

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MARCH 24, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Historic Preservation Plan	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution has been prepared adopting a Historic Preservation Plan.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Preservation of Our Residential and Neighborhood Character* with the supporting objective of *Preservation of neighborhood, unique historic architectural character, including urban forest and brick streets.*

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the April 7, 2009 active agenda per the Architectural Design Review Board's recommendation.

BACKGROUND

The Village Council adopted the Historic Preservation Ordinance on July 3, 2007 with a goal for the Village to become a Certified Local Government (CLG) through the State's program. The CLG program allows the Village to participate as a partner in state and federal preservation activities. The benefits of becoming a CLG are:

- Eligibility for matching grant funds to assist in the implementation of preservation programs
- Review of National Register of Historic Places nominations
- Resident eligibility in the Property Tax Assessment Freeze program
- Technical assistance from the Illinois Historic Preservation Agency (IHPA)

To become a CLG, the Village must have the following items:

- A historic preservation ordinance (adopted July 3, 2007)
- A preservation review commission (Architectural Design Review Board [ADRB])
- A historic preservation plan which includes goals and objectives (being considered)
- An active local survey program to identify historic resources (within the historic preservation plan)
- A forum for public participation (ADRB process)

Staff developed the Historic Preservation Plan with ADRB and public participation from October 2008 through February 2009. The plan includes the following items:

- A brief history of the Village
- A list of preservation goals and objectives
 - Identify and preserve historically significant buildings, neighborhoods and sites
 - Develop public outreach and education
 - Become a CLG and maintain certification
 - Provide grants to local downtown businesses to undertake historically sensitive rehabilitations
- A description of previous surveys
 - Downers Grove Historical Society
 - Historic Architectural and Archaeological Resources Geographic Information Survey (HAARGIS)
 - Sears Homes
 - Downtown Pattern Book
- A list, photograph, and map of the existing historic resources
- An implementation plan for each goal, including a survey program

In December 2008, staff forwarded a copy of the draft plan to the IHPA for a preliminary review to ensure that the plan being developed would meet the requirements necessary to become a CLG. The IHPA believes the proposed Historic Preservation Plan meets the plan and survey program requirements of the CLG application.

The next step in becoming a CLG would be the adoption of the Historic Preservation Plan and the completion of the required application materials. The remaining CLG application items are administrative in scope, including:

- A list of contact information for the Village staff liaison and ADRB chairperson
- A resume of each ADRB member
- A copy of the relevant historic preservation documents
- An explanation of the Village's desire to become a CLG
- A request for certification from Mayor Sandack

Once CLG status is achieved, the Village staff would undertake the implementation steps to complete the goals and objectives of the plan. This would include working with local community organizations to undertake surveys of historic buildings and areas.

The Architectural Design Review Board held public meetings on January 22, 2009 and February 26, 2009 to discuss the Historic Preservation Plan. The ADRB and public offered numerous comments and revisions which were incorporated into the document. The ADRB recommended the Village Council accept the Historic Preservation Plan at the February 25, 2009 meeting. Staff concurs with the ADRB recommendation. The adoption of the plan will assist the Village in becoming a CLG.

ATTACHMENTS

Historic Preservation Plan

Staff Memorandums dated January 22, 2009 and February 26, 2009

Minutes of the January 22, 2009 and February 26, 2009 ADRB meetings

RESOLUTION NO. _____

A RESOLUTION ADOPTING A HISTORIC PRESERVATION PLAN

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

WHEREAS, the Municipal Code sets forth landmark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, in order for the Village to become a Certified Local Government (CLG) through the State’s Program, the Village must adopt a Historic Preservation Plan in addition to adopting the Historic Preservation Ordinance; and

WHEREAS, the Architectural Design Review Board, Village staff and the public developed a Historic Preservation Plan (the “Plan”); and

WHEREAS, the Plan sets forth goals and objectives for continuing historic preservation efforts including building surveys, landmark identification, public education and public participation; and

WHEREAS, the Architectural Design Review Board reviewed said Plan in public meetings on January 22, 2009 and February 26, 2009.

WHEREAS, the Architectural Design Review Board forwarded a positive recommendation for the Plan to the Village Council at their meeting of February 26, 2009.

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

Section 1. That the Historic Preservation Plan attached hereto and incorporated herein by reference as Exhibit A is hereby adopted by the Village Council as the Downers Grove Historic Preservation Plan.

Section 2. That the Village Clerk is hereby directed to file a certified copy of this Resolution and Plan with the State of Illinois along with the CLG application to participate as a partner in state and federal preservation activities.

Section 3. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 4. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed: _____

Attest: _____

Village Clerk

**Historic Preservation Plan
for
Downers Grove**



April 2009

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INTRODUCTION

The Village of Downers Grove enacted an Historic Preservation Ordinance on July 3, 2007. The purpose of the ordinance is to promote protection, enhancement, perpetuation, and use of improvements of special character to buildings or sites of historical interest or value in the Village. The Village believes it is important to preserve historic buildings and sites which have contributed to the growth and history of the Village. This plan serves as the foundation to identify and preserve historic buildings and sites throughout the Village.

HISTORY OF DOWNERS GROVE¹

A vast prairie with occasional tree groves was home to the Potawatomie and Sauk Native American tribes when Pierce Downer first arrived in 1832. Downer became the first settler of what would become Downers Grove. Throughout the 1830s and 40s, settlers arrived and started building a community of log cabins.

By 1851, 957 people resided in Downers Grove Township. The township was served by two main roads, Ogden Avenue and Maple Avenue, and continued to see an influx of settlers. The Village would continue to experience growth with the decision by the Chicago, Burlington and Quincy Railroad Company's (CB&Q) to construct a railroad from Aurora to Chicago through Downers Grove. In May 1864, the first train went through Downers Grove on its way to Chicago.

In 1873, the Village of Downers Grove was incorporated. Over the next twenty years, the Village saw significant growth as real estate developers purchased large tracts of land and platted new subdivisions, including 225 acres by E. H. Prince.

In the early 20th Century, over 2,000 people lived in Downers Grove and brick streets, sewers and new businesses and stores were constructed to serve the growing population. The new downtown buildings included a bank, passenger railroad station, two theaters and a library.

The Village's growth continued in the 1920s as a village hall, high school, Masonic Temple, and the Tivoli Hotel and Theater were built. The Tivoli was the second theater in the United States to be designed and built for talking movies. Residential development in the Village between 1908 and 1940 included a large number of mail-order homes, primarily from Sears Roebuck and Company.

The Great Depression struck Downers Grove as it did other communities and development slowed. Federal funds assisted in building a new water tower and adding a gymnasium to the high school. In the late 1930s and early 1940s, a new Woolworth's and Citizens National Bank were added to the downtown.

¹ Dunham, Montrew. *Downers Grove Revisited*. Arcadia Publishing, 2003.

At the end of World War II, the Village saw a period of expansion as businesses began to locate in Downers Grove and people moved from the city to the suburbs. One of the first new industries to move into the Village was Pepperidge Farm in the 1950s. In 1958, the Ellsworth Park Industrial Park was developed and brought many new businesses into the Village. The opening of Interstate 88 in 1960 provided an alternative transportation outlet for both industry and residents.

The 1970s and 1980s saw commercial growth occur within the 63rd Street, 75th Street and Butterfield Road corridors. In 1976, Good Samaritan Hospital opened along Main Street. New residential developments, including Orchard Brook in the north and Dunham Place in the south, occurred during this time as well, as the population grew to 42,560 by 1980.

In 1989 Interstate 355 was opened along the western edge of the Village. In the early 1990s, the Esplanade at Locust Point business park was opened along I-355 and Butterfield Road. In 1998, the Village began a three year public works project to update the utilities and streetscapes with the downtown. The turn of the 21st Century saw downtown surface parking lots replaced with mixed-use developments.

HISTORIC PRESERVATION PLAN GOALS AND OBJECTIVES

Goal 1 - Identify and preserve historically significant buildings, neighborhoods and sites throughout the Village.

- Objectives –
1. Complete annual surveys of buildings based on estimated construction dates and location within the Village. Building surveys of the downtown area and immediately surrounding neighborhoods should take precedent.
 2. Conduct Architectural Design Review Board Meetings to review requests for historic districts and landmarks.
 3. Coordinate with other local governments, such as the School and Park Districts, to identify potentially historic sites and buildings. These local governments may also have records which could assist in documenting the historic nature of the resource.

Goal 2 - Develop public outreach and education for Historic Preservation.

- Objectives –
1. Partner with local community organizations to promote historic preservation.
 2. Reach out to residents through printed materials in Village sponsored publications, newspapers, websites, brochures, public seminars, preservation awards, focused mailings, and partnerships with local community groups.
 3. Investigate partnership opportunities with local historic preservation college programs to develop and complete survey programs.
 4. Maintain historic preservation expertise by having ADRB and Village staff members attend historic preservation conferences and seminars.

Goal 3 – Become an Illinois Certified Local Government and maintain certification

- Objective –
1. Complete required application. The application requires:
 - a. Village contact information
 - b. ADRB contact information
 - c. Explanation of why the Village is seeking CLG status
 - d. A letter of request for certification from the Mayor
 - e. ADRB member resumes
 - f. A description of the Village’s historic resources survey program
 - g. A procedure for administering public participation in National Register of Historic Places nominations
 - h. A copy of the Village’s Historic Preservation Ordinance, Historic Preservation Plan and Design Guidelines
 - i. A list of locally designated historic resources
 2. Maintain certification through an annual report This annual report includes:
 - a. Documentation of the number of cases heard and properties designated
 - b. Description of local survey efforts
 - c. Description of monitoring of alterations or demolitions
 - d. Summary of ADRB activities and accomplishments
 - e. Documentation of Commission representation in at least one informational or educational meeting pertaining to historic preservation.
 3. Develop historic preservation projects which may qualify for CLG grant funding. Grant applications are reviewed by the Illinois Historic Preservation Agency (IHPA) during the summer with award in the fall.

