



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
OCTOBER 19, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-ADR-0008 4540 Highland Avenue	Designation of a Historic Landmark	Swati Pandey Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 4540 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

**OWNER/
APPLICANT** John and Patricia Orwin
4540 Highland Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: American Foursquare
BUILDING DATE: 1914
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 14,159 square feet
PIN: 09-05-315-018

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
7. Sanborn Map

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4540 Highland Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story American Foursquare house with a basement was most likely constructed in 1914, based on the information provided by the petitioner.

The American Foursquare style house is aptly named after its cubic shape and division of living space into quarters and is sometimes called a “Classical Box” or “Prairie Box.” The typical features of a foursquare include two-and-a-half stories with a hipped roof and large front porches with wide stairs. In the Village, many Foursquare homes were designed in the Prairie and Craftsman style, especially in the E.H. Prince’s Subdivision and along the Maple Avenue corridor.

The property at 4540 Highland Avenue includes many of these features, including the cube-shaped massing and hipped roof with wide eaves. The full width front porch on the front facade with double and triple columns is typical of the Craftsman style. The horizontal band, typical of the Prairie style, separates the bevel siding below and the shingle siding on the second story. Some of the other notable features include the wooden double hung windows with a triple-window bay off the dining room. In addition to the external original architectural features, many internal architectural features remain including, hardware, trim, and windows. A one-story rear addition was added in 1986 on the western side of the building with attention to match the original exterior. The rear addition does not impact the historic integrity of this Prairie and Craftsman Style American Foursquare home.

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, *Landmark Designation Criteria #3* 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 ca. 1914 and is therefore 102 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 Prairie and Craftsman Style

American Foursquare. The 2013 Architectural and Historical Survey identified this property as 'significant' as an example of an "excellent Foursquare with high integrity". The overall cube-shaped massing, hipped roof, grouped windows, and front porch with double and triple columns are typical of the American Foursquare, 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 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 that the Architectural Design Review Board makes a positive recommendation to the Village Council for landmark status of 4540 Highland Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sp
-att



0 25 50 Feet

4540 Highland Ave.- Location Map



Historic Landmark Designation – 4540 Highland Ave

To: Architectural Review Board

September 2, 2016

After extensive and careful research of deeds and property tax records at the DuPage County offices, we have determined that our house was built in 1914. The house resides on two lots (10 and 11), part of E. H. Prince and Company's Addition to Downers Grove. In 1913, the property was purchased by John and Frieda Venard. The tax records show an increase in the assessment from \$35 to \$485 for 1915, showing that the house was built in 1914. An original built-in mirror was found in the house with a 1914 date.

John Venard was born in 1886. In 1913, he purchased the 2 lots in E H Prince's subdivision. John built the house in 1914. John and his wife Frieda had 2 daughters, Ruth (b. 1915) and Florence, (b. 1928). The Venard family owned the property from 1913 to 1974. John was a postman in Downers Grove for 51 years. John passed away in 1969, and his wife Frieda passed away in 1974.

We purchased the house in 1981, and are only the third family to live there:

Venards	1914-1974
Kellys	1974-1981
Orwins	1981-date

There were virtually no changes made to the house prior to our purchase in 1981. The exterior configuration was exactly as shown on a 1927 Sanborn map. Inside, it was a virtual time capsule from the 1914-1920 era:

- Original coal-fired boiler with coal-bin (gas conversion, but coal parts were saved)
- Original gravity hot water heating system with radiators in each room. (still working perfectly)
- 3-pipe water supply system to kitchen and bathroom, with cistern and hand pump.
- Most rooms had the original wall-mounted bracket lights. These were conversions from gas lighting. All the gas pipes in the house were still "live".
- The bathroom is a large upstairs 10'x12' room with the original claw foot tub.
- Most of the interior trim, both oak and pine, had never been painted over, and did not require stripping for restoration.
- The windows are all original wood double-hung with sash cords, weights and pulleys. Many of the glass panes are original "wavy" glass.
- When painting the house, evidence of the original colors was found: brown siding with cream trim.

I restored the house from 1981-1988. Special care was taken to keep all original details where possible, while updating plumbing and electrical systems to modern standards.

