

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
NOVEMBER 19, 2013 AGENDA**

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

SYNOPSIS

A motion is requested to accept the Village of Downers Grove Architectural and Historical Survey Report.

STRATEGIC PLAN ALIGNMENT

A historic building survey is a high priority action item for 2013. The goals for 2011-2018 identified *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

RECOMMENDATION

Acceptance of the report on the December 3, 2013 active agenda.

BACKGROUND

Last year, the Village began preparations to complete a historic building survey of four areas within the Village: Denburn Woods, Shady Lanes Estates, E.H. Prince Subdivision and Maple Avenue and Main Street. The Village is a Certified Local Government (CLG) and is required to maintain an active historic building survey program. As a CLG, the Village was eligible for and did receive a \$15,000 CLG grant from the Illinois Historic Preservation Agency (IHPA) to assist in the completion of this historic building survey. In December 2012, the Village hired The Lakota Group to perform the survey work. The attached report is the culmination of the Lakota contract, completes a Village high priority action item, assists the Village in maintaining its Certified Local Government (CLG) status and satisfies the grant requirements of the State. Accepting this report does not obligate property owners or the Village to create historic districts or landmark properties; the voluntary nature of the Village's historic preservation program remains. However, this report and survey would assist preservation efforts for historic buildings if owners pursue landmark status.

More Information on the Village's Historic Preservation Program:

The Village of Downers Grove has a voluntary historic preservation program that includes protections for property owners. More information on this program, as well as a copy of the draft Historic Building Survey is available here: <http://www.downers.us/govt/departments/community-development>.

The historic building survey identified, documented and evaluated each building and site within the four survey areas to determine its significance to the architecture and history of Downers Grove and to determine potential eligibility as an individual landmark or as part of a historic district. The survey provides an architectural and historical context of Downers Grove, will assist the Village in answering owner questions about the historical significance of their property and assist property owners who wish to

voluntarily landmark their property. The inclusion of a building or collection of buildings within this survey does not render the building or area as historic landmarks.

Survey Findings

The survey team conducted background research and completed on-site analysis of each building and site while a team of volunteers also collected building permit information for inclusion in the survey. The survey team examined 865 buildings and sites within the four survey areas and classified each in one of three ways:

Significant: A building that is at least 50 years old and maintains a high distinction of architectural style or building type and maintains a high degree of integrity of its architectural features and elements. If the property owner chooses, these properties would be considered good candidates to be landmarks within the Village.

Contributing: A building that is 50 years old and maintains a moderate to good degree of integrity and maintains a majority of its architectural features and elements. These properties may not qualify to be individual landmarks in the Village, but could contribute to a historic district if a district were proposed by the residents.

Non-Contributing: A building that is less than 50 years old or has poor integrity with most of its historic materials and details missing or completely covered. These buildings would not be considered good candidates for landmark status and would not contribute to a historic district.

Of the 865 buildings surveyed, the survey found 65 significant properties and three potential historic districts. The survey results for each area are shown below:

Survey Area	# of Buildings Surveyed	# of Significant Buildings	# of Contributing Buildings	# of Non-Contributing Buildings	Potential Historic District
Denburn Woods	73	7	32	34	No
Shady Lane Estates	55	3	35	17	Yes
E.H. Prince Subdivision	618	40	397	181	Yes
Maple Avenue and Main Street	119	15	71	33	Yes
TOTAL	865	65	535	265	

Recommendations

In addition to the individual building findings shown above, the report also recommended additional historic preservation activities. Short term recommendations include:

- continual updating survey forms with volunteers;
- consult with the Illinois Historic Preservation Agency (IHPA) on boundaries of potential historic districts; and,
- work with property owners who voluntarily wish to landmark their property.

