



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

*Office Use Only*  
 File No. 16 ADR 0001  
 Date Filed 1.18.16

1. Applicant David and Amy Gassen Daytime Phone [REDACTED]  
 Mailing Address 5320 Benton Ave. Downers Grove, IL 60515  
 E-Mail Address [REDACTED]

2. Owner(s) of Record David and Amy Gassen Daytime Phone [REDACTED]  
 Mailing Address 5320 Benton Ave. Downers Grove, IL 60515  
 E-mail Address [REDACTED]

3. Owner Consent Required:

I, David and Amy Gassen, hereby consent, as the owner of the property located at 5320 Benton Ave. (PIN # [REDACTED]), that the Village of Downers Grove may designate my property as a Historic Landmark subject to the rules and regulations of the Downers Grove Historic Preservation Ordinance.

David and Amy Gassen [Signature] 01/18/2016  
 Printed Name of Owner(s) Signature of Owner(s) Date

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

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

5. Address/Location of Subject Property 5320 Benton Ave. Downers Grove, IL 60515

6. Property Index Number(s) of Subject Property [REDACTED]

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

[Signature] 01/18/2016  
 Applicant Signature Date

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

January 18, 2016

Dear Architectural Design Review Board,

We are the owners of 5320 Benton Avenue. We would like to respectfully request that our house be designated as a Historic Landmark.

After obtaining virtually all of the deeds from the DuPage County Recorder's Office and researching the early tax history, we have determined that our house was most likely constructed in 1924. Prior to 1927 our home's street address was 164 Benton Avenue and originally included two parcels of land. According to the deeds, the house was first owned by Herman and Martha Hesse; however we believe that Herman Hesse died the year the house was built and that the Hesse family never actually lived in the home. Instead we believe that the Hesse family rented the home to John J. Ehr, who in 1925 is listed as the individual whose name the property taxes were assessed in. The 1927 Downers Grove City Directory also indicates that the Ehr family lived in the home at that time, and that John J. Ehr worked for the Western Electric Company. A 1929 deed shows that John J. and Regina Ehr ultimately took ownership of the house from Martha Hesse that year; and the 1930 census confirms that John J. Ehr lived in the house with his wife Regina, their five children, and John's mother-in-law. The Ehr family remained owners of the home for approximately 40 years.

In addition to the deeds and the property tax records, we have also obtained the 1933 Sanborn map which shows our house and the surrounding houses that existed at that time. From this map we can see that our house had the small front porch as well as the one-story sun room that still exist today. The map also shows a small back porch that was removed sometime prior to our purchasing the home.

Our house represents the distinguishing characteristics of an American Foursquare in the Prairie Style. American Foursquares were a post-Victorian house type and an architectural reaction against the ornateness and complexity found in Victorian buildings. The cube-shaped massing of American Foursquares was designed to maximize square footage on small lots. Additional common characteristics of American Foursquares include a square floor plan, a central dormer in the attic, a front porch (usually, but not always, spanning across the entire front façade), a hip roof, and wide eaves. Our house possesses all of these characteristics in their original form. One unique aspect of our house is that it also includes a one-story sun room on the south side (left side from the street elevation). As previously noted we believe this space to be original to the structure based on its appearance on the 1933 Sanborn map.

Most of the original architectural features are still present; including windows, doors, and hardware. We are in the process of having those features fully restored; which currently includes repairing and refinishing the window sashes, reglazing the windows, replacing the cotton sash cords with new sash chains, and cleaning the hardware.

A one-story addition was constructed in the rear of the house in 2009. The footprint of that addition was intentionally stepped back from the side walls of the house so that it would not impact the historic integrity of the street facade. The addition included a hip roof with wide eaves to match the roof and eaves of the one-story sun room, a stucco exterior to match the stucco of the existing house, and it used wood windows with a similar divided light configuration as the original windows.

