively recent additions.

Proposed Renovation/Addition

The current awnings on the west and south elevations limit the amount of natural light admitted to the interior of the home. We are proposing to remove the existing awnings and install trim to match the existing trim of the house. We have consulted with Illinois Historic Preservation Agency and they support the removal of the awnings since they were added to the home within the last thirty years and are not a typical feature of a bungalow (see attached email). We are also proposing to remove the decorative square medallions between the columns of the front porch. These were also added to the home at the same time as the awnings.

According to Section 12.504 of the Historic Preservation Ordinance, the reviewing criteria for a Certificate of Appropriateness is as shown below. We believe that the request complies with all the applicable criteria as described.

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;

The use of the property is remaining as single family use.

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;

The awnings and decorative medallions proposed to be removed were added in the last thirty years and therefore are not historic features.

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;

The proposed changes will not create a false sense of historical development. No features or architectural elements are being added, other than window trim to match existing trim.

D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;

The awnings and decorative medallions proposed to be removed are an addition to the home however they have not acquired historic significance.

E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;

The distinguishing characteristics of the home, such as the jerkinhead gables, are remaining.

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;

No historic features are proposed to be removed or replaced.

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;

Chemical or physical treatments are not being proposed.

H. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;

There are no archaeological resources being impacted by the proposed project.

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;

There are no additions proposed and the proposed alteration (removal of awnings and decorative medallions) does not destroy historic materials that characterize the property since they were added within the last thirty years.

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.

No additions or new construction are being proposed.

Subject: RE: [External] 5325 Fairmount - awning removal

From: Rubano, Anthony (Anthony.Rubano@Illinois.gov)

To: amymac518@yahoo.com;

Date: Friday, September 8, 2017 11:26 AM

Hi Amy,

Thanks for the images. These awnings do not appear to be historic. In my opinion, removing them as part of the rehab for which you will be submitting a tax freeze application meets the Standards for Rehabilitation. I look forward to receiving your application. Let me know if you need anything else, and enjoy the weekend.

Anthony Rubano
Illinois State Historic Preservation Office

Illinois Department of Natural Resources

1 Natural Resources Way

Springfield, Illinois 62702-1271

(217) 782-7459

anthony.rubano@illinois.gov

From: Amy Gassen [mailto:amymac518@yahoo.com]
Sent: Friday, September 08, 2017 11:07 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Subject: [External] 5325 Fairmount - awning removal

Anthony,

Regarding the property at 5325 Fairmount in Downers Grove, for which we will be seeking approval for the tax freeze program, we would like to remove the awnings on the west (front) and southwest elevations of the home and want to confirm that you believe this will be acceptable (please see attached photos). The awnings were added sometime in the last 30 years by one of the recent homeowners. As part of the awning removal we intend to maintain or restore the trim around the windows, which is currently concealed beneath the awnings. Please let me know if you think the removal of these awnings would meet the criteria of the tax freeze program.

Sincerely,

Amy Gassen

630-390-9883

EXACTA

ILLINOIS SURVEYORS, INC.



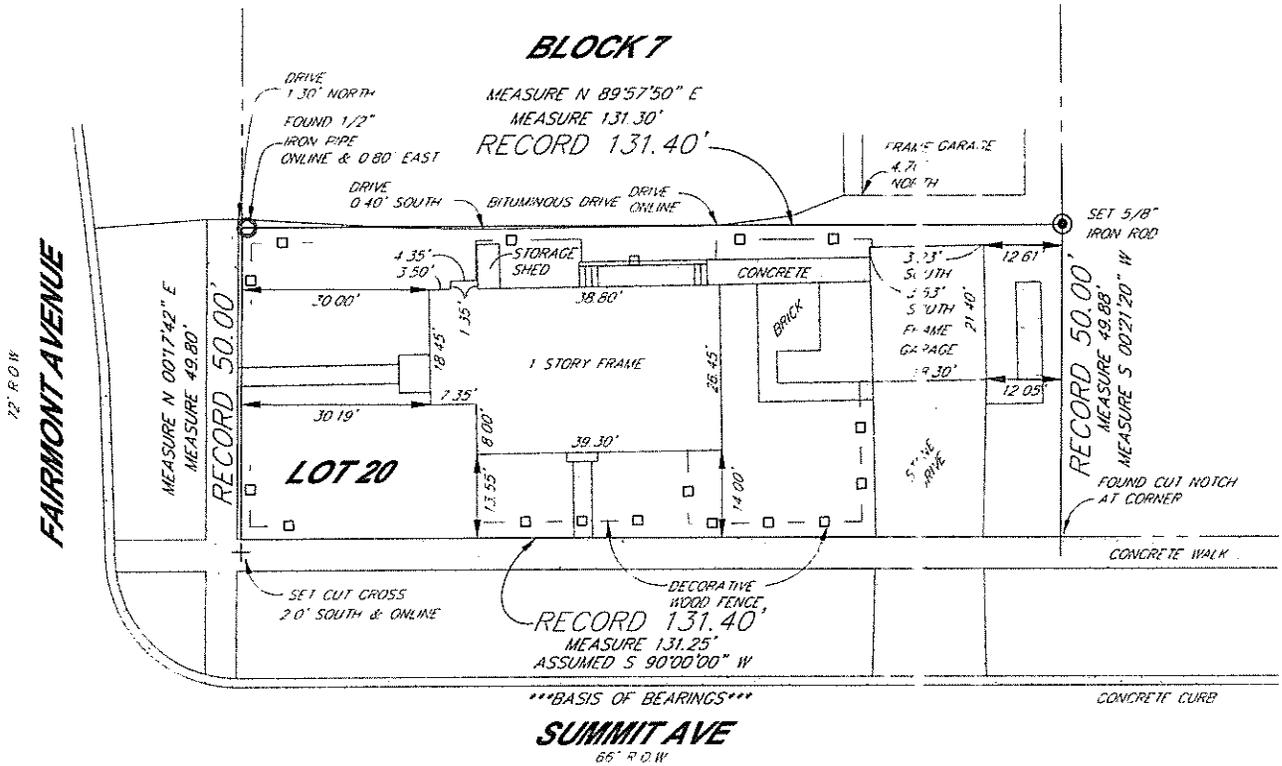
PROPERTY ADDRESS: 5325 FAIRMOUNT STREET DOWNERS GROVE, ILLINOIS 60515

SURVEY NUMBER: 1506.2580

FIELD WORK DATE: 7/1/2015

REVISION DATE(S): (REV.0 7/2/2015)

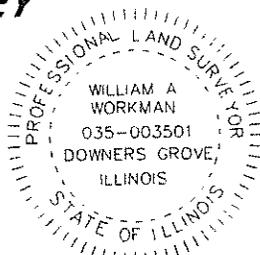
LOT 20 IN BLOCK 7 OF STRAUBE'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF LOT 5 OF ASSESSOR'S DIVISION IN SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



PLAT OF SURVEY



ASSUMED MERIDIAN
SCALE 1" = 30'



STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, WILLIAM A. WORKMAN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF JULY, A.D., 2015.

W.A. Workman
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003501
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.
EXACTA LAND SURVEYORS LB# 5763

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 7850.1

DATE: 7/2/2015

BUYER: T6 Development LLC

SELLER:

CERTIFIED TO: T6 DEVELOPMENT LLC; MARTIN, CRAIG, CHESTER & SONNENSCHN LLP; PREMIER TITLE; MIDWEST LENDING

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

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316 East Jackson Street, Morris, IL 60450



1B - EXISTING WEST ELEVATION



1B - EXISTING SOUTH ELEVATION



2A - PROPOSED WEST ELEVATION



2B - PROPOSED SOUTH ELEVATION



Photo #1: Front (East) Elevation – April 4, 2017



Photo #2: View from Southwest corner - April 4, 2017

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 735 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Queen Anne house was completed sometime between 1892 and 1895 in the prime of the Victorian Era.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard or wood shingles. Wide bandboards or wood trim were often used to mark the change in materials. A key feature of the Queen Anne style is asymmetry, often in the form of steeply pitched, cross-gabled roofs and cylindrical towers. Elaborate, ornamented porches that were constructed along with the house are also a notable feature. This ornamentation includes spindlework, balusters and pediments with stick or shingle work. Asymmetry, varied texture, and ornamentation are all basic elements of the Queen Anne.

The home's balloon frame was built on a stone foundation and still has the original wood clapboard siding on the structure. The upper peak areas have wood shingles and include the original gingerbread (fillagree) and spindle ornamentation. Multiple wood bandboards are present throughout the structure. The two story bay window, in addition to the multi-gabled roof, contributes to the asymmetry of the house. The house includes a side porch with spindles and balusters. Many of the windows are original and double hung. The original stained glass windows are also on the front and back.

Other features of note include the original and well maintained carriage house that matches the color and style of the primary structure. The brick path leading to the west side porch consists of bricks that came from Maple Avenue when it was converted to a paved road. Although unconfirmed, it is possible William Herring (historic landmark at 701 Maple Avenue) may have designed the house. The current owner has lived in the house since 1955.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

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

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

Section 12.302.A.

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

The house was constructed sometime between 1892 and 1895. This standard is met.

Section 12.302.B

That one or more of the following conditions exist:

- 1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**
This criteria does not apply.
- 2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;**
This criteria does not apply.