Goal 4 – Provide grants to local business owners to undertake historically sensitive rehabilitations on existing downtown buildings.

- Objectives –
1. Develop downtown design guidelines
 2. Establish grant program through Village Council budget process and downtown TIF fund for downtown business owners
 3. Establish grant requirements and technical review committee

PREVIOUS SURVEYS

Historic Architectural and Archaeology Resources Geographic Information System (HAARGIS), 1971 – 1975.

In the early 1970s, the state of Illinois undertook an extensive statewide survey of potentially historic architectural and archaeological resources. The survey identified 161 properties in Downers Grove. The majority of the surveyed buildings were single family residences. The original survey provided a picture and brief descriptions of these properties.

In 2007, Village staff reviewed the HAARGIS survey and attempted to re-identify the 161 properties. Staff was able to identify 160 of the original 161 properties. The record of each

property was updated and a current photograph was taken. Each of the identified properties and a photograph of each are shown in the appendix.

Sears Catalog Home Survey, 1999.

The Village undertook a survey in 1999 to identify Sears Catalog Homes located within the Village. The Village is home to numerous Sears Roebuck and Company catalog homes. The concentration of Sears homes in the Village can be attributed to the Village's location along the Chicago, Burlington and Quincy Railroad and the location of a roundhouse with sidings which could accommodate the freight cars containing Sears Home construction materials. The survey successfully identified 43 Sears Homes and an additional 18 homes which have not been confirmed as a Sears Home. In 2008, Village staff reviewed the original survey and found the majority of these houses intact. An updated photograph of each property was taken. A list and photograph of each Sears Home is shown in the appendix.

Village of Downers Grove Downtown Pattern Book, 2008.

The Village contracted to complete a pattern book which contains the different patterns and components that create the fabric and context of the Village's downtown. The book contains a street by street analysis of each building in the downtown and analyzes their key features. The Pattern Book identifies those buildings which are of a high value and have a good urban character. The identification of these buildings will assist the Village in surveying potentially historic buildings in the downtown.

HISTORIC RESOURCES

The Village has one National Register property and two locally landmarked buildings. In addition to these properties, the Downers Grove Historical Society has dedicated three honorary historic districts and has honored several historic places and several 100-year old buildings with plaques. The Village's historic resources are discussed below with a photograph of each shown in the appendix.

Existing National Register Properties

Avery Coonley School, 1400 Maple Avenue. The Avery Conley School was listed in the National Register of Historic Places in August 2007. According to the National Register nomination, the school has national significance both in its program and building and grounds design features. The school represented an important moment in the Progressive Education Movement and is associated with Queene Ferry Coonley, who was a founder of the Progressive Education Association. Additionally, the school is an excellent example of the Prairie School of Design that ties buildings to the land, a Jens Jensen designed landscape, and an Arts and Crafts building design.

Existing Historic Landmark Properties

The Drew House, 5256 Carpenter Street. The Drew House was designated a local landmark on October 21, 2008. The two-story Gothic Revival house is identified with Mr. Donald Drew, a

founding father of the Downers Grove Oratorio Society, now known as the Downers Grove Choral Society. The house is significant because Mr. Donald Drew significantly contributed to the development of music in Downers Grove throughout his life.

The David Kline House, 1741 Prairie Avenue. David Kline was born in Alsace, France (now Germany) in 1838. He immigrated to Downers Grove in 1853 with his family and farmed the family's 125 acres until 1863. In 1863, he enlisted in Company C, Sixty-Fourth Illinois Volunteer Infantry and served for two years. Kline lost his left leg in 1864 during a battle. After his return to Illinois, he opened a grocery store and was a prominent businessman in the Village. A preservation easement over this property has been dedicated to the Landmarks Preservation Council of Illinois.

Existing Historic Districts

The Village has no designated historic districts.

Historical Society Centennial Buildings

The Downers Grove Historical Society has identified 31 buildings within the Village which are over 100 years of age. These centennial buildings include single family residences, a church, a blacksmith shop, and the Village's first post office and general store. A list and photograph of each of these buildings is located in the Appendix.

Historical Society Honorary Historic Sites and Buildings

The Downers Grove Historical Society has identified eleven historic sites and has an on-going program to designate properties. The identified sites are the Main Street Railroad Station, the Belmont Golf Course, Tivoli Theater, Prince Pond, the Main Street Cemetery, Lincoln School, Downers Grove Community High School North, the First Baptist Church, the Pierce Downer Well, Avery Coonley School and the Brick Streets within the E.H. Prince Subdivision Honorary Historic District. The Downers Grove Historical Society will be designating the Longfellow Center and Whittier School as historic in May 2009. Each site is significant to the development of Downers Grove.

Honorary Historic Districts

The Downers Grove Historical Society has identified three honorary historic districts:

The Maple Avenue District – Maple Avenue was the Village's first main street. Originally an Indian trail where Randall Street is located, the new street was diverted to its present location in 1838 when Israel Blodgett and Samuel Curtiss carved out a road approximately two miles long using a log and yokes of oxen. Maple trees were planted alongside the new road. The district encompasses the parcels on either side of Maple Avenue from the Burlington Northern Railroad tracks on the east to Main Street on the west.

The Main Street District – The Main Street District encompasses the historic downtown along Main Street from Maple Avenue on the south to the Burlington Northern Railroad tracks on the north. Main Street was built when the Chicago, Burlington and Quincy railroad was built during

the Civil War. The district includes the Main Street Cemetery, the resting place of the Village's early settlers and one of the few cemeteries located in a downtown business district, the Penner Building, the Hoffert Building, and the Farmers and Merchant Bank Building.

The E. H. Prince Subdivision District – This district encompasses a portion of the downtown and stretches north and west. Covering approximately 225 acres, the district is bordered by Ogden Avenue on the north, Highland Avenue on the east, the Burlington Northern railroad tracks to the south, and Montgomery and Oakwood Avenues to the west. The centerpiece of the subdivision is Prince Pond which is located at the intersection of Linscott Avenue and Franklin Street. The district was platted by E.H. Prince in 1887.

IMPLEMENTATION PLAN

Goal 1 - Survey Program

The Village should begin an historic building survey program to document the historic resources within the Village. The survey may be completed by the Village, a qualified consultant or interested and qualified individuals. To keep survey costs low, the Village should explore the potential of working with local volunteers and preservation groups to assist in the completion of these surveys.

The priorities for this survey should reflect the historic pattern of development. Staff believes the properties within the existing honorary historic districts should initially be surveyed followed by an outward survey program from the center of the Village. Based on the number of potentially historic buildings within the center of the Village, the recommended survey order is:

1. Honorary Main Street Historic District
2. Honorary Maple Avenue Historic District
3. Honorary E. H. Prince Subdivision District
 - a. Prince Pond Area
 - b. Brick Street Area
4. Previously identified homes which may or may not be a Sears Home
5. Denburn Woods
6. Shady Lane Estates
7. Neighborhood developments within the following boundaries: Ogden Avenue on the north, Fairview Avenue on the east, 63rd Street on the south, and Belmont Road on the west

Goal 2 – Develop outreach program

The Village should continue to publish historic preservation articles within Village publications. Additionally, the Village shall continue to work with and develop an on-going relationship with community organizations with historic preservation interest.

Goal 3 – Illinois Certified Local Government

The Village should dedicate staff resources to complete the application process. The process will include coordination of materials with ADRB members and elected officials. Once CLG status is attained, the Village should maintain CLG status through annual reporting and continuing historic preservation education for staff and ADRB members.

Goal 4 – Provide grants to local property owners

In January 2009, the Village Council adopted downtown design guidelines and a façade improvement program for the downtown district through the TIF fund. The Village should monitor the success of this program and determine if there is available funding for the preservation of additional historic buildings and structures.

CONCLUSION

The Village of Downers Grove has identified a variety of historic resources throughout the community. The Village should continue to preserve the identified historic resources and work to identify additional properties which may be historic.

