

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
5/9/2017

SUBJECT:	SUBMITTED BY:
Historic Landmark - 4709 Linscott Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 4709 Linscott 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 May 16, 2017 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 4709 Linscott Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Folk Victorian house with a basement and a second story balcony was constructed in 1894.

Existing House

The Folk Victorian style of simple homes was popular between 1870 and 1910. This architectural style is considered a sub type of Queen Anne style. The home includes many of the typical features, including a symmetrical façade with a two-story front and gabled roof, a front porch now enclosed and a second story balcony. The exterior elevations show the decorative vergeboard and fish scale shingles on all gables. The original exterior materials such as wood and stone have been maintained.

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 1894 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 Folk Victorian architectural style, with distinctive features such as symmetrical façade and gabled roof.

Public Comment

Two members of the public spoke in support of the petition at the April 19, 2017 Architectural Design Review Board meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated April 19, 2017

Minutes of the Architectural Design Review Board Hearing dated April 19, 2017

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 4709 LINSCOTT 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, Mary Lou Lockerby (the "Applicant") is the owner of certain property legally described as follows:

LOTS 21 AND 22 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

THE SOUTH 4.80 FEET OF LOT 23 IN BLOCK 13 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, IN THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890, AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 4709 Linscott Avenue, Downers Grove, IL 60515
(PINs 09-07-206-024; -025)

WHEREAS, an 1894 Folk Victorian is on the property; and

WHEREAS, on April 19, 2017, 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 4709 Linscott 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 4709 Linscott 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.

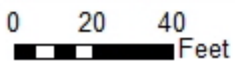
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

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



4709 Linscott Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 19, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0003 4709 Linscott Avenue	Designation of a Historic Landmark	Swati Pandey Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 4709 Linscott Avenue based on the criteria that the property represents the distinguishing characteristics of an architectural style.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

**OWNER/
APPLICANT:** Mary Lou Lockerby
4709 Linscott Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Folk Victorian (sub type of Queen Anne)
BUILDING DATE: 1894
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 13,880 square feet (0.32 acre)
PINS: 09-07-206-024 and 09-07-206-025

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Certificate of Acknowledgement Form
5. Historic Landmark Information Form
6. Photographs

17-ADR-0003, 4709 Linscott Avenue
April 19, 2017

Page 2

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4709 Linscott Avenue under criteria 12.302.B.2 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Folk Victorian house with a basement and a second story balcony was constructed in 1894, and is a good example of this architectural style.

The Folk Victorian style of simple homes were popular between 1870 – 1910. This architectural style is considered a sub type of Queen Anne style. These homes are usually orderly and symmetrical. The important features of these homes are the brackets under the eaves, porches with spindlework or flat, jigsaw cut trim, low-pitched, pyramid shaped roof, front gable and side wings. Classic Folk Victorian homes do not have towers, bay windows, or elaborate moldings. Other examples of similar homes are present in the Village, especially in E.H Prince's Subdivision.

The property at 4709 Linscott Avenue includes many of these features, including a symmetrical façade with a two-story front and gabled roof, a front porch now enclosed and a second story balcony. The exterior elevations show the decorative vergeboard and fish scale shingles on all gables. The original exterior materials such as wood and stone have been maintained. A screened porch was added to the rear of the house. The rear addition does not impact the historic integrity of this Folk Victorian home.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative letter, excerpts from books, newspaper articles 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, 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 in 1894 and is 123 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 Folk Victorian style. The overall simple form and clean lines of a gable-front façade and vergeboard on the eaves are typical of the Folk Victorian style, with many additional original architectural features as described above in the project description. This criteria is met.

17-ADR-0003, 4709 Linscott Avenue
April 19, 2017

Page 3

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 received one general inquiry from the public 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 make a positive recommendation to the Village Council for landmark status of 4709 Linscott Avenue.

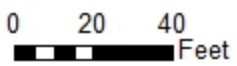
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sp
-att

P:\P&CD\PROJECTS\ADRB\PROJECTS\2017 Petitions\17-ADR-0003- 4709 Linscott\Staff Report 17-ADR-0003 4709 Linscott Avenue.doc



4709 Linscott Avenue - Location Map



**MARY LOU LOCKERBY
4709 LINSCOTT AVENUE
DOWNERS GROVE, IL 60515
630.917.3242**

March 21, 2017

Historic Landmark Designation
Department of Community Development
801 Burlington Avenue
Downers Grove, IL 60515

RE: Landmark Status for 4709 Linscott Avenue

I am applying for Historic Landmark Designation for the home at 4709 Linscott Ave. The home previously received Centennial Home status through the Downers Grove Historical Society in 2003.