- 3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**
Staff finds the property represents the distinguishing characteristics of the Queen Anne architectural style. The clapboard siding, multi-gabled roof, asymmetry, front porch, and ornamental details were typical of the Queen Anne style. The house has been well maintained. 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

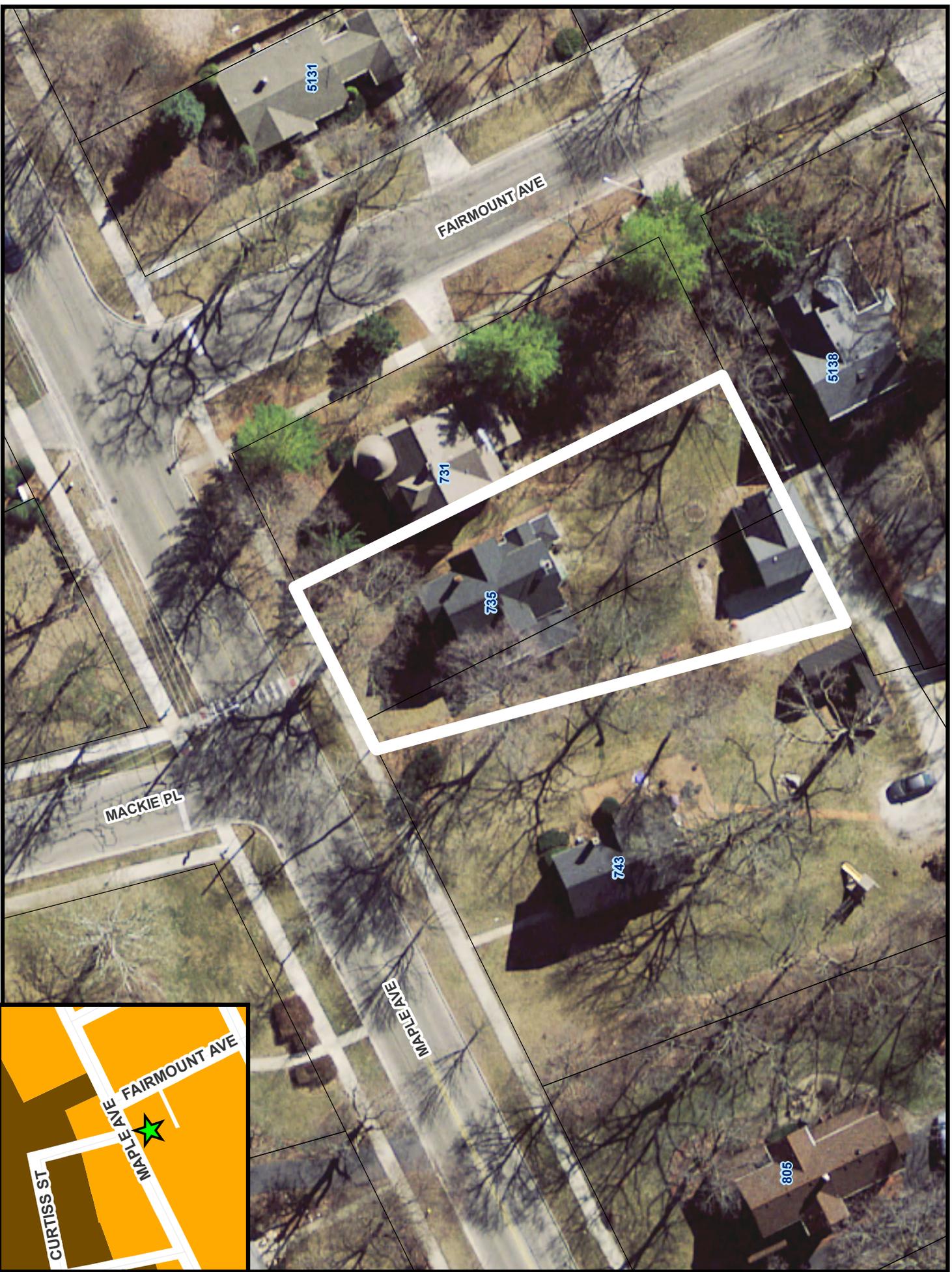
Staff finds the petition complies with the criteria in Section 12.302.A and 12.302.B.3 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 735 Maple Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:nf
-att



735 Maple Ave. - Location Map

0 10 20 Feet

735 Maple Avenue, Downers Grove, IL

Dear Architectural Design Review Board,

We are excited to respectfully submit 735 Maple Avenue for Historic Landmark Designation review. The Downers Grove home at 735 Maple Ave. is worthy of Historic Landmarking for its distinguishing characteristics of turn of the century architecture.

Architecturally, it is a Queen Anne with records indicating its erection between 1892 and 1895. It is a two story home with a sizable attic, and a two story bay window on the east side. It is 'balloon frame' built solidly on a foundation of stone. The exterior walls are the original wood clapboard, with wood shingles or 'fishtail' detailing on the upper peaks. The roof is multi-pitched, with gabled and cross gabled roof lines. The home gracefully retains its original Gingerbread ornamentation. The gingerbread carvings have been meticulously maintained and are situated on all four sides of the home. Adorning the front porch and entrance are unique and beautiful wood spindles and carvings. The large majority of windows are original, wood, and double hung. There are also original stained glass windows on both front and back. The stained glass windows are colorful squares boxing in a frame of clear glass. Outside, two paths leading to and around the house are the original brick work. The brick path leading to the west side porch came from bricks stacked in front of each Maple Ave. house by the city when Maple Ave became a paved road. The original carriage house also remains on the property and is, as is the house, exceptionally well maintained.

The home, in its approximately 122 years, has had two owners. Mr. Willard and Phoebe Daily purchased the land in 1892 and there built their home. They had two children Mildred and Frederick. Fred married Daisy and had two children. Mildred was the secretary at the Methodist Church, and remained in her home until her death in 1955. It is noted that Miss Mildred Daily shared the home with Miss Anne Herring for several years. Miss Herring had also grown up on Maple Ave. and was a teacher at Lincoln School. Her father, William Herring was an architect and researcher, which suggests he possibly designed the Daily home.

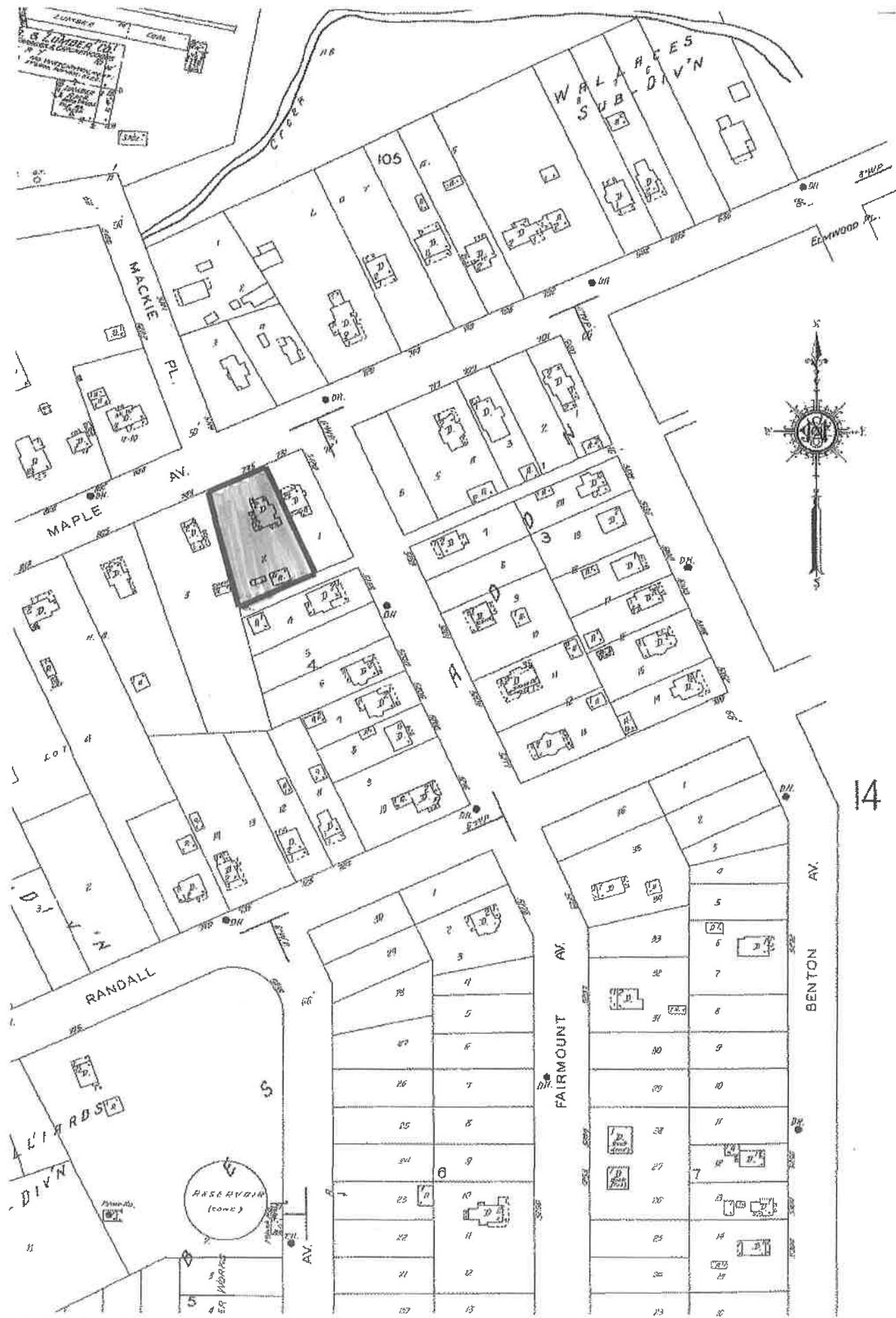
On March 5th, 1955, Mr. David and Nora Black took ownership from Mildred's nephew Robert 'Bob' Daily. The Blacks and the Dailys were good friends and often 'double dated'. The Blacks happily raised six children in the home. The family were active members at the First Baptist Church on Maple Ave., where Mrs. Black still attends every Sunday. In previous years she worked with the children's Sunday bible school and the Awana Club. In the early 1980's, her son Jim Black began a total restoration of his

boyhood home, and continues to this day to maintain it with the utmost care. Hence, 735 Maple is one of the loveliest homes on the Avenue.

Mrs. Black writes:

"3/5/1955, The Black family moved into our house, 735 Maple Ave. We had a brick street and a brick sidewalk in front of us. The house was in dire need of a coat of paint. My husband David tied a strong rope around an iron bedpost upstairs with the other end of the rope around his waist. Existing the back upstairs window he braced his feet against the house and painted the upper half. Our ladder was not tall enough to be able to paint the upper sections. Half of the basement floor was dirt. The other half cement. David completed a full cement floor and installed a gas furnace. In the 1990's the lead pipes in the basement were required to be replaced with copper pipes. An inspector of the work said, "This is a great house!"