Historic Preservation Plan
for
Downers Grove
Appendix – Identified Properties

April 2009

PROPERTY LIST

ADDRESS	Classification	COMMENTS
25 2nd St	Sears	Conway
325 2nd St	HAARGIS	
336 3rd St	Sears	Unconfirmed Sears Home - Style unknown, possibly Rochelle
900 55th St	Sears	Marina
5151 Benton Ave	HAARGIS	
5152 Benton Ave	HAARGIS & DG	McVean House
	Hist Society - Centennial Home	
5225 Benton Ave	HAARGIS	
5449 Brookbank Rd	HAARGIS	
5451 Brookbank Rd	HAARGIS	
4812 Bryan Pl	Sears	Wilmore
4828 Bryan Pl	HAARGIS	
4832 Bryan Pl	Sears	Unconfirmed Sears Home - Style unknown, possibly Crescent
5130 Carpenter St	HAARGIS	
5136 Carpenter St	HAARGIS	
5140 Carpenter St	HAARGIS	
5201 Carpenter St	HAARGIS	
5226 Carpenter St	HAARGIS & DG	John Oldfield House
	Hist Society - Centennial Home	
5239 Carpenter St	HAARGIS	
5248 Carpenter St	HAARGIS	
5252 Carpenter St	HAARGIS	
5256 Carpenter St	Landmark	Drew Home - Downers Grove Landmark
5603 Carpenter St	Sears	Crescent
5720 Carpenter St	Sears	Unconfirmed Sears Home - Style unknown, possibly Dover
504 Chicago Ave	HAARGIS	
704 Chicago Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Van Dorn
908 Chicago Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Van Dorn
1240 Chicago Ave	Sears	Lexington
842 Curtiss St	HAARGIS	
920 Curtiss St	HAARGIS, DG	Post Office with WPA mural
	Pattern Book & DG Hist Society - Historical Site	
921 Curtiss St	HAARGIS & DG	Masonic Temple
	Pattern Book	
933 Curtiss St	HAARGIS & DG	
	Pattern Book	
1008 Curtiss St	DG Pattern Book	

ADDRESS	Classification	COMMENTS
1047 Curtiss St	DG Hist Society - Centennial Home & DG Pattern Book	First Congregational Church - Original church with address at 1025 Curtiss St
1050 Curtiss St	HAARGIS	Downers Grove Library - Original building demolished
1101 Curtiss St	HAARGIS	1st Church of Christ Scientist
1135 Curtiss St	HAARGIS	
1202 Curtiss St	HAARGIS	
4619 Downers Dr	HAARGIS	
5535 Dunham Rd	Sears	Elmhurst
5619 Dunham Rd	HAARGIS	
5621 Dunham Rd	HAARGIS	
5636 Dunham Rd	Sears	Van Dorn
4902 Edward Ave	Sears	Unincorporated Downers Grove - Rochelle
4717 Elm St	HAARGIS	
4737 Elm St	HAARGIS	
4812 Elm St	Sears	Unconfirmed Sears Home - Style unknown, possibly Conway
5228 Fairmount Ave	DG Hist Society - Centennial Home	Sterling North House
5099 Fairview Ave	HAARGIS	Fairview Railroad Depot
5133 Fairview Ave	HAARGIS	
5213 Fairview Ave	HAARGIS	
5128 Florence Ave	Sears	Confirmed Sears Home - Unknown style
5129 Florence Ave	Sears	Jeanette
4540 Forest Ave	Sears	Brookwood
4605 Forest Ave	Sears	Cornell
4617 Forest Ave	DG Hist Society - Centennial Home	Tillie Kiney House
4725 Forest Ave	HAARGIS	
4728 Forest Ave	HAARGIS	
4808 Forest Ave	Sears	Avondale
4811 Forest Ave	Sears	Unconfirmed Sears Home - Style unknown
4949 Forest Ave	HAARGIS & DG Pattern Book	Illinois Bell Telephone Building
1130 Franklin St	HAARGIS	
1205 Franklin St	HAARGIS & DG Hist Society - Centennial Home	Frank J. Gorman House
1225-1325 Franklin St	DG Hist Society	Brick Street from Linscott Ave to Oakwood Ave
1140 Gilbert Ave	HAARGIS	
1144 Gilbert Ave	HAARGIS	
1210 Gilbert Ave	HAARGIS	
1216 Gilbert Ave	DG Hist Society - Centennial Home	Emily Gilbert Lathrop House
1217 Gilbert Ave	HAARGIS	
1232 Gilbert Ave	HAARGIS	
1244 Gilbert Ave	Sears	Starlight
1308 Gilbert Ave	HAARGIS	
1326 Gilbert Ave	HAARGIS	
1336 Gilbert Ave	HAARGIS	
1340 Gilbert Ave	Sears	Lexington

ADDRESS	Classification	COMMENTS
1508 Gilbert Ave	HAARGIS	
1513 Gilbert Ave	HAARGIS	
5120 Grand Ave	HAARGIS	
5132 Grand Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Van Dorn
5210 Grand Ave	Sears	Elsmore
5240 Grand Ave	HAARGIS	
2420 Haddow Ave	DG Hist Society - Historical Site	Belmont Golf Course - First 9-hole golf course west of the Alleghenies
1228 Hawthorne Ln	HAARGIS	
4533 Highland Ave	HAARGIS	
4629 Highland Ave	HAARGIS & DG Hist Society - Centennial Home	The Pines - Boyhood Home of James Henry Breasted
4637 Highland Ave	HAARGIS	
4700 Highland Ave	HAARGIS	
4703 Highland Ave	HAARGIS	
4706 Highland Ave	Sears	Whitehall
4737 Highland Ave	HAARGIS	
4832 Highland Ave	HAARGIS	St. Joseph's School
4845 Highland Ave	HAARGIS	
4920 Highland Ave	HAARGIS	
4932 Highland Ave	HAARGIS	
536 Hill St	DG Hist Society - Historical Site	Whittier School
1 Jacqueline Dr	HAARGIS	
5 Jacqueline Dr	HAARGIS	
1525 Jefferson Ave	HAARGIS	Unincorporated Downers Grove
5321 Lane Pl	HAARGIS	
5328 Lane Pl	HAARGIS	
5336 Lane Pl	Sears	Confirmed Sears Home - Unknown style
4716 Lee Ave	Sears	Lynnhaven
911 Lincoln St	Sears	Barrington
1 Lindendwald Pl	HAARGIS	
2 Lindendwald Pl	HAARGIS	
4524 Linscott Ave	HAARGIS	Linscott Cemetery
4700-4900 Linscott Ave	DG Hist Society	Brick Street from Chicago Ave to to Franklin St
4709 Linscott Ave	DG Hist Society - Centennial Home	Lottie McDougall House
4744 Linscott Ave	HAARGIS	
4811 Linscott Ave	HAARGIS & DG Hist Society - Centennial Home	Farrar House
4816 Linscott Ave	HAARGIS & DG Hist Society - Centennial Home	
4817 Linscott Ave	Sears	Arlington
4836 Linscott Ave	HAARGIS & DG Hist Society - Centennial Home	Earl Prince Spec House

ADDRESS	Classification	COMMENTS
4901 Linscott Ave	DG Hist Society - Historical Site	Prince Pond - Centerpiece of E. H. Prince Subdivision
5229 Lyman Ave	HAARGIS	
5240 Lyman Ave	Sears	Monterey
5241 Lyman Ave	HAARGIS	
4436 Main St	DG Hist Society - Historical Site	Community High School District 99 - North High School
4704 Main St	HAARGIS	
4730 Main St	HAARGIS	
4735 Main St	HAARGIS	
4920 Main St	DG Pattern Book	
4947 Main St	DG Pattern Book	
4958 Main St	DG Pattern Book	
5001 Main St	HAARGIS, DG Pattern Book & DG Hist Society - Historical Site	Main Street Railroad Station - Site of 1947 Zephyr train crash
5114 Main St	DG Pattern Book	
5116 Main St	DG Pattern Book	
5122 Main St	DG Hist Society - Centennial Home	Mochel & Son Hardware (Closed 1995)
5124 Main St	DG Pattern Book	
5126 Main St	DG Pattern Book	
5131-5135 Main St	DG Pattern Book	Farmer and Merchants Bank Building
5140 Main St	DG Pattern Book	Downers Grove National Bank
5150 Main St	DG Pattern Book	
5158 Main St	DG Hist Society - Historical Site	Main Street Cemetery - Resting place of early Downers Grove settlers and located within the downtown
5200 Main St	DG Pattern Book	
5216 Main St	DG Pattern Book	S. Hoffert Building
5219 - Main St 5221	HAARGIS, DG Pattern Book & DG Hist Society - Centennial Home	Conrad Penner Harness Shop
5222 Main St	DG Pattern Book	
5224-5228 Main St	DG Pattern Book	
5300 Main St	DG Hist Society - Centennial Home	Sucher Blacksmith House
5312 Main St	HAARGIS	
5730 Main St	Sears	Wilmore
701 Maple Ave	HAARGIS	
717 Maple Ave	HAARGIS	
726 Maple Ave	HAARGIS	
731 Maple Ave	DG Hist Society - Centennial Home	Straube House
735 Maple Ave	HAARGIS	
744 Maple Ave	Sears	Ivanhoe
805 Maple Ave	HAARGIS	
806 Maple Ave	HAARGIS	
819 Maple Ave	HAARGIS	
820 Maple Ave	HAARGIS	

ADDRESS	Classification	COMMENTS
831 Maple Ave	HAARGIS & DG Hist Society - Centennial Home	Charles Blodgett House - Downers Grove Museum
840 Maple Ave	HAARGIS	
843 Maple Ave	HAARGIS	
844 Maple Ave	HAARGIS	
850 Maple Ave	HAARGIS	
853 Maple Ave	DG Hist Society - Centennial Home	William M. Carpenter House
928 Maple Ave	HAARGIS & DG Pattern Book	
929 Maple Ave	HAARGIS & DG Hist Society - Historical Site	First Baptist Church
935 Maple Ave	HAARGIS & DG Hist Society - Historical Site	Lincoln School - Earliest two-room school in the Village
942 Maple Ave	HAARGIS & DG Pattern Book	
943 Maple Ave	HAARGIS & DG Pattern Book	
946 Maple Ave	DG Pattern Book	
1005 Maple Ave	DG Pattern Book	
1015 Maple Ave	HAARGIS	
1032 Maple Ave	HAARGIS	1st United Methodist Church
1035 Maple Ave	Sears	Van Page
1047 Maple Ave	HAARGIS & DG Hist Society - Centennial Home	Henry Carpenter Home - First Post Office and General Store
1117 Maple Ave	HAARGIS	
1118 Maple Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Van Dorn
1337 Maple Ave	HAARGIS	
1340 Maple Ave	HAARGIS	
1400 Maple Ave	Landmark & DG Hist Society - Historical Site	Avery Coonley School - Listed on NRHP
4700-5000 Middaugh Ave	DG Hist Society	Brick Street from Chicago Ave to Burlington Ave
4709 Middaugh Ave	HAARGIS	
4821 Montgomery Ave	HAARGIS	
4901 Montgomery Ave	HAARGIS	
4927 Montgomery Ave	Sears	Bellewood
4929 Montgomery Ave	Sears	Cedars
4932 Montgomery Ave	HAARGIS	
4700-5000 Oakwood Ave	DG Hist Society	Brick Street from Chicago Ave to Burlington Ave
4709 Oakwood Ave	Sears	Lexington
4714 Oakwood Ave	HAARGIS	E.H. Prince Mansion
4715 Oakwood Ave	HAARGIS	
4732 Oakwood Ave	HAARGIS	
4740 Oakwood Ave	HAARGIS	
4741 Oakwood Ave	HAARGIS	