Long term recommendations include historic building surveys of the following areas:

- the neighborhood bounded by Maple Avenue to the north, Blodgett Avenue to the east, 55th Street to the south and Main Street to the west
- the portion of Main Street between Maple Avenue to 55th Street
- the remaining areas of downtown, generally bordered by Rogers Street on the north, Mackie Place and Prospect Avenue on the east, Maple Avenue on the south and Carpenter Street on the west

- the Sears catalog homes throughout the Village

ADRB Review

The Architectural Design Review Board (ADRB) reviewed the document at its August 29, 2013 meeting. The ADRB found the document was of high quality and merited forwarding to the IHPA and the Village Council. The IHPA has reviewed a preliminary draft document and recommended some modifications and clarifications which have been completed by The Lakota Group. The draft report for discussion by the Village Council is attached to this memo. Staff concurs with the findings of the ADRB and IHPA and recommends the Village Council accept the report as prepared. Acceptance of the report does not commit the Village to take any later action or recommendation contained in the report, but will make the report a resource for use by staff, the Village Council and residents.

The report is large and has been linked by section on the Village's website on the Community Development webpage: <http://www.downers.us/govt/departments/community-development>.

ATTACHMENTS

ADRB Minutes from August 29, 2013

The Lakota Group Memo dated August 22, 2013

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL - COMMITTEE ROOM
801 BURLINGTON AVENUE

August 29, 2013, 7:00 P.M.

Chairman Matthies called the August 29, 2013 meeting of the Architectural Design Review Board to order at 7:05 p.m. and asked for a roll call:

PRESENT: Chairman Matthies, Mrs. Acks, Mr. Casey, Mr. Davenport,

ABSENT: Mr. Pappalardo

STAFF: Stan Popovich, Senior Planner

VISITORS: Nicholas Kalogeresis, The Lakota Group; Douglas Gilbert, AIA

REMARKS FROM THE CHAIR

Chairman Matthies noted they have a quorum. He noted he had no comments regarding the minutes and asked if there were any changes for the minutes.

APPROVAL OF MINUTES

The draft minutes of the March 15, 2012 meeting were approved on motion by Mr. Davenport, seconded by Mr. Casey. Motion carried by a vote of 4-0.

OLD BUSINESS - None

NEW BUSINESS

Historic Building Survey

Chairman Matthies noted the board would be discussing the historic building survey. He hoped everyone had an opportunity to go on-line and review the information. He asked Mr. Popovich for a presentation.

Mr. Popovich introduced Mr. Kalogeresis and Mr. Gilbert. Mr. Popovich went over the agenda for the presentation and reviewed the Certified Local Government program that allows the Village to participate in federal and state preservation activities. He noted the Village received a \$15,000 grant from the State CLG program for the historic building survey. He reviewed the four requirements of a CLG: a historic preservation ordinance, an active preservation review commission, an active local survey program and public participation.

Mr. Popovich reviewed what a historic building survey is, i.e. a study of properties within certain areas that evaluates properties for potential historic significance; provides a Downers Grove architectural and historic context; assists the Village in answering owner questions about their property; and assists owners who wish to learn about their property or who wish to voluntarily

landmark their property. Mr. Popovich reviewed some common misconceptions about a historic building survey, i.e. properties are not designated historic; does not place additional regulations on your property; does not limit your ability to change your property; and does not raise your taxes.

Mr. Popovich reviewed how the survey was completed. The project included on-site observations and photographs, professional and volunteer research, and evaluation of each property. Mr. Popovich reviewed the evaluation of each building noting it could be classified in one of five ways: landmark, significant, contributing, non-contributing and noteworthy buildings less than 50 years old. Mr. Popovich provided additional details about each category.

Mr. Popovich noted the survey team surveyed 863 properties in four distinct areas of the Village: Denburn Woods, Shady Lane Estates, E.H. Prince Subdivision and Maple Avenue and Main Street. Mr. Popovich explained why each area was chosen to be surveyed. He noted the survey found 91 significant properties and three potential historic districts: Shady Lane Estates, E.H. Prince Subdivision and Maple Avenue.

Mr. Popovich reviewed the findings of Shady Lane Estates that is primarily built with Mid-Century Modern and Late Modern Eclectic Split-Level homes. The survey found three significant properties, 35 contributing buildings and a potential historic district.

Mr. Popovich noted 618 buildings were surveyed in the E.H. Prince Subdivision with 55 buildings noted as significant. A wide range of building styles were found in this subdivision. The subdivision is a potential historic district and the Prince Pond was documented as a significant landscape element.

The Maple Avenue and Main Street area included a diverse collection of building types. Maple Avenue is a potential historic district. Overall, 118 properties were surveyed with 26 buildings found to be significant.