Thank you for considering Mrs. Nora Black's home for Historic Landmark. She expresses that it is important to her that her home is Landmarked. Again, 735 is a remarkable Queen Anne home that has been lovingly cared for and preserved for all of Downers Grove to cherish.



14

1933 Sanborn Map



Historic Landmark Information Form

Property Address 735 Maple Ave.

Date of Construction 1892-1895

Architectural Style Queen Anne

Architect (if known) Possibly William Herring

Number of Stories 2 1/2 (attic) Basement (Y/N) yes

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

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

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

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

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

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

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

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

- Original gingerbread (fillagree)
- stained glass windows
- Original carriage house in rear
- " brick walkways surround
- double (2 story) bay windows

735 Maple Ave.

- Front view
- facing North



side front view



1 side



front view
showing gingerbread
work

back south view





- East view side of home.
- 2 story bay window

West view





Gingerbread on
front entrance

back of home





- Original barn/garage
- facing north



735 Maple Ave. • March 5, 1955





DEPARTMENT OF COMMUNITY DEVELOPMENT MEMO

To: ADRB
From: Stan Popovich, Director of Community Development
Rebecca Leitschuh, Senior Planner
Subject: Old Business – October 18th Meeting
Date: October 11, 2017

In follow up to Old Business from the September 20th ADRB meeting, and in response to board member inquiries, staff prepared the following items.

- a) Attached is the draft content for the last of four CLG funded educational brochures, *Downers Grove Historic Downtown Walking Tour*. The attached document includes a collection of historic and current pictures of the properties to be featured, a map of the tour route, and the final narrative. Please provide all comments in a chronological Word document to Staff **by Friday, October 20th**.
- b) The board requested that staff provide costs associated with various projects/activities the Village expends in support of ADRB related activities. Staff will prepare a summary of project activities at the time of the meeting. Expenses specific to the CLG Brochures are included below:
 - CLG brochures (3 of 4 completed): \$7,568 (design and print costs)
 - CLG grant from State to complete brochures: \$9,709
- c) Board Member, Ken Lerner, provided the attached documents for discussion by the Board about incentives: A selection of research performed by Mr. Lerner and Council minutes, and a copy of Blue Island's website "Historic Preservation Incentives."
- d) Per the request of Board Member, Carine Acks, the minutes from the June 17, 2015 ADRB meeting are attached where a discussion was held surrounding the role of the ADRB.





Main St. Downers Grove - 1915-1920 W.H. Dalton

Page 2 Downtown Tour Sites (draft attached – missing 5135 Main which becomes #10)



Page 3 Overview of this brochure

Lace up your sneakers and enjoy exploring historic downtown Downers Grove through this walking tour! This brochure is intended to provide some brief insight into the rich history of the downtown, the architecture, and the people who were instrumental in fostering the community we have all come to cherish.

The Historic Downtown Walking Tour was compiled in collaboration with the Village of Downers Grove, the Downers Grove Museum staff, and volunteers from the Downers Grove Historical Society. The majority of the historical photographs are courtesy of the Museum and Historical Society, with additional pictures provided by local property owners.

The Village encourages the community to reach out to the Museum and Historical Society for their knowledge and access to their vast public resources, and to attend upcoming community events.

Available Resources

For more information about:

Landmarking your property, or about historic preservation in general in Downers Grove, visit:

<http://www.downers.us/govt/historic-preservation>

The Downers Grove Museum, upcoming events, private parties, and museum hours, visit:

<http://www.dgparks.org/places-to-go/the-museum>

The Downers Grove Historical Society, the Main Street Cemetery, Heritage Sites and the Historic Home Program, visit:

<http://downersgrovehistory.org/>

the **Downers Grove**
HISTORICAL SOCIETY



Dicke Tool Home – 1219 Warren Avenue (1890s)

This 1890s home was the family home of Casper Dicke, the founder of the Dicke Tool Company (now Dicke Safety Products). According to his son, Elmer, the back part of the home was the original family home with a later addition to the front for Casper's seven sons and one daughter. Casper Dicke, a German immigrant, founded the business in 1886 in Chicago moving it to Downers Grove in 1889.

In addition to Dicke Tool Company, the Dicke family built and ran the Motiograph Family Theatre on the northwest corner of Warren and Forest Avenues (later known as the Don Theatre) where tickets were ten cents and made of reusable brass. Movies were played upstairs, dances were held, and a billiard room was downstairs. The business Dicke Motors was on the same side of the street, next to Fire Station #1.

The Dicke house features a hipped roof with cross gable. Some original wood shingles and clapboard remain with Queen Anne shingles at the peak. It has turrets that pop out of the façade, a stone foundation, a wraparound porch, and a second-story porch. Another significant feature is the original chimney.





Dicke Tool Company Building – 1201 Warren Avenue (1920s)

The original Dicke Tool Company building on Warren Avenue burned down in 1906. While the fire department was established, the horse team was working on a sewer construction project, and none were available to pull the fire equipment out to Dicke Tool.

Dicke Safety Products is still family owned and operated, and remains on the original site. The windows are paired, louver types with arched concrete window hoods. The building was constructed in 1920s of brick.



Grant Dicke Fire Station #1 - 1120 Warren Avenue (1927)

The Downers Grove Fire Department was organized in May 1898. The first fire station in Downers Grove was renamed in honor of Grant E. Dicke, one of Casper's seven sons, all who served as voluntary firemen at the station. It operated as a firehouse between 1928 and 1975, before becoming Oak Tree Towers in 1977.

The architectural style is Colonial Revival, and is in excellent condition with a high level of historic integrity. The building displays keystones, arched doorways, and brick quoins, with door surrounds. It is constructed of brick.







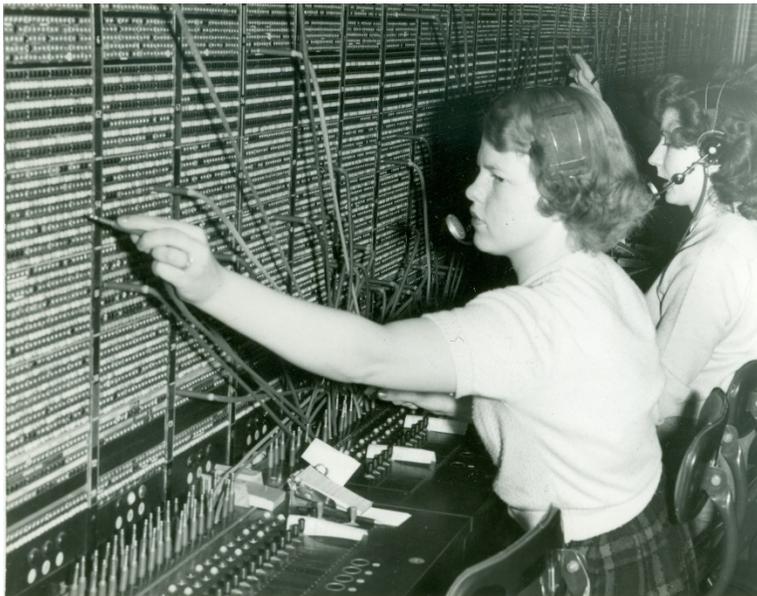
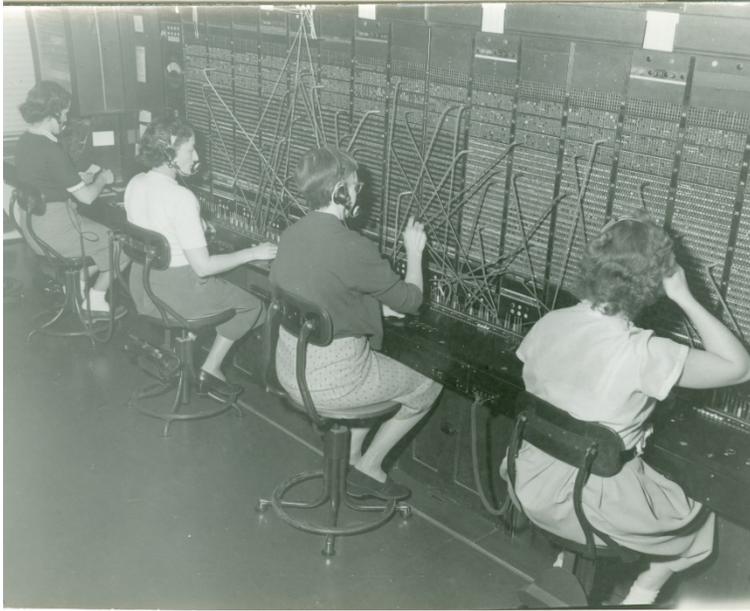
Illinois Bell Telephone Building – 4949 Forest Avenue (1929)

The 6,300-square-foot Illinois Bell Telephone building was built as an office with switchboards, across the street from its eventual network facility. The building architecture has stone cornice detailing with a fluted stone entry detail. The building form is similar to an apartment flat/block. The walls are a combination of stone and brick. The building is in excellent condition with high historic integrity.









Tudor Style Building – 4958 Main Street (c. 1929)

Not much is known about the two-story Tudor Revival style commercial building, but it has housed anything from a liquor shop, to offices, to apartments, to a hair salon. The façade consists of half timbering ornamentation, and the front gabled roof has the original vergeboard. The first floor storefront has since infilled with brick and a permanent awning. It has double-hung windows.





Toon Funeral Home – 4920 Main Street (1890s)

Toon Funeral Home was founded in 1929 by Ina and Dewey Toon and was established in what was a Doctor's home and office, constructed in the 1890s. Three major additions have since been added.

The main building appears on the 1898 Sanborn map. It is designed in a Neo-Classical style, with Beaux Arts influence. The building is in excellent condition with high historic integrity. It still has a classical portico, although the porch was likely added in 1921, and the current brick veneer may date to 1929. The entrance includes transom door details. The roof is a cross gabled roof. The walls are constructed of brick and stucco.



