



**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
JUNE 19, 2019 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
19-ADR-0002 4721 Highland Avenue	Designation of a Historic Landmark	Gabriella Baldassari Development Planner

**REQUEST**

The petitioners are seeking a Historic Landmark Designation for their home at 4721 Highland 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/APPLICANT:** Ted and Andrea Anderson  
4721 Highland Avenue  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**ARCHITECTURAL STYLE:** Craftsman  
**BUILDING DATE:** Circa 1905  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 7,456 Square Feet  
**PIN:** 09-08-104-005

**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. 1927 Sanborn Fire Insurance 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 4721 Highland Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing

characteristics of an architectural style. The Craftsman style home was constructed circa 1905.

The Craftsman Style (derived from the Arts and Crafts Movement of the late 19<sup>th</sup> 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, double hung or casement type windows, and wide front porches were also common. 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 4721 Highland Avenue is a one and a half story Craftsman style home with a stone foundation, a basement, and a gabled roof. The home features double-hung windows, a Dutch door, a second floor front dormer, a living room bay window, and a front porch with original, neoclassical columns. Other features include wood siding, stone piers, wooden and aluminum storm windows, and asphalt shingles.

The Craftsman Style was popularized by national design plan books in the early 1900s. 4721 Highland Avenue bears strong resemblance to design number 6011 in the *Radford's Artistic Homes* 1908 publication. The house is also similar to number 136 in the *Gordon Van-Tine Book of Building Plans* from 1913.

The home has had a series of owners starting with Robert J. Darnley and family. The current occupants are the applicants, Ted and Andrea Anderson. Their daughter Murial Anderson is an accomplished musician.

#### **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 12.302.A 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 1905. 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 style home. This one and a half story building features a gabled roof, a front porch, double-hung windows, an attic made usable by a dormer, stone piers, wooden walls and rustic design elements. 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 4721 Highland Avenue.

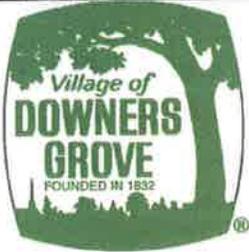
Staff Report Approved By:



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Stan Popovich, AICP  
Director of Community Development





**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. \_\_\_\_\_

Date Filed \_\_\_\_\_

1. Applicant Ted Anderson and Andrea Anderson Daytime Phone 630-968-5162  
 Mailing Address 4721 Highland Avenue  
 E-Mail Address tedander@core.com

2. Owner(s) of Record Thomas Theodore Anderson and Andrea Mae Anderson Daytime Phone 630-968-5162  
 Mailing Address 4721 Highland Avenue  
 E-mail Address tedander@core.com

3. Owner Consent Required:

I, Ted Anderson and Andrea Anderson, hereby consent, as the owner of the property located at 4721 Highland Avenue (PIN # 09-08-104-005), 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.

Ted Anderson	<u>Thomas Theodore Anderson</u>	
Andrea Anderson	<u>Andrea Mae Anderson</u>	<u>5-13-2019</u>
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 4721 Highland Avenue

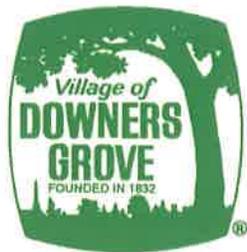
6. Property Index Number(s) of Subject Property 09-08-104-005

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.

Andrea Mae Anderson 5-13-2019  
 Applicant Signature Date

Thomas Theodore Anderson

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.



# Historic Landmark Information Form

**Property Address** 4721 Highland Avenue

**Date of Construction** circa 1904

**Architectural Style** Craftsman Cottage

**Architect (if known)** Unknown

**Number of Stories** 1.5

**Basement (Y/N)** Y

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

Stone

**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)**

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 with aluminum storm windows.

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

Dutch Door

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

Second floor front dormer, front porch with original columns that are neoclassical in style; living room bay, shingles in the gables



# Certificate of Acknowledgement Form

I, Ted and Andrea Anderson, attest, as the owner(s) of the property located at 4721 Highland Avenue (PIN # 09-08-104-005), that I have received a copy of the Historic Preservation Ordinance and understand its requirements. I understand that if my property is designated a Historic Landmark, the property will be recorded as such with the County Recorder. I understand that I, or any future owners of the property, will require a Certificate of Appropriateness in order to undertake any minor or major exterior modifications as listed under Section 12.502 of the Historic Preservation Ordinance.

