



**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
MAY 17, 2017 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
17-ADR-0004 5325 Fairmount Avenue	Designation of a Historic Landmark	Scott Williams Planner

**REQUEST**

The petitioners are seeking a Historic Landmark Designation for their home at 5325 Fairmount Avenue based on the criteria that the property represents the distinguishing characteristics of an architectural style.

**NOTICE**

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

**GENERAL INFORMATION**

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**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**

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**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**

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**SUBMITTALS**

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

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

## 7. Photographs with descriptions

### **PROJECT DESCRIPTION**

The petitioners are seeking a Historic Landmark Designation for their property at 5325 Fairmount Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The bungalow was constructed circa 1926.

The bungalow architectural style was one of dominant building forms in Downers Grove commonly built from 1890 to 1930. The general architectural term refers to low houses with a porch derived from a Hindi word meaning “bangle.” They can also feature different architectural styles. 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. The different styles have other features: the Craftsman may have wood clapboard siding and exposed roof rafters; Prairie style may have wide eaves and stucco cladding; and the Chicago Bungalow is entirely constructed in brick.

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. It is interesting to note the gables 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. The applicant states that 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 are relatively new. Although the garage is not included in the scope of the landmarking, it also features clipped gables.

### **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 1926. 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 bungalow. These features include a one-story building with a front porch and low pitched gables. 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**

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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 5325 Fairmount Avenue.

Staff Report Approved By:

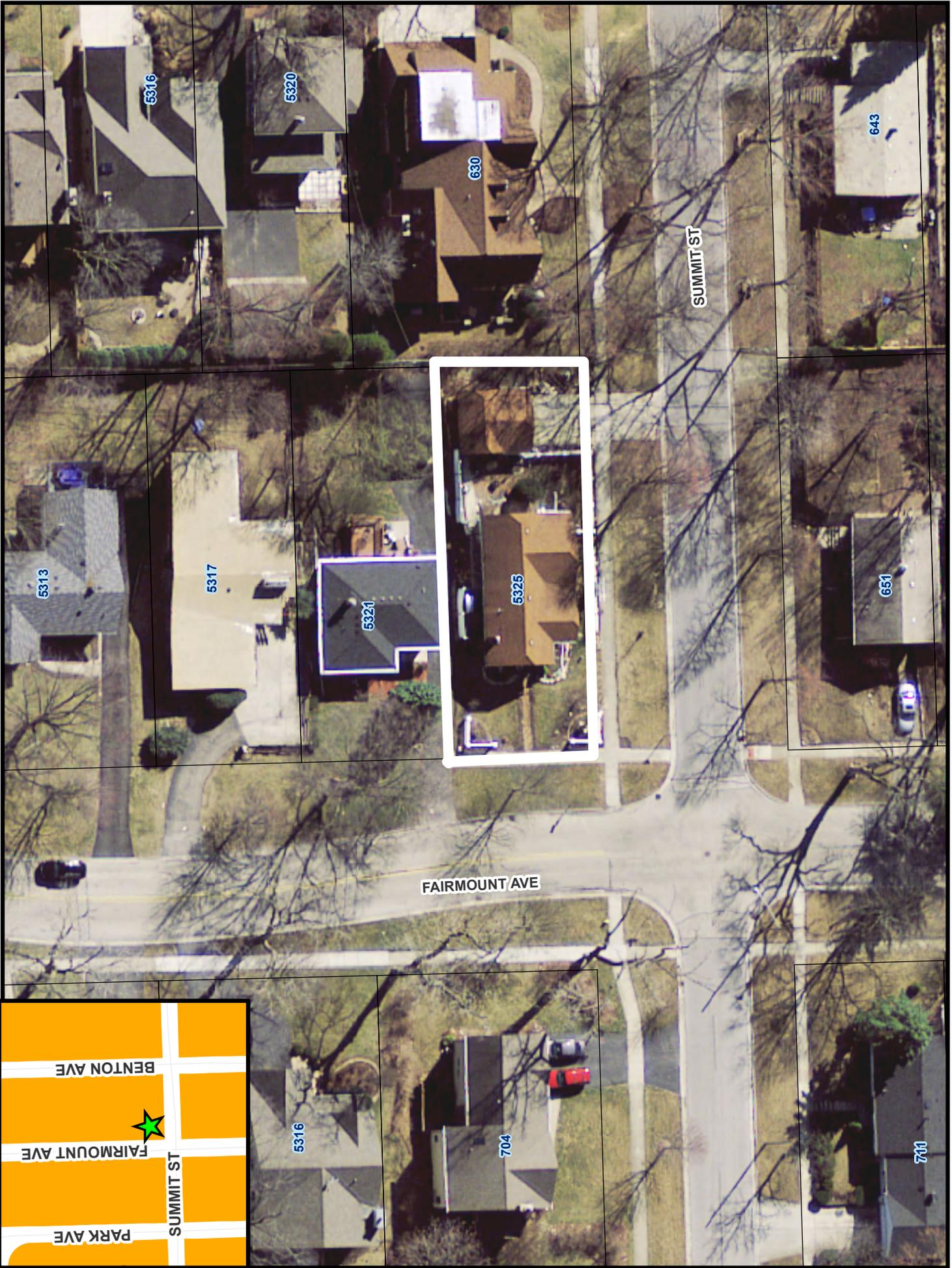


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Stan Popovich, AICP  
Director of Community Development

SP:sw  
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# 5325 Fairmount Ave. - Location Map

0 10 20 Feet

# EXACTA

ILLINOIS SURVEYORS, INC.



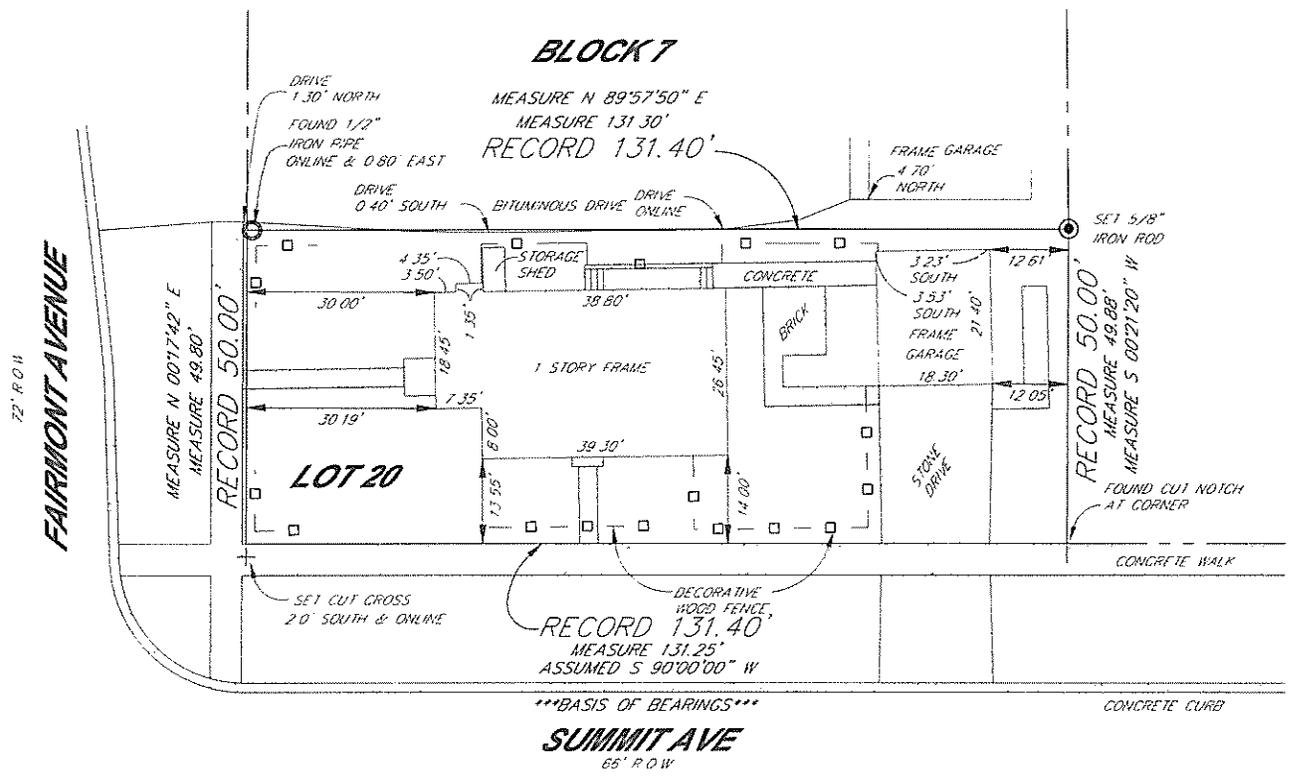
PROPERTY ADDRESS: 5325 FAIRMOUNT STREET DOWNERS GROVE, ILLINOIS 60515

SURVEY NUMBER: 1506.2580

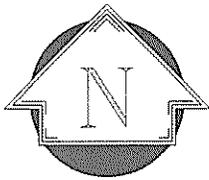
FIELD WORK DATE: 7/1/2015

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 )  
COUNTY OF DUPAGE ) SS

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 & SONNENSCHEN 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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### THE CARA PROGRAM

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Since 1991, The Cara Program has placed more than 4,000 homeless people into more than 8,000 quality safe, welcoming, job ready homes in facilities to stop the cycle of poverty and give participants the next...