Tivoli Theater – 5021 Highland Avenue (1928)

When the French Renaissance-style Tivoli was built in Downers Grove, it had no match in town when compared to the two, possibly three, existing theatres.

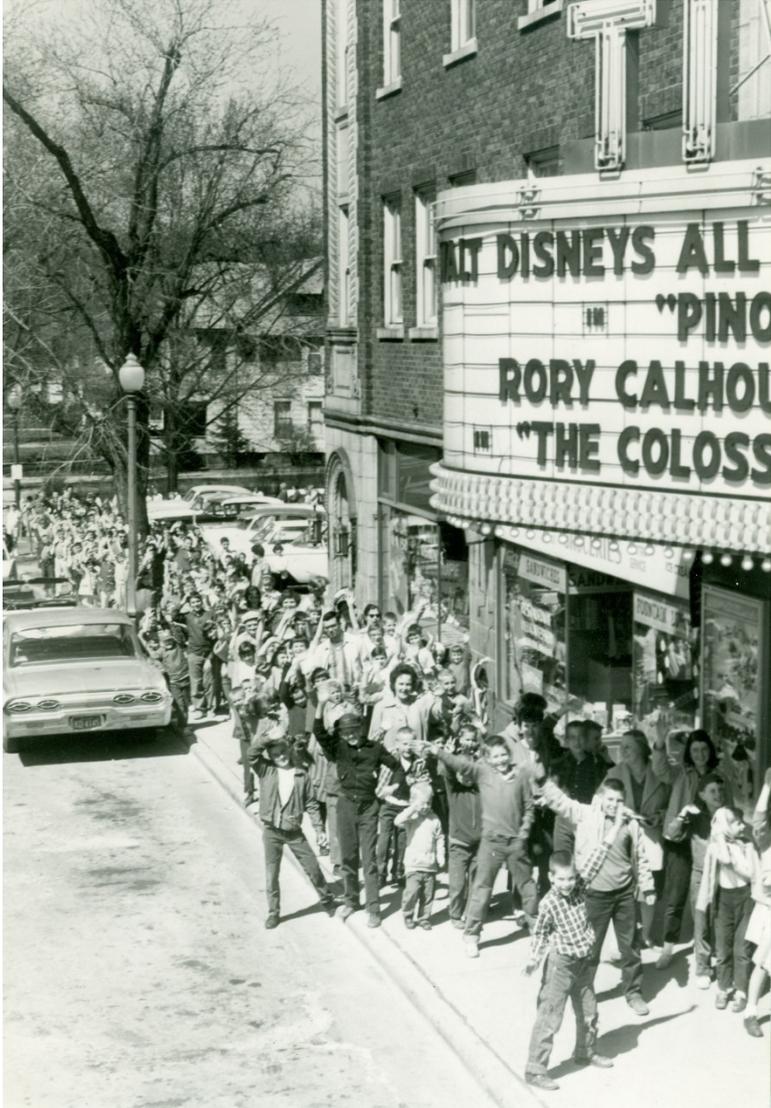
The Tivoli was the second theatre in the U.S. built to show talking pictures, but it had an organ as well for silent films like "Fazil" that were still prominent, although fading in popularity. A typical showing included a feature length talking picture, three Vitaphone talking and singing acts, and a Movietone news reel. The building had, and still has, a bowling alley, hotel, and multiple store fronts.

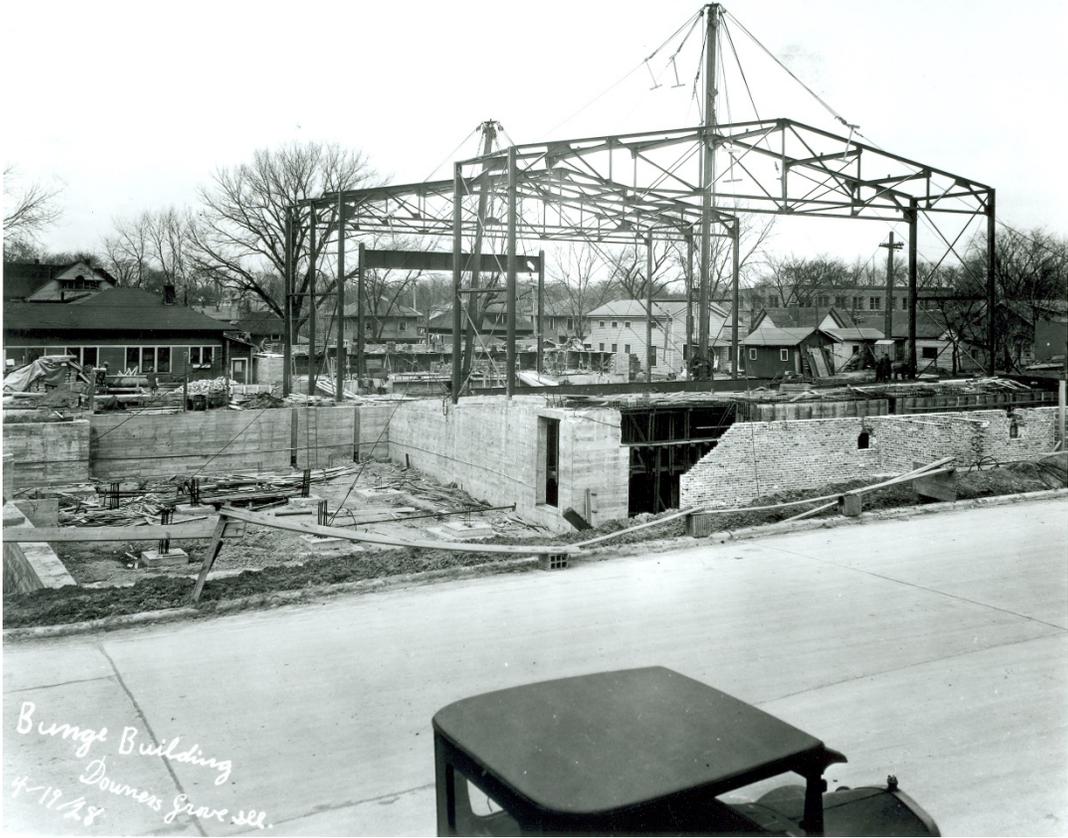
The theatre was designed for Gustav H. Bunge by Chicago architects, Van Guten and Van Guten. Bunge's home was on this site, and had to be relocated to 4943 Highland Avenue, now a historic landmark. The Tivoli was originally built to resemble the Alamo of Texas. On December 25, 1928, four thousand people waited in line outside anticipating its premiere performance at a cost of 15 cents for children and 40 cents for adults.

Over the years, the theatre has been renovated, modernized, and restored. The original elevator ("Elevator #1 in Downers Grove) is still in daily use. The theatre, which originally accommodated 1,392 persons, can seat a little over 1,000 thanks to more comfortable options. By about 1931, the organ was gone, having been repossessed at the beginning of the Great Depression. The theater remained without an organ until 1980, when a 1920's replacement was bought from a theater in Champaign, later substituted with a Wurlitzer theatre organ. The theatre's original ornate marquee was replaced in 1953 to make room for a more modern, less ornate marquee. In 1996, the theatre returned gold to the interior color scheme, hiring painters for eight months, and renovated the interior to return the theatre to its French Renaissance style glory. Classic Cinemas, the owner of the Tivoli since 1978, has restored much of the original theater, inside and out, while keeping the theatre current with modern conveniences and technology.