Attest: Ted and Andrea Anderson  
Printed Name of Owner

Andrea Mae Anderson

Thomas Theodore Anderson  
Signature of Owner

5-13-2019  
Date

\_\_\_\_\_  
File Number (Village Use Only)

**Historic Landmark Designation  
Project Summary/Narrative Letter**

**Property Address:** 4721 Highland Avenue

**Applicants:** Ted and Andrea Anderson

**Legal Description**

Lot 2 of Winslow and Gibbs Subdivision of the West 495 feet of the South 330 feet of Block 5 of Richmond and Whitney's Addition to Downers Grove, a Subdivision in Sections 5 and 8, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

**History of the Property and Homeowners**

4721 Highland Avenue is part of the Winslow and Gibbs Subdivision. Robert J. Darnley purchased the property in 1904 from Emily G. Gibbs for a sum of \$700. R.J. Darnley is listed in the 1905 Downers Grove Telephone Directory as residing at 151 Highland, the address prior to 1927. His wife was Gertrude F. Darnley and the two are buried at Oak Hill Cemetery with their infant son, Robert J., Jr. According to the 1910 U.S. Census, Robert Darnley was a Chief Clerk at the Railroad Office. In the 1940 U.S. Census, his wife Gertrude, now residing at 4925 Highland, is working as a clerk for the railroad, with her daughter, Dorothy Darnley, aged 22. According to a title search prepared by the applicant's real estate agent, Darnley sold the property to Chester B. Reed in 1912. This is supported by tax records, with Chester B. Reed paying the 1912 property taxes (in 1913).

The applicants purchased the home in 1967 and raised their family here. Their daughter, Muriel Anderson, is a well-known musician, specializing in fingerstyle guitar and harp guitar. She has performed and recorded with Chet Atkins, Les Paul, Victor Wooten, and the Nashville Chamber Orchestra. She is the first woman to win the National Fingerstyle Guitar Championship. Her music appears in Woody Allen's "Vicky Cristina Barcelona," and accompanied astronauts on the Discovery Space Shuttle. (<https://murielanderson.com/press/bio/>) Every year, she returns to her hometown for a special Thanksgiving concert held at Downers Grove North High School. She lived in the house from 1967 until completing her studies at DePaul University in the mid-1980s.

The exterior of this one and a half story frame cottage is original, with a stone foundation and double hung windows. The porch is original with columns that add a Neoclassical touch to the Craftsman Cottage. A bay is located on the south side of the house. The roof is gabled with a front dormer. The gables include decorative shingles. Although no significant marks or numbers were found on the basement joists, this home closely resembles Gordon-Van Tine Co. Model No. 126, as well as Radford Design No. 6011 from 1908.



## How the Proposed Designation meets the Landmark Designation Criteria

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."*

The house is built circa 1904, according to the deed signed 1 September 1904 from the grantor, Emily G. Gibbs, to grantee, Robert J. Darnley, and supported by property tax records. The house is currently 115 years old. This criterion is met.

*B. That one or more of the following conditions exist:*

*3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials."*

This house is a unique one and one-half story Craftsman Cottage, very similar to those sold through Gordon Van Tine Co. and Sears Roebuck and Co. Described in the Gordon Van Tine Co. catalogue as "a remarkably comfortable little house .... This is a house out of the ordinary—one of those you have been looking for." It is simple and symmetrical, with a gabled roof. The living room contains a bay window. The wood siding is original, as well as most of the wood, double hung windows. The foundation is made of stone. The cottage style is Craftsman, with a touch of Neoclassical Revival with the Greek style columns on the front porch. The use of shingles (see photographs of the gables, painted a rust color) is a typical feature of a Craftsman style house. This criterion is met.

**Photographs:**



Photo #1: Front elevation facing west, January 11, 2019.