Our house is an excellent example of the American Foursquare type with the majority of its original features still intact. Adding it to the list of local Historic Landmarks will ensure that it will continue to be preserved in the future.

Sincerely,



David Gassen



Amy Gassen



Photo #1: Front (East) Elevation - September 3, 2015



Photo #2: Restored Front door – June, 28, 2015

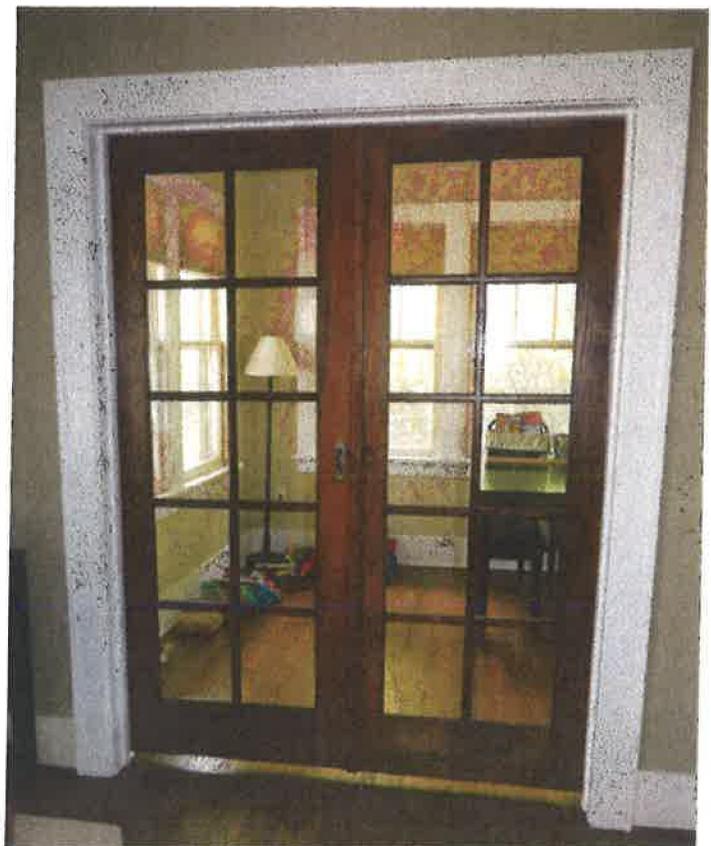


Photo #3: Restored Sunroom French doors– June 28, 2015



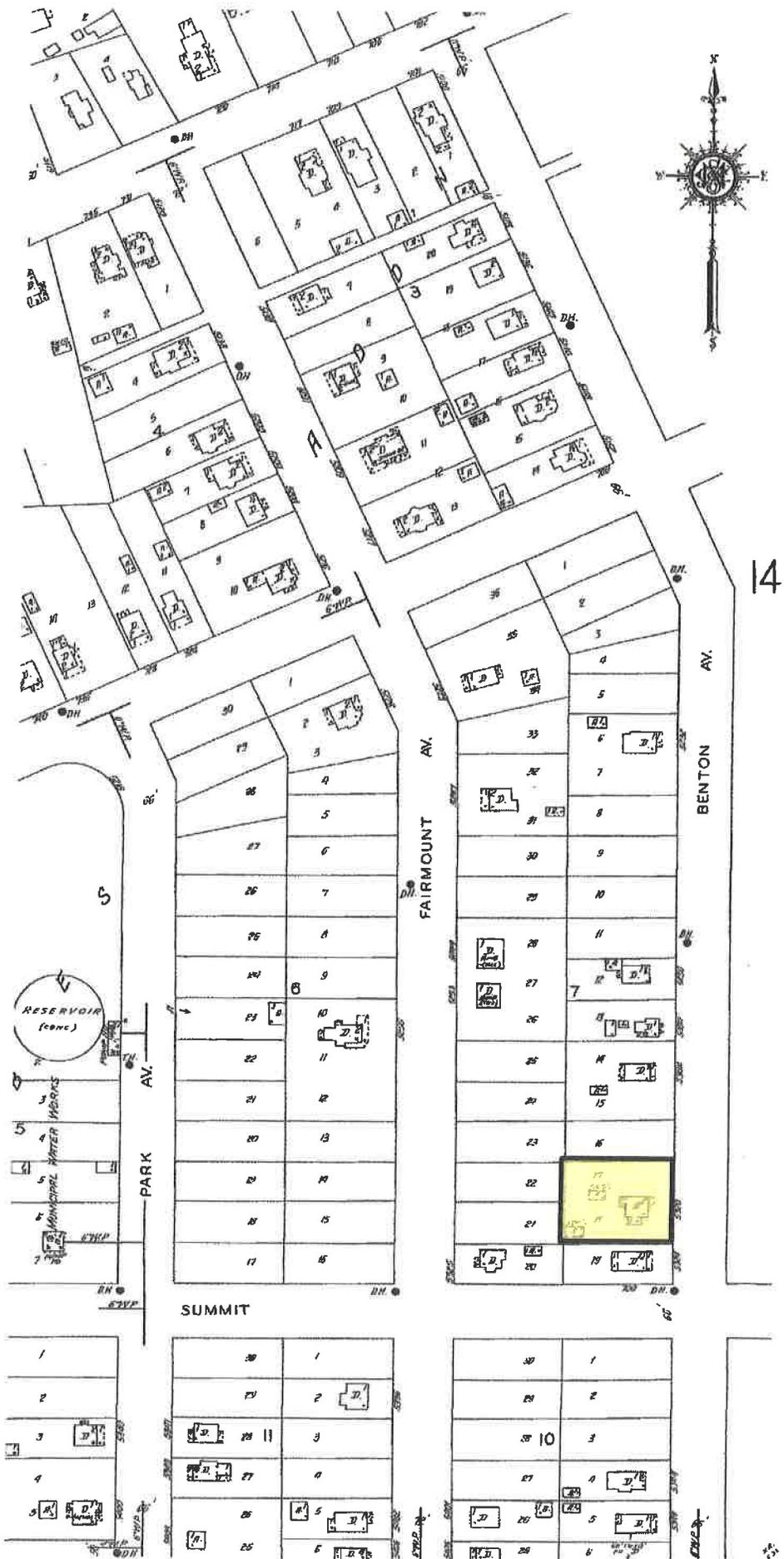
Photo #4: Restored window with new sash chain – June 28, 2015



Photo #5: Original door hardware – December 30, 2015



Photo #6: Rusticated concrete block foundation wall – January 10, 2016



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Photo #7: 1933 Sanborn Map



# Historic Landmark Information Form

**Property Address** 5320 Benton Ave. Downers Grove, IL 60515

**Date of Construction** 1924

**Architectural Style** Prairie Style American Foursquare

**Architect (if known)** Unknown

**Number of Stories** 2 **Basement (Y/N)** Y

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

Rusticated concrete block

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

Stucco

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

Hipped

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

Asphalt shingles

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

Double-hung

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

Wood

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

Wood with glass lights

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

Central attic dormer, wide eaves, cube-shaped massing, front porch, one-story sun room





