



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 19, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0003 4709 Linscott Avenue	Designation of a Historic Landmark	Swati Pandey Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 4709 Linscott 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

**OWNER/
APPLICANT:** Mary Lou Lockerby
4709 Linscott Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Folk Victorian (sub type of Queen Anne)
BUILDING DATE: 1894
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 13,880 square feet (0.32 acre)
PINS: 09-07-206-024 and 09-07-206-025

ANALYSIS

SUBMITTALS

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

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

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4709 Linscott Avenue under criteria 12.302.B.2 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Folk Victorian house with a basement and a second story balcony was constructed in 1894, and is a good example of this architectural style.

The Folk Victorian style of simple homes were popular between 1870 – 1910. This architectural style is considered a sub type of Queen Anne style. These homes are usually orderly and symmetrical. The important features of these homes are the brackets under the eaves, porches with spindlework or flat, jigsaw cut trim, low-pitched, pyramid shaped roof, front gable and side wings. Classic Folk Victorian homes do not have towers, bay windows, or elaborate moldings. Other examples of similar homes are present in the Village, especially in E.H Prince's Subdivision.

The property at 4709 Linscott Avenue includes many of these features, including a symmetrical façade with a two-story front and gabled roof, a front porch now enclosed and a second story balcony. The exterior elevations show the decorative vergeboard and fish scale shingles on all gables. The original exterior materials such as wood and stone have been maintained. A screened porch was added to the rear of the house. The rear addition does not impact the historic integrity of this Folk Victorian home.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

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

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

Section 12.302.A.

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

The house was constructed in 1894 and is 123 years old. This standard is met.

Section 12.302.B

That one or more of the following conditions exist:

- 1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**

This criteria does not apply.

- 2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;**

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 Folk Victorian style. The overall simple form and clean lines of a gable-front façade and vergeboard on the eaves are typical of the Folk Victorian style, with many additional original architectural features as described above in the project description. 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 received one general inquiry from the public regarding the proposal at this time.

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends that the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4709 Linscott Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sp
-att

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0 20 40 Feet

4709 Linscott Avenue - Location Map



**MARY LOU LOCKERBY
4709 LINSOTT AVENUE
DOWNERS GROVE, IL 60515
630.917.3242**

March 21, 2017

Historic Landmark Designation
Department of Community Development
801 Burlington Avenue
Downers Grove, IL 60515

RE: Landmark Status for 4709 Linscott Avenue

I am applying for Historic Landmark Designation for the home at 4709 Linscott Ave. The home previously received Centennial Home status through the Downers Grove Historical Society in 2003.

The home and property were purchased in September, 1977 from the Robert Boltz family and are located on the Northwest side of Downers Grove on one of the restored brick streets in the E.H. Prince & Company Honorary Historic District. The property includes two parcels/lots, but the home is located on only one parcel.

The home was constructed in 1894 (architect unknown) by Lottie Mae MacDougall. Mrs. MacDougall transferred ownership in 1967 to Robert V. and Dorothy M. Boltz who subsequently transferred ownership in 1971 to Robert V., Jr. and Evelyn A. Boltz. My husband (now deceased) and I then purchased the home in 1977.

Research indicates that the home most closely resembles the features of the Folk Victorian. We have attempted to maintain the character of a Folk Victorian home with paint choices, trim, original woodwork, etc. Specific features and designs of this style include

- Built between 1870 and 1910 (this home was constructed in 1894).
- Floor plan – living room at front of house and on ground floor, kitchen in back and bedrooms on second floor.
- Plain in construction.
- Simple in design – symmetrical.

In addition to the architectural features, the research indicates that this particular style of home often coincided with railroad development (old house web), which would suggest that Downers Grove, with its history of the railroad, would be a destination for this home style. The Craftsman Blog states that “Next to the bungalow, this style is most often

associated with being a “historic home,” and that the railroads played a major part in transforming the landscape of America as it brought the most popular styles of them all to every town it passed.” (Craftsman Blog)

Since purchasing the home, we have made the following structural changes

- The enclosed front porch has been updated to accommodate a family room.
- Enlarged the kitchen by removing the original back porch.
- Changed one small bedroom into a master bath.
- Extended the back bedroom.
- Added a screened porch.