# EXACTA

ILLINOIS SURVEYORS, INC.

LB# 184005763

www.exactachicago.com  
P: (773) 305-4010 • F: (773) 305-4011  
316 East Jackson Street, Morris, IL 60450

LEGAL DESCRIPTION:

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.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

- 1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 24" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
15. All building dimensions and ties are to current siding material and not to foundation.
16. William A. Workman, surveyor PLS #035.003501 performed this survey from start to finish as a full time employee of Exacta Illinois Surveyors, Inc., firm #184005763.

LEGEND:

SURVEYOR'S LEGEND

Table with columns for LINE TYPES, SURFACE TYPES, and SYMBOLS, listing various surveying terms and their corresponding symbols or abbreviations.

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.fileformat.info/tool/md5sum.htm. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at http://www.fileformat.info/tool/md5sum.htm to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

- 1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:



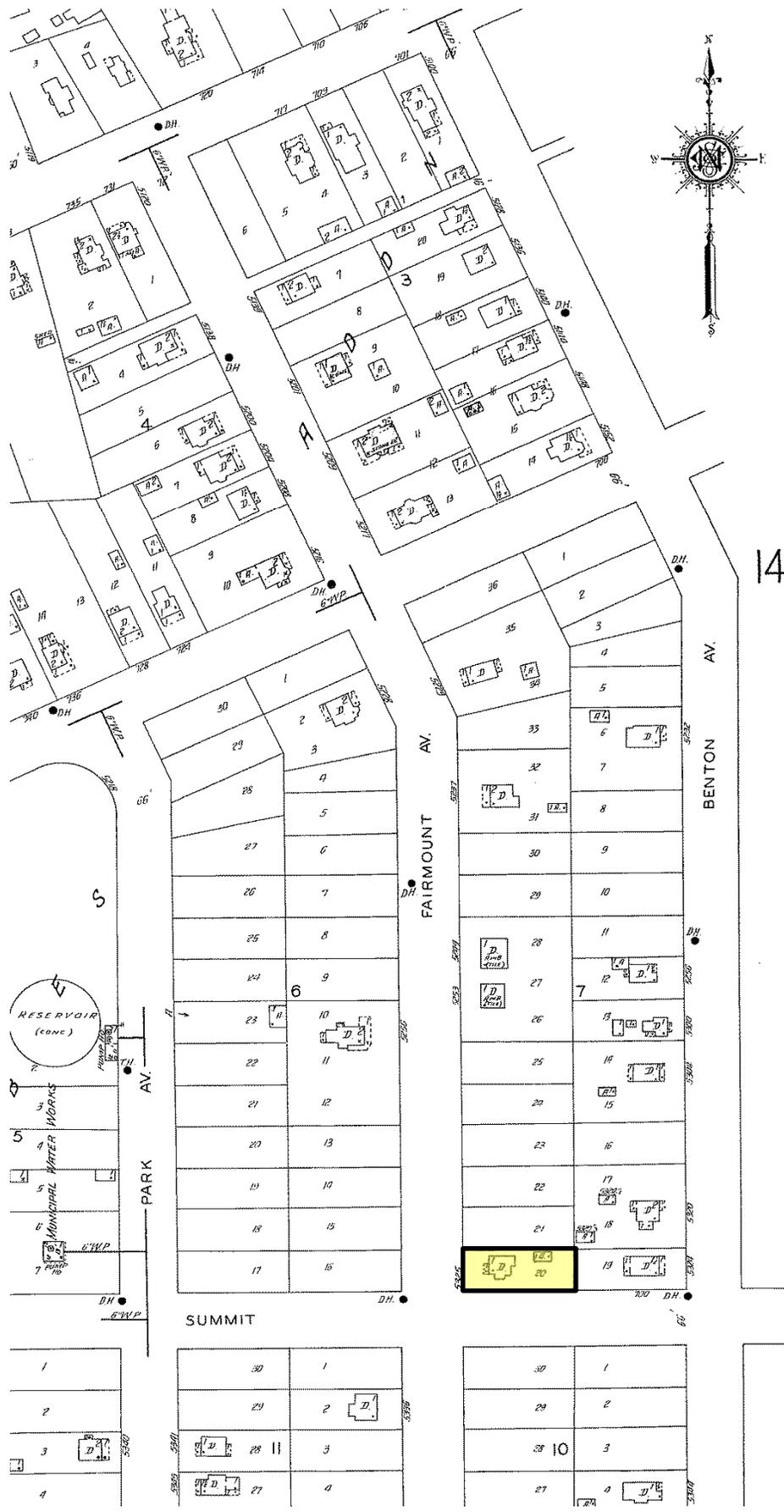


Photo #8: 1933 Sanborn Map

**Historic Landmark  
Project Summary/Narrative Letter**

Owners: Laurence and Gloria Gassen

Applicants: David and Amy Gassen

We respectfully request that the house located at 5325 Fairmount (which was recently purchased by Laurence and Gloria Gassen) be designated a Downers Grove Historic Landmark.

After researching the property tax records we believe the house was built in 1926. The records indicate that the property was assessed under the name of Alfred A. Straube and that Frank A. Rogers was paying the taxes. In addition to the property tax records, we have also obtained the 1933 Sanborn map which shows the house and the surrounding houses that existed at that time. From this map we can see that only the front (west) portion of the house existed; however an addition was added to the east (rear) portion of the house in 1956.