Photo #2: Side elevation facing north, April 2, 2019.

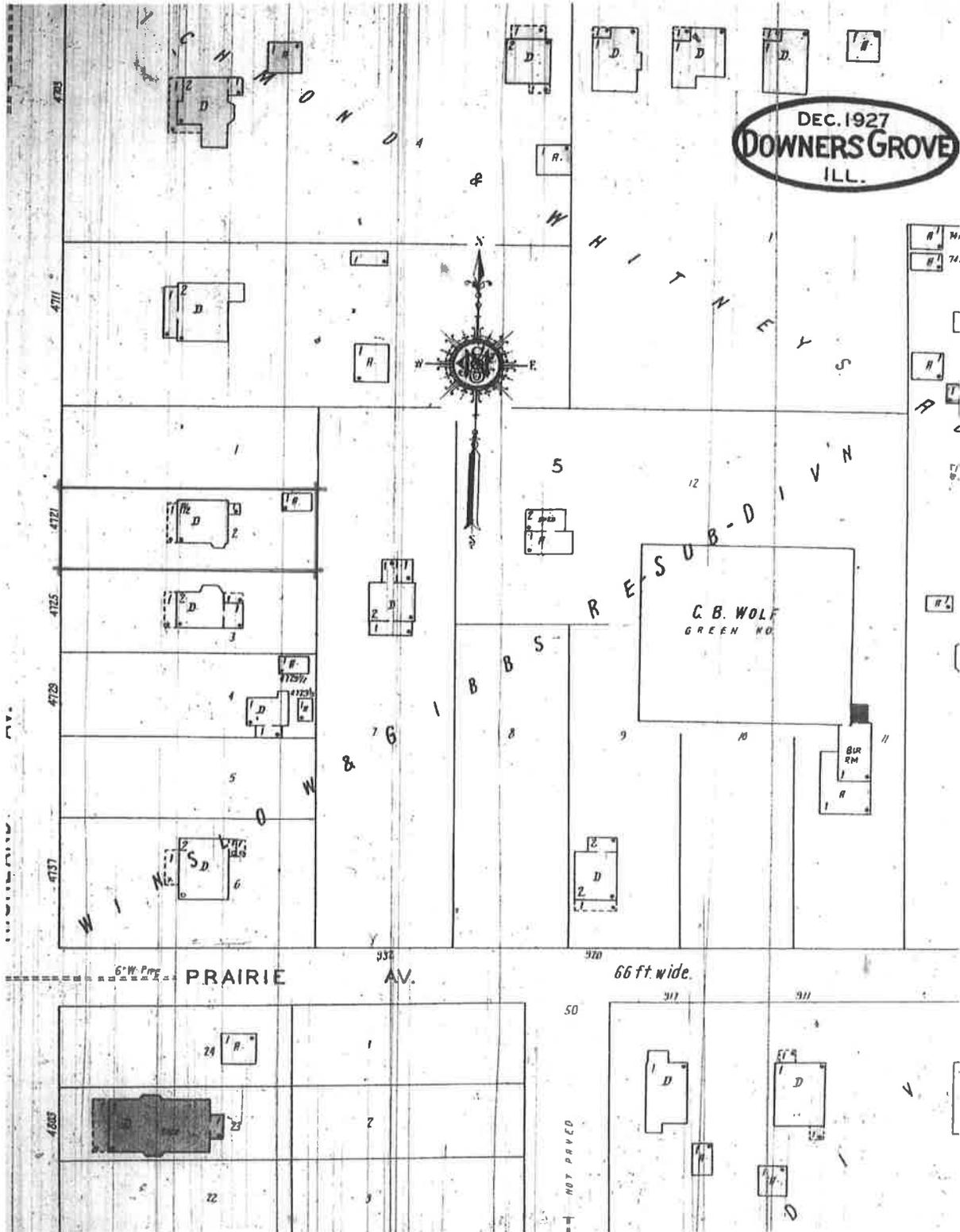


Photo #3: Side elevation facing south, April 2, 2019.