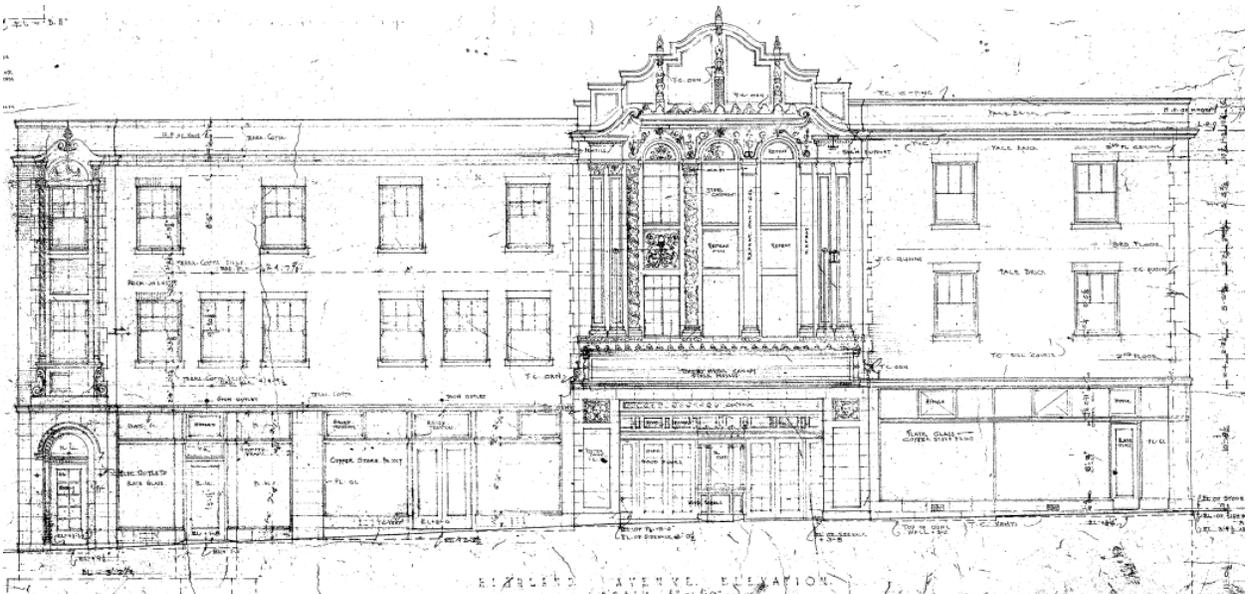








Blue print



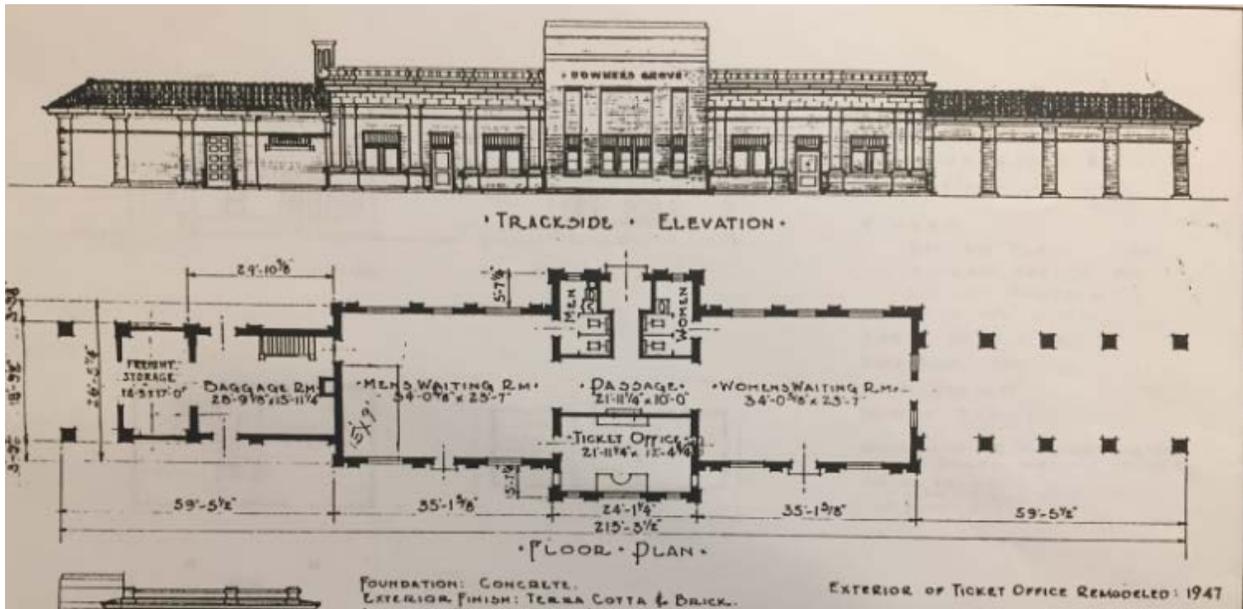
Main Street Train Station – 1000 Main Street (1911)

Construction of the original train station, located at the northwest corner of current day Main Street and Burlington Avenue, began during the civil war and was completed in 1864. It was the precipitating factor leading to the development of the downtown with Samuel Curtiss establishing the first subdivision in what is now the business district. Due to the number of livestock being shipped and the desire to become more pedestrian friendly, a new passenger station was constructed in 1911. The new train station is the current Main Street structure. The old station then served as a freight receiver and was subsequently razed for parking in 1948.

On April 3, 1947, the Twin-City Zephyr passenger train crashed into the train station, traveling at 70 MPH from Minneapolis to Chicago. It collided with a 14-ton tractor which had fallen from a freight train moments before. The diesel engine burst into flames, and the first two coaches jackknifed, crashing into the station. 65 passengers were injured, with three fatalities. The Tivoli Theatre was used as a triage center, the Masonic Temple hosted temporary housing, and the American Legion provided food. The station was severely damaged, and although it was repaired, the north façade changed with a reduction in ornamentation and substitution in trim materials, showing irregularity comparing the south and north facing facades. The south façade was also modernized in later years, partially removing some of the ornamentation.

The train station represents the Classical Revival/Beaux-Arts architectural style inspired by the 1893 World's Columbian Exposition in Chicago. The Classical Revival/Beaux-Arts style was commonly used for public and institutional buildings because of its formal and monumental design. Although the roof is hipped at the side pavilions and flat at the main building, the main door is centered between pilasters with symmetrical windows. Terra cotta banding is present at multiple elevations and is used to frame the brick sections of the building, although portions were removed after the Zephyr crash. The roof is tiled at the pavilions with a flat-roof for the main building and terra cotta banding on the southern facade









Mochel Hardware – 5122 Main Street (1884)

Levi Mertz and Charles Mochel constructed the original building at 36 S Main (later renumbered 5122 Main Street), where the two partners opened their business, Mertz & Mochel, on June 25, 1884. The building consisted of a basement and two stories, utilizing wood columns, beams and floors, and was bordered by alleys on the south and west. Electricity was added in 1900.

In 1922, Mertz sold his interest to Charles Mochel, who formed a partnership with his son, John Mochel, Sr. The business was renamed Charles Mochel & Son. Also in 1922, by closing the alley to the south, the Mochel's expanded the building for the first time. Next came the 1932 facelift that changed the store to what is seen today.

After Charles' death in 1946, John Sr. renamed the business Mochel Hardware. The ambitious 1955 expansion doubled the building in size. The main and second floors were extended above the newly excavated basement addition, all reaching the west alley.

Mochel's closed in 1995, ending 111 years of serving residents of Downers Grove and Neighboring towns. Mochel's is the only centennial business on Main Street in the history of Downers Grove.



1906



CHAS. MOCHEL & SON

Chas Mochel

Katherine Mochel

John W. Mochel Jr

John W. Mochel

DOWERS GROVE
PHOTO STUDIO

MONARCH PAINT

COAL
OFFICE

Martins Varnishes

HARDWARE
PAINTS



Farmer's & Merchant's Bank – 5135 Main Street (1892)

The Farmer's and Merchant's Bank Building was built in 1892 for the first bank in Downers Grove. The bank was organized on May 10, 1892. The officers and directors included local residents. The group of ladies who had formed the Ladies Library Association in 1891 were delighted when the bank donated a room in the building for the first public library in Downers Grove. For a few years in the early 1890s the Post office was housed in an office at the east end of the building with the entrance on Curtiss Street. In 1895 the building also housed the Reporter Columbian Magazine.

William James Herring was the contractor for the building and for several other buildings on Main Street and residential homes. The building was considerably remodeled in the 1950s when the tower was removed. It currently resembles an Italianate style, with decorative cornices. The two-story brick building was also re-sided with stone. The two original entrances are surrounded by the original decorative stone.

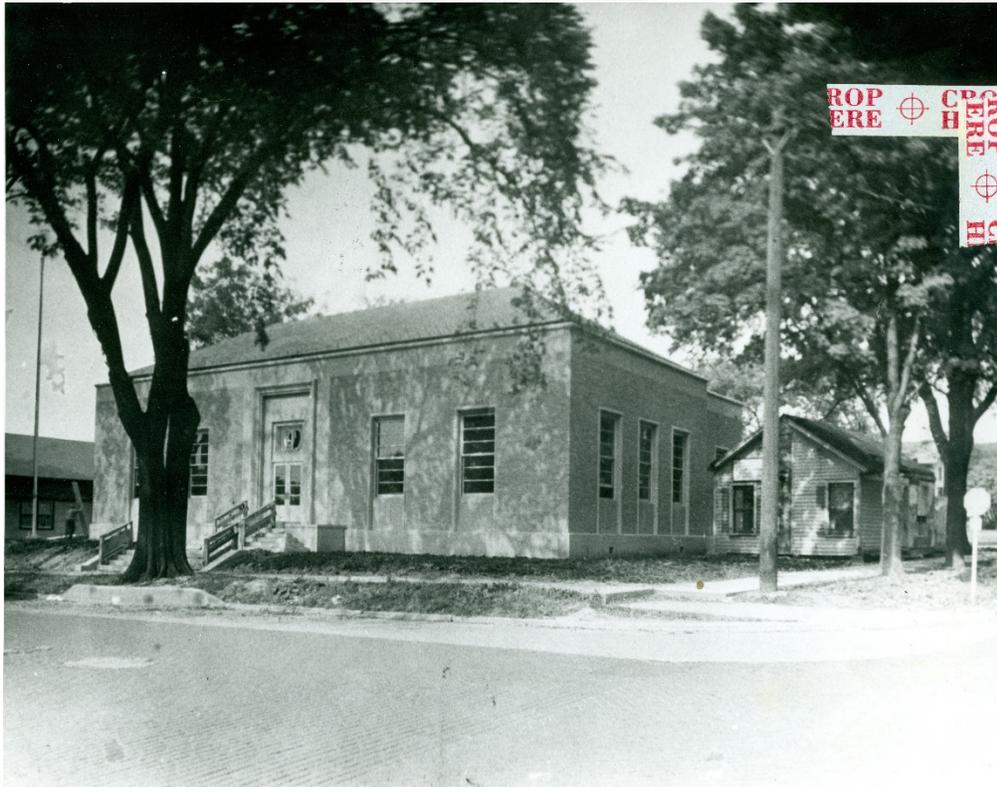




Post Office – 920 Curtiss Street (1937)

On September 11, 1838, Eli Curtiss was named the first Postmaster in Downers Grove requiring him to ride horseback to Plainfield Road to meet the stagecoach carrying the mail. It was said that he wore a high silk hat, and if he had more mail than would fit in his saddle bags, he would place it in his tall hat. A few years later, in September of 1843, Henry Carpenter was appointed Postmaster, and he established the Post Office in his home and general store on Maple Avenue and Lane Place.

The Post Office moved several times in those early years. L.K. Hatch and Eldred Thatcher bought Carpenter's business, moving the business to the corner of Maple and Main, including the Post Office. Later, the Post Office moved to a small building on the Stanley property just opposite Grove Street, and still later it was moved just north of St. Joseph Creek on the west side of Main Street. In the early 1890s, the Post Office was housed in an office at the east end of the Farmer's and Merchant's Bank Building. Later, a small building was erected expressly for the Post Office immediately across Curtiss Street from the bank building. This building served as the Post Office until 1937 when the present building was constructed after purchasing the land for \$13,000 from Henry Faul, demolishing his home from 1868. The current Post Office features a mural by Elizabeth Tracy commissioned by The Section of Fine Arts, a New Deal Era arts project, in the main entranceway.