Included with this application is a photo obtained from the Downers Grove Museum identifying the exterior structure as it was originally. Current photos of the North, South and West views of the home are also included.

The home meets the Landmark Designation Criteria as follows

A. “The proposed landmark is either over fifty (50) years old, in whole or in part.”

Tax records indicate that the home was built in 1894 which makes it 123 years old.

B-3 “The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials.”

The home meets the criteria and description for a Folk Victorian – symmetrical and simple in design, plain in construction, orderly and made of easily obtained materials. The Folk Victorian construction grew with the proximity to the railroads as the railroads could bring the materials to town to produce inexpensive Victorian detailing (The Craftsman Blog). The original exterior materials (wood, stone) have been maintained. In addition, wood architectural design features (“gingerbread”) have been duplicated as closely as possible to resemble the original detail in the west/front and south/side eaves. The original front and side porch doors remain in the home. Interior updates have replicated the period and design of the Victorian home as closely as possible.

I appreciate the opportunity to represent the historic endeavors of Downers Grove. I plan to continue to preserve this historic home.

If you have any questions, I can be reached by phone at 630.917.3242 or email at jwlmll@comcast.net.

Thank you.

Sincerely
Mary Lou Lockerby
landmarkdesignation

CHANGES TO PROPERTY AT 4709 LINSOTT AVENUE, DOWNERS GROVE, IL

Kitchen – Replaced existing back porch with additional kitchen space – 1984.

Bedroom – Extended back bedroom over kitchen and replaced one small bedroom with a master bath – 1987.

Screened Porch – Extended existing enclosed porch with a screened porch – 1992.

Purchased 4.8 ft. of lot north of existing property for garden and driveway space – 1997.

Exact date of photo of original home not available at museum. Museum staff believes circa 1900.