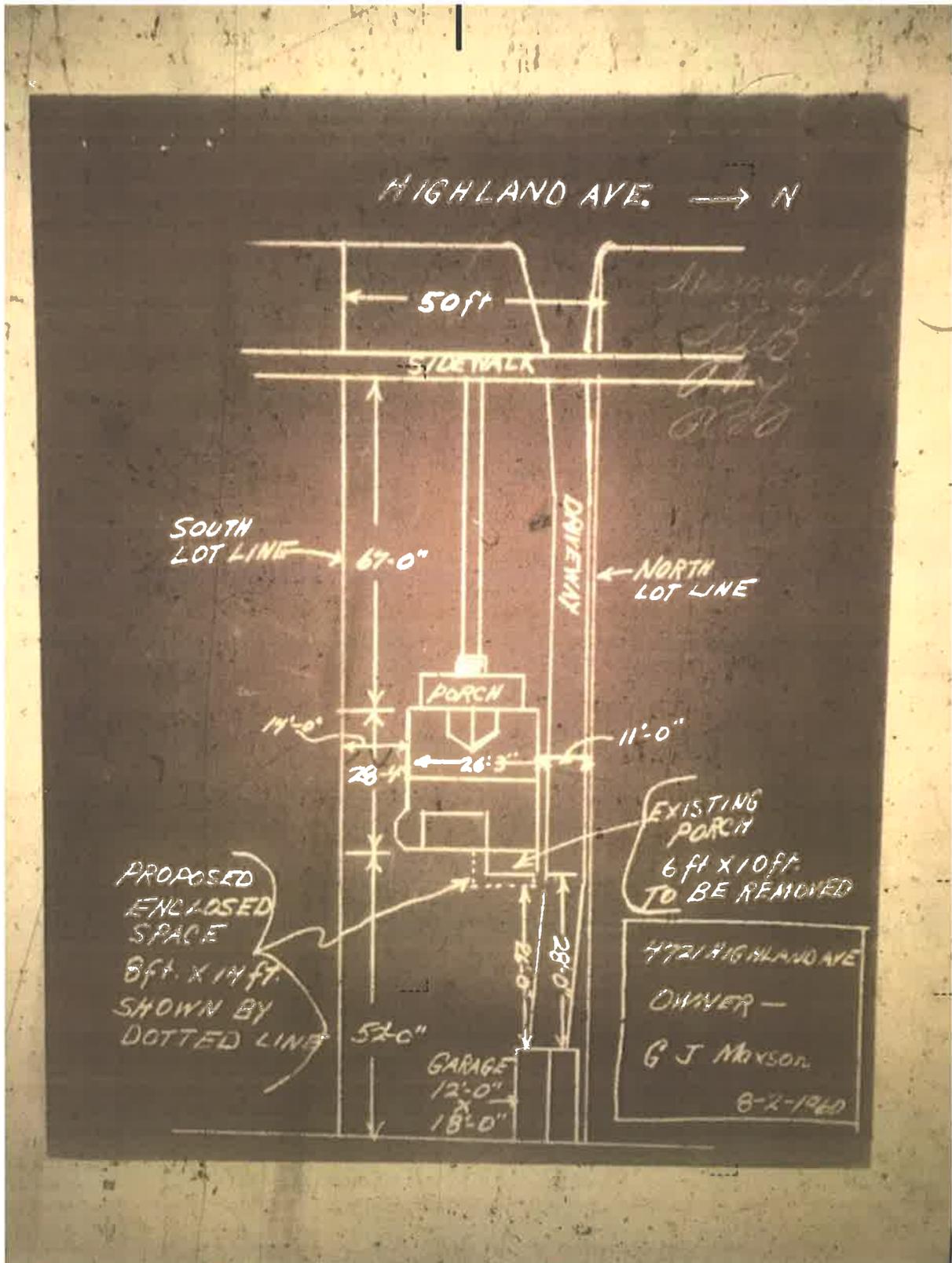


**A COOPERATIVE EXCLUSIVE LISTING  
MULTIPLE LISTING SALES OF DOWNERS GROVE AREA**

Photo #4: Real estate listing, circa 1967.



Sanborn Fire Insurance Map, showing location and plan layout of 4721 Highland in 1927.



Plat of Survey.