ADDRESS	Classification	COMMENTS
4800 Oakwood Ave	HAARGIS	
4820 Oakwood Ave	HAARGIS	
4913 Oakwood Ave	HAARGIS	
4928 Oakwood Ave	HAARGIS	
4936 Oakwood Ave	HAARGIS	
4937 Oakwood Ave	Sears	Confirmed Sears Home with Poor integrity
4940 Oakwood Ave	HAARGIS	
2535 Ogden Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Dover
5324 Park Ave	HAARGIS	Old Pump House
4905 Parkway Dr	Sears	Brookwood
601 Prairie Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Cedars
932 Prairie Ave	DG Hist Society - Centennial Home	Barn Castle
1120 Prairie Ave	HAARGIS	
1220 Prairie Ave	HAARGIS	
1435 Prairie Ave	DG Hist Society - Historical Site	Longfellow Center
1660 Prairie Ave	HAARGIS	
1741 Prairie Ave	Landmark & DG Hist Society - Centennial Home	David Kline House - Preservation easement held by Landmarks Preservation Council of Illinois
4502 Prince St	HAARGIS & DG Hist Society - Centennial Home	Ross S. Johnson House
4633 Prince St	HAARGIS	
4700-4900 Prince St	DG Hist Society	Brick Street from Chicago Ave to Franklin St
4716 Prince St	HAARGIS	
4730 Prince St	DG Hist Society - Centennial Home	W. B. Towsley House
4733 Prince St	HAARGIS	
4807 Prince St	HAARGIS & DG Hist Society - Centennial Home	
4810 Prince St	HAARGIS	
4816 Prince St	HAARGIS	
4819 Prince St	Sears	Cornell
812 Randall St	HAARGIS & DG Hist Society - Centennial Home	Israel Blodgett House, relocated to 831 Maple Avenue in 2008
1218 Ross Ct	DG Hist Society - Centennial Home	Sebastian Schwer House
4641 Saratoga Ave	DG Hist Society - Centennial Home	Edward Hanson House
4735 Saratoga Ave	HAARGIS	
4743 Saratoga Ave	Sears	Alhambra
4800-4900 Saratoga Ave	DG Hist Society	Brick Street from Prairie Ave to Franklin St
4810 Saratoga Ave	HAARGIS	
4824 Saratoga Ave	DG Hist Society - Centennial Home	Joseph Staiger House

ADDRESS	Classification	COMMENTS
4916 Saratoga Ave	HAARGIS	
4925 Saratoga Ave	HAARGIS	
4934 Saratoga Ave	HAARGIS	
4437 Seeley Ave	HAARGIS	Pierce Downer Home
4448 Seeley Ave	HAARGIS & DG Hist Society - Historical Site	Pierce Downer Well
4641 Seeley Ave	Sears	Colchester
4704 Seeley Ave	HAARGIS	
4825 Seeley Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Rembrandt
4913 Seeley Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Princeton
4916 Seeley Ave	Sears	Unconfirmed Sears Home - Style unknown, possibly Crescent
4632 Sherwood Ave	HAARGIS	
4529 Statton St	Sears	Confirmed Sears Home with Poor integrity
4725 Stonewall Ave	Sears	Aurora
930 Summit St	Sears	Marina
1410 Thornwood Dr	HAARGIS	
1313 Turvey Rd	HAARGIS	
1347 Turvey Rd	HAARGIS	Rinaldo House
4832 Wallbank Ave	Sears	Rochelle
4839 Wallbank Ave	Sears	Priscilla
4910 Wallbank Ave	Sears	Starlight
936 Warren Ave	HAARGIS, DG Pattern Book & DG Hist Society - Historical Site	Tivoli Theater - 2nd theater in U.S. to be designed and built for talking pictures
1120 Warren Ave	HAARGIS	Old Fire House
1121 Warren Ave	DG Pattern Book	
1201 Warren Ave	HAARGIS	Dicke Tool Co
1216 Warren Ave	HAARGIS	
1219 Warren Ave	HAARGIS	
1220 Warren Ave	HAARGIS & DG Hist Society - Centennial Home	Lewis P. Sucher House
1416 Warren Ave	Sears	Mount Vernon
4608 Washington St	Sears	Style unknown
4730 Washington St	HAARGIS	
5133 Washington St	DG Pattern Book	Built 1968
5202 Washington St	DG Pattern Book	Built 1968
5205 Washington St	DG Pattern Book	Built 1888
5239 Washington St	HAARGIS	
5430 Washington St	HAARGIS	
5317 Webster St	DG Hist Society - Centennial Home	William L. Singleterry House
4711 Woodward Ave	Sears	Unknown style

PROPERTY PHOTOGRAPHS

Each property listed above is shown in the following pages. Each photograph has an attached symbol that identifies the type of property it is. The symbols are listed below:

- - Property designated as historic
- ◆ - Property designated as historic by the Downers Grove Historical Society
- - Identified Sears Home
- ▲ - Unconfirmed Sears Home
- ✚ - Property surveyed by HAARGIS study or Downers Grove Pattern Book study



25 2nd St – Conway ●



325 2nd St +



336 3rd St – Unconfirmed Rochelle ▲



900 55th – Marina ●



5151 Benton Ave +



5152 Benton Ave – McVean house + ◆



5225 Benton Ave +



5449 Brookbank Rd +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



5451 Brookbank Rd +



4812 Bryan Pl – Wilmore ●



4828 Bryan Pl +



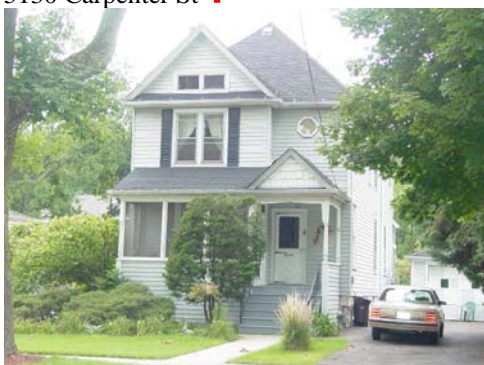
4832 Bryan Pl - Unconfirmed Crescent ▲



5130 Carpenter St +



5136 Carpenter St +



5140 Carpenter St +



5201 Carpenter St +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



5226 Carpenter St – John Oldfield House + ◆



5239 Carpenter St +



5248 Carpenter St +



5252 Carpenter St +



5256 Carpenter St – The Drew House ■



5603 Carpenter St – Crescent ●



5720 Carpenter St - Unconfirmed Dover ▲



504 Chicago Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



704 Chicago Ave - Unconfirmed Van Dorn ▲



908 Chicago Ave - Unconfirmed Van Dorn ▲



1240 Chicago Ave – Lexington ●



842 Curtiss St +



920 Curtiss St – Post Office + ◆



921 Curtiss St – Masonic Temple +



933 Curtiss St +



1008 Curtiss St +

■ Property designated as historic
 ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home
 ▲ Unconfirmed Sears home
 + Property surveyed by HAARGIS or DG Pattern Book



1047 Curtiss St – 1st Congregational Church + ◆



1050 Curtiss St – Public Library +



1101 Curtiss St – 1st Church of Christ Scientist +



1135 Curtiss St +



1202 Curtiss Street +



4619 Downers Dr +



5535 Dunham Rd – Elmhurst ●



5619 Dunham Rd +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



5621 Dunham Rd +



5636 Dunham Rd – Van Dorn ●



4902 Edward Ave – Unincorporated DG Rochelle ●



4717 Elm St +



4737 Elm St +



4812 Elm St - Unconfirmed Conway ▲



5228 Fairmount Ave – Sterling North House ◆



5099 Fairview Ave – Fairview Depot +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



5133 Fairview Ave +



5213 Fairview Ave +



5128 Florence Ave – Unknown style ●



5129 Florence Ave – Jeanette ●



4540 Forest Ave - Brookwood ●



4605 Forest Ave – Cornell ●



4617 Forest Ave – Tillie Kiney House ◆



4725 Forest Ave +

■ Property designated as historic
 ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home
 ▲ Unconfirmed Sears home
 + Property surveyed by HAARGIS or DG Pattern Book