PIN	Last name	First name	Street address	City, ST ZIP Code
			5252 Fairmount Ave.	Downers Grove, IL 60515
			5256 Fairmount Ave.	Downers Grove, IL 60515
			5304 Fairmount Ave.	Downers Grove, IL 60515
			5312 Fairmount Ave.	Downers Grove, IL 60515
			5316 Fairmount Ave.	Downers Grove, IL 60515
			704 Summit St.	Downers Grove, IL 60515
			5253 Fairmount Ave.	Downers Grove, IL 60515
			5305 Fairmount Ave.	Downers Grove, IL 60515
			5309 Fairmount Ave.	Downers Grove, IL 60515
			5313 Fairmount Ave.	Downers Grove, IL 60515
			5317 Fairmount Ave.	Downers Grove, IL 60515
			5321 Fairmount Ave.	Downers Grove, IL 60515
			900 Ogden Ave.	Downers Grove, IL 60515
			5304 Benton Ave.	Downers Grove, IL 60515
			5312 Benton Ave.	Downers Grove, IL 60515
			5316 Benton Ave.	Downers Grove, IL 60515
			640 Summit St.	Downers Grove, IL 60515
			5256 Benton Ave.	Downers Grove, IL 60515
			5300 Benton Ave.	Downers Grove, IL 60515
			5257 Benton Ave.	Downers Grove, IL 60515
			5301 Benton Ave.	Downers Grove, IL 60515
			5305 Benton Ave.	Downers Grove, IL 60515
			5313 Benton Ave.	Downers Grove, IL 60515
			5313 Benton Ave.	Downers Grove, IL 60515
			5317 Benton Ave.	Downers Grove, IL 60515
			5321 Benton Ave.	Downers Grove, IL 60515
			610 Summit St.	Downers Grove, IL 60515
			5260 Blodgett Ave.	Downers Grove, IL 60515
			5300 Blodgett Ave.	Downers Grove, IL 60515
			1 S. Wacker Dr.	Chicago, IL 60606
			5308 Blodgett Ave.	Downers Grove, IL 60515
			5312 Blodgett Ave.	Downers Grove, IL 60515
			5316 Blodgett Ave.	Downers Grove, IL 60515
			5320 Blodgett Ave.	Downers Grove, IL 60515
			600 Summit St.	Downers Grove, IL 60515
			1221 Lakeview Ct.	Romeoville, IL 60446
			5336 Fairmount Ave.	Downers Grove, IL 60515
			5340 Fairmount Ave.	Downers Grove, IL 60515
			5344 Fairmount Ave.	Downers Grove, IL 60515
			4523 Douglas Rd.	Downers Grove, IL 60515
			5337 Fairmount Ave.	Downers Grove, IL 60515
			5341 Fairmount Ave.	Downers Grove, IL 60515
			5345 Fairmount Ave.	Downers Grove, IL 60515
			643 Summit St.	Downers Grove, IL 60515
			5336 Benton Ave.	Downers Grove, IL 60515
			5344 Benton Ave.	Downers Grove, IL 60515
			5333 Benton Ave.	Downers Grove, IL 60515
			5339 Benton Ave.	Downers Grove, IL 60515
			1117 Timber Trails Rd.	Downers Grove, IL 60516
			5345 Benton Ave.	Downers Grove, IL 60515

JOSEPH M. DE CRAENE  
ILLINOIS LAND SURVEYOR  
8710 SKYLINE DRIVE  
HINSDALE, IL 60527  
PHN 630-789-0898  
FAX 630-789-0697

# Plat of Survey

THE SOUTH HALF OF LOT 17 AND THE NORTH HALF OF LOT 18 IN BLOCK 7 IN STRAUBE'S ADDITION TO DOWNERS GROVE, BEING A RESUBDIVISION OF PART OF LOT 4 IN ASSESSOR'S DIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1890 AS DOCUMENT 44124, IN DUPAGE COUNTY, ILLINOIS.

