

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
OCTOBER 21, 2008 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Historic Landmark Designation for 5256 Carpenter Street	<ul style="list-style-type: none"> <li>✓ Resolution</li> <li>Ordinance</li> <li>Motion</li> <li>Discussion Only</li> </ul>	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

A Historic Landmark Designation Resolution has been prepared to designate the property at 5256 Carpenter Street a historic landmark.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2007-2012 identified *Preservation of our Residential and Neighborhood Character*. Supporting these goals are the objectives *Continuing Reinvestments in the Neighborhoods* and *Preservation of Neighborhoods*. Staff believes the proposed historic landmark complies with the Strategic Plan.

**FISCAL IMPACT**

N/A.

**UPDATE & RECOMMENDATION**

This item was discussed at the October 14, 2008 Workshop. During discussion of this item, the Village Council inquired as to how the petitioner might preserve the trees located on the property of 5256 Carpenter Street. There are a number of ways the petitioner may preserve the trees privately, including deed restrictions.

Staff recommends approval on the October 21, 2008 active agenda.

**BACKGROUND**

*Ordinance Background*

The requested landmark designation for 5256 Carpenter Street is the first petition seeking landmark designation under the Village’s Historic Preservation Ordinance. The Ordinance was adopted by Village Council on July 3, 2007 and requires Historic Landmark petitions be reviewed by the Architectural Design Review Board (ADRB). The ADRB evaluates the petition and forwards a recommendation to Council. If the designation is approved by Council, the Village records the landmark designation with the DuPage County Recorder of Deeds and identifies the property as a landmark on the Village’s Official Zoning Map. This petition is the first application the Village has received and is the first to be presented to the ADRB and Council.

*Petition Overview*

Ms. Mildred Drew is requesting her property at 5256 Carpenter Street be designated a historic landmark under criteria 12.400(b) of the Historic Preservation Ordinance. The house was also home to Ms. Drew’s

brother, Mr. Donald Drew, a person who significantly contributed to the enhancement of musical culture in Downers Grove. Mr. Drew was a founding member of the Downers Grove Oratorio Society, now known as the Downers Grove Choral Society. Mr. Drew resided at 5256 Carpenter Street during his childhood and adult life. Ms. Drew currently lives at the residence.

### *Existing House*

The two-story Gothic Revival house with a basement was designed by the petitioner's grandfather and completed in 1888. The house has a stone foundation, original wood clapboard siding beneath newer vinyl siding, and a brick chimney with a concrete chimney cap on the south façade. The roof is a cross-gable with a steep front gable. The original window openings remain, but modern windows have been installed. An original three-panel, wood double door with a transom is visible on the east (front) facade. There are three porches on the house, two front porches on either side of the cross gable and one rear porch on the northwest corner of the house. The capitals of the porch posts are ornamented.

A detached garage is located in the rear yard. Based on discussions with Ms. Drew, the one-story, two-car garage is estimated to be more than fifty years old. The 24-panel wood garage doors remain, although the exterior has been clad with modern siding.

### *Analysis of Significance*

The proposal complies with the following criteria for Landmark Designation:

- a) *Significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation* –The house was home to Mr. Drew who enhanced the musical culture of the Village and is therefore of significant cultural value in the Village.
- b) *Identification with a person or persons who significantly contributed to the development of the community, county, State or Nation* - Mr. Drew was born, raised and lived in Downers Grove his whole adult life. He was a member of many community musical organizations and was a founding member of the Downers Grove Oratorio Society which is now known as the Downers Grove Choral Society. Mr. Drew composed many forms of music throughout his life and played *Three Nature Pieces* for piano at the Century of Progress Exposition in Chicago in 1932. In 1999, the Downers Grove Choral Society celebrated 40 years by publishing a history of the Society and noted that Mr. Drew “has been one of the most important contributors to the formation and growth of the Society.”

In celebration of Mr. Drew's 100<sup>th</sup> birthday, the Downers Grove Choral Society and Downers Grove Music Club presented a special concert of Mr. Drew's work on September 26, 2004. The Village of Downers Grove honored Mr. Drew by proclaiming the day Donald J. Drew Day in the Village. Mr. Drew passed away in August of 2006.

- e) *Unique location or singular physical characteristics that make it an established or familiar visual feature* – The property has a unique steep gable on the front elevation and is one of the larger single pieces of land within the surrounding neighborhood.
- h) *A source of civic pride or identity for the community* - The property is a source of civic pride based on Mr. Drew's enhancement of music in the community.

*Architectural Design Review Board (ADRB)*

The ADRB considered the petition at their August 28, 2008 meeting. The ADRB found the request met the historic landmark standards for approval and recommended unanimous approval of the requested designation. Staff concurs with the ADRBs recommendation.

**ATTACHMENTS**

Resolution



**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR  
5256 CARPENTER STREET**

WHEREAS, the Village of Downers Grove has adopted an Ordinance entitled the “Historic Preservation Ordinance”; and

WHEREAS, Section 12-300 of the Municipal Code sets forth land mark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, Donald Drew (“Applicant”) is the owner of certain property legally described as follows:

Lot 10 (except the northerly 10 feet) in Carpenter’s Subdivision of part of the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 7, 1866 as Document 7661, in DuPage County, Illinois.

Commonly known as 5256 Carpenter Street, Downers Grove, IL (PIN 09-08-309-003)

WHEREAS, there is a two-story Gothic Revival structure on the property; and

WHEREAS, on August 28, 2008, the Architectural Design Review Board conducted a public hearing in connection with the aforesaid application, after notice of said hearing was duly given; and

WHEREAS, the Board rendered its decision on the aforesaid application, recommending that the property located at 5256 Carpenter Street, Downers Grove, Illinois, be granted Historic Preservation Designation; and

WHEREAS, certain applicable requirements of Section 12-400, Landmark Designation Criteria, of the Historic Preservation Ordinance relating to the granting of Historic Landmark Designation have been met.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. That the recitals contained in the Preamble hereto are incorporated as part of this Resolution.

Section 2. That the structure located on the property located at 5256 Carpenter Street is hereby granted Historic Landmark Designation.

Section 3. That the Village Clerk is hereby directed to file a certified copy of this Resolution in the Office of the DuPage County Recorder of Deeds and is further directed to transmit a copy of this Resolution to Downers Grove Historical Society and the Applicant.

Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

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Mayor

Passed: \_\_\_\_\_

Attest: \_\_\_\_\_  
Village Clerk