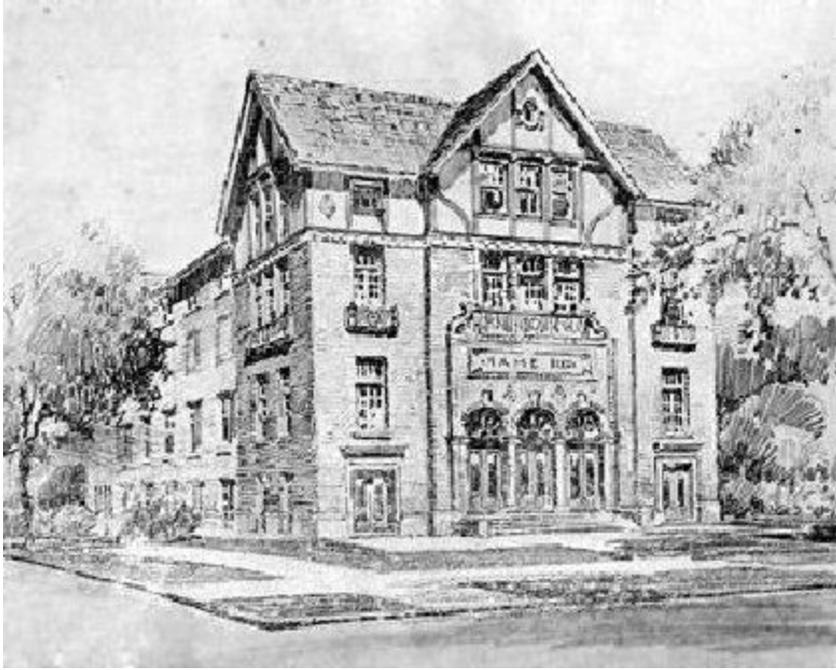


Masonic Temple - 923 Curtiss Street (1924) Ask permission to use sketch

Architects Fugard & Knapp designed this Temple in 1924 for Grove Lodge N. 824, Ancient Free and Accepted Masons. The cornerstone was laid on July 12, 1924. Grove Lodge held their first meeting in their new temple on February 16, 1925. A grand ball was held as part of the grand opening. During the Great Depression the building was almost lost. It served as the registration location for the national Re-Employment Service, to register unemployed men for government work. Charles K. McCann, Master in 1937, bought it for taxes and then sold it back to the lodge for \$1.00. He never cashed that check, but framed it and placed it on his wall.

At least five new churches called the building home. During WWII the building was used as a Civil Defense Shelter and military motor pool-training center. It also served as a temporary hospital during the 1947 Zephyr train crash. The building has a bowling alley in the basement, and a ballroom upstairs. As with all Masonic Buildings this one is dedicated to Freemasonry, Virtue and Universal Benevolence.

The architectural style is Tudor Revival, with decorative timber framing, stucco and brick exterior. Detailed brick work can be found surrounding the main entrance.







Wieher Building - 933-937 Curtiss Street (1927)

The unconfirmed legend is that the building was constructed to use as a theatre, displaying the animated relief faces on the façade, but never opened as such. In 1927, the building opened as the Palace Meat Market (at a former street address of 1033 Curtiss). In 1935, the building was used by Dernbach Chevrolet, and later in 1937, Chuck Rumpf opened a meat market. The Wiehers purchased the business in 1948, running the family business until 2007.

The building has also been referred to as the Morton Building. Purportedly, there was a house on the property that was relocated to the west side of Washington Street, just north of 55th.

The building design includes columns surrounding the windows, with an arched relief at the center of the second story. A terra cotta mansard roof is present on the side wings of the building.





Paragon / Curtiss Theatre – 1007 Curtiss Street (1915)

The Paragon Theater was built by local contractors to be “fireproof” with the “interior finishing... worthy of a city” according to the Downers Grove Reporter. It opened in November 1915, and was a “cozy little playhouse, and not so small either, when one considers that the seating capacity is 484.” (Downers Grove Reporter 11/19/1915)

By 1919, the theatre was known as the Curtiss Theatre. Although for an interim stretch it was used as an undertakers and by West Suburban Motor Company, the theatre reopened in 1927. In July 1928, a mass meeting was held at the theatre to introduce the centennial celebration of the World’s Fair of 1933. At no fee, there were “speakers from Chicago, several from Downers Grove, a band and movies” (Downers Grove Reporter July 27, 1928)

The building has since undergone major exterior renovations, now exhibiting a faux mansard roof. Some of the original brick detail work can still be seen along the furthest extent of the roof line.



ARTIS ST. E. OF MAIN ST, DOWNERS GROVE ILL





Mid-Century Modern Bank – 5140 Main Street (1970)

The Downers Grove National Bank constructed the Mid-Century Modern building on the southwest corner of Main and Curtiss in 1970. The turn of the century building on the site was demolished, and the façade of the Art Deco building to the west was substantially renovated. The Mid-Century Modern building was constructed of glass and white structural concrete, with floor to ceiling windows and Lennon stone projections. The building was renovated when it became Bank Financial, painting the cement exterior walls and adding a veneer of stone. The Art Deco building connects to the main building, although the façade has undergone major changes.





Main Street Cemetery - 5158 Main Street (c. 1856)

In 1856, Samuel Curtiss donated part of his sheep pasture for use as a cemetery. He was later paid \$15 for the land, money from individuals who formed a cemetery association in 1864. Nearly 100 members of Downers Grove's early families, including Israel Blackburn, a freedman, and 10 Civil War soldiers are buried here. The cemetery was used until 1939 when Emma Foster Miller was the last to be interred. It is one of the few American cemeteries located in a main business district.

Located on the west side of Main Street, the half-acre park-like setting provides a respite from the hustle and bustle of downtown. The headstones face west in the direction of the original entrance off of the original "main" street. Most central cemeteries were relocated to accommodate the growth of the business district. For that reason, Main Street Cemetery holds a rare distinction: it is reputed to be among only two in the country to still exist in a downtown location.





Crescy Auditorium – 5200 Main Street (1915)

Darius Crescy built an auditorium in 1890 to be used as a rental space for community events. The original auditorium was a wooden structure. By 1915, the wooden structure sustained fire damage and was replaced with the current brick building. Originally a three-story brick building, after another fire was sustained, the top story was removed and the multi-paned windows were replaced with glass privacy block. The pull-through gas and service station was enclosed to expand the inside floor area.

In addition to its use as an auditorium, the building served as a garage for Putnam-Pope Motor Company, and a dealership and service shop for Baughman Motors and later Stillwell Buick. Later, the building housed the offices for Intervarsity Press Publishers. In 1996, the Founder's Hill Brewery bought the building, extensively remodeling it to what it looks like today, adding ornate faux Italianate architectural features to the façade. In 2004, Emmett's Ale House opened for business, with offices on the second story.





Penner Harness, Leather Goods and Shoe Repair - 5221 Main Street (1894)

C. F. Penner began his harness shop in the 1880s, later converting the business to shoe repair, which his descendants ran through the 1930s. This building was built in 1894. In addition to Penner's business, Grand Army of the Republic meetings were held here. The building was later a laundry and cleaning store.

The building is Italianate in design, with elaborate cornice ornamentation. The stone foundation is visible on the side. The doors have details around the transom. The storefront is made of metal with glazed base panels, and cornice and hood molds on the windows.





Henry Carpenter Home – 1047 Maple Avenue (1843)

Built by Henry Carpenter in 1843, this Midwestern farmhouse style home was the first post office and general store, as well as Carpenter's home. It is one of the oldest frame homes in Downers Grove. Henry Carpenter is buried in the Main Street Cemetery. It should be noted that the original Main Street was west of the cemetery, and that Carpenter's land was the original southwest corner of Maple and Main. He was the first individual in the community to subdivide his property, and in 1852 he donated the land forming part of the original northwest corner of Maple and Main for the Methodist Episcopal Church.





Sucher Blacksmith Shop – 5300 Main Street (1875)

The brick building was erected in 1875 by James William Sucher, blacksmith and ironworker, on the site of his business with N. A. Belden, who opened a blacksmith shop in 1844. James and his father, Phillip, opened their shop in 1854. This is the oldest brick building in Downers Grove and has walls one foot thick. The bricks were pressed most likely in the Excelsior Pressed Brick Factory that opened in 1872 at Gregg’s Station (located east of Fairview Avenue and south of the railroad). When James was 20, he enlisted in the infantry under Captain Walter Blanchard during the Civil War, and when he returned, he continued his blacksmithing business.

In 1916, the building was sold to another blacksmith, Harry O. Sutter from Cicero, shoeing horses and sharpening cultivator shovels until 1924. As automobiles became more common, the Sutter family operated the first Standard Service Station across the street from 1923 to 1947. After the blacksmithing business closed, a laundry and a metal works shop were established until Mrs. Sutter sold the building in 1975 to the architectural firm Richard Marker Associates, and it was modernized for offices.

The 1975 renovation added a second floor and rooms for offices, sky-lights were added, and the original half-moon windows were altered to a full circle, fitted with an acrylic bubble to sit and look out. The roof is terne coated stainless steel. Originally, the doors were wide to accommodate the agricultural client and the vent the heat and fumes, and the side windows were tall to allow additional light.