Mary Lou Lockerby



Historic Landmark Information Form

Property Address 4709 Linscott Avenue, Downers Grove, IL

Date of Construction 1894

Architectural Style Folk Victorian

Architect (if known) NA

Number of Stories 2

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

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

Cross-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

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

Wood and Aluminum

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

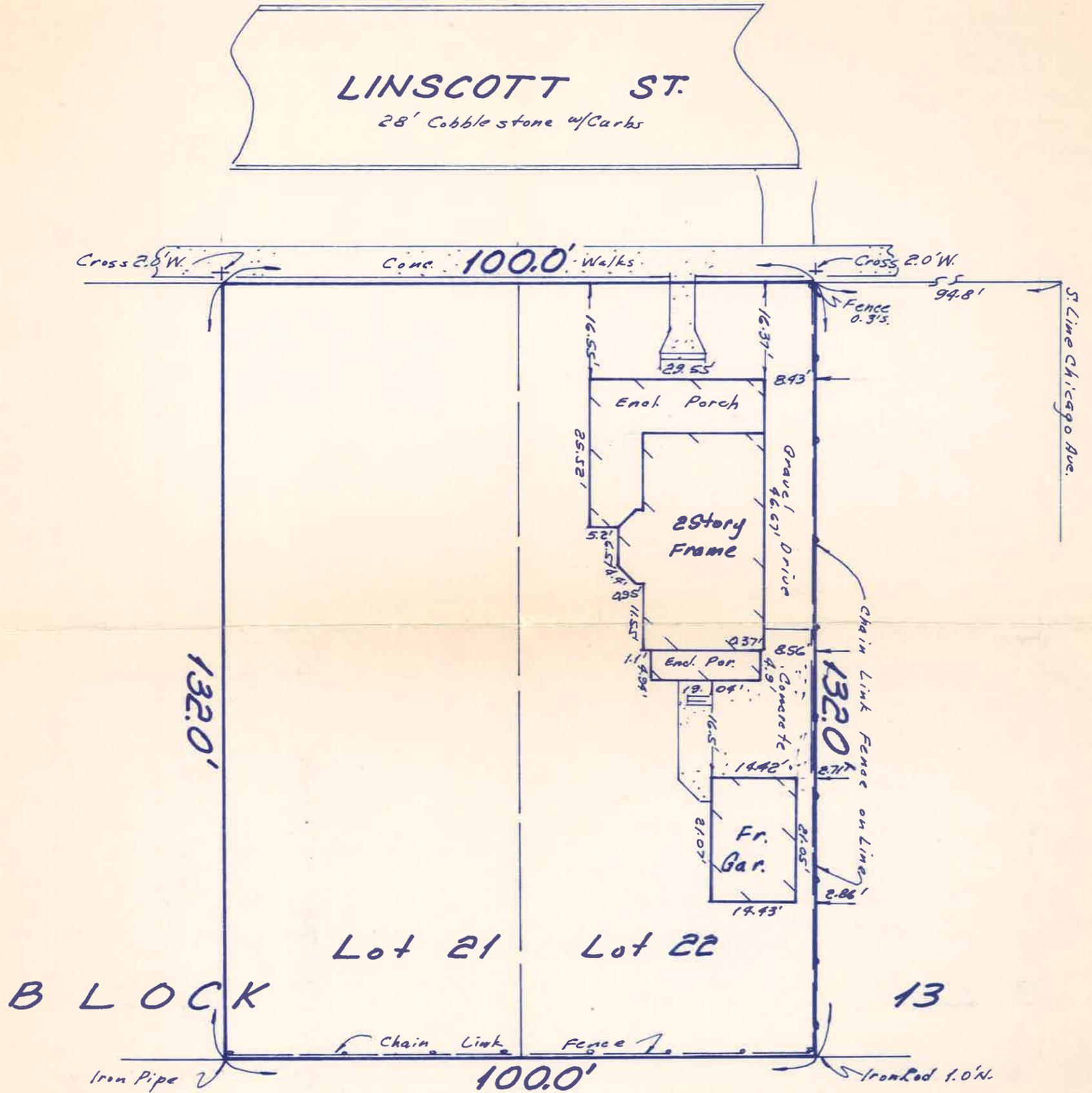
Panel -- Wood, Glass

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

Balcony on Second Floor
Roof Ornamentation -- Vergeboard
Interior Rear Stairway to Second Floor

PLAT OF SURVEY

LOTS 21 AND 22 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



Scale: 1" = 20'

RICHARD C. FIELD
REGISTERED LAND SURVEYOR
15W 729 LEXINGTON STREET
ELMHURST, ILLINOIS 60126
PHONE 279-2245



ADDRESS: 4709 Linscott
Downers Grove, Illinois
ORDERED BY: Daniel Barnes
Attorney at Law
Refer to Deed, Title Policy, and Local
Ordinances for Building Restrictions.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

I, RICHARD C. FIELD, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 62° F.