4728 Forest Ave +



4808 Forest Ave – Avondale ●



4811 Forest Ave – Unconfirmed ▲



4949 Forest Ave – IL Bell Telephone +



1130 Franklin St +



1205 Franklin St – Frank J. Gorman House + ◆



1225-1325 Franklin St – Brick Street ◆



1140 Gilbert Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



1144 Gilbert Ave +



1210 Gilbert Ave +



1216 Gilbert Ave – Emily Gilbert Lathrop House ◆



1217 Gilbert Ave +



1232 Gilbert Ave +



1244 Gilbert Ave – Starlight ●



1308 Gilbert Ave +



1326 Gilbert Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



1336 Gilbert Ave +



1340 Gilbert Ave – Lexington ●



1508 Gilbert Ave +



1513 Gilbert Ave +



5120 Grand Ave +



5132 Grand Ave – Unconfirmed Van Dorn ▲



5210 Grand Ave – Elsmore ●



5240 Grand Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



2420 Haddow Ave – Belmont Golf Course ◆



1228 Hawthorne Ln +



4533 Highland Ave +



4629 Highland Ave – The Pines + ◆



4637 Highland Ave +



4700 Highland Ave +



4703 Highland Ave +



4706 Highland Ave – Whitehall ●

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4737 Highland Ave +



4832 Highland Ave – St. Joseph School +



4845 Highland Ave +



4920 Highland Ave +



4932 Highland Ave +



536 Hill St – Whittier School ◆



1 Jacqueline Dr +



5 Jacqueline Dr +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



1525 Jefferson Ave – Unincorporated DG +



5321 Lane Pl +



5328 Lane Pl +



5336 Lane Pl - Unknown style ●



4716 Lee Ave – Lynnhaven ●



911 Lincoln St – Barrington ●



1 Lindenwald Pl +



2 Lindenwald Pl +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4524 Linscott Ave – Linscott Cemetery +
(Pierce Downer Burial Site)



4700-4900 Linscott Ave – Brick Street ◆



4709 Linscott Ave – Lottie McDougall House ◆



4744 Linscott Ave +



4811 Linscott Ave – Farrar House + ◆



4816 Linscott Ave + ◆



4817 Linscott Ave – Arlington ●



4836 Linscott Ave – Earl Prince Spec House + ◆

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4901 Linscott Ave – Prince Pond ◆



5229 Lyman Ave +



5240 Lyman Ave – Monterey ●



5241 Lyman Ave +



4436 Main St – North High School ◆



4704 Main St +



4730 Main St +



4735 Main St +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
 ● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4920 Main St +



4947 Main St +



4958 Main St +



5001 Main St – Main Street Station + ◆



5114 Main St +



5116 Main St +



5122 Main St – Mochel & Son Hardware ◆



5124 Main St +

■ Property designated as historic
 ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home
 ▲ Unconfirmed Sears home
 + Property surveyed by HAARGIS or DG Pattern Book



5126 Main St +



5131-5135 Main St – Farmer & Merchant Bank Building +



5140 Main St – Downers Grove National Bank +



5150 Main St +



5158 Main St – Main Street Cemetery ◆



5200 Main St +



5216 Main St – S. Hoffert Building +



5219-5221 Main St – Conrad Penner Harness Shop + ◆

■ Property designated as historic
 ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home
 ▲ Unconfirmed Sears home
 + Property surveyed by HAARGIS or DG Pattern Book



5222 Main St +



5224-5228 Main St +



5300 Main St – Sucher Blacksmith House ◆



5312 Main St +



5730 Main St – Wilmore ●



701 Maple Ave +



717 Maple Ave +



726 Maple Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
 ● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



731 Maple Ave – Straube House ◆



735 Maple Ave +



744 Maple Ave – Ivanhoe ●



805 Maple Ave +



806 Maple Ave +



819 Maple Ave +



820 Maple Ave +



831 Maple Ave – Charles Blodgett House & Downers Grove Museum + ◆

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



840 Maple Ave +



843 Maple Ave +



844 Maple Ave +



850 Maple Ave +



853 Maple Ave – William M. Carpenter House ◆



928 Maple Ave +



929 Maple Ave – First Baptist Church + ◆



935 Maple Ave – Lincoln Center + ◆

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



942 Maple Ave +



943 Maple Ave +



946 Maple Ave +



1005 Maple Ave +



1015 Maple Ave +



1032 Maple Ave – 1st United Methodist Church +



1035 Maple Ave – Van Page ●



1047 Maple Ave – Henry Carpenter Home + ◆

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
 ● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



1117 Maple Ave +



1118 Maple Ave – Unconfirmed Van Dorn ▲



1337 Maple Ave +



1340 Maple Ave +



1400 Maple Ave – Avery Coonley School ■ ◆



4700-5000 Middaugh Ave – Brick Street ◆



4709 Middaugh Ave +



4821 Montgomery Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4901 Montgomery Ave +



4927 Montgomery Ave – Bellewood ●



4929 Montgomery Ave – Cedars ●



4932 Montgomery Ave +



4700-5000 Oakwood Ave – Brick Street ◆



4709 Oakwood Ave – Lexington ●



4714 Oakwood Ave – E. H. Prince Mansion +



4715 Oakwood Ave +

■ Property designated as historic
 ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home
 ▲ Unconfirmed Sears home
 + Property surveyed by HAARGIS or DG Pattern Book



4732 Oakwood Ave +



4740 Oakwood Ave +



4741 Oakwood Ave +



4800 Oakwood Ave +



4820 Oakwood Ave +



4913 Oakwood Ave +



4928 Oakwood Ave +



4936 Oakwood Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4937 Oakwood Ave – Unknown style ●



4940 Oakwood Ave +



2535 Ogden Ave - Unconfirmed Dover ▲



5324 Park Ave – Old Pump House +



4905 Parkway Dr – Brookwood ●



601 Prairie Ave – Unconfirmed Cedars ▲



932 Prairie Ave – Barn Castle ◆



1120 Prairie Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



1220 Prairie Ave +



1435 Prairie Ave – Longfellow Center ◆



1660 Prairie Ave +



1741 Prairie Ave – David Kline House + ◆



4502 Prince St – Ross S. Johnson House + ◆



4633 Prince St +



4700-4900 Prince St – Brick Street ◆



4716 Prince St +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4730 Prince St – W.B. Towsley House ◆



4733 Prince St +



4807 Prince St + ◆



4810 Prince St +



4816 Prince St +



4819 Prince St – Cornell ●



812 Randall St – Israel Blodgett House – Relocated to 831 Maple Ave + ◆



1218 Ross Ct – Sebastian Schwer House ◆

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4641 Saratoga Ave – Edward Hanson House ◆



4735 Saratoga Ave +



4743 Saratoga Ave – Alhambra ●



4800-4900 Saratoga Ave – Brick Street ◆



4810 Saratoga Ave +



4824 Saratoga Ave – Joseph Staiger House ◆



4916 Saratoga Ave +



4925 Saratoga Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4934 Saratoga Ave +



4437 Seeley Ave – Pierce Downer Home +



4448 Seeley Ave – Pierce Downer Well + ◆



4641 Seeley Ave – Colchester ●



4704 Seeley Ave +



4825 Seeley Ave – Unconfirmed Rembrandt ▲



4913 Seeley Ave – Unconfirmed Princeton ▲



4916 Seeley Ave – Unconfirmed Crescent ▲

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
 ● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4632 Sherwood Ave +



4529 Statton St – Unknown Style ●



4725 Stonewall Ave – Aurora ●



930 Summit St - Marina ●



1410 Thornwood Dr +



1313 Turvey Rd +



1347 Turvey Rd – Rinaldo House +



4832 Wallbank Ave – Rochelle ●

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



4839 Wallbank Ave – Priscilla ●



4910 Wallbank Ave – Starlight ●



936 Warren Ave – Tivoli Theater + ◆



1120 Warren Ave – Old Fire House +



1121 Warren Ave +



1201 Warren Ave – Dicke Tool Company +



1216 Warren Ave +



1219 Warren Ave +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



1220 Warren Ave – Lewis P. Sucher House + ◆



1416 Warren Ave – Mount Vernon ●



4608 Washington St – Unknown style ●



4730 Washington St +



5133 Washington St +



5202 Washington St +



5205 Washington St +



5239 Washington St +

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book



5430 Washington St +



5317 Webster St – William L. Singleterry House ◆



4711 Woodward Ave – Unknown style ●

■ Property designated as historic ◆ Property designated as historic by the Downers Grove Historical Society
● Confirmed Sears home ▲ Unconfirmed Sears home + Property surveyed by HAARGIS or DG Pattern Book