Mr. Popovich noted 72 buildings in Denburn Woods were surveyed. Seven significant properties and five noteworthy buildings under 50 years of age were found. However, the area would not qualify as a historic district.

Mr. Popovich next reviewed the individual building forms and the information that is included in each of the forms: background information, evaluation of each property, architectural features and research information. These forms will be useful to the Village and residents if homeowners have questions about their properties or wish to landmark the property. Mr. Popovich noted the document is a living and breathing document, so that if new information is brought forth about a specific property, that information can be added to the database.

Mr. Popovich reviewed the recommendations that came out of the report. The recommendations included short term recommendations of continued volunteer updates of survey forms, consultation with the Illinois Historic Preservation Agency (IHPA) and working with property owners who wish to landmark their properties. Long term recommendations included future building surveys south of the current Maple Avenue survey area, along Main Street to 55th Street and the remaining portions of downtown.

It was noted the next steps were to incorporate comments from tonight's meeting into the document and request the ADRB forward the document to the IHPA for their review and if there were no significant comments to send that document directly to the Village Council without additional ADRB review. Once the survey is finalized, a copy would be provided to the Downers Grove Library and would be available to the public on-line.

Mr. Casey noted the Village did an outstanding job in a short amount of time and that he was impressed with the results. Ms. Acks concurred. Mr. Casey noted that on-line, the photos are very clear and easily viewable.

Mr. Davenport echoed the sentiments. The document is very visual which is something the ADRB was hoping for. He expressed a concern about the limited narrative on the catalog homes. He noted there were a few companies that provided kit homes, not just Sears. He would like to see more discussion about the catalog homes. Mr. Kalogeresis noted the Village provided the survey team with information regarding the Sears Homes. Mr. Gilbert noted some homes may not have been properly identified as a Sears Home. Mr. Davenport noted that given the national narrative about catalog homes and the amount of catalog homes in Downers Grove, this is an important historical element in Downers Grove. The fact it is a kit home may make it significant even if the integrity is not to a high standard. Mr. Davenport noted the level of significance may be different locally versus nationally for these kit homes. Mr. Kalogeresis noted the survey areas only included a handful of Sears Homes. Mr. Gilbert suggested a recommendation that Sears Homes be examined in future surveys. A discussion followed on how the Sears Homes were previously determined.

Chairman Matthies echoed the outstanding job that was done and noted some minor tweaking was necessary to the document. Beyond forwarding to Council, Chairman Matthies asked how this information could be available to the Village residents. Would it be possible to put this information out on the Village website? Mr. Popovich noted all the documents are available on-line as part of this meeting. Once at the Council level, the documents would also be available to the public. After that, staff is discussing how to handle placing this information on the website. Other large planning documents are on the website and this document would be on there as well. Chairman Matthies asked about putting this on some mapping software. The document is an outstanding tool, but if the report were more interactive on the website, maybe it would spur people to be interested in the historic building survey and the information that is available.

Chairman Matthies noted the document should be easily accessible to the public on the website. Mr. Casey noted the historical society regularly gets inquiries about their former homes in Downers Grove.

Chairman Matthies asked about the long term goal to grow the document. Mr. Popovich noted being a CLG requires the Village to have an active survey program. He noted the survey can continue to grow through volunteer efforts and homeowners providing additional information to the Village. Per a questions, Mr. Popovich noted the historic building survey might inspire people to come forward and landmark their homes because some of the research has already been done for them.

Mr. Davenport inquired whether the Village could send those homeowners whose property was deemed to be significant the survey form and ask for additional information about the building.

Mr. Popovich did not believe it was the Village's goal to solicit for information, but that if individuals come forward with additional information, the staff would incorporate that information into the database. Mr. Popovich noted there are other forums to gather more information from homeowners. The forms are available on-line and there are public meetings about the document, including the ADRB meeting tonight and the Village Council meetings. Mr. Popovich noted the residents in the survey areas were informed about the survey prior to field work beginning. Mr. Gilbert confirmed that people knew about the survey and asked the survey team about it when they were doing field work.