Aug. 29, 1977
DATE BY Richard C. Field
ILLINOIS REGISTERED
LAND SURVEYOR #1974

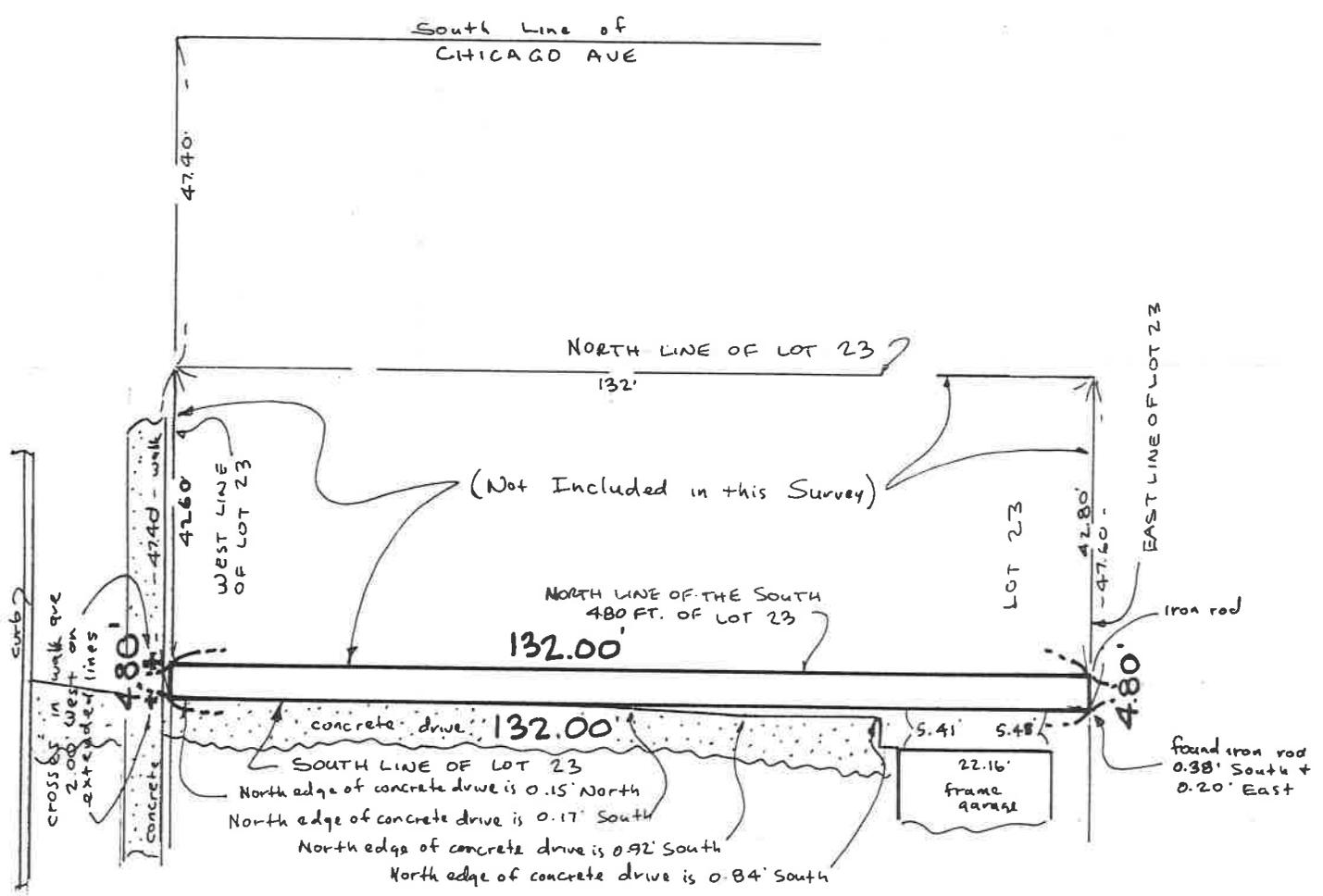
JOSEPH M. DE CRAENE
 ILLINOIS LAND SURVEYOR
 8710 SKYLINE DRIVE
 HINSDALE, IL 60521
 (630) 789-0898
 FAX (630) 789-0697

Plat of Survey

THE SOUTH 4.80 FEET OF LOT 23 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890, AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS.



LINSCOTT AVENUE



- NOTES:
- Check for easements, building lines and other restrictions, if any, not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.