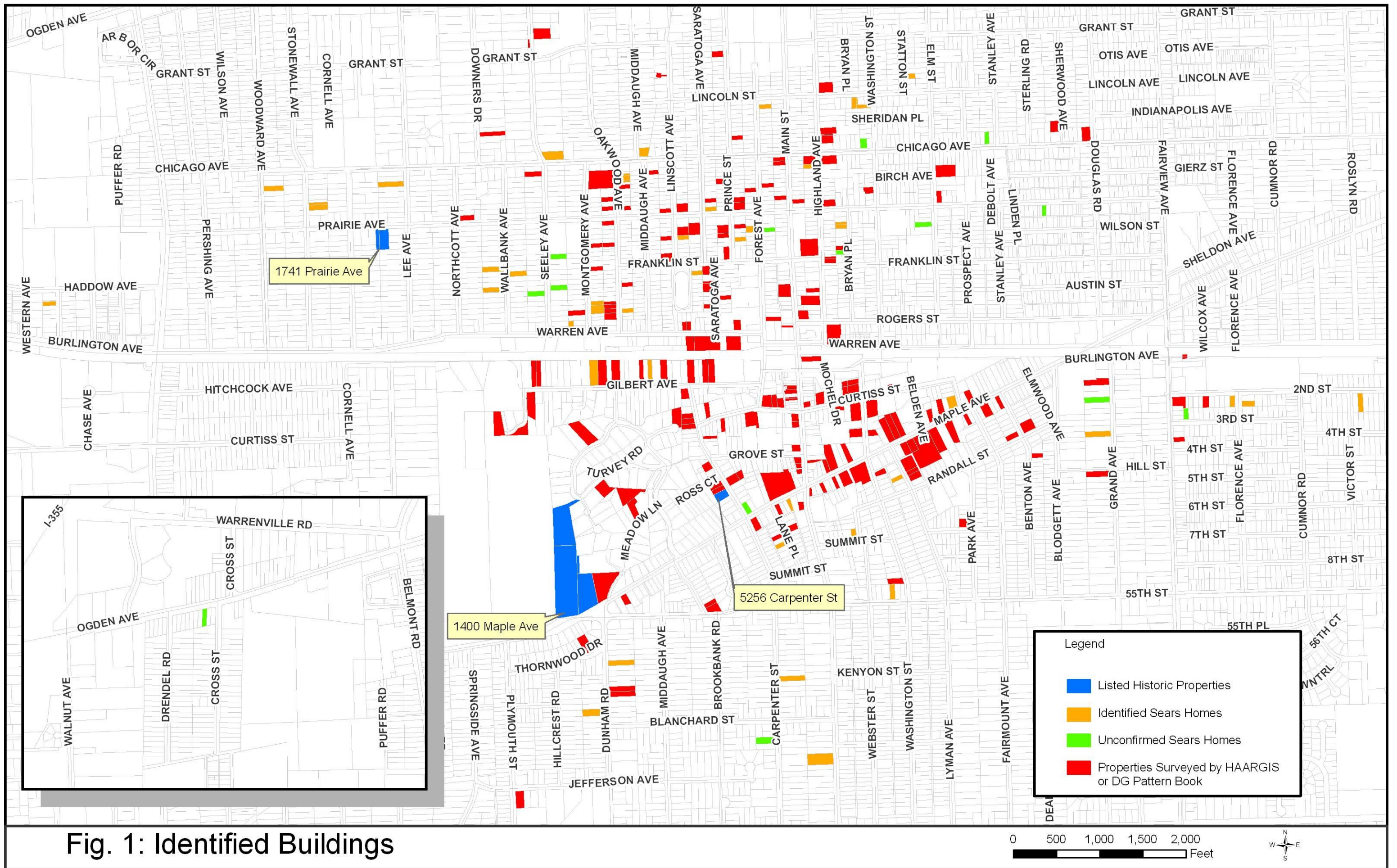


Fig. 1: Identified Buildings

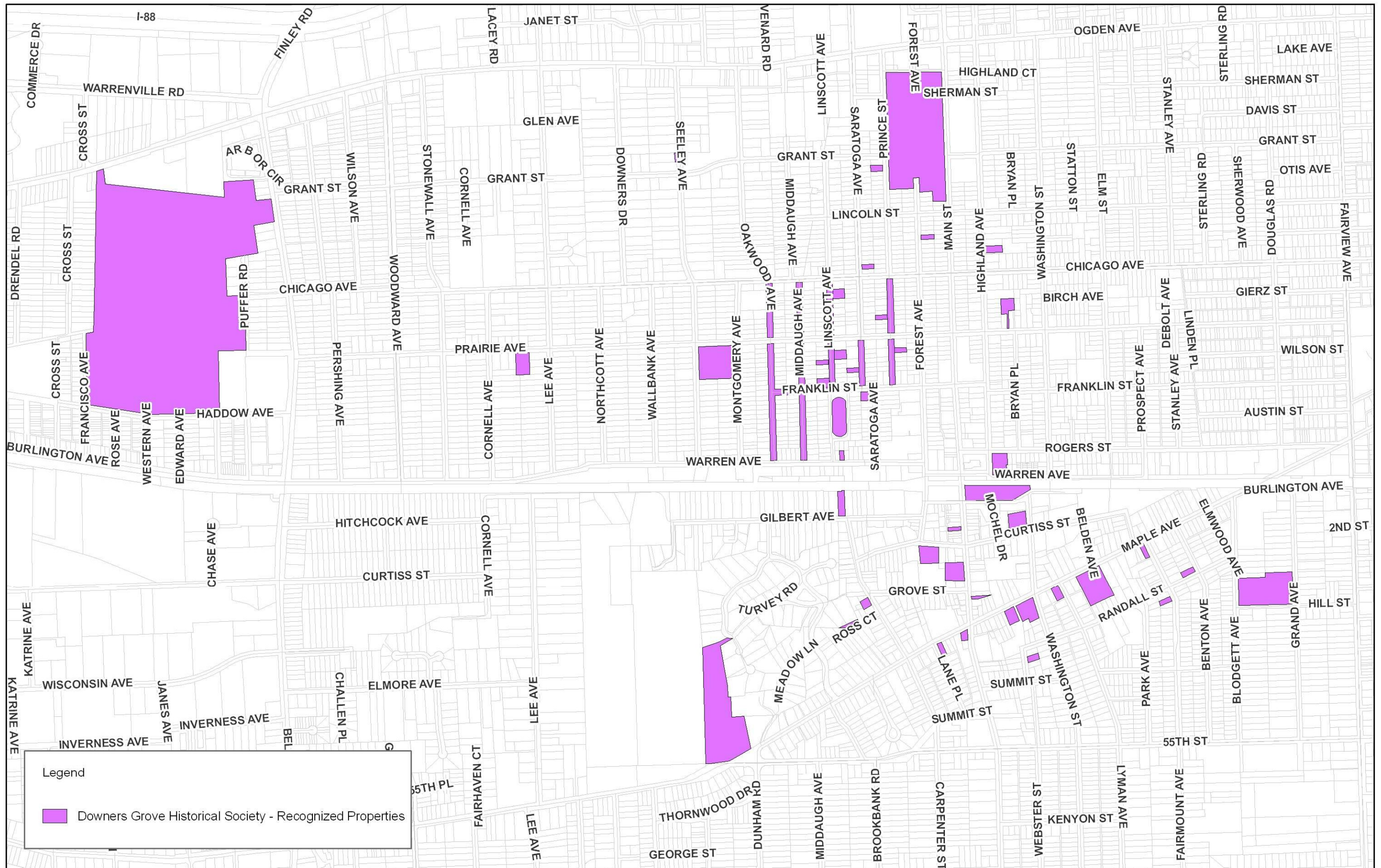
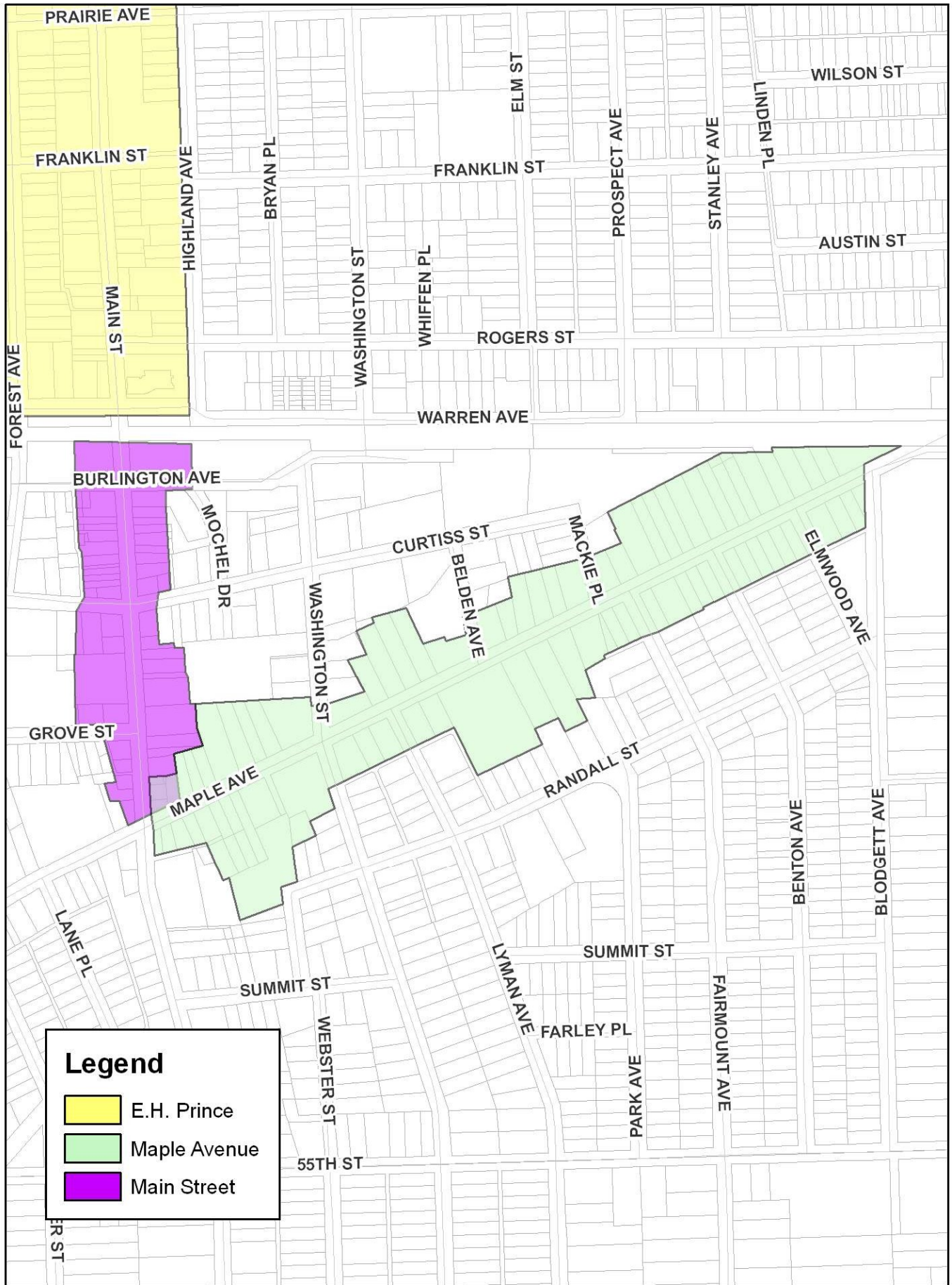


