



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
NOVEMBER 15, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0010 4632 Main Street	Designation of a Historic Landmark	Scott Williams Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 4632 Main Street based on the criteria that the property represents the distinguishing characteristics of an architectural style.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Brian and Karen Beechler
4632 Main Street
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Craftsman Bungalow
BUILDING DATE: Circa 1922
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 7,087.5 Square Feet
PIN: 09-05-322-021

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. 1927 Sanborn Map
5. Owner Consent Form
6. Certificate of Acknowledgement Form
7. Historic Landmark Information Form
8. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4632 Main Street under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics

of an architectural style. The Craftsman Bungalow was constructed circa 1922.

The Bungalow architectural style was one of the dominant building forms in Downers Grove commonly built from 1890 to 1930. The architectural term refers to low houses with a porch derived from the Hindi word meaning “bangle” for a low thatched house. They typically are one to one-and-one-half stories in height, have a gently pitched gable or hip roof, and have full or partial front porches.

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

The property at 4632 Main Street is a one story Craftsman Bungalow and includes a low-pitched, cross gabled roof with wide eaves. The home has under-gable brackets, exposed roof rafters, and a porch (that has been enclosed) with battered brick columns that extend to the ground. Other original features include wood casement windows, wood storm windows, and wood clapboard siding.

The applicant also notes that it is a kit home manufactured by Harris Brothers Co. of Chicago. This particular home is Model No. N-1033 and was advertised as having “all the charms of a full-fledged California bungalow with its gables, exposed rafters, brackets, flower boxes, and craftsmanlike exterior.” Harris homes were particularly popular in the 1910’s and 1920’s and the ‘Harris Way’ gave it mass appeal. *A Plan Book of Harris Homes: Harris Home Beautiful* reveals their mantra: “moderate-priced homes at prices so reasonable, that a home is easily within your reach even though your means be limited.”

A small, rear addition was added to the house which incorporates a low-sloped gabled roof and siding of similar appearance to the original. Staff finds this addition does not impact the historical integrity of the street façade. Furthermore, the Village’s 2013 Architectural and Historical Survey states the house is in excellent condition and is a significant example of a Craftsman Bungalow.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

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

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

Section 12.302.A.

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

The house was constructed around 1922. This standard is met.

Section 12.302.B

That one or more of the following conditions exist:

- 1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**
This criteria does not apply.
- 2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;**
This criteria does not apply.
- 3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**
Staff finds the property represents the distinguishing characteristics of a Craftsman Bungalow. This one-story building features a low-pitched, cross gabled roof with wide eaves, exposed roof rafters, decorative brackets, wood clapboard siding, casement and storm windows, and rustic brick piers. The Village's 2013 Architectural and Historical Survey identifies the home as a "significant" example of its architectural style. This criteria is met.
- 4. The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**
This criteria does not apply.
- 5. An area that has yielded or may be likely to yield, information important in history or prehistory.**
This criteria does not apply.
- 6. A source of civic pride or identity for the community.**
This criteria does not apply.
- 7. The property is included in the National Register of Historic Places.**
This criteria does not apply.

NEIGHBORHOOD COMMENT

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

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4632 Main Street.

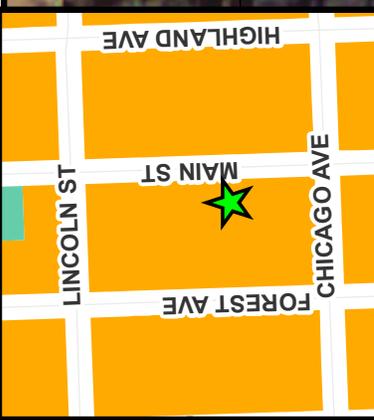
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