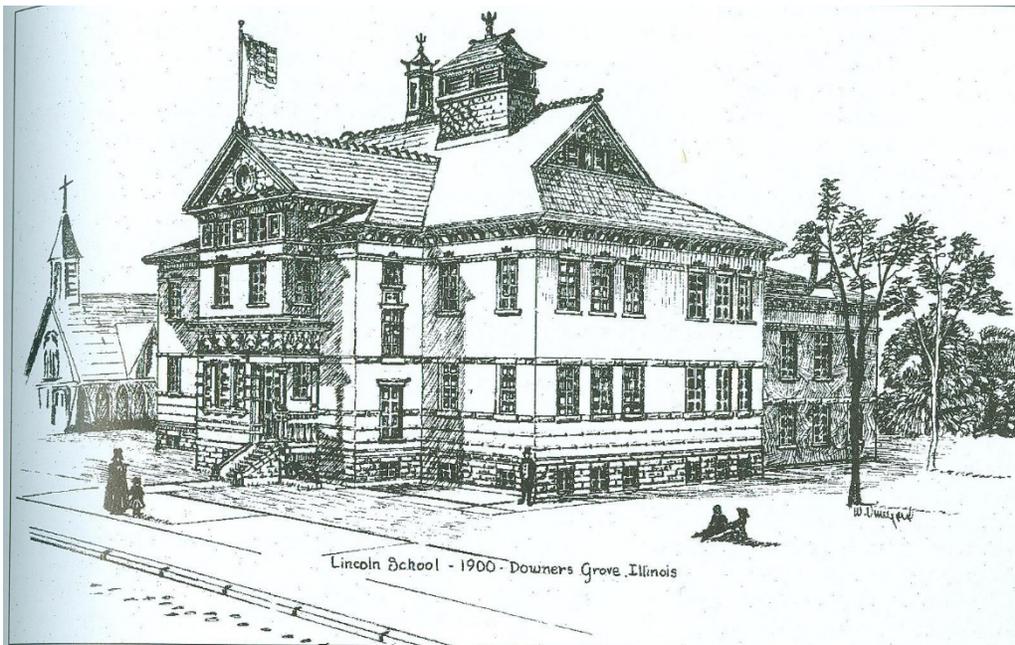




Lincoln School - 935 Maple Avenue (1901)

Lincoln School operated for more than 100 years on this site. In 1867, a two-room building was erected, with two rooms added in 1877. In 1901, the current two-story redbrick building with sandstone trimming was finished, using a portion of the old structure and demolishing the rest. Possibly at this same time the name of the school changed from the Maple School to Lincoln School. In 1913 a three-story high school rear addition was erected, demolishing the old portion built in 1877. Two more additions were made between 1913 and 1939. The first class graduated high school in 1879 from the 1867 building.

The original design of the 1901 building was Richardsonian Romanesque, with decorative columns at the entrance, and a combination of alternating brick and stone. There were transom door details and wood multi-paned casement windows. The overall design and roof was changed to the flat roof of today after the bell tower and attic were struck by lightning. The Downers Grove Park District purchased the building in 1974 and remodeled the building, now known as the Lincoln Center. The Park District uses the building for community events, classes, and offices.







Charles Blodgett Home - 831 Maple Avenue (1892)

Charles Blodgett built this Folk Victorian house in 1892 on the foundation of the small frame house that he inherited from his father, Israel Blodgett. Charles was a member of the DuPage County Board of Supervisors for 35 years and ran a dairy business from the property. Note the house's cross gable roof, simplistic design, turned spindle porch supports, and the details on the end of the gables.

The house became the Downers Grove Museum in 1977 and its rooms are currently decorated with furniture and artifacts from the Victorian period. Of special interest is its Victorian kitchen, which explains how household chores were accomplished in the 1890s.





Israel Blodgett Home - 831 Maple Avenue (1846)

Israel Blodgett, an early settler of Downers Grove, built this simple frame house in 1846 to replace the small log cabin that his family had lived in since 1835. He built the structure using mortise and tenon joinery, which involved shaping wooden beams to fit into one another without nails, and clapboard siding.

Israel and his wife, Avis, had strong abolitionist beliefs and several sources document that they aided fugitive slaves escaping to Canada via the Underground Railroad. They hosted up to 15 “freedom seekers” in the house at one time and hid them in their root cellar or attic if the need arose.

When Charles built his Victorian home in 1892, he moved this structure to 812 Randall Road and several families occupied the home throughout the 20th century. When it faced demolition in 2007, the D.G. Heritage Preservation Corporation raised funds to move the house to the grounds of the Downers Grove Museum. The interior of the building is still being renovated and is closed to the public.





Page 24 – Duplicate language on back of other brochures. Make State information smaller and add picture from additional ones provided (old municipal office WWI Memorial).



A possible structure for an incentive program

The following incentives proposal was suggested by Commissioner Barnett in a 2015 village document, searchable online as MOT 2015-6310. (I modified it slightly to fix typos.) I am not necessarily endorsing this specific language, but I think it does hit the main essential elements: it establishes a grant program and fund, sets up a revenue source, sets criteria for eligibility, limits the funding to that available annually through the designated revenue source, and sets a maximum percentage of a project that can be funded. You can tinker with all of the specific numbers and criteria but I think those would be the essential elements. I would suggest changing the fee language – the current (b)i. makes no sense since we eliminated application fees for landmarking; instead I would suggest adding a demolition fee of, say, \$1,000 as a revenue source, and/or possibly adding to or reallocating impact fees charged to developers. I would probably also suggest a lower percentage reimbursement of 25%. – Ken Lerner

**** draft language from 2015 ****

Section 12.800 Incentives

(a) Incentive Program. Every property subject to the Certificate of Appropriateness requirement of Section 12.700 and every Landmark designated pursuant to this Chapter shall be eligible for the Incentive program created by this section.

(b) Historic Preservation Fund. The Historic Preservation Fund shall consist of the following:

- i. All fees paid to the Village of Downers Grove pursuant to this Chapter, if any; and
- ii. 4.00% of all revenue generated by building and demolition permit fees on an annual basis.

(c) Together with an application for a Certificate of Appropriateness or within forty-five (45) days following the completion of any exterior modifications made pursuant to a Certificate of Appropriateness, the owner of a Landmark or property subject to the Certificate of Appropriateness requirement may make application to the Department for an incentive under this Section.

(d) All exterior modifications approved pursuant to this Chapter shall be eligible for reimbursement from the Historic Preservation Fund of 50% of the cost of such exterior modifications up to a maximum of \$5,000.00, subject to the availability of monies within the Fund.

Incentives researched for the city of Urbana in 2007

A report from the Urbana Community Development Director in September, 2007 (https://www2.city.urbana.il.us/_Agendas_-_Packets_-_Minutes/Agendas_2007/09-24-2007/HP_Incentives.pdf) provided options for incentive programs and surveyed some existing programs in other Illinois towns. There is considerable information in the report but to briefly summarize:

Staff researched four possible programs to financially recognize properties designated as local historic landmarks: a building permit fee waiver, a property tax rebate, a grant, and a revolving loan.

- Building permit fee waiver. Permits would still be required, but the fees waived for projects restoring landmarked properties or those contributing to a historic district. The City of Chicago and the Village of Glencoe have such programs. Urbana staff supported this option.
- Property tax rebate. This could be similar to the State tax rebate for restoration projects meeting certain criteria, but apply to the Village portion of the taxes only. This idea was not supported by the Urbana staff.
- Landmark recognition grant. This would be a straight giveaway of, e.g., \$500 or \$1000 to incentivize landmarking; limited to a certain annual appropriation (e.g. \$5,000). Urbana staff supported this idea but could find no examples of communities doing it.
- Revolving Loan Program. Eugene, Oregon uses Community Development Block Grant money that is earmarked for historic preservation, as well as general funds, to finance its revolving loan fund for historic buildings. The loans range from \$5,000 to \$20,000 and are available on a matching fund basis to property owners for restoration, rehabilitation, repair, and/or maintenance of historic properties. The proceeds from loan repayments and donations replenish the revolving fund pool. Urbana staff noted this would require an upfront investment and considerable administrative effort; they concluded it would need more study.

The Urbana report also summarizes some other programs in Illinois communities:

Bloomington - The Eugene D. Funk, Jr. Historic Preservation Grant Program provides financial assistance for the restoration or rehabilitation of exterior architectural features of historic buildings and structures. The program is funded through the City's General Fund and administered by the Bloomington Historic Preservation Commission. The program provides funding for up to half the total cost of exterior restoration/preservation projects, with a maximum grant amount of \$2,500 per project.

Plainfield - The Rehabilitation Grant Program provides financial assistance and incentives for the exterior rehabilitation and restoration of historically designated residential and non-residential structures in the Village of Plainfield. To be eligible for this program, a property must be a designated local landmark or located within a designated historic district. The project must preserve, restore, or rehabilitate the historic character of the structure's exterior. Property owners or tenants who will spend at least \$1,000 on qualifying improvements are eligible to receive a matching grant. The grant reimburses up to half of the total project cost, not to exceed \$10,000 per project.

Chicago - The City of Chicago offers a Class-L Property Tax Incentive, which reduces the property tax rate for 12 years for rehabilitating a landmark building in a commercial or industrial use. Chicago also offers a Permit Fee Waiver, which waives all building permit fees for both commercial and residential landmarks.

Carbondale - The City of Carbondale encourages façade improvements that are in keeping with the historical continuity of the downtown area through this program. Improvements, including structural, nonstructural, and maintenance work, are to be sympathetic to the style of the original building. The program covers canopies, awnings, windows and doors, and the reconstruction and/or refinishing of surfaces and other related architectural appurtenances of a façade. Loan funds can be used for up to 100% of façade improvements in a designated downtown area up to a maximum of \$20,000.

Blue Island – *(This is not discussed in the Urbana report, but information is available at <http://www.blueisland.org/government/historic-preservation/historic-preservation-incentives/>.)* The Hawley-Mantel Property Improvement Grant program makes funds available to property owners of registered historic buildings who need to make exterior improvements to preserve the historic integrity of landmarks. Individual landmark buildings, as well as those located within the Old Western Historic District are eligible to apply. The grant is awarded each summer, with available funding announced by the HPC in May. Grant Recipient(s) property will be featured at the annual Cavalcade of Pride in September.

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Historic Preservation Incentives

Local Incentives

Hawley-Mantel Property Improvement Grant

The Blue Island Historic Preservation Commission's (HPC) local renovation grant program makes funds available to property owners of registered historic buildings who need to make exterior improvements to preserve the historic integrity of landmarks. Individual landmark buildings, as well as those located within the Old Western Historic District are eligible to apply. The fund was renamed in 2006 to honor Thomas Mantel and Thomas Hawley in appreciation for their personal contribution towards historic preservation in Blue Island.