The home and property were purchased in September, 1977 from the Robert Boltz family and are located on the Northwest side of Downers Grove on one of the restored brick streets in the E.H. Prince & Company Honorary Historic District. The property includes two parcels/lots, but the home is located on only one parcel.

The home was constructed in 1894 (architect unknown) by Lottie Mae MacDougall. Mrs. MacDougall transferred ownership in 1967 to Robert V. and Dorothy M. Boltz who subsequently transferred ownership in 1971 to Robert V., Jr. and Evelyn A. Boltz. My husband (now deceased) and I then purchased the home in 1977.

Research indicates that the home most closely resembles the features of the Folk Victorian. We have attempted to maintain the character of a Folk Victorian home with paint choices, trim, original woodwork, etc. Specific features and designs of this style include

- Built between 1870 and 1910 (this home was constructed in 1894).
- Floor plan – living room at front of house and on ground floor, kitchen in back and bedrooms on second floor.
- Plain in construction.
- Simple in design – symmetrical.

In addition to the architectural features, the research indicates that this particular style of home often coincided with railroad development (old house web), which would suggest that Downers Grove, with its history of the railroad, would be a destination for this home style. The Craftsman Blog states that “Next to the bungalow, this style is most often

associated with being a “historic home,” and that the railroads played a major part in transforming the landscape of America as it brought the most popular styles of them all to every town it passed.” (Craftsman Blog)

Since purchasing the home, we have made the following structural changes

- The enclosed front porch has been updated to accommodate a family room.
- Enlarged the kitchen by removing the original back porch.
- Changed one small bedroom into a master bath.
- Extended the back bedroom.
- Added a screened porch.

Included with this application is a photo obtained from the Downers Grove Museum identifying the exterior structure as it was originally. Current photos of the North, South and West views of the home are also included.

The home meets the Landmark Designation Criteria as follows

A. “The proposed landmark is either over fifty (50) years old, in whole or in part.”

Tax records indicate that the home was built in 1894 which makes it 123 years old.

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

The home meets the criteria and description for a Folk Victorian – symmetrical and simple in design, plain in construction, orderly and made of easily obtained materials. The Folk Victorian construction grew with the proximity to the railroads as the railroads could bring the materials to town to produce inexpensive Victorian detailing (The Craftsman Blog). The original exterior materials (wood, stone) have been maintained. In addition, wood architectural design features (“gingerbread”) have been duplicated as closely as possible to resemble the original detail in the west/front and south/side eaves. The original front and side porch doors remain in the home. Interior updates have replicated the period and design of the Victorian home as closely as possible.

I appreciate the opportunity to represent the historic endeavors of Downers Grove. I plan to continue to preserve this historic home.

If you have any questions, I can be reached by phone at 630.917.3242 or email at jwlmll@comcast.net.

Thank you.

Sincerely
Mary Lou Lockerby
landmarkdesignation

CHANGES TO PROPERTY AT 4709 LINSOTT AVENUE, DOWNERS GROVE, IL

Kitchen – Replaced existing back porch with additional kitchen space – 1984.

Bedroom – Extended back bedroom over kitchen and replaced one small bedroom with a master bath – 1987.

Screened Porch – Extended existing enclosed porch with a screened porch – 1992.

Purchased 4.8 ft. of lot north of existing property for garden and driveway space – 1997.

Exact date of photo of original home not available at museum. Museum staff believes circa 1900.

Mary Lou Lockerby

landmarkpropertychanges



Historic Landmark Information Form

Property Address 4709 Linscott Avenue, Downers Grove, IL

Date of Construction 1894

Architectural Style Folk Victorian

Architect (if known) NA

Number of Stories 2 **Basement (Y/N)** Y

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

Concrete Block

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

Wood

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

Cross-Gabled

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

Asphalt Shingles

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

Double-Hung

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

Wood and Aluminum

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

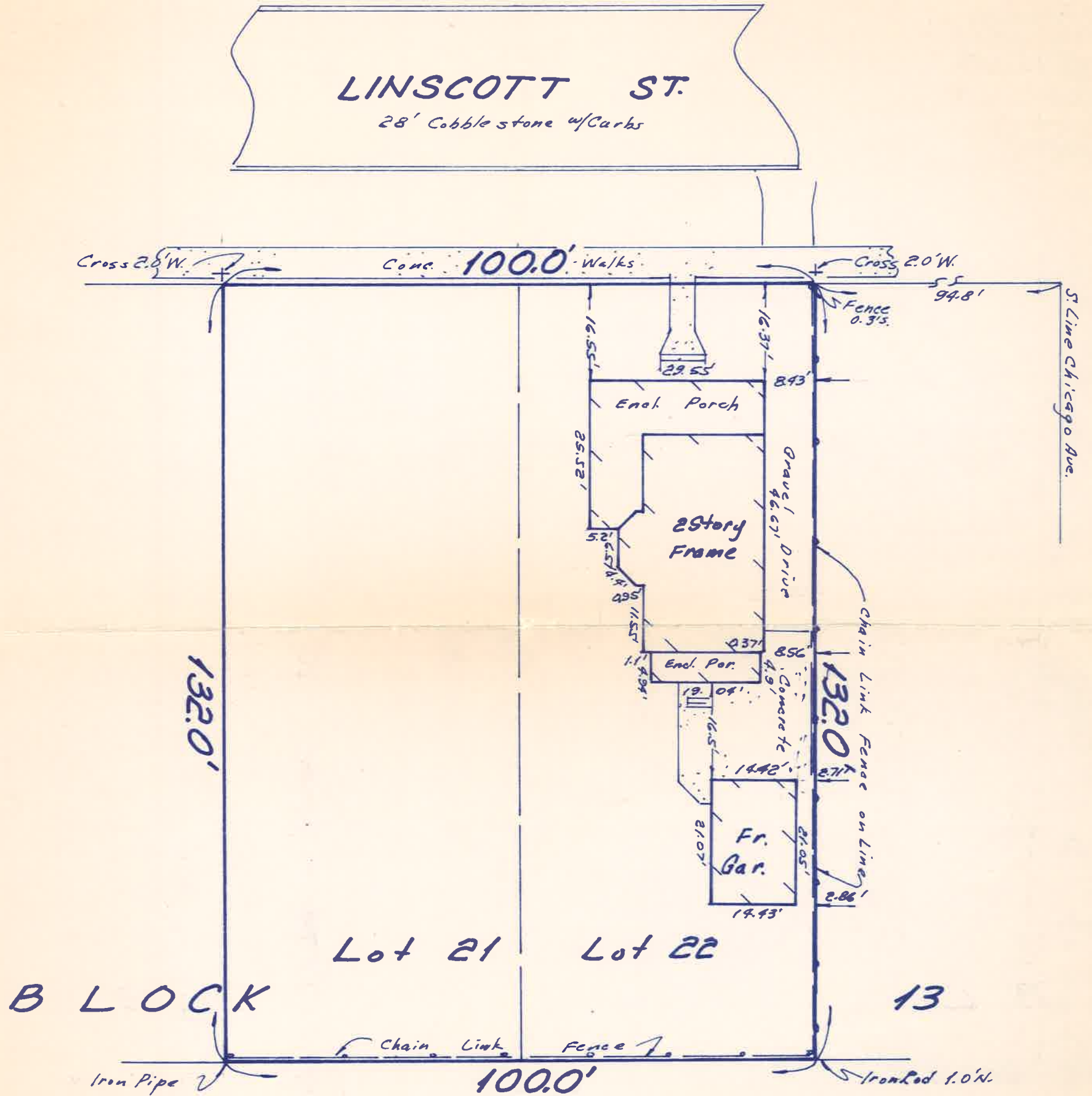
Panel -- Wood, Glass

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

Balcony on Second Floor
Roof Ornamentation -- Vergeboard
Interior Rear Stairway to Second Floor

PLAT OF SURVEY

LOTS 21 AND 22 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



Scale: 1" = 20'

RICHARD C. FIELD
REGISTERED LAND SURVEYOR
15W 729 LEXINGTON STREET
ELMHURST, ILLINOIS 60126
PHONE 279-2245



ADDRESS: 4709 Linscott
Downers Grove, Illinois
ORDERED BY: Daniel Barnes
Attorney at Law
Refer to Deed, Title Policy, and Local
Ordinances for Building Restrictions.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

I, RICHARD C. FIELD, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 62° F.

Aug. 29, 1977
DATE BY Richard C. Field
ILLINOIS REGISTERED
LAND SURVEYOR #1974

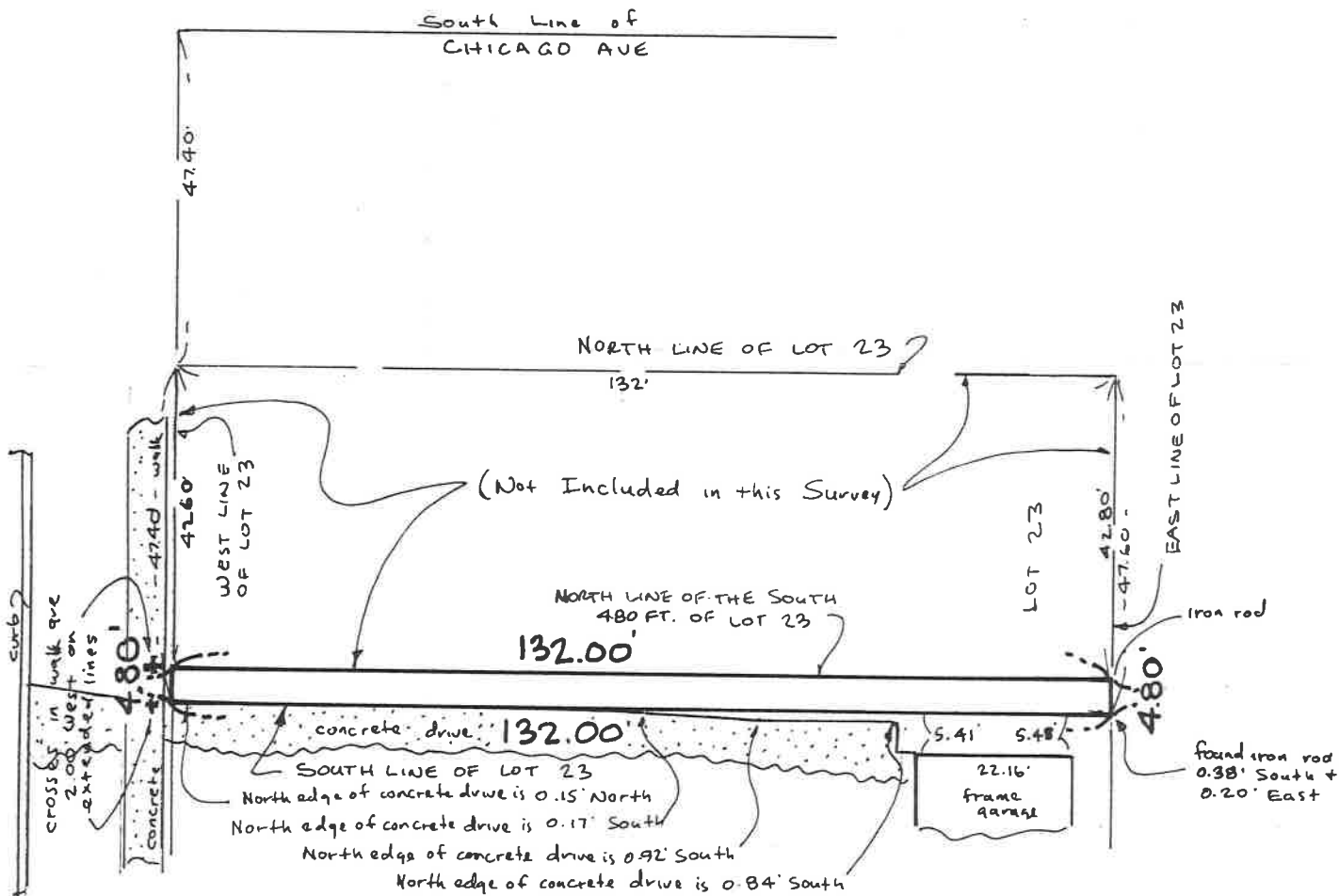
JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60521
(630) 789-0898
FAX (630) 789-0697

Plat of Survey

THE SOUTH 4.80 FEET OF LOT 23 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890, AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS.



LINSCOTT AVENUE



STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

I HEREBY CERTIFY THAT I HAVE SURVEYED PROPERTY DESCRIBED HEREON.

DATE: MAY 28 AD 19 97

Joseph M De Craene

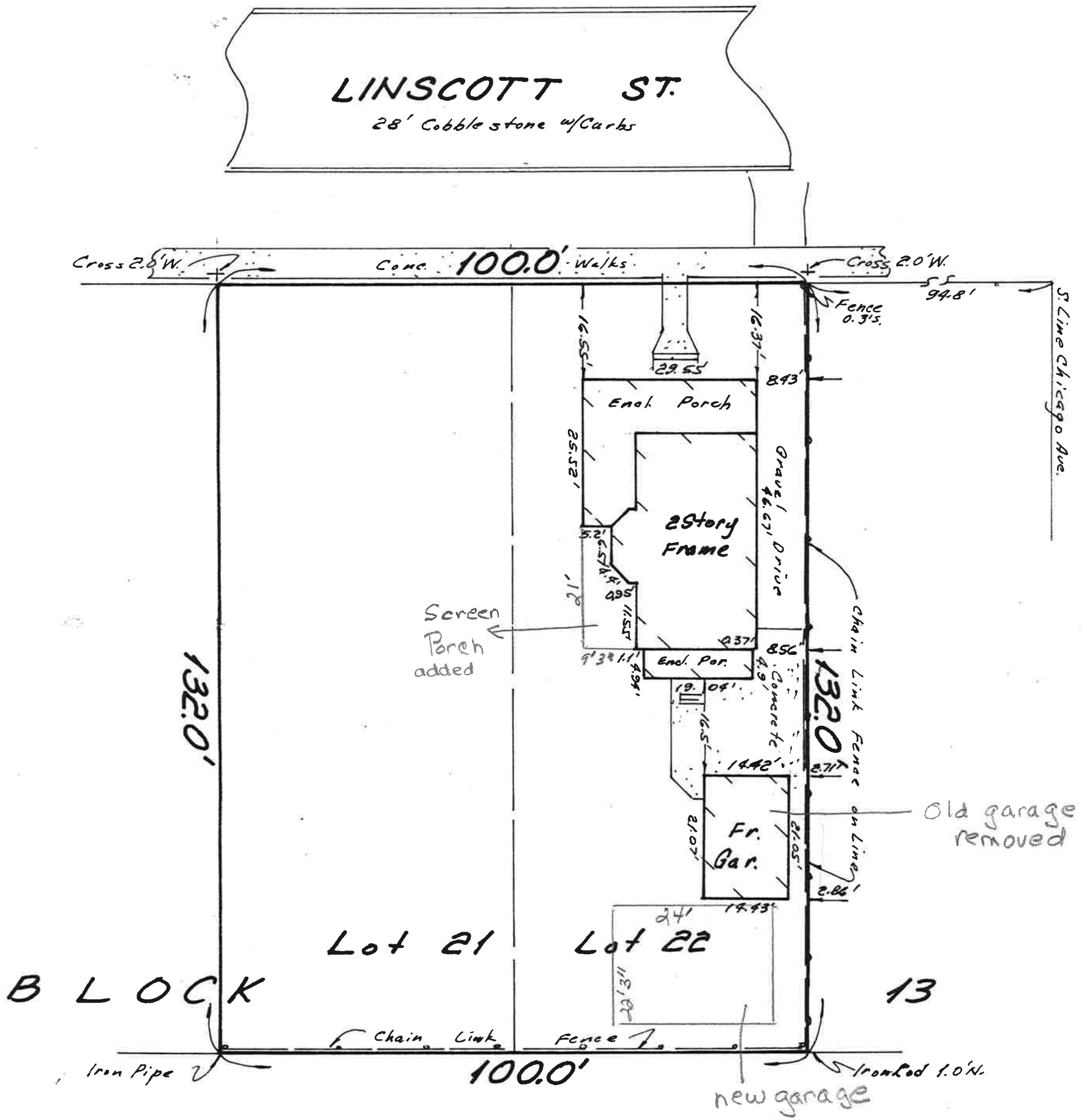
ILLINOIS LAND SURVEYOR NO. 2476



- NOTES:
- Check for easements, building lines and other restrictions, if any, not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.

PLAT OF SURVEY

LOTS 21 AND 22 IN BLOCK 13 IN E. H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



Scale: 1" = 20'



RICHARD C. FIELD
 REGISTERED LAND SURVEYOR
 15W 729 LEXINGTON STREET
 ELMHURST, ILLINOIS 60126
 PHONE 279-2245

ADDRESS: 4709 Linscott
 Downers Grove, Illinois
 ORDERED BY: Daniel Barnas
 Attorney at Law
 Refer to Deed, Title Policy, and Local
 Ordinances for Building Restrictions.

STATE OF ILLINOIS)
 COUNTY OF DU PAGE) S.S.

I, RICHARD C. FIELD, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 62° F.

Aug. 29, 1977
 DATE BY Richard C. Field
 ILLINOIS REGISTERED
 LAND SURVEYOR #1974























A. 17-ADR-0003: A petition seeking a Historic Landmark Designation for the property commonly known as 4709 Linscott Avenue, Downers Grove, IL (PINs 09-07-206-024 & -025). The property is located on the east side of Linscott Avenue, approximately 100 feet south of Chicago Avenue. Mary Lou Lockerby, Petitioner and Owner. Village Planner Swati Pandey reviewed the location of the home on the overhead, stating two lots make up the property with the southern lot being vacant and the northern lot containing the home and detached garage. The plat of survey reflected current conditions of the two-story Folk Victorian home with wrap-around porch, constructed in 1894.

Notable features on the home included roof gables, front porch and a second story balcony. Decorative features included the verge board and the fish scale shingles on the gables. Ms. Pandey referenced a current photo of the home, noting the porch was enclosed when the home was purchased by the applicant, as compared to the historic photo, which reflected an open porch. Additions to the home were also referenced, noting they did not affect the integrity of the home. Additional slides of the home were depicted on the overhead.

Per Ms. Pandey, the standards for approval for the landmark designation were met, with Ms. Pandey citing that the house was more than fifty years old and it met the characteristic features of the Folk Victorian architectural style. Staff recommended that the ADRB make a positive recommendation to the Village Council for landmark status for 4709 Linscott Avenue.

No questions followed from the board members. The applicant was invited to speak.

Ms. Mary Lou Lockerby stated her home was in the Centennial Program originally and she and her husband were unaware of the home's history when they purchased it in 1977. She discussed the significant research she did on her home – both manually as well as on the Internet. She found out the Folk Victorian homes, just like the Sears homes, came to the village via the railroad. Ms. Lockerby shared that she and her husband have maintained as much as possible the original materials of the home, including the home's interior decorative woodwork. They also kept the lines of the original porch and the back end of the screened porch attached to the original home.

Ms. Lockerby discussed how the rear addition was added with the help of her husband, which, originally, was a back porch off the kitchen. Eventually, the second floor addition was added over the kitchen, keeping the home's same lines. Ms. Lockerby thanked everyone who help her with her home's research.

Per another question, Ms. Lockerby explained she and her husband were the first buyers outside of the Lottie McDougall family, to purchase the home. A brief history of the original owner followed.

Chairman Davenport invited the public to speak.

Mr. Rich Kulovany, 6825 Camden Rd., Downers Grove, speaking on behalf of the Friends of the Edwards House, shared positive comments about the home and the owner inviting him to view the interior of the home. He encouraged the board to recommend approval.

Ms. Amy Gassen, 5320 Benton Ave., Downers Grove, thanked the owners for making the decision to landmark their home. The home was recognized under the previous Centennial Program through the historical society and she noted it was a pleasure to see how well the two program's complemented each other. Ms. Gassen voiced support for the landmarking.

Hearing no further comments Chairman Davenport closed the public hearing.

Ms. Hollweck inquired if the owner was going to name her house, wherein Ms. Lockerby stated it was already named The McDougall House and she wanted it to remain.

Mr. Lerner shared positive comments about the home and appreciated the owner moving forward with the landmark application. The home was an asset to the block and the community. Chairman Davenport also appreciated the owner moving forward with the application and shared positive comments as well, noting it was the first time for this board to approve a Folk Victorian home and, going through the landmarking process, helped other residents with their decision to landmark their own home.

The chairman entertained a motion.

WITH RESPECT TO FILE 17-ADR-0003, MR. RIEMER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY AT 4709 LINSOTT AVENUE.

MS. CHALBERG SECONDED THE MOTION. ROLL CALL