Fig. 2: Properties Designated Historic by the Downers Grove Historical Society





Legend

- E.H. Prince
- Maple Avenue
- Main Street

Fig. 3: Honorary Historic Districts



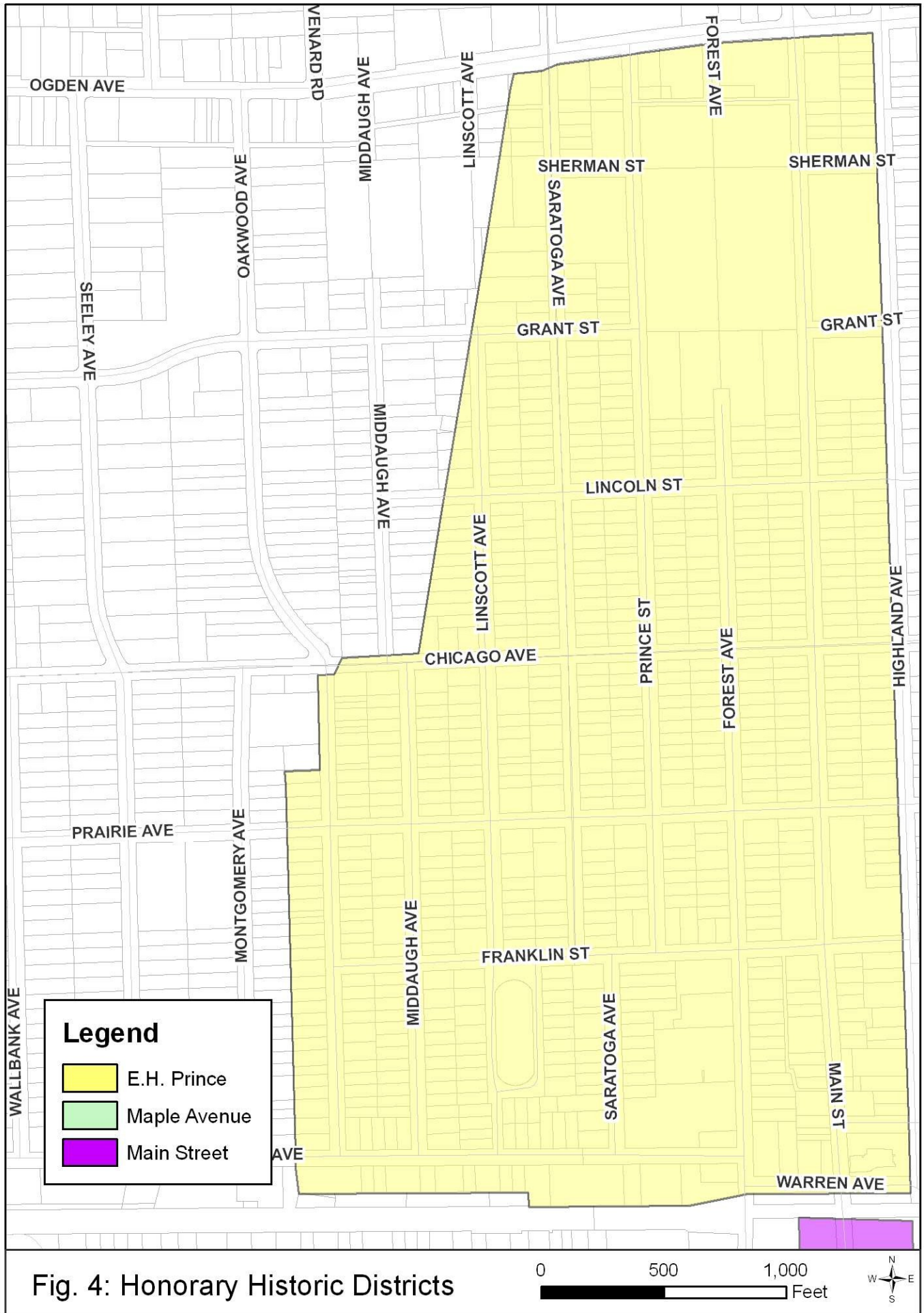


Fig. 4: Honorary Historic Districts



DEPARTMENT OF COMMUNITY DEVELOPMENT MEMO

To: Architectural Design Review Board
From: Stan Popovich, AICP, Planner
Subject: Draft Historic Preservation Plan
Date: January 22, 2009

Staff has developed a Draft Historic Preservation Plan. The plan and its goals are one requirement to become a Certified Local Government (CLG) by the State of Illinois. The draft plan outlines the Village's Historic Preservation goals, provides an inventory of the existing historic resources within the Village and develops a plan to survey additional buildings and areas throughout the Village. The Historic Preservation Plan, once adopted by the Village Council, will serve as a guide for future preservation activities.

Staff forwarded a copy of the draft plan to the Illinois Historic Preservation Agency (IHPA) for an initial review. The IHPA believes it is a well crafted plan that will meet the requirements for the CLG application survey and plan components.

Staff is requesting the ADRB take the following action:

1. The ADRB should review and comment on the draft Historic Preservation Plan at its January 22 meeting.
2. The ADRB should make a recommendation to the Village Council on the Historic Preservation Plan at its February 26 meeting. The ADRB will likely play a role in reviewing projects that result from the Historic Preservation plan.

Please review the draft document and let Jeff O'Brien or myself know if you have any questions or comments. Feel free to call Jeff (630-434-5520) or myself (630-434-6893) or email us at jobrien@downers.us or spopovich@downers.us.



DEPARTMENT OF COMMUNITY DEVELOPMENT MEMO

To: Architectural Design Review Board
From: Stan Popovich, AICP, Planner
Subject: Draft Historic Preservation Plan
Date: February 26, 2009

Staff presented the Draft Historic Preservation Plan to the ADRB at the January 22, 2009 meeting. Based on ADRB and public comments, staff has revised the plan. Staff completed the following revisions to the document:

1. Added table of contents
2. Completed grammatical and typographical revisions
3. Expanded upon the goals and objectives section
4. Revised honorary historic sites
5. Created an implementation plan for each of the goals.
6. Removed the following properties from the appendix
 - a. 1000 Maple Avenue
 - b. 4805 Pershing Avenue
7. Added the following properties and sites to the appendix
 - a. 1008 Curtiss Street
 - b. 1225 – 1235 Franklin Street – Brick Street
 - c. 536 Hill Street – Whittier School
 - d. 4700 – 4900 Linscott Avenue – Brick Street
 - e. 4436 Main Street – North High School
 - f. 4920 Main Street
 - g. 4947 Main Street
 - h. 4958 Main Street
 - i. 5114 Main Street
 - j. 5116 Main Street
 - k. 5124 Main Street
 - l. 5126 Main Street
 - m. 5131 – 5135 Main Street – Farmer and Merchant Bank Building
 - n. 5140 Main Street – Downers Grove National Bank Building
 - o. 5150 Main Street
 - p. 5200 Main Street
 - q. 5216 Main Street – S. Hoffert Building
 - r. 5222 Main Street
 - s. 5224 – 5228 Main Street
 - t. 946 Maple Avenue
 - u. 1005 Maple Avenue
 - v. 4700 – 5000 Middaugh Avenue – Brick Street
 - w. 4700 – 5000 Oakwood Avenue – Brick Street
 - x. 1435 Prairie Avenue – Longfellow Center

- y. 4700 – 4900 Prince Street – Brick Street
- z. 4800 – 4900 Saratoga Street – Brick Street
- aa. 1121 Warren Avenue
- bb. 5133 Washington Street
- cc. 5202 Washington Street
- dd. 5205 Washington Street

Staff recommends the ADRB review the revised document and make a positive recommend to the Village Council regarding the Historic Preservation Plan.

Please review the draft document and let Jeff O'Brien or myself know if you have any questions or comments. Feel free to call Jeff (630-434-5520) or myself (630-434-6893) or email us at jobrien@downers.us or spopovich@downers.us.

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

JANUARY 22, 2009, 7:00 P.M.

Chairman Davenport called the January 22, 2009 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Davenport, Mrs. Acks, Mr. Pappalardo, Mr. Russ

ABSENT: Mrs. Dunham, Mrs. Falco, Mr. Mattheis

STAFF

PRESENT: Jeff O'Brien, Planning Manager

VISITORS: Mr. Ken Lerner, 4933 Whiffen Place; Mr. Mark Thoman, 1109 61st St; Mr. Bill Wrobel, 7800 Queens Court

REMARKS FROM THE CHAIR

Chairman Davenport welcomed members.

APPROVAL OF MINUTES

The draft Minutes of the August 28, 2008 meeting were approved on motion by Mr. Russ, seconded by Mr. Pappalardo. Motion carried by voice vote of 4-0.

OLD BUSINESS

Mr. Russ reported that the approved Design Guideline for the Village's downtown were received and supported by the Downtown Management Corporation, the Economic Development Corporation and the Chamber of Commerce. He understands that five individuals plan to apply for grant money.

NEW BUSINESS

A. DRAFT HISTORIC PRESERVATION PLAN

Jeff O'Brien commended planner Stan Popovich for working on the draft Historic Preservation Plan. He recalled that ADRB made a prior motion that the Village pursue Certified Local Government ("CLG") status, which was reaffirmed but not formally approved. He explained the plan follows the requirements for the CLG program. Staff sent the plan to the Illinois Historic Preservation Agency and confirmed the plan would meet the State's requirements for the CLG program. Specifically, the plan includes the Village's historic preservation goals, an identification of existing historic structures/resources within the Village, and develops a plan to

survey additional buildings/areas throughout the community. The plan will be used as a guide for future historic preservation activities. Mr. O'Brien conveyed that the plan was previously submitted to the State's historic preservation agency and it did meet the CLG requirements.