The grant is awarded each summer, with available funding announced by the HPC in May. Grant Recipient(s) property will be featured at the annual [Cavalcade of Pride](#) in September.

County & State Incentives

Property Tax Freeze Program

Owner-Occupied Blue Island landmarks are eligible for the State-run Property Tax Assessment Freeze Program. The assessed value is frozen for 8 years, and is then stepped back up over 4 years. To qualify owners must spend 25% of the assessed value of their property on a rehab project that has been approved by the Illinois Historic Preservation Agency (IHPA). Each project is judged according to Secretary of the Interior Standards, available at www.cr.nps.gov/hps/tps/standguide/. The IHPA offers a summary and an application at www.illinoishistory.gov/PS/freezeap.pdf.

Class L (Landmark) Tax Valuation

Cook County's Class L tax incentive is designed to encourage the preservation and rehabilitation of locally designated commercial, industrial, or multi-family buildings. Following an extensive rehab of at least 50% of the structure's

assessed value, the owner could be eligible for a reduced tax rate—16% for the first 10 years. A copy of the eligibility bulletin and application form is available online at www.cookcountyassessor.com/forms/clslb.pdf.

Federal Incentives

Rehabilitation Tax Credit

[20% Rehabilitation Tax Credit for Historic Properties](#)

The Federal Historic Preservation Tax Incentives program is available for income-producing properties, including rental properties, that are listed on the National Register of Historic Places. It allows the owner of a historic building to receive an income tax CREDIT of 20% of the amount spent to rehabilitate a certified historic structure.

[10% Rehabilitation Tax Credit for Non-Historic Commercial Buildings Built Before 1936](#)

There is also a 10% credit for older (before 1936), non-historic buildings. The program is jointly managed by the National Park Service (NPS) and the IRS with assistance from the State Historic Preservation Office. For more info the incentives visit www.cr.nps.gov/hps/tps/tax/incentives/index.htm. The National Trust has a helpful guide at www.ntcicfunds.com/taxcreditguide/.

Preservation Easement

A conservation easement ensures that a qualifying structure—any National Historic Landmark or a building that contributes to a Historic District—is maintained in a manner consistent with its original architectural form. Easements are a popular tool for preservationists as they offer substantial tax benefits. Covered in Section 170(h) of the IRS Code, a portion of the conservation easement qualifies as a non-cash charitable contribution. Rules have recently changed, so the National Trust for Historic Preservation offers a guide at www.nationaltrust.org/legal/easements/.



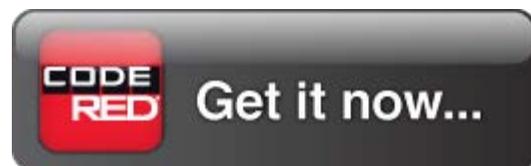
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13051 Greenwood Avenue
Blue Island, IL 60406
Phone: 708-597-8603

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

JUNE 17, 2015, 7:00 P.M.

Chairman Matthies called the June 17, 2015 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Matthies, Members Mrs. Acks, Mr. Davenport, Ms. Englander, Mr. Larson, Mr. Riemer

ABSENT: Mr. Casey

STAFF: Village Planner Chrise and Planning Intern Pietrzak

VISITORS: Mr. Scott Lazar, 808 Maple Avenue, Downers Grove

REMARKS FROM THE CHAIR

Chairman Matthies believed the board left the last meeting with many good ideas and he was looking to hear some additional thoughts.

APPROVAL OF MINUTES – MAY 20, 2015

THE MINUTES OF THE MAY 20, 2015 MEETING WERE APPROVED ON MOTION BY MR. DAVENPORT, SECONDED BY MR. RIEMER. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

OLD BUSINESS

A. Work Plan

i. Draft Work Plan – Priorities – Planner Kelley Chrise summarized that she and Planner Ainsworth discussed some of the common ideas that came from the last meeting which resulted in three main activities: 1) identify; 2) inform; and 3) preserve. She asked each member to identify and write down five long-term priorities. Once completed, the board grouped them under each respective activity. Staff will compile all previous discussions and these priorities to draft a work plan, which will be presented for review at the next meeting.

Ms. Chrise reviewed the various priorities under each of the three activities in more detail, noting that informing the public appears to be the top priority, followed by active preservation and finally identifying additional historical resources. Due to the ADRB lacking a budget, the chairman believed it was probably best to move forward with the website. (As an aside, the chairman asked staff about an upcoming meeting date when council would be discussing preservation and believed the board should be available for that date. Ms. Chrise would follow up and email the members that August date.)

ii. Website – Ms. Chrisse announced that the Village has an historic preservation webpage -- <http://www.downers.us/govt/historic-preservation/>. The information that was on the Community Development webpage was moved to the historic preservation page. She noted that it was only one page but the board could link to other pages and documents. She asked the board if they had ideas on what else they wanted to incorporate on this page. Members provided their input: include a summary of the landmarking process (with flowchart); include more graphics and maps (staff will create separate maps, honorary designations and any other designations that the ADRB feels important) and link to them; use the top of the web page as a highlight section (as described by Chrisse) and rotate the information. A suggestion was made to include sites that are linked to the founders of the village, perhaps conducting additional research and updating the survey form associated with the property.

Mr. Davenport commented that having to access the Historic Preservation page by going to the Government pages link is not intuitive and believed it would be better to have the page linked directly on the homepage. Ms. Chrisse explained the challenges of having a direct link to the Historic Preservation page on the village's homepage. However, given the recent events about Maple Avenue, the chairman believed it was important to have a direct link on the homepage and stated that if the village believed preservation was important then it needed to "market" it; Davenport concurred and stated there was enough space to provide the link on the homepage. As another suggestion, once the web page was fine-tuned, the village could post a top story or other advertising, for a period of time, to direct traffic to the historic preservation page. Ms. Chrisse summarized her meeting with village communications director, Doug Koslowski, regarding the free options available for publicizing historic preservation topics: the web site, the village's quarterly newsletter, the weekly Village Corner, e-News stories, and YouTube videos.

Ms. Chrisse explained that the historic web page already links to the ADRB webpage. The ADRB page, however, is a separate webpage that is modeled off of the other village boards and commissions for consistency purposes. She reminded members that the ADRB has the opportunity to use other web pages and direct residents back to the historic preservation page. One member recommended that the two web pages (ADRB and historic preservation) be tied together with a history summary behind the ADRB, wherein Ms. Chrisse pointed out where the historical information was located on the page. Another suggestion was to have a featured home on the web page.

Discussion then moved toward the ADRB featuring a historic home every quarter and using some of the homes from the Historical Society's walking tour, as a starting point. Another idea suggested was to come up with a historic home recognition program to attract residents and to place their homes on the web site, possibly using a board member's home to showcase first.

Ms. Chrisse proceeded to ask the board for their input on what other content they wanted on the historic preservation page. Suggestions included: posting questions on the site, such as how does one designate a historic landmark, adding bullet points as to why a resident should landmark their home, and how does a historic district get created, along with an explanation of the process and an explanation as to what happens after the designation (FAQs). Another suggestion was to interview someone who has gone through the landmarking process, possibly even having the board members ask at least one person they know who has a historic home.

Regarding the web site, another suggestion was to include links to the county's records, the library, and the historic society in order to keep residents interested in preservation. Other ideas included having trolley tours, having the high school students create short videos on historic homes in the village (Davenport offered to follow-up on the video idea) and putting a link on the web page.

Staff then turned the discussion to partnering with other agencies within the village and inviting them to a meeting where the board may be talking about the various activities they want to complete and see if they can provide some resources for the activities. Engaging businesses, schools, and park areas were cited as examples.

Resident Scott Lazar, 808 Maple Avenue, added that the board should think about the "frequency" of its marketing and envision real estate sites from a marketing perspective. Rather than discussing topics or events quarterly, make them more frequent and announce any enhancements to the page. In general, he recommended using the search button and to ensure that all search terms are optimized as well as common misspellings. He also suggested adding a link to the State of Illinois' tax incentive program. For better clarity and visibility up-front, he recommended adding the flowchart/timeline for the nomination process.

Next steps were discussed by Ms. Chrissy who would present a draft work plan based on ADRB direction and priorities. Given that the village council has been discussing its long-range plan recently, she foresees that discussion continuing and suggested that members pay attention to those discussions if they want an opportunity to add to the topic before something gets set into policy. Staff was asked to notify the ADRB a head of time if something of interest was being discussed with regard to the village's meetings.

A board member then mentioned that the prior village council discussed the historic preservation ordinance and the common theme at that time appeared to be: 1) designation incentives, 2) not by force and 3) residents voluntarily opting out of a historic district. Mr. Davenport also added that landmarking a historical home was a tool for an owner who was concerned about the next buyer and what would be done to the home after it was sold. Davenport stated the tool ensures that the home is not going to be compromised or devalued and it helps in the decision-making process. He shared a couple of examples, including the Tivoli.

Per a question on whether the council was looking to revise the preservation ordinance, Ms. Chrissy indicated that this was not currently under discussion, but it may likely come up as part of the village's long-range plan.

NEW BUSINESS

Ms. Chrissy stated a Certificate of Appropriateness will be coming before the ADRB shortly where the board will be holding a public hearing.

PUBLIC COMMENT

Mr. Scott Lazar, 808 Maple Avenue, commended the board for its discussions. However, he suggested the board focus on three areas: 1) the impact of these activities on the people in the houses being discussed; 2) creating incentives available to the residents to designate, i.e., recognize them, provide matching grants, if possible, provide upgrades to parkways, landscapes,

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etc; and 3) encourage designation of individual properties and not necessarily creating a district (encompassing a large area). Examples followed. Mr. Lazar's only concern about using outside partners was that he did not feel the Pierce Downer Heritage Alliance was helpful to the process on Maple Avenue and the group appeared to be working as a political action committee. Examples followed. He asked the board to consider the appropriateness of using organizations with an obvious political agenda as part of this board's outreach.

ADJOURNMENT

MR. DAVENPORT MOVED TO ADJOURN THE MEETING. MS. ENGLANDER, SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 8:49 P.M. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

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