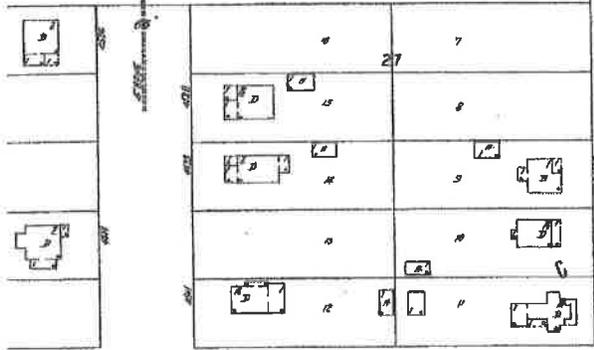
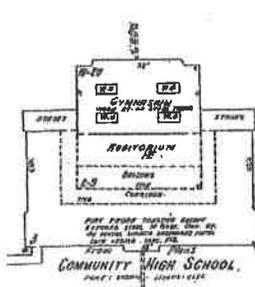
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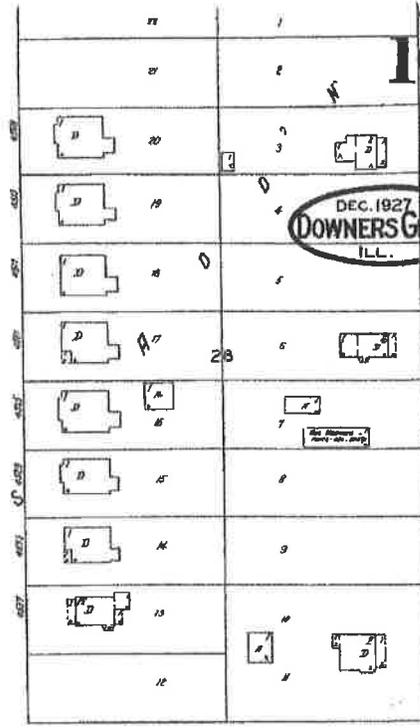


4632 Main Street - Location Map



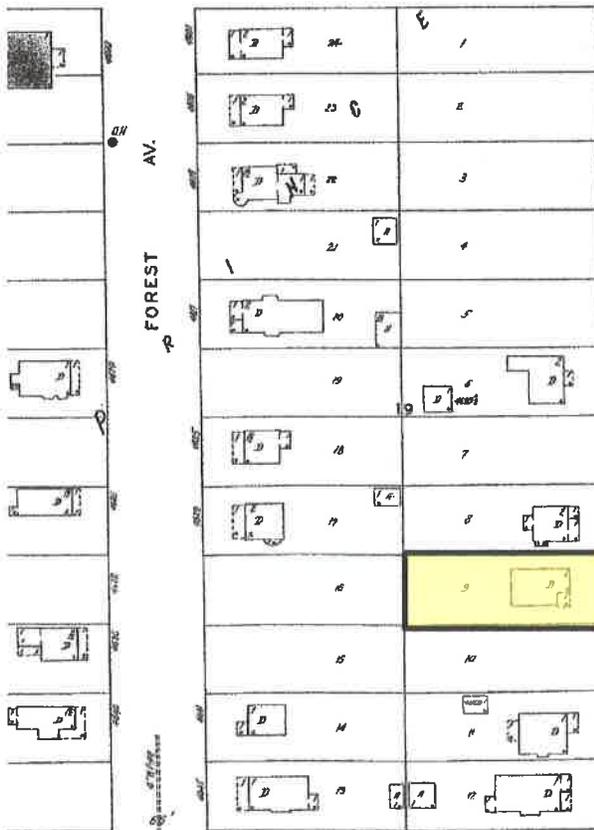


LINCOLN



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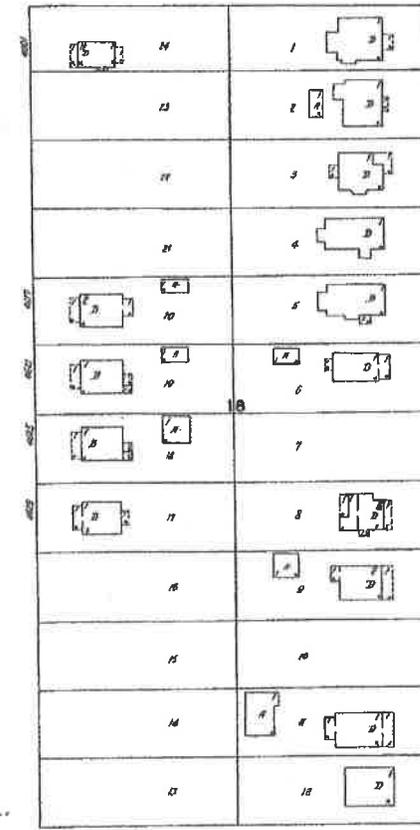
DEC. 1927,
DOWNERS GROVE,
ILL.



FOREST AV.

MAIN

13 CHICAGO AV.



HIGHLAND AV.