STATE OF ILLINOIS }
 COUNTY OF DU PAGE } SS

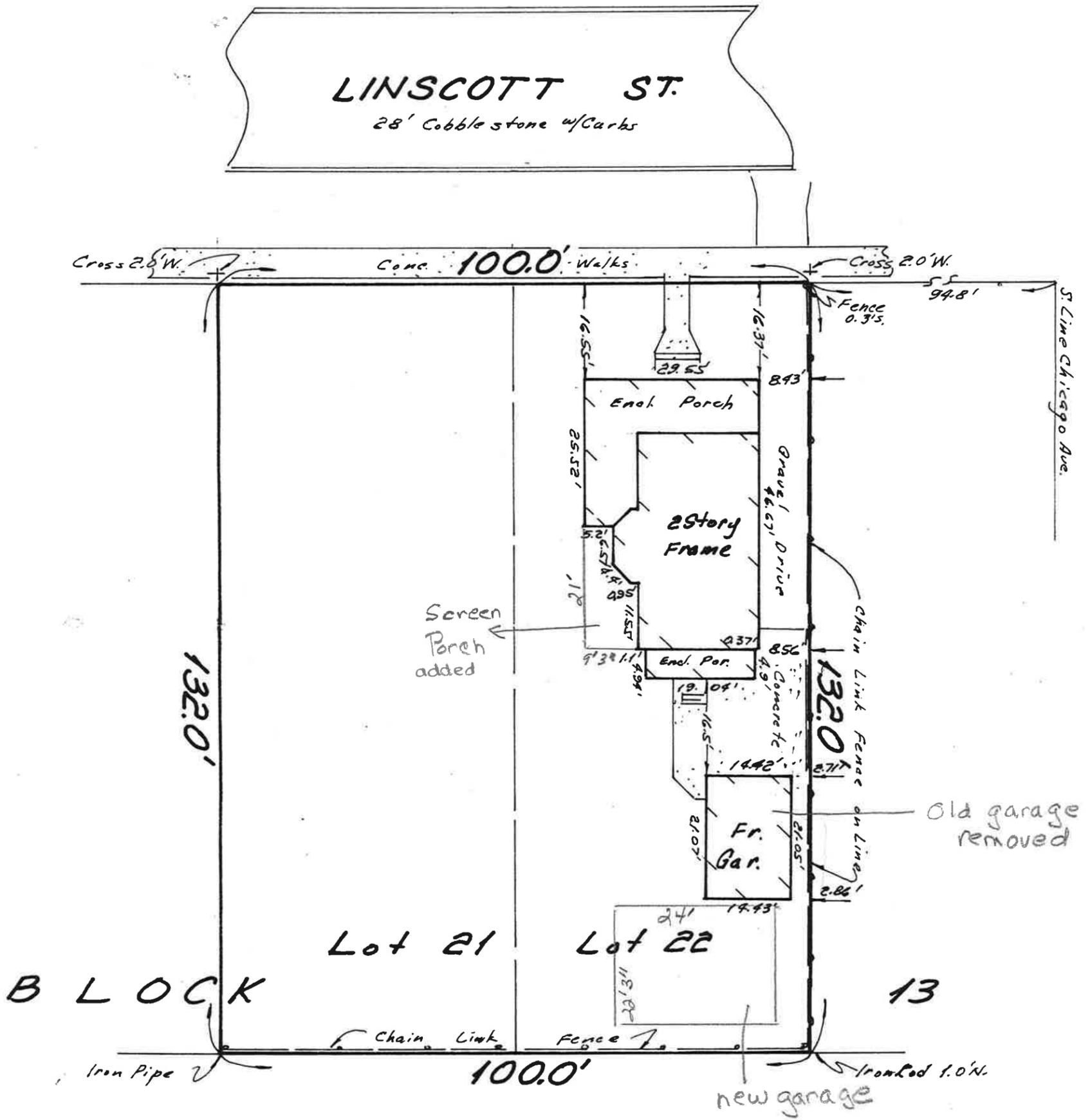
I HEREBY CERTIFY THAT I HAVE SURVEYED
 PROPERTY DESCRIBED HEREON.

DATE: MAY 28 AD 19 97

Joseph M De Craene
 ILLINOIS LAND SURVEYOR NO. 2476

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LOTS 21 AND 22 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



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REGISTERED LAND SURVEYOR
15W 729 LEXINGTON STREET
ELMHURST, ILLINOIS 60126
PHONE 279-2245

ADDRESS: 4709 Linscott
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ORDERED BY: Daniel Barnas
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