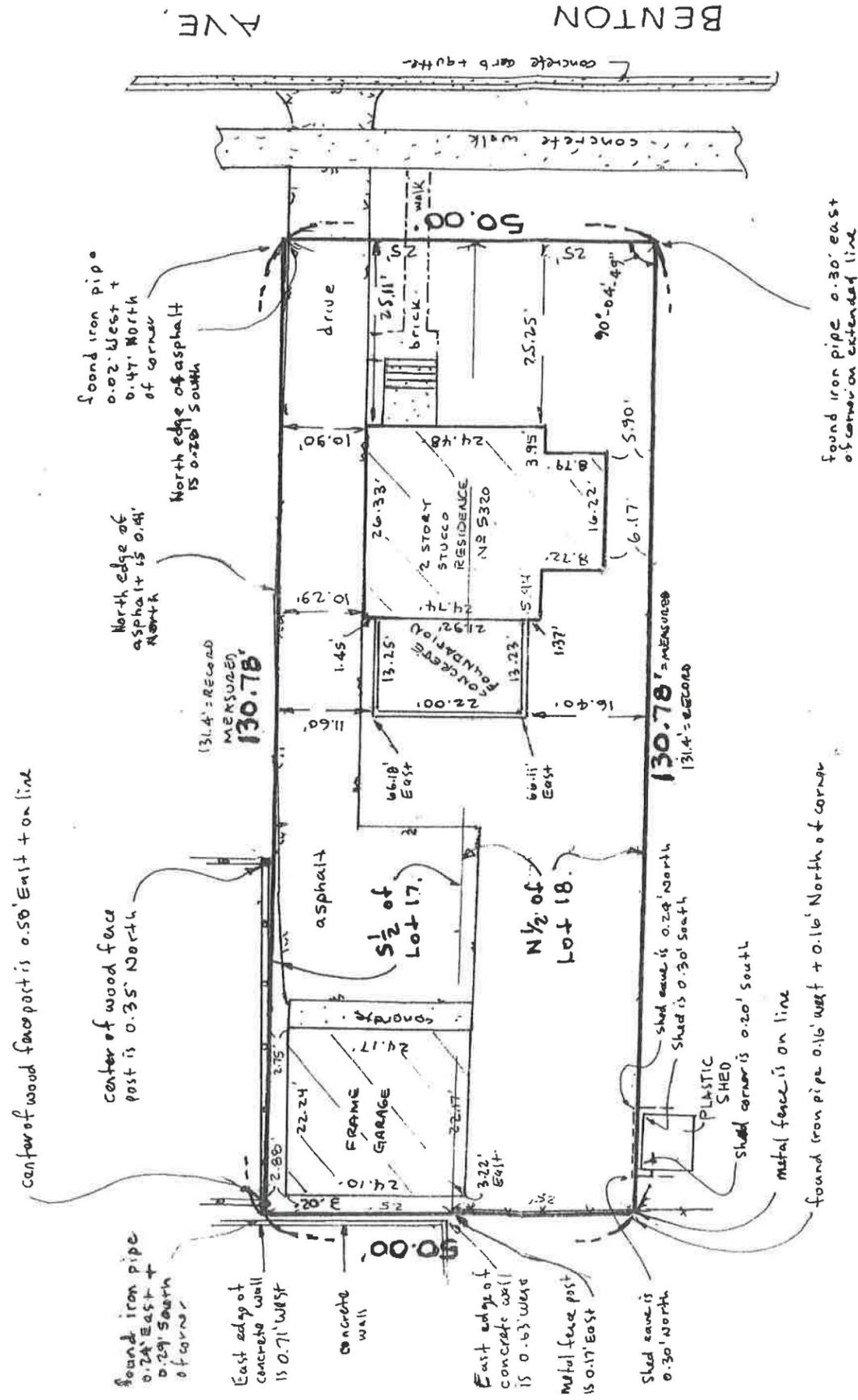


6539 S.F.

6539

**APPROVED**  
**DOWNERS GROVE**  
**CODE SERVICES**

DATE 7-24-09 INITIAL DA



6,539 SF

**NOTES:**

- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
- SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
- CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.
- DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.
- SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.

MIKE STEVENS (630) 878-8069

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE: July 23 A.D. 2009

*Joseph M. De Craene*

ILLINOIS LAND SURVEYOR NO. 2476

LIC. EXP. 11-30-2010

ORDERED BY: SIEVEYERS & STEVENS

ORDER NO: 090710

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JOSEPH M. DE CRAENE