14

1927 Sanborn Map

ARS Surveying Service, LLC

108 Lee Lane
 Bolingbrook, IL 60440
 Phone (630) 226-9200 Fax (630) 226-9234

PLAT OF SURVEY



LOT 9 IN BLOCK 19 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTION 5, 6, 7 AND 8 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT NO. 43800 IN DUPAGE COUNTY, ILLINOIS.

NET IMPERVIOUS CHANGE

EXISTING IMPERVIOUS REMOVED:
 210 S.F. OF PAVED PATIO/WALK

NEW IMPERVIOUS AREA

513 S.F. ADDITION
 60 S.F. DECK

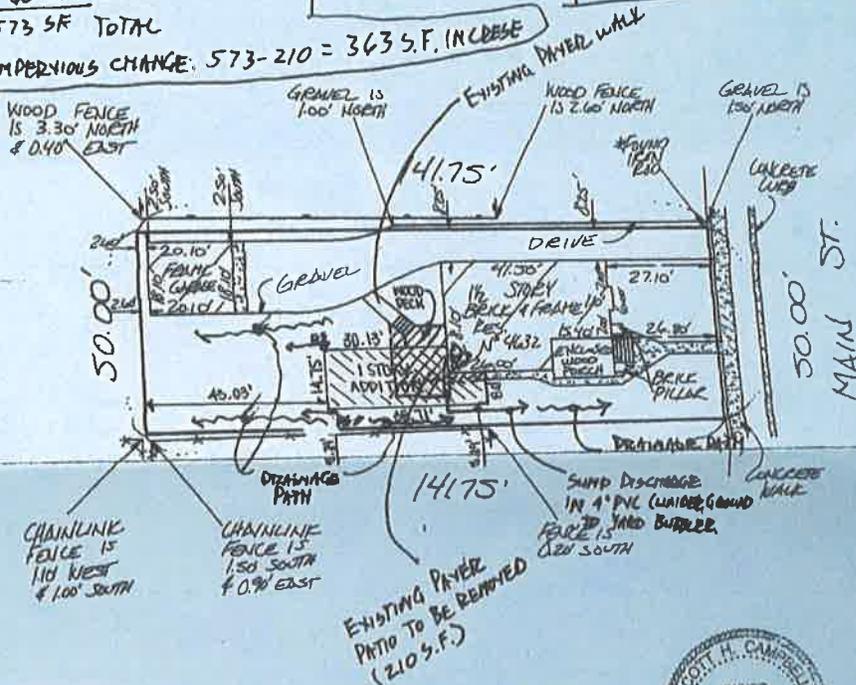
573 SF TOTAL

IMPERVIOUS CHANGE: $573 - 210 = 363$ S.F. INCREASE

LEGEND
 DS DOWNSPOUT & DISCHARGE DIRECTION

DISCHARGE NOTE:

ALL NEW DOWNSPOUT & SUMP DISCHARGE LOCATIONS SHALL TRAVEL 20' OF GREEN SPACE ON THE PROPERTY BEFORE LEAVING



IRON PIPES FOUND OR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED



State of Illinois }
 County of Will } SS

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the plat hereon drawn is a correct representation of said survey.

Dated, this 11TH day of JUNE, A.D., 2001, at Bolingbrook, Illinois.

Illinois Professional Land Surveyor No. 3132

Client GRUBB

Job No. 44065-01

Date fieldwork performed 6-6-01

License expiration date November 30, 2002
 Illinois Business Registration No. 0044574-6



APPROVED
 FOR PERMIT NO. 16-RM-0273
 VILLAGE OF
 DOWNERS GROVE
 DATE 8/30/16 INITIAL AL

**Historic Landmark
Project Summary/Narrative Letter
4632 Main Street**

Owners: Brian & Karen Beechler

We respectfully request that the house located at 4632 Main Street be designated a Downers Grove Historic Landmark.

After researching the property tax records and looking at City Directories we believe the house was built circa 1922 and was first owned by Alex C. Cameron. In addition to the property tax records, we have also obtained the 1927 Sanborn map which shows the house and the surrounding houses that existed at that time.