Mr. Davenport reiterated his request for additional information regarding the kit homes. He believes more time needs to be spent on the significance of kit homes and if there is more information in the building survey about the homes, maybe the kit homes will be surveyed in the future. Mr. Kalogeresis agreed a recommendation about kit homes could be added to the document.

Chairman Matthies opened up the meeting for public comment. None was offered and public comment was closed.

MR. DAVENPORT MADE A MOTION THAT THE ADRB RECOMMEND THE VILLAGE STAFF FORWARD THE DRAFT HISTORIC BUILDING SURVEY REPORT WITH ADDITIONAL INFORMATION REGARDING THE KIT HOMES TO THE ILLINOIS HISTORIC PRESERVATION AGENCY AND VILLAGE COUNCIL FOR THEIR REVIEW. MR. CASEY SECONDED THE MOTION.

AYE: MR. DAVENPORT, MR. CASEY, MS. ACKS, CHAIRMAN MATTHIES

NAY: NONE

MOTION CARRIED. VOTE: 4-0

Mr. Casey inquired of Mr. Kalogeresis and Mr. Gilbert about any specific areas that were unique in the Village. They replied Shady Lane Estates. Mid-Century Modern is the new buzz in historic preservation. Mr. Kalogeresis also noted some really good vernacular architecture as well throughout the survey areas in addition to some good architecture in Denburn Woods.

Chairman Matthies asked for additional comments. There being none, he asked for a motion to adjourn.

ADJOURNMENT

MS. ACKS MADE A MOTION TO ADJOURN THE MEETING. MR. DAVENPORT SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 8:05 P.M. MOTION CARRIED UNANIMOUSLY.

/s/ Stanley J. Popovich
Stanley J. Popovich, AICP
Senior Planner

August 22, 2013

MEMORANDUM

TO: Village of Downers Grove Architectural Design Review Board

FROM: Nicholas P. Kalogeresis, AICP, The Lakota Group
Douglas E. Gilbert, AIA

RE: Survey Findings and Recommendations

This memorandum summarizes the findings of an architectural and historical survey completed for the Denburn Woods, Shady Lane Estates, and the E.H. Prince's Subdivisions along with the Maple Avenue/Main Street Corridors between April and July 2013 by the Lakota Group and its survey team. This memo also provides an overview of the survey process and the criteria used to evaluate the historical and architectural significance of properties located within each of the survey areas. The primary objective of the survey project was to identify, document and evaluate properties significant to the architecture and history of Downers Grove and determine potential eligibility as individual landmarks or as part of a historic district. This project was also funded in part by a Certified Local Government grant from the Illinois Historic Preservation Agency (IHPA).

Survey Overview

There were five distinct tasks involved in completing this survey assignment, the development of a survey form, background and archival research, on-site field work in the respective survey areas, the mapping of all surveyed properties, and the preparation of a Draft Survey Report. A survey team comprised of professional architectural historians and surveyors conducted background research and the on-site survey work, while a separate team of volunteers collected building permit information for inclusion in the survey form. The on-site survey work was conducted using a customized software package for use with an Apple iPad. The iPad was also used to complete all survey photography.

The criteria used to evaluate and classify Downers Grove properties according to architectural significance were developed jointly by the survey team and the Village and were based on standard terminology and criteria used for most architectural and historical surveys. The survey team used the National Register Criteria for Evaluation in judging property significance and their eligibility for listing in the National Register of Historic Places. The National Register, maintained by the National Park Service, is this nation's official list of buildings, structures and sites worthy of preservation. According to these criteria, a building, structure, or object must be at least 50 years old and meet one of the following criteria:

- A. The building resource is associated with events that have made a significant contribution to the broad patterns of the country's history;
- B. The resource may be associated with the lives of persons significant in our past; and
- C. The resource is architecturally significant and embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

National Register eligible properties must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Properties less than 50 years old may be considered for eligibility if they

are considered of exceptional importance or if they are integral parts of a potential National Register Historic District. It should be noted that given the scope of this survey assignment, properties were evaluated primarily according to Criterion C and their architectural significance. Properties may also be significant for both Criteria A and B; however, additional research will be needed to establish significance for historic events or persons for particular properties in each of the surveyed areas.

Certain properties are not ordinarily considered for listing in the National Register including buildings or structures moved from their original locations, reconstructed buildings, cemeteries, properties that are primarily commemorative in nature, and buildings or structures that have had inappropriate and irreversible modifications.

In the field, surveyors recorded evaluation ratings on individual survey forms, which were later confirmed in additional site visits and background research. The survey team also consulted IHPA regarding the significance of certain properties. The rating categories used for this assignment includes the following:

- *National Register Landmark* — a building, structure or site that has already been listed individually in the National Register of Historic Places.
- *Significant* — a building, site or structure that is 50 years old and individually eligible under one or more of the National Register’s Evaluation Criteria. The building, site or structure, must possess a high distinction of architectural style or building type, or itself be valuable for understanding of a historic period or context, method of construction, use of indigenous materials, exceptional craftsmanship, or work of a master builder or architect. Significant historic resources must possess a high majority of its architectural features and elements typical to its form and style and a high degree of integrity of location, setting, feeling, and association.
- *Contributing* — a building, site or structure that is 50 years old, and possesses a moderate to good degree of integrity and a majority of its architectural features and elements. It may also be valuable for the understanding of a historic period or context, method of construction, or use of indigenous materials. The building itself may possess no particular architectural distinction as compared to others of its style and building type.
- *Non-Contributing* — a building, site or structure that is less than 50 years old, has poor integrity with most or all historic materials and details missing or completely covered, have alterations that are not reversible, or have significant changes in massing and scale due to incompatible additions and new construction.
- *Noteworthy Buildings Less Than Fifty Years of Age* — buildings that may meet one of more eligibility criteria for the National Register of Historic Places but are less than 50 years of age (built after 1963). The National Register Criteria currently excludes properties that achieved significance within the last 50 years unless they are of exceptional architectural and historical importance.

Specific criteria for designated local landmarks and districts are outlined in the Village’s Historic Preservation Ordinance. Generally, properties meeting National Register eligibility criteria should be considered eligible for meeting any one or several of the Village’s landmark designation criteria. However, some exceptions may occur when properties are determined not eligible for the National Register but may carry more local significance and thus meet the Village’s designation criteria. Buildings not considered good candidates for either National Register or local designation but retained sufficient architectural integrity were classified as “Contributing” properties.

The Village’s designation criteria for individual landmarks include:

- A. Significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;
- B. Identification with a person or persons who significantly contributed to the development of the

- community, county, State or Nation;
- C. Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;
 - D. Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;
 - E. Unique location or singular physical characteristics that make it an established or familiar visual feature;
 - F. Character as a particularly fine or unique example of a utilitarian structure, including but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
 - G. Area that has yielded or may be likely to yield, information important in history or prehistory.
 - H. A source of civic pride or identity for the community.

The Village's designation criteria for historic districts include:

- A. The proposed historic district contains two or more contiguous properties along with such other buildings, places or areas within its definable geographic boundaries which, while not of such historic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located in such district;
- B. A significant concentration of structures meeting any of the criteria for landmark designation;
- C. The proposed district establishes a sense of time and place unique to the Village of Downers Grove, and/or;
- D. The proposed district exemplifies or reflects the cultural, social, economic, political or architectural history of the nation, the state, or the community;
- E. An area nominated for designation as an historic district shall be identifiable by clear and distinct boundaries.

Survey Findings

Upon completion of the field work, the survey team assessed the opportunities for future National Register and Local Historic Districts in the individual survey areas. Our conclusions regarding Historic Districts are as follows:

Survey Area 1: Denburn Woods Subdivision

The Denburn Woods Subdivision includes 72 properties of various architectural styles. Several homes are of outstanding architectural quality and merit individual preservation, including the Harold Zook-designed Tudor Revival home at 1228 Hawthorne Avenue, among others. A total of seven properties are considered individually significant and eligible for listing in the National Register. However, approximately 45 percent of the Subdivision has been evaluated as non-contributing due to a number of properties that are of recent construction (since 1963) or have been significantly altered. Approximately 35 of the 72 properties date from 1963 and are considered not eligible under the National Register Criteria. Therefore, it is the opinion of the survey team that the Denburn Woods Subdivision is not eligible as a National Register Historic District.

Survey Area 2: Shady Lane Estates Subdivision.

The Shady Lane Estates Subdivision includes 55 properties representing a unique collection of Mid-Century Modern Ranch and Late Modern Eclectic Split-Level homes that are unique to Downers Grove. A total of three properties are considered individually significant and eligible for listing in the National Register. It is the opinion of the survey team that the Subdivision, with the exception of several Split-Level homes along the eastern segment of 41st Street, could qualify as a National Register Historic District, mostly under Criterion C for significant architecture. Further consultation with IHPA is recommended to determine exact district boundaries.

Survey Area 3: E.H. Prince's Subdivision

The E.H. Prince's Subdivision includes approximately 620 properties of various architectural styles and building forms. A total of 55 properties are considered individually significant and eligible for listing in the National Register. The Subdivision generally retains a good level of architectural and historical integrity and may be eligible for listing as a district in the National Register. Likely boundaries for a potential National Register District would

include the blocks south of Chicago Avenue and east of Forest Avenue, also including Downers Grove North High School. The blocks north of Chicago and west of Forest Avenue contain a significant amount of recent construction as well as existing homes with integrity issues. Additional consultation with the Illinois Historic Preservation Agency to determine exact district boundaries is recommended.

Survey Area 4: Maple Avenue/Main Street Corridor

The Maple Avenue/Main Street Corridor includes 199 properties representing a diverse collection of Queen Anne, Craftsman, Colonial Revival and Prairie residential architecture with good to excellent architectural integrity. There are 26 significant properties with another 58 contributing, making the area between Blodgett Avenue and Main Street potentially eligible as a district in the National Register. However, its eligibility should also be considered in the larger context of the neighborhood to the south of Maple Avenue, which also contains a number of other homes and properties that are similar in age and architecture. This neighborhood should be surveyed and evaluated in the future to determine if a much larger residential Historic District that also incorporates Maple Avenue could be established. Likewise, the Main Street Corridor both north and south of the Burlington Northern railroad tracks should also be evaluated as part of a larger downtown district encompassing other blocks and buildings to the east and west of Main Street.

Significant Properties

The survey has inventoried 91 properties, sites and structures that may be potentially eligible for listing in the National Register of Historic Places and designation as local landmarks. As mentioned previously, these buildings were evaluated primarily under Criterion C of the National Register Criteria for Evaluation. Some properties were also considered eligible for the National Register under Criteria A and B, due to their association with a significant event or person in Downers Grove's past. All properties evaluated as significant should receive priority for additional research and documentation to confirm their eligibility for the National Register listing with IHPA and the ADRB.

- 309 41st Street Mid-Century Modern
- 5327 Brookbank Road Colonial Revival
- 4105 Fairview Avenue Mid-Century Modern
- 4742 Forest Avenue Colonial Revival
- 4949 Forest Avenue Art Deco/Moderne
- 4436 Forest Avenue Tudor Revival
- 1130 Franklin Street Queen Anne
- 1205 Franklin Street Queen Anne
- 1228 Hawthorne Lane Tudor Revival
- 4540 Highland Avenue Craftsman
- 4644 Highland Avenue Craftsman
- 4710 Highland Avenue Queen Anne
- 4832 Highland Avenue Tudor Revival
- 4636 Highland Avenue Tudor Revival
- 4700 Highland Avenue Queen Anne
- 2 Lindenwald Place Tudor Revival
- 1 Lindenwald Place French Eclectic
- 4712 Linscott Avenue Mid-Century Modern
- 4811 Linscott Avenue Queen Anne
- 4817 Linscott Avenue Craftsman
- 4728 Linscott avenue Colonial Revival
- 4744 Linscott Avenue Spanish Revival
- 4816 Linscott Avenue Queen Anne
- Prince's Pond Linscott Avenue, Franklin Street
- 4501 Main Street Mid-Century Modern
- 4632 Main Street Craftsman
- 4730 Main Street Queen Anne

• 4920	Main Street	Classical Revival/Beaux Arts
• 5140	Main Street	Mid-Century Modern
• 5219-5221	Main Street	Italianate
• 5300	Main Street	Greek Revival
• 710	Maple Avenue	Greek Revival
• 643	Maple Avenue	Mid-Century Modern
• 704	Maple Avenue	Colonial Revival
• 806	Maple Avenue	Craftsman
• 811	Maple Avenue	Prairie
• 819	Maple Avenue	Queen Anne
• 820	Maple Avenue	Colonial Revival
• 840	Maple Avenue	Shingle
• 844	Maple Avenue	Greek Revival
• 902	Maple Avenue	Colonial Revival
• 942	Maple Avenue	Queen Anne
• 843	Maple Avenue	Queen Anne
• 831	Maple Avenue	Queen Anne
• 636	Maple Avenue	Colonial Revival
• 644	Maple Avenue	Queen Anne
• 648	Maple Avenue	Craftsman
• 701	Maple Avenue	Queen Anne
• 702	Maple Avenue	Colonial Revival
• 717	Maple Avenue	Queen Anne
• 735	Maple Avenue	Queen Anne
• 743	Maple Avenue	Queen Anne
• 805	Maple Avenue	Queen Anne
• 831	Maple Avenue	Greek Revival
• 4744	Middaugh Avenue	Craftsman
• 4800	Middaugh Avenue	Craftsman
• 4828	Middaugh Avenue	Prairie
• 4809	Oakwood Avenue	Tudor Revival
• 4828	Oakwood Avenue	Queen Anne
• 4715	Oakwood Avenue	Colonial Revival
• 4813	Oakwood Avenue	Italianate
• 4820	Oakwood Avenue	Queen Anne
• 4928	Oakwood Avenue	Queen Anne
• 4936	Oakwood Avenue	Queen Anne
• 4714	Oakwood Avenue	Queen Anne
• 1120	Prairie Avenue	Colonial Revival
• 1220	Prairie Avenue	Colonial Revival
• 1249	Prairie Avenue	Colonial Revival
• 4502	Prince Street	Queen Anne
• 4612	Prince Street	Craftsman
• 4712	Prince Street	
• 4716	Prince Street	Tudor Revival
• 4736	Prince Street	Queen Anne
• 4800	Prince Street	Queen Anne
• 4810	Prince Street	Colonial Revival
• 4816	Prince Street	Queen Anne
• 4725	Saratoga Avenue	Craftsman
• 4726	Saratoga Avenue	Italianate
• 4916	Saratoga Avenue	Queen Anne
• 4925	Saratoga Avenue	Queen Anne

- 4952 Saratoga Avenue Craftsman
- 4938 Saratoga Avenue Queen Anne
- 4934 Saratoga Avenue Queen Anne
- 4930 Saratoga Avenue Queen Anne
- 4613 Saratoga Avenue Craftsman
- 300 Shady Lane Mid-Century Modern
- 1313 Turvey Road Tudor Revival
- 1365 Turvey Road Mid-Century Modern
- 1300 Turvey Road Mid-Century Modern
- 1120 Warren Avenue Colonial Revival
- 1220 Warren Avenue Queen Anne

Survey Database

All survey work has been compiled into a Filemaker-based database formatted for internet access. The database includes survey information for each property as well as photos and images. The online database is designed to be highly accessible so that the ADRB can update and add additional information to individual survey forms from a desktop computer, laptop, or iPad.

Conclusions

This survey represents the Village's first historic building survey as a designated Certified Local Government (CLG) and provides a good foundation for future survey and preservation planning work for the Village and the ADRB. The following are short and long-term recommendations for future survey, preservation planning, and voluntary property designation activities.

Short-Term

- Continue volunteer involvement to update survey forms and undertake additional research on the identified significant properties.
- Continue consultation with the Illinois Historic Preservation Agency with regard to the boundaries of potential historic districts.
- Continue to work with property owners who voluntarily wish to pursue local landmark status of noted significant properties or potential historic districts.

Long Term

- Complete a survey of the neighborhood south of Maple Avenue, generally bordered by Blodgett Avenue on the east, 55th Street on the south, Main Street on the west and Maple Avenue on the north.
- Complete a building survey of Main Street from 55th Street to Maple Avenue.
- Supplement the Main Street survey area by surveying the remaining area of Downtown, generally bordered by Rogers Street on the north, Mackie Place and Prospect Avenue on the east, Maple Avenue on the south and Carpenter Street on the west.