In 1986, I designed and built a 750 sf addition on the west side of the house. Again, special care was taken to match the original house in design details both inside and out:

Addition Exterior

- 6" cedar bevel siding matching the original house
- Custom wood double hung windows with sash cords, weights and pulleys
- Exterior window and corner trim boards custom milled from 5/4 stock to match original house
- Double and triple window groupings to echo the triple bay window on the original house

- Rear porch with triple piers matching the front porch

Addition Interior

- Custom milled oak trim to match the patterns in the original house
- 1-1/2" wide strip oak flooring matched to the original house
- Recycled 5-panel oak doors stripped and stained to match old doors
- Wood-burning masonry fireplace with recycled oak mantel - style similar to other trim.

Originally, there was a 18'x22' 1-1/2 story carriage house at the west side of the lot, contemporary with the house. It had a wood floor and inside, there was still the framing for the horse's stall. The second story served for storage and a hay loft. The structure was in poor shape, and had shifted on the block foundation. I researched having it restored, but the cost was prohibitive. In 2006, I reluctantly had it torn down and replaced with a new 2-story 3-car garage in the same location. It was designed to be reminiscent of the original structure, using original materials for siding and windows.

Our house is an excellent example of a classic American Foursquare with Craftsman influences. The exterior remains essentially in as-built condition. Notable exterior elements are:

- Bevel siding on the first story, shingles on the second with dividing molding.
- Full width front porch with double and triple columns
- Bay window off dining room with triple windows

The interior also has many significant original elements:

- Oak colonnade between front room and dining room
- Oak built-in buffet with bevel glass mirror in the dining room
- Fireplace with green glazed bricks
- Bathroom with original claw foot tub
- Bracket light fixtures with some original glass shades

Several examples of houses with features similar to ours can be found in the 1913 Sears "Modern Homes" catalog as well as other plan books from the 1910-1925 period.

We would like to request that it be added to the list of landmarked homes, to insure that it will continue to be preserved and maintained in the future.

Sincerely,

John and Pat Orwin

**Addendum to Narrative for 4540 Highland Ave.
October 5, 2016**

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 102 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 classic American Foursquare with Prairie and Craftsman influences. It has been carefully preserved and has most exterior features intact:

- Cube-shaped massing
- Hip roof with wide eaves
- Full width front porch with double and triple columns, (typical of the Craftsman style)
- Horizontal band (typical of the Prairie style) separating bevel siding below and shingle siding above
- Wood double hung windows, with a triple-window bay off the dining room

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 _____

Date of Construction _____

Architectural Style _____

Architect (if known) _____

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

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

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

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

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

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

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

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

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

WORKMAN LAND SURVEYORS

73 W. 61ST STREET WESTMONT, IL 60559
PHONE 630-541-0176 FAX 630-541-0177

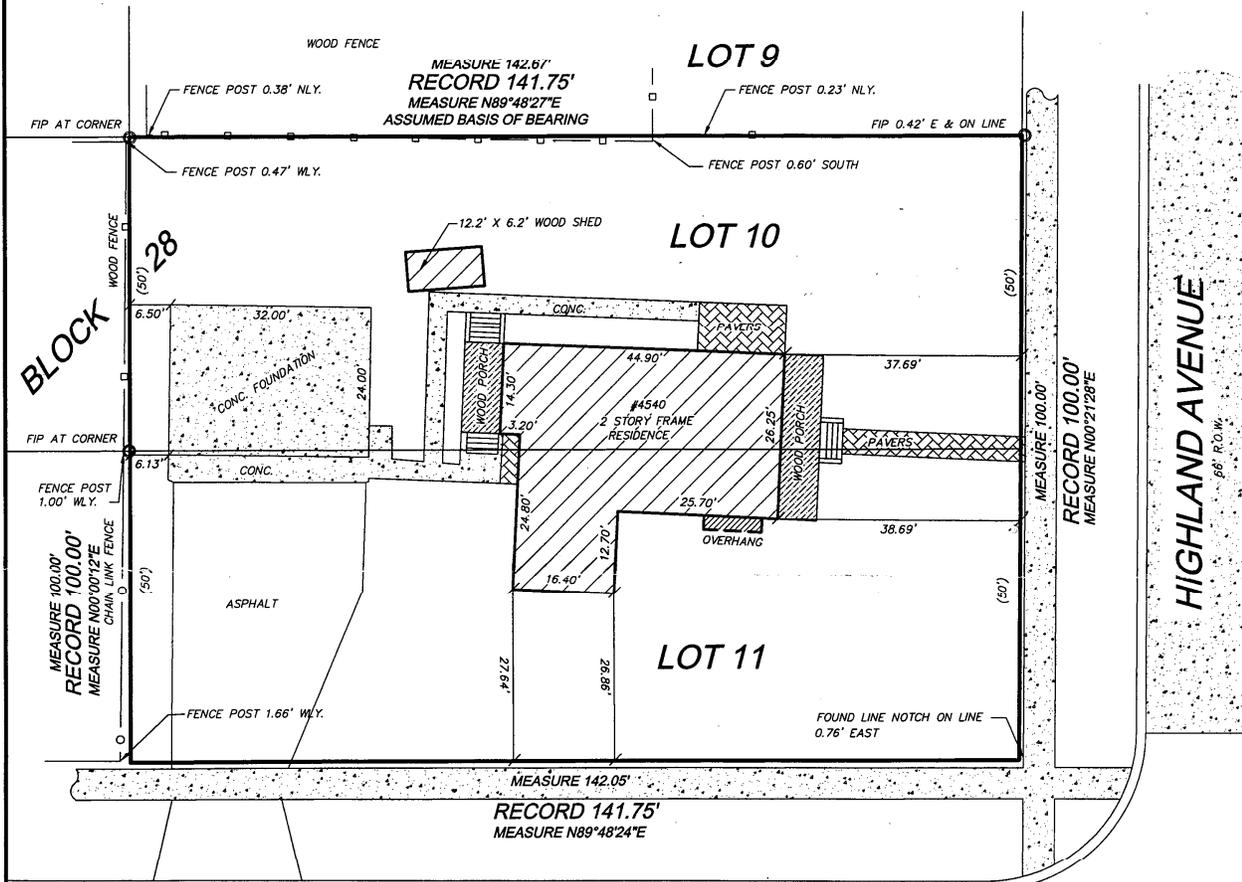


ASSUMED MERIDIAN
SCALE 1"= 20'

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 10 AND 11 IN BLOCK 28 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 30, 1890 AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS.



LINCOLN STREET

66' R.O.W.

GENERAL NOTES

UNLESS OTHERWISE NOTED ALL BUILDING DIMENSIONS
AND TIES ARE TO BRICK AND/OR FRAME SIDING OF BUILDING

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED
UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE
TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP,
BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

ALL EASEMENT AND BUILDING SETBACK LINES SHOWN
HEREON ARE PER RECORDED SUBDIVISION PLAT

RECORD L = RECORD ARC LENGTH

MEASURE L = MEASURE ARC LENGTH

R = RADIUS

R.O.W. = RIGHT OF WAY

Job No.: 05-27127

Address: 4540 HIGHLAND
DOWNERS GROVE, ILLINOIS

CLIENT: ORWIN

DATE OF COMPLETION OF FIELD WORK

NOVEMBER 14, 2005



STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

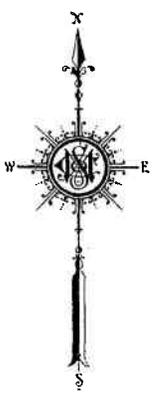
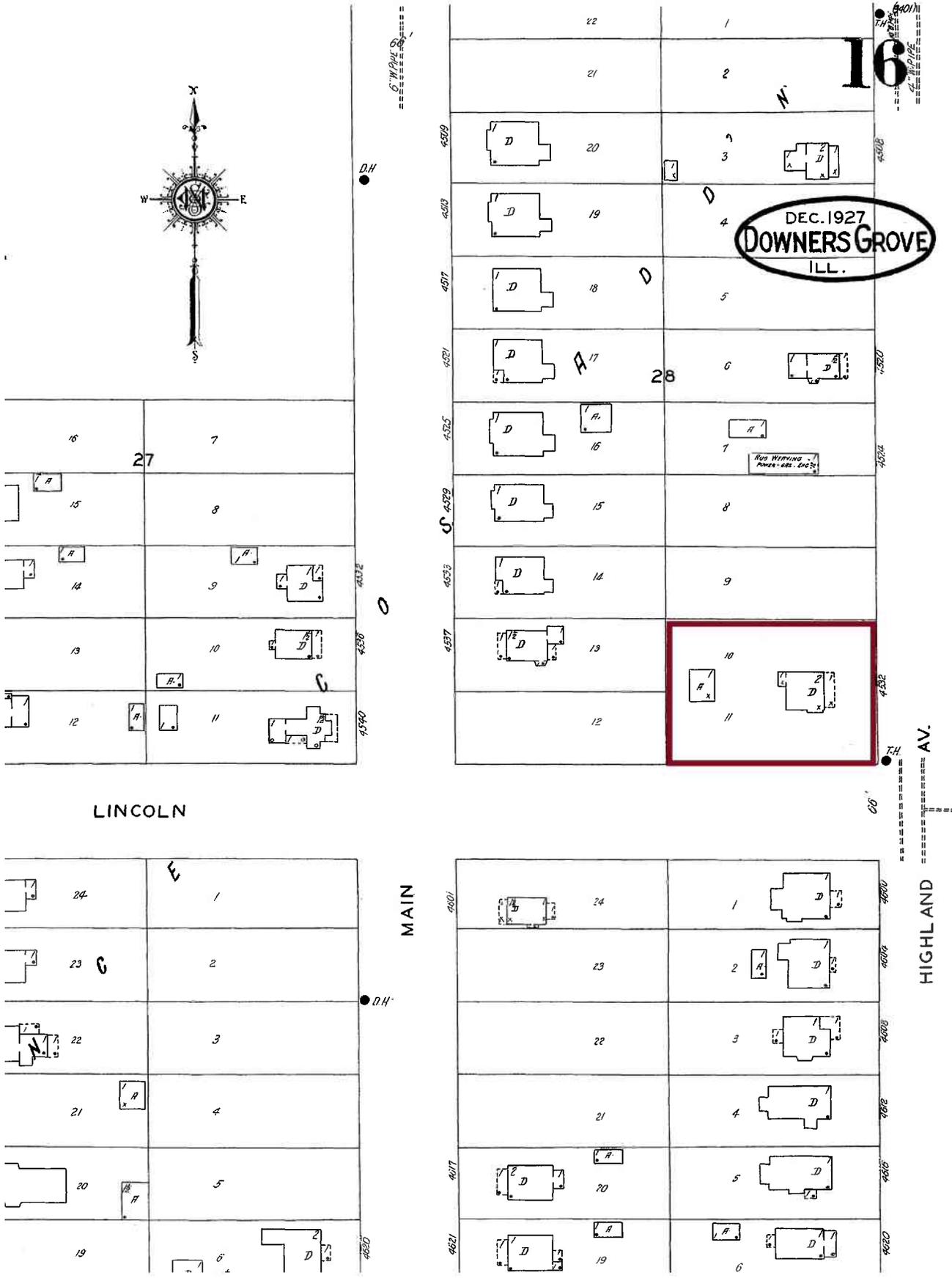
I, WILLIAM A. WORKMAN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY
CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION.
ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF NOVEMBER, A.D., 2005.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003501
MY LICENSE EXPIRES ON NOVEMBER 30, 2006.

Section of 1927 Sanborn map showing 4540 Highland



LINCOLN

MAIN

HIGHLAND AV.

4540 Highland Photo Gallery

Photos from 1981

- | | |
|-------------------|-------------|
| 1. East elevation | March, 1981 |
| 2. View from SE | March, 1981 |
| 3. View from NE | March, 1981 |
| 4. West elevation | March, 1981 |
| 5. Carriage House | March, 1981 |

Photos from 2016

- | | |
|------------------------|-----------------|
| 6. East elevation | August 30, 2016 |
| 7. SE View | August 30, 2016 |
| 8. NE View | August 30, 2016 |
| 9. W View w/porch | August 30, 2016 |
| 10. Front porch detail | August 30, 2016 |
| 11. Garage | August 30, 2016 |



Photo #1 East elevation - March 1981



Photo #2 View from SE - March 1981



Photo #3 View from NE – March 1981



Photo #4 View from W – March 1981 – note small mud porch



Photo # 5 Carriage House – March 1981



Photo #6 East Elevation – August 30, 2016



Photo #7 SE View – August 30, 2016



Photo #8 NE View – August 30, 2016



Photo #9 West View of addition porch with triple columns – August 30 2016



Photo #10 Front porch, detail of columns and front door with oval glass – August 30, 2016



Photo #11 Garage built 2006 – August 30, 2016