The house represents the distinguishing characteristics of a Craftsman Bungalow and was listed as "significant" in the Village's 2013 Historic Building Survey. The Craftsman style (also referred to as Arts and Crafts) was a movement that originated in California in the 1890s and was a reaction against the excessive ornamentation of the Victorian era. Typical characteristics of the Craftsman style include a low-pitched gabled roof with wide eaves, exposed roof rafters, decorative brackets under the gable, front porches with roofs supported by tapered (battered) square columns, and columns that extend to ground level without a break at the height of porch floor level. The term "bungalow" is derived from the Hindi word "bangle" meaning a low house with a porch. Bungalows were built throughout the United States from 1890 to 1930 and are one of the dominant building forms found in Downers Grove. A bungalow can be defined as a one to one-and-a-half story house with a low-pitched gable or hip roof and wide eaves. 4632 Main Street is a one-story Craftsman Bungalow and includes a low-pitched cross-gabled roof with wide eaves, brackets under the gable, exposed roof rafters, and battered brick columns that extend to the ground without a break at the porch floor.

In addition to being an excellent example of a Craftsman Bungalow, 4632 Main Street is also a kit (or mail order) home manufactured by Harris Brothers Co. of Chicago. Harris Brothers Co. first started selling kit homes in 1907 and by 1918 had established "The Harris Way"; which highlighted the *company's distinguishing characteristics such as liberal terms for payment and money back for waste.* Harris Brothers was one of several companies who sold kit homes, however they were unique in that they were initially in the business of wrecking and salvage as opposed to milling and manufacturing. The company was originally known as Chicago House Wrecking Company and has the interesting distinction of being responsible for the disassembly of the first Ferris Wheel, which had been constructed as part of the 1893 World's Columbian Exposition. The plan for 4632 Main Street was known as Harris Home Model No. N-1033 and could be found in The Plan Book of Harris Homes (Harris Homes Beautiful) Book Number Seventy-Seven (1923). The beginning pages of this catalog provide some background on Harris Brothers Co. and how they marketed themselves at the time (see attached pages for reference).

Many of the original architectural features of the home are still present; including brackets under the gable, exposed roof rafters, battered brick columns that extend to the ground without a break at the porch floor, casement windows and storms, and wood clapboard siding. The front porch has been

enclosed and a master suite addition off the southwest corner of the house was recently completed. This addition does not impact the historic integrity of the street facade of the house because it is located out the back. Additionally, it incorporates a low-sloped gable roof and siding of similar appearance to the original.

4632 Main Street is an excellent example of a Craftsman Bungalow with many of its original features still intact. Adding it to the list of local Historic Landmarks will ensure that it is preserved in the future.

Landmark Designation Criteria

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

The proposed landmark is 95 years old and meets the criteria.

Section 12.302.B

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;

The property has most of the distinguishing characteristics of a Craftsman Bungalow. Some of these characteristics include:

- One-story
- Low-pitched gable roof
- Wide eaves
- Front porch
- Exposed roof rafters
- Brackets under the gable
- Battered brick columns that extend to the ground without a break at the level of the porch floor

Additionally, the home was a kit home manufactured by Harris Brothers Co. of Chicago. Kit homes were very popular in the United States during the 1910s and 1920s.

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.



Historic Landmark Information Form

Property Address 4632 Main Street, Downers Grove, IL 60515

Date of Construction Approximately 1922

Architectural Style Bungalow

Architect (If known) _____

Number of Stories 1 Basement (Y/N) Y

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

Concrete Block

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

Wood (Smooth Cedar) / Brick front porch

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

Gabled Roof

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

Asphalt shingle

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

Living Room (North & East side) has Casement windows / Double-Hung elsewhere

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

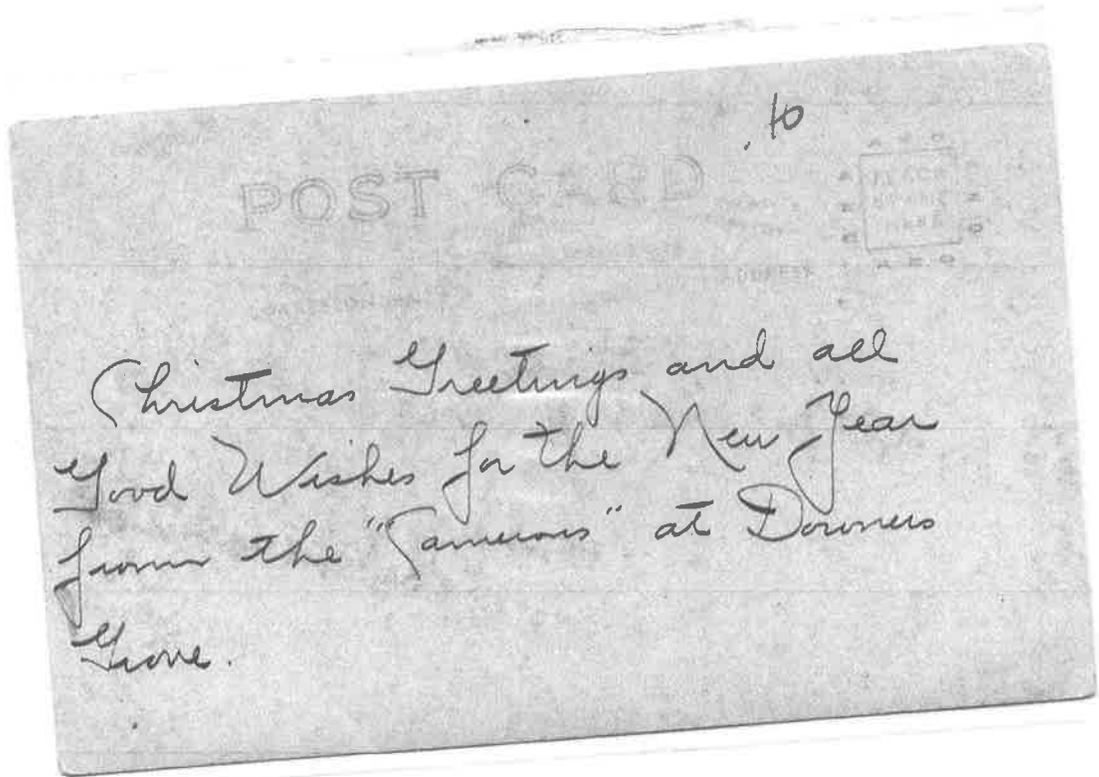
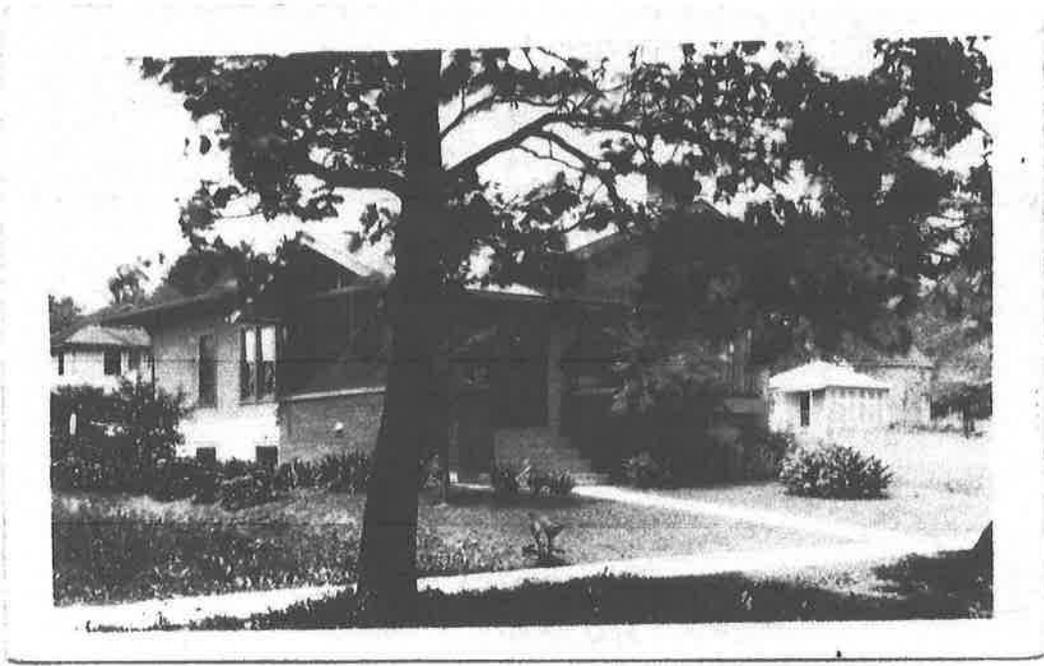
Wood windows

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

Wood front door

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

The house is a Harris Brothers Company kit home. It has low-pitched cross-gabled roof with wide eaves, brackets under the gable and exposed roof rafters. The enclosed front porch has battered brick columns that extend to the ground. Underneath the front porch is a 'cold storage' room that includes a hidden compartment under a floor tile.



Circa 1920's

Original Post Card



4632



4632







A PLAN BOOK
OF
HARRIS HOMES



Harris Homes Beautiful

HARRIS
BROTHERS CO
35th and IRON Sts.
CHICAGO



Book Number Seventy-Seven

*Home, Sweet Home, be it ever so
humble, there's no place like Home.*



**To Every Wise Man and
Woman Comes the Natural
Desire to Own a Home**

HIS Company realizing the needs and demands of the public, from many years of experience, presents herewith a handsome book of carefully selected plans for moderate-priced homes at prices so reasonable, that a home is easily within your reach even though your means be limited.

The character of these homes, and the quality of the material we supply is such as to at once convince you of the desirability of purchasing from this Company.

**HARRIS BROTHERS
COMPANY**

35TH AND IRON STREETS

CHICAGO

THE HARRIS WAY

What It Means to You



HERE are ways and ways to build a home—you may "Let the other fellow do it" and—pay. You may go about it in a tedious and piece-meal manner, about as follows: First, you hunt an Architect, then the Contractor, then the Builder, then the lumber yard and mill work factory, then other supply houses—and after many pro and con arguments on price and quality, in about 60 or 90 days, you may be ready to proceed with your building, and after you are through with it all—then perhaps a lawyer to clean up the mess.

"The Harris Way" means just the opposite. You can order everything right from your little desk or writing table—it is but a matter of a few postage stamps and the swift U. S. Mails. Everything is in writing, therefore dependable, instead of verbal promises, such as may be made you by eight or ten different local dealers supplying material.

"The Harris Way" means to get the best of more than twenty-four years study and experimenting in building material values of all kinds. The men, whose genius has developed this wonderful home building plan, have accomplished all you could wish for. Building a home today—a modern house that will be both good to look at and pleasant to live in, is no longer a tedious expensive, mysterious undertaking when "The Harris Way" guides you to its completion. "The Harris Way" means to build in a sensible, sound and economical manner. "The Harris Way" means highest quality of material for the price; correct grades, improved and approved methods of construction; complete elimination of waste and the passing to you, *yourself*, all the complete facts and figures—enabling you to be master of every situation—and the building of a home becomes at once a simple matter.

Distinguishing Details of *The Harris Way* Plan

Liberal Terms The HARRIS WAY means absolute protection to you because you need not pay one cent until every representation made has been proved to your satisfaction. Read carefully the liberal Terms of Payment as fully outlined in following page of this book. You will then clearly understand that the many advantages of "The Harris Way" begin right here and continue to help you at every step to the end.

Know Where You're At "The Harris Way" means a tremendous saving in time, worry and preliminary expenditures because we furnish the Blue-Print plans as clearly explained in our Free Plan Offer *before you buy*—not after. That's the only way to learn the true facts and clearly see how thoroughly every detail is covered by us. The risk is *all ours*.

Money Back For Waste "The Harris Way" means an entire elimination of waste. To accomplish this important feature, it is necessary that our designs be planned and figured carefully and correctly by experts. We gladly refund the purchase price on any waste material.

Guaranteed Improved Ready Cut "The Harris Way" means a much lower first cost, means better material furnished Ready Cut in a manner that enables you to get a perfect job with tight and close-fitting joints. You won't have to apologize at every turn for poor material and ill-fitting joints, or for any other reason. This we guarantee.

Saves Time and Trouble "The Harris Way" is the common-sense way that you can easily understand—no magic. Everything carefully thought out for you. The result is a quick, easily erected building which is completed in record time.

Come and Visit Our Plant "The Harris Way" means that our latch string is always out to you. We have nothing bad to hide and lots of good things to show. Our tremendous success has been built up by our open and above board policy.

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILL.

Harris Brothers Company

CAPITAL STOCK, \$10,000,000

INCORPORATED 1893

Certificate of Unconditional Guaranty

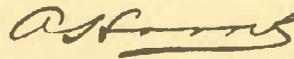
We Guarantee absolutely and without reserve, that we will furnish for each and every order for any design shown in this book, at the price quoted, sufficient material to build same in a good substantial and workmanlike manner, strictly according to the Blue Print Plans, Specifications and Material List furnished.

We Guarantee and agree that in the event of there not being sufficient material, to reimburse our customer for any purchase he may make on account of shortage or error—we to be notified of such shortage or error, however, and to have the right first to furnish the missing material ourselves, or authorize our customer to purchase it at our expense.

We Guarantee to furnish with each order for any of our designs, full directions in the form of an itemized list of material, showing just exactly the number of pieces, feet, size, grade, style, finish, etc., of the material furnished, designating the purpose for and the place in which it is to be used.

We Guarantee to furnish with each shipment an itemized invoice, showing just what is in the shipment, so that our customer may check the material received against our invoice. If anything is short, notify us at once. After this has been done and the amount received is found not sufficient to complete the job, then, if the error is ours, we still hold ourselves responsible.

HARRIS BROTHERS COMPANY



President

Liberal Terms for You—No Cash in Advance

We do not ask you to pay us cash in advance in any instance

In all fairness, you cannot however, expect us to ship you, perhaps a stranger, a valuable carload of material without some evidence of good faith on your part. We have, therefore, printed our terms of shipment in plain, easily understood language, giving you four different methods by which you can order.

Whether or not you send cash with your order, you are protected in every way by our guarantee. The advantages of sending cash in full with order are the earning of the cash discount and the saving of delays and annoyances in getting possession of the material at your end of the line. *Our cash discount* is allowed *only* when full remittance is sent when you order. The printed prices of Harris Homes are free on board cars Chicago. Freight paid prices quickly quoted by return mail. Take your choice of the following terms, mentioning the number when you order.

Terms A No cash with order. We will ship you material without any cash payment whatever. Payment must, however, be covered by special terms guarantee blank (blank sent on application) which gives you 5 days time to inspect and unload before paying.

Terms B Ten to 25 per cent cash with order (depending upon distance to be shipped and amount), balance to be paid straight C. O. D.

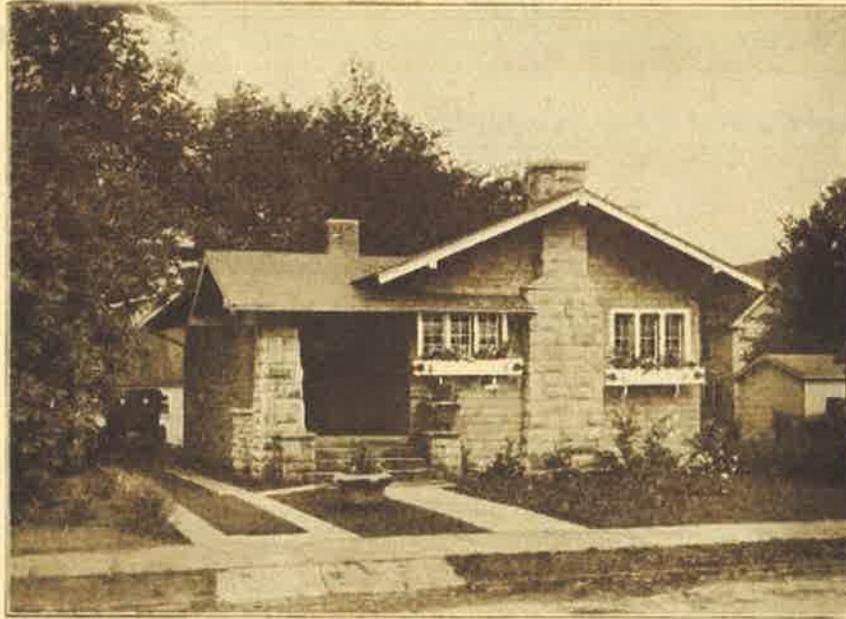
Terms C Two per cent special discount. A special dis-

count of 2 per cent will be allowed only when full remittance is sent with order.

Terms D Pay as your building goes up. If you are arranging with a Building Association, Banking House or Trust Company to supply you funds to complete your building, we will accept payment in the following manner: *One-third with order; one-third in sixty days from date of order; balance ninety days from date of order.*

Satisfactory guarantee of payment to be furnished by customer.

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILL.



Harris Home No, N-1033

The Size
28 ft. x 41 ft. 4 in.

5 Rooms
and Bath

THIS building may just suit your lot! Good taste is displayed everywhere in this well balanced design. The exterior has all the charms of a full fledged California

bungalow with its gables, exposed rafters, brackets, flower boxes and craftsmanlike exterior.

In selecting a home most people want something a little different than their neighbors, something that, in a measure at least, gives expression to their conception of harmony and beauty.

Here are five large rooms; space for breakfast alcove, pantry, bath and good sized closets. The Blue Print Plans must be seen to be appreciated—order them today. This house can be reversed without extra charge.



FLOOR PLAN

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILLINOIS