

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
11/1/2016

SUBJECT:	SUBMITTED BY:
Historic Landmark - 4540 Highland Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 4540 Highland Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Steward of Financial, Environmental, and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 15, 2016 active agenda per the unanimous recommendation of the Architectural Design Review Board. The Architectural Design Review Board found that the proposed landmark meets the landmark designation criteria found in Section 12.302 of the Historic Preservation Ordinance.

BACKGROUND

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

Existing House

The property has features typical of an American Foursquare, such as the cube-shaped massing and hipped roof with wide eaves. The full width front porch on the front facade with double and triple columns is typical of the Craftsman style. The horizontal band, typical of the Prairie style, separates the bevel siding below and the shingle siding on the second story. Some of the other notable features include the wooden double hung windows with a triple-window bay off the dining room. In addition to the external original architectural features, many internal architectural features remain including hardware, trim, and windows.

Analysis of Significance

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A and 12.302.B.3. The house was constructed in 1914 and is thus over 50 years of age as required by Section 12.302.A. The property also meets criteria 12.302.B.3 as it is an excellent example of the American

Foursquare architectural style, with distinctive features such as cube-shaped massing and full width front porch. The 2013 Architectural and Historical Survey identified this property as ‘significant’ as an example of an “excellent Foursquare with high integrity”.

Public Comment

Three members of the public spoke in support of the petition at the October 19, 2016 Architectural Design Review Board meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated October 19, 2016

Minutes of the Architectural Design Review Board Hearing dated October 19, 2016

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 4540 HIGHLAND AVENUE**

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

WHEREAS, Section 12-301 of the Municipal Code sets forth landmark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, John and Patricia Orwin ("Applicant") are the owners of certain property legally described as follows:

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

Commonly known as 4540 Highland Avenue, Downers Grove, IL 60515
(PIN 09-05-315-018)

WHEREAS, there is a 1914 American Foursquare structure on the property; and

WHEREAS, on October 19, 2016, the Architectural Design Review Board conducted a public hearing in connection with the aforesaid application, after notice of said hearing was duly given; and

WHEREAS, the Board rendered its decision on the aforesaid application, recommending that the property located at 4540 Highland Avenue, Downers Grove, Illinois, be granted Historic Landmark Designation; and

WHEREAS, certain applicable requirements of Section 12-302, Landmark Designation Criteria, of the Historic Preservation Ordinance relating to the granting of Historic Landmark Designation have been met.

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

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

Section 2. That the structure located on the property located at 4540 Highland Avenue is hereby granted Historic Landmark Designation.

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

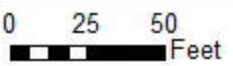
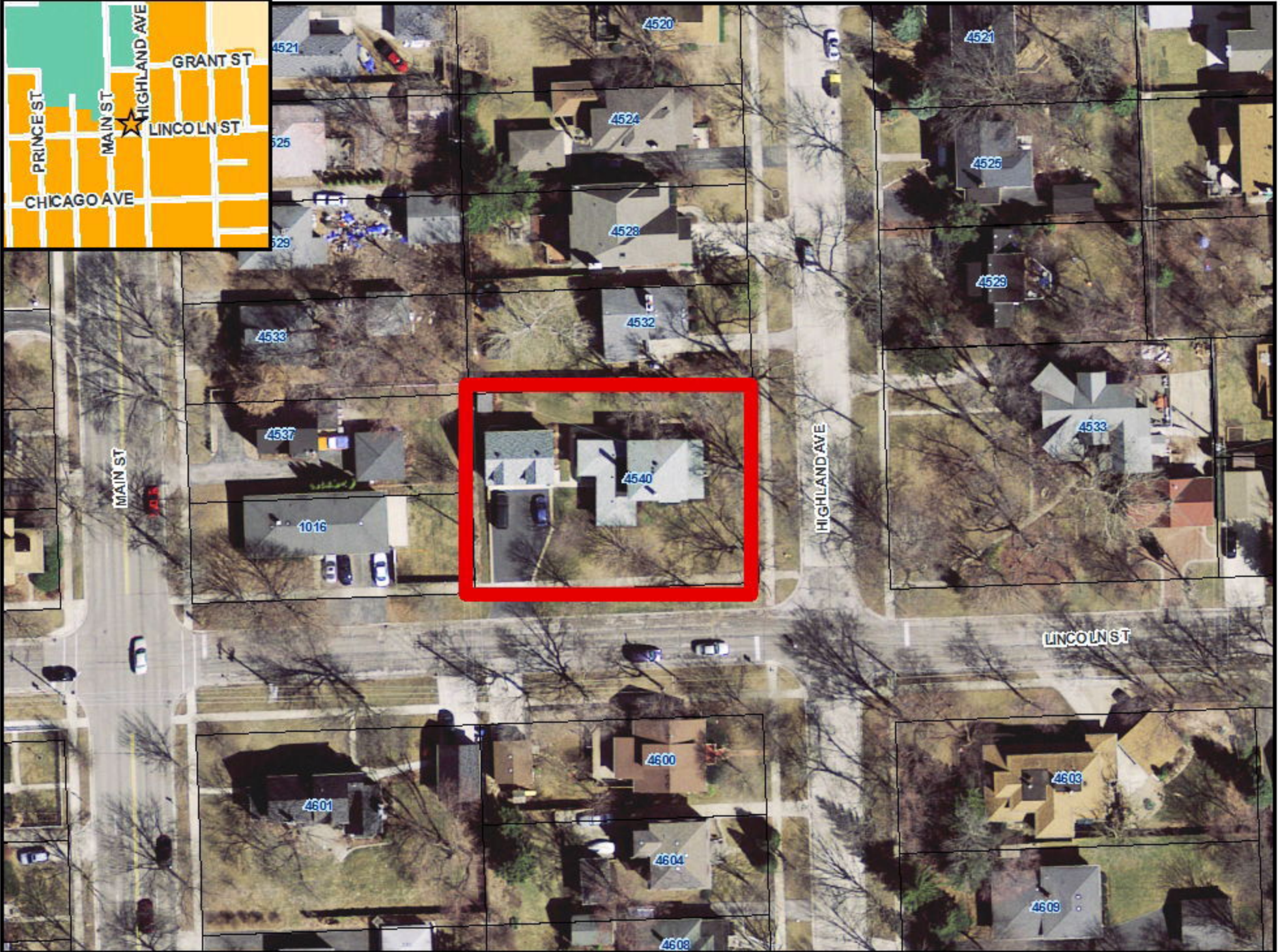
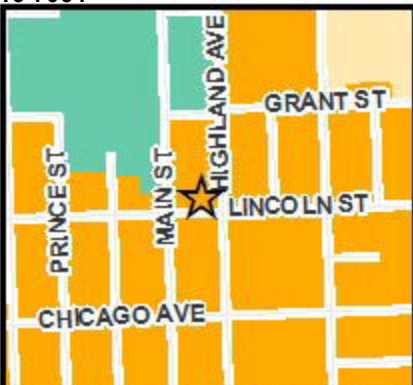
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

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

Mayor

Passed:
Published:

Attest: _____
Village Clerk



4540 Highland Ave.- Location Map



PROJECT DESCRIPTION

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

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

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

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative letter and photographs. The petitioner will further address the proposal and justification to support the requested landmark designation at the public hearing.

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302A and Section 12.302.B, *Landmark Designation Criteria #3* as described below.

Section 12.302.A.

The proposed landmark is either over fifty (50) years old, in whole or in part, or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation; and

The house was constructed ca. 1914 and is therefore 102 years old. This standard is met.

Section 12.302.B

That one or more of the following conditions exist:

1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;

This criteria does not apply.

2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;

This criteria does not apply.

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

Staff finds the property represents the distinguishing characteristics of the Prairie and Craftsman Style

16-ADR-0008, 4540 Highland Avenue
October 19, 2016

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American Foursquare. The 2013 Architectural and Historical Survey identified this property as 'significant' as an example of an "excellent Foursquare with high integrity". The overall cube-shaped massing, hipped roof, grouped windows, and front porch with double and triple columns are typical of the American Foursquare, with many additional original architectural features as described above in the project description. This criteria is met.

4. **The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**
This criteria does not apply.
5. **An area that has yielded or may be likely to yield, information important in history or prehistory.**
This criteria does not apply.
6. **A source of civic pride or identity for the community.**
This criteria does not apply.
7. **The property is included in the National Register of Historic Places.**
This criteria does not apply.

NEIGHBORHOOD COMMENT

Staff has not received any neighborhood comments regarding the proposal at this time.

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends that the Architectural Design Review Board makes a positive recommendation to the Village Council for landmark status of 4540 Highland Avenue.

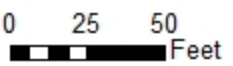
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sp
-att

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4540 Highland.doc



4540 Highland Ave.- Location Map



Historic Landmark Designation – 4540 Highland Ave

To: Architectural Review Board

September 2, 2016

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

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

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

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

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

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

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

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

Addition Exterior

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

- Rear porch with triple piers matching the front porch

Addition Interior

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

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

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

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

The interior also has many significant original elements:

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

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

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

Sincerely,

John and Pat Orwin

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

Section 12.302.A

The proposed landmark is either over fifty (50) years old, in whole or in part or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation

The proposed landmark is 102 years old and meets the criteria.

Section 12.302.B

1. The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;

This criteria does not apply.

2. The property was owned by a person or persons of historic significance to the community, county, State or Nation;

This criteria does not apply.

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

The property has most of the distinguishing characteristics of a classic American Foursquare with Prairie and Craftsman influences. It has been carefully preserved and has most exterior features intact:

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

4. The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;

This criteria does not apply.

5. An area that has yielded or may be likely to yield, information important in history or prehistory.

This criteria does not apply.

6. A source of civic pride or identity for the community.

This criteria does not apply.

7. The property is included in the National Register of Historic Places.

This criteria does not apply.



Historic Landmark Information Form

Property Address _____

Date of Construction _____

Architectural Style _____

Architect (if known) _____

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

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

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

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

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

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

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

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

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

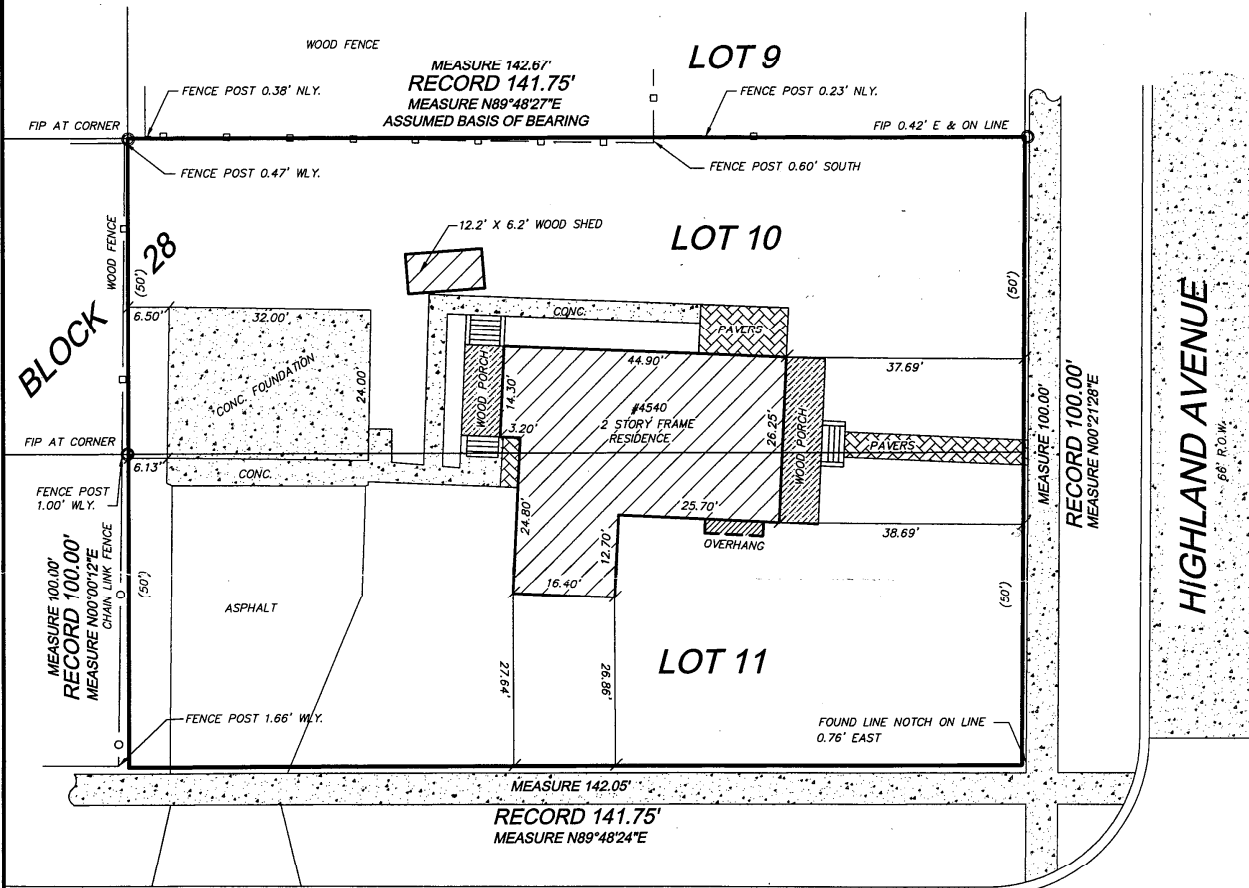
WORKMAN
LAND SURVEYORS
 73 W. 61ST STREET WESTMONT, IL 60559
 PHONE 630-541-0176 FAX 630-541-0177



ASSUMED MERIDIAN
 SCALE 1"= 20'

PLAT OF SURVEY
LEGAL DESCRIPTION

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



LINCOLN STREET
 66' R.O.W.

GENERAL NOTES

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

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

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

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

RECORD L = RECORD ARC LENGTH
 MEASURE L = MEASURE ARC LENGTH
 R = RADIUS
 R.O.W. = RIGHT OF WAY

Job No.: 05-27127
 Address: 4540 HIGHLAND
 DOWNERS GROVE, ILLINOIS

CLIENT: ORWIN

DATE OF COMPLETION OF FIELD WORK
 NOVEMBER 14, 2005



STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

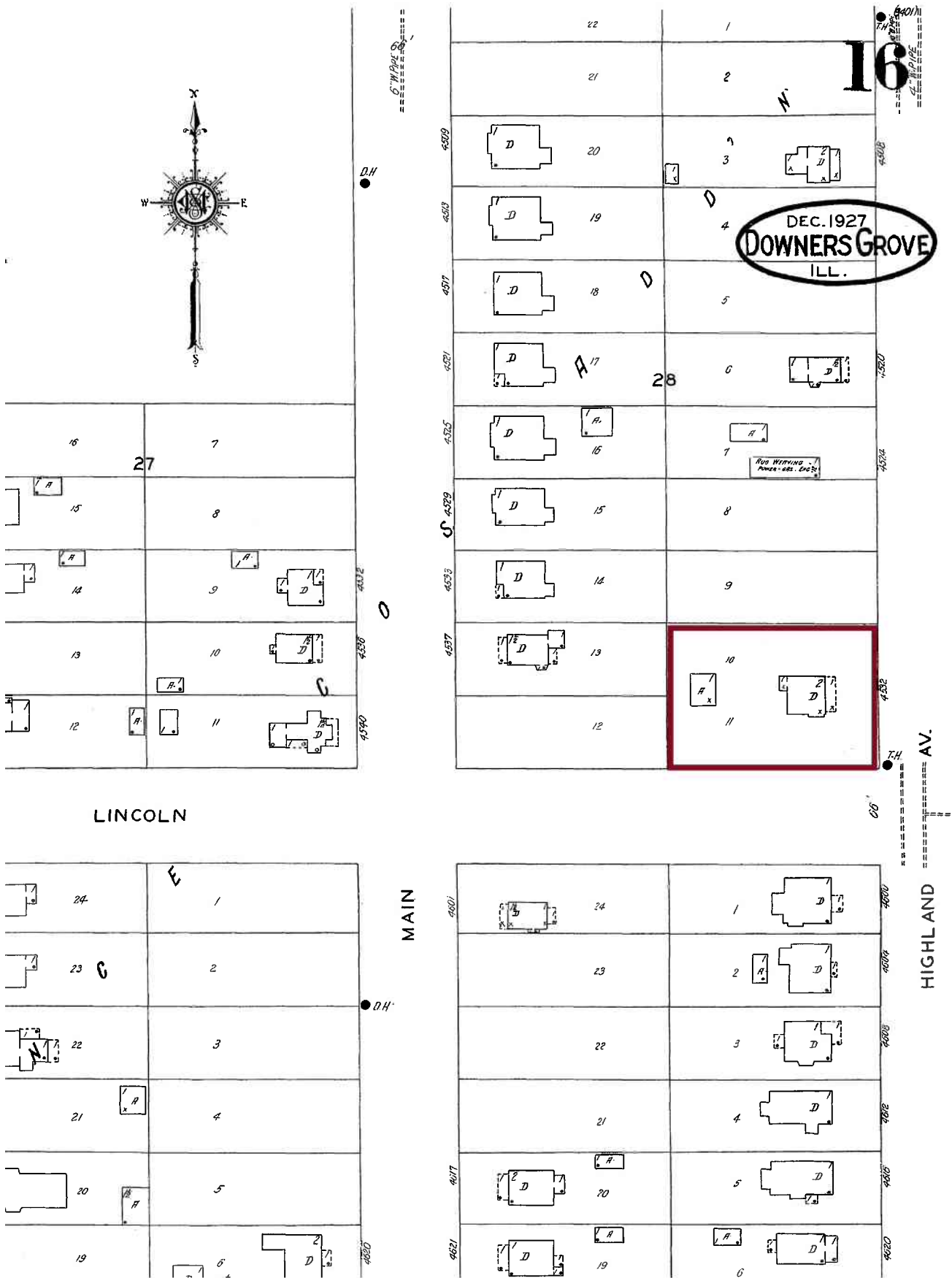
I, WILLIAM A. WORKMAN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

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

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

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

Section of 1927 Sanborn map showing 4540 Highland



4540 Highland Photo Gallery**Photos from 1981**

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

Photos from 2016

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



Photo #1 East elevation - March 1981



Photo #2 View from SE - March 1981



Photo #3 View from NE – March 1981



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



Photo # 5 Carriage House – March 1981



Photo #6 East Elevation – August 30, 2016



Photo #7 SE View – August 30, 2016



Photo #8 NE View – August 30, 2016



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



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



Photo #11 Garage built 2006 – August 30, 2016

DRAFT

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

OCTOBER 19, 2016, 7:00 P.M.

A. **16-ADR-008: A petition seeking a Historic Landmark Designation for the property commonly known as 4540 Highland Avenue, Downers Grove, IL (PIN 09-05-315-018). The property is located at the northwest corner of Highland Avenue and Lincoln Street. John and Patricia Orwin, Petitioners and Owners.** Planner Swati Pandey summarized that the petitioners were seeking landmark designation for their 102 year-old American Foursquare home located at the northwest corner of Highland Avenue and Lincoln Street. The plat of survey was referenced, noting the original footprint of the home along with the rear addition, added sometime in the 1980s. Ms. Pandey stated the rear addition did not have any bearing on the historic integrity of the application.

Reviewing the 1927 Sanborn Map, Ms. Pandey identified the original home, along with the front porch. The original carriage house that existed was later razed in 2006 but the current garage sat in its exact location.

Elevations and architectural details of the two-story Foursquare home were reviewed in further detail, with notation of the full width front porch. The hipped roof was also noted as a typical Foursquare trait. Photos of the home from 1981 and from 2016 were shown with Ms. Pandey pointing out that the design and form of the front facade had not changed over the 30-year period. An original oval door still existed on the front façade.

Other notable features of the home included the triple window bay located on the southeast elevation; the beveled siding, and the owners keeping the form and design of the home the same with the triple and double columns of the porch. Ms. Pandey stated the owners have taken great care to match the siding and the design for the current three-car garage.

Ms. Pandey reported that the standards under Section 12.302.A and .B were met and she recommended landmark status for the home.

No questions from the members followed. Chairman Pro tem Larson commented that the home was beautiful with the colors used and it met today's needs.

Asked how the Foursquare design was named, Mr. Dave Gassen, 5230 Benton Avenue explained that the house style did not have a name until the 1980s and the term "Foursquare" was coined by two authors and was referenced to any type of square object. Ms. Amy Gassen, 5230 Benton Avenue, added that typically there were four rooms on the first floor and four rooms located on the second floor. In later Foursquare homes, the foyer was eliminated.

Petitioners John and Patricia Orwin came forward. Mr. Orwin thanked everyone who helped him and his wife through the landmark designation process. He discussed how he researched the

history of the home years ago, but stated that Mr. John Venard, a postman in the village for many years, owned the home for 60 years, along with his family. He discussed the pros and cons of purchasing the home which had little to no changes made to it by the original owner. He restored the home, added the addition, and stated about a year ago someone from the village handed him some information and said his home may be eligible for landmark status.

Mr. Orwin appreciated everyone's help and hoped the landmarking program would be a way to preserve some of the older homes for years to come.

Positive comments followed from the board members. The chairman pro tem invited the public to speak.

Mr. Dave Gassen, 5320 Benton Avenue, supported the application and thanked the petitioners for landmarking their structure.

Ms. Amy Gassen, 5320 Benton Avenue, thanked the owners for restoring their home but mentioned the owners were going through the process for the historical home program offered through the Historical Society and Downers Grove Museum. She was pleased to see another Foursquare being added to the list of landmarks in the village. She and her husband had a chance to tour the home and were amazed at how much of the original home was intact. It was also noted that the Orwin home was one of the 65 identified homes as being significant in the 2013 Survey, but since that time, three of those significant homes had been demolished and two will be preserved in less than a year.

Mr. Rich Kulovany, 6825 Camden, thanked the owners and Board for landmarking the property and stressed the importance of identifying/saving such historic homes. He appreciated efforts from the Gassens, the Downers Grove Historical Society, the Downers Grove Museum, and village staff to save historical structures.

Hearing no further comments, the chairman pro tem entertained a motion.

MR. REIMER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 4540 HIGHLAND AVENUE.

MS. CHALBERG SECONDED THE MOTION. ROLL CALL:

**AYE: MR. REIMER, MS. CHALBERG, MS. ACKS, MR. LARSON, MR. LERNER
NAY: NONE**

MOTION CARRIED. VOTE: 5-0