The house represents the distinguishing characteristics of a bungalow. 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. 5325 Fairmount Avenue is a one-story bungalow and includes a low-pitched jerkinhead (clipped) gable roof with wide eaves.

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.

5325 Fairmount Avenue is an excellent example of the bungalow house type 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 91 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 bungalow. Some of these characteristics include:

- One-story
- Low-pitched gable roof
- Wide eaves
- Front porch

**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

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**Property Address** 5325 Fairmount Ave. Downers Grove, IL 60515

**Date of Construction** 1926

**Architectural Style** Bungalow

**Architect (if known)** \_\_\_\_\_

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

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

Concrete Block (original home), Concrete (1956 addition)

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

Wood siding

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

Jerkinhead (clipped) gable

**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)**

Double-hung

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

Wood

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

Wood panel

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

Leaded glass windows at north elevation

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



Photo #2: Side (South) Elevation - April 4, 2017



Photo #3: Jerkinhead (Clipped) Gable at South Elevation - April 4, 2017



Photo #4: Living Room built-ins and leaded glass windows – March 30, 2017



Photo #5: Leaded glass window— March 30, 2017

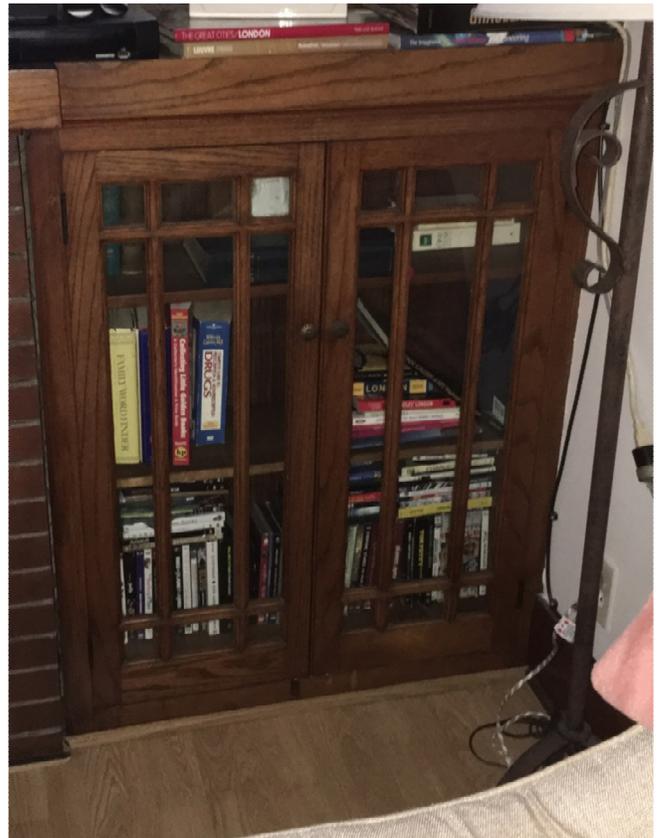


Photo #6: Built-in bookcases – March 30, 2017



Photo #7: Front door – March 30, 2017