However, staff was seeking input on the document from the ADRB as well as from the public and eventually it would be forwarded to the Village Council. Per Mr. O'Brien, various groups with interests in historic preservation have been contacted for their input and, to date, he has not received input from them. Mrs. Dunham provided some comments that will be incorporated into the draft plan.

Upcoming designations will include Longfellow Center and Whittier School, to be recognized by the Downers Grove Historical Society in May 2009.

A review of the draft plan followed and member comments included:

- Page 33, the last two pictures looked identical;
- Page 32, the unconfirmed Sears Home -- Mr. O'Brien would research further; and
- Page 28, was 1000 Maple Avenue a new building? Mr. O'Brien indicated staff would confirm.

Positive comments followed regarding the draft plan. The Chair was pleased to see that there was a formal plan that would be a benefit and believed it would address the Village's desire to develop a meaningful historic preservation program.

Chairman Davenport asked staff to explain how the survey would take place, wherein Mr. O'Brien explained he expected information about the properties would be gathered and kept in one official document recognized by the Village versus the information being physically scattered around or in people's memories. The Chair stated one of the resources he uses on some of his projects is taken from microfiche. He suggested obtaining more information on properties by obtaining previous permits and matching up the work that was completed on them for historical purposes.

Other suggestions included adding buildings from the downtown area, such as the Downtown Management Building, Emmett's, the bridal shop on Main Street, etc. and not just residential buildings. Members inquired as to what the criteria was to add such buildings to the draft plan. It was also noted that the Village's Pattern Book provided significant work for the downtown area. As to the surveying portion of the plan, members discussed what buildings should be included, such as the post office. However, Mr. O'Brien felt that returning to the Pattern Book was probably a good resource and to add those buildings to the draft historic plan. As to who would determine what buildings were to be added to the plan, Mr. O'Brien believed a third party would have to provide that information.

Staff also explained the Village's goal was to identify areas moving outward from the downtown area that were most likely to yield the greatest concentration of historic resources. Chairman Davenport suggested, for clarification in the document, to list in order how the Village plans to proceed through the program.

PUBLIC COMMENT

Chairman Davenport opened up the meeting to public comment.

Mr. Ken Lerner, 4933 Whiffen Place, appreciated the Village contacting him about this meeting. For future historic preservation networking, he suggested members attend the Chicago Suburban Alliance on January 24, 2009, 9:00 a.m., at the Legge Lodge in Hinsdale, Illinois. To the point, his comments to the draft historic plan included the following:

- Page 4, Goals and Objectives -- flesh out more of the other goals rather than just the first goal.

- Goal No. 1 - Surveys - add the words "outreach to other units of government" that may have historic properties;

- Goal No. 2 - Educating the Public -- partner with the Pierce Downer Heritage Alliance, Downers Grove Coalition for Redevelopment; the Blodgett House Group, universities, etc., send out mailings, attend meetings/workshops, preservation awards programs, brochures, etc.

- Explain the steps involved in the CLG process, and if there is an application fee, etc.

- Goal No. 4 -- As to providing grants, the Village should not limit just to existing business-owned downtown buildings; expand it.

- Page 7, Survey Program -- where it discusses qualified individuals to complete the survey program; he agreed that the outreach to the other historic partnerships would provide enough individuals to assist this board.

Regarding the previous surveys that were outlined in the document, Mr. Lerner inquired if there was a systematic way to update those surveys. In response, Mr. O'Brien discussed that staff viewed the process as being an ongoing survey program, recognizing that the largest survey would probably be the most difficult but then branching outward from the downtown to an area that will most likely yield the most historic resources would be beneficial.

Chairman Davenport suggested that some of the above information should be placed on the Village's web site. He appreciated the positive comments and the positive approach to the guidelines.

Mr. Mark Thoman, 1240 Wallen Place, asked the Chairman for clarification of the grants program being discussed under Goal No. 4. As a director of the Pierce Downer Heritage Alliance, he agreed that other groups and agencies would be more than willing to publicize and support any efforts by the Architectural Design Review Board, both preservation and conservation. He commented that the Shady Lane area offered some significant 1950's and 1960's buildings which could be added to No. 6 under the Survey program. He stated other members of the Alliance were very appreciative of the work being done by the ADRB, and he hoped this board would hold more discussions about preservation and conservation.

Mr. Russ also reminded Mr. Thoman that the money for the grants program was coming out of the Village's downtown TIF program (from the businesses), and the money was being reinvested into the downtown area (back to the businesses).

Mr. Bill Wrobel, 7800 Queens Court, stated he canvassed the Shady Lane area and found that many of the homeowners there were elderly. He believed more enthusiasm needed to be infused into the community, possibly starting with the newspapers.

After receiving the above comments, Mr. O'Brien suggested meeting again next month to insert the comments and to discuss the document again. Other members agreed, noting it allowed more public and the other members of ADRB to comment on the draft plan.

General conversation followed that the next ADRB meeting would be February 26, 2009. Mr. Russ announced that Board member Dave Mattheis had a baby boy on January 20.

Mr. O'Brien announced the Design Guidelines for Facade Improvement was approved January 20, 2009 by the Village Council, and the program was up and running. Details followed. Lastly, the Village unleashed its "Total Community Development-3" workshop. A web site and a message board exist for it. The first meeting is scheduled for March 4 at the Downers Grove South High School at 7:00 p.m. The public is invited to the workshop. Various events will be forthcoming and will include input from middle school students and high school students, eventually taking all of the comments and compiling them into a future comprehensive plan.

ADJOURNMENT

MR. RUSS MADE A MOTION TO ADJOURN THE MEETING. MR. PAPPALARDO SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 8:00 P.M. MOTION CARRIED.

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

FEBRUARY 26, 2009, 7:00 P.M.

Chairman Davenport called the February 26, 2009 meeting of the Architectural Design Review Board to order at 7:05 p.m. and asked for a roll call:

PRESENT: Chairman Davenport, Mrs. Falco, Mr. Mattheis, Mr. Russ

ABSENT: Mrs. Dunham, Mrs. Acks, Mr. Pappalardo

STAFF

PRESENT: Jeff O'Brien, Senior Planner

VISITORS: Mr. Ken Lerner, 4933 Whiffan Place

REMARKS FROM THE CHAIR - None

APPROVAL OF MINUTES

The draft minutes of the January 22, 2009 meeting were approved on motion by Mr. Russ, seconded by Mr. Mattheis. Motion carried by voice vote of 4-0.

OLD BUSINESS

A. DRAFT HISTORIC PRESERVATION PLAN

Chairman Davenport stated adjustments were made to the Historic Preservation Plan based on comments received at last month's meeting. Senior Village Planner Jeff O'Brien explained that comments/changes received from Carine Acks were taken into consideration and included not naming actual community organizations, but, rather, using the term "community organization." Other changes from Ms. Acks including revising "Shady Lane Estates" into a new Number 7 (page 8). As to 5209 Benton Street, staff was following up as to whether there was a demolition permit issued for that property.

The chairman asked if members had any other comments. None followed. Chairman Davenport referenced page 7 and asked that there be consistency between "Honorary Historic Buildings" and "Honorary Historic Sites." Mr. O'Brien believed the Honorary Historic Buildings should be named Centennial Historic Buildings. Also, the chairman believed that the reference to the board designating two additional historic sites in May 2009 should be reworded. Other comments followed regarding consistency and wording under the heading "Conclusion."

Chairman Davenport stated he did ask staff to: 1) re-photograph some of the sites; 2) confirm correct addresses of sites; 3) confirm those properties that were deleted; and 4) correct the page numbering of the plan.

Mr. O'Brien said some of the comments he received from Mrs. Dunham included no references to "Round Houses" and their significance, as well as the "Main Street Cemetery" being called the "Oldest Cemetery in the Village" when another cemetery to the west was considered slightly older.

Mrs. Falco inquired of staff whether the village had any interest in assisting financially with certain properties within the historic district that were vacant. Mr. O'Brien believed a situation like that was part of the draw of the CLG program which allowed for state funding for those types of properties. The chairman also agreed many programs did exist for that purpose.

MR. MATTHEIS MADE A MOTION THAT THE ADRB APPROVE THE HISTORIC PRESERVATION PLAN WITH THE CHANGES DISCUSSED TONIGHT. SECONDED BY MRS. FALCO. ROLL CALL:

**AYE: MR. MATTHEIS, MRS. FALCO, MR. RUSS, CHAIRMAN DAVENPORT
NAY: NONE
MOTION CARRIED. VOTE 4-0**

Per staff, this matter will be scheduled for the March 24, 2009 Village Workshop.

NEW BUSINESS

Mr. O'Brien shared that no long-term work on the plan was expected to date. However, one petition was expected to come forward very soon. As to next month's meeting, a few of the members noted they would not be town. Staff would follow up on availability.

PUBLIC COMMENT

Resident, Mr. Ken Lerner, 4933 Whiffan Place, reported on his attendance last night at the Downers Grove Coalition for Managed Redevelopment and was pleased to see the Historic Preservation Plan moving forward. For awareness purposes, he noted a significant addition was being added at the Renaldo House (pg. 50).

ADJOURNMENT

MRS. RUSS MOVED TO ADJOURN THE MEETING. MR. MATTHEIS SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 7:30 P.M. MOTION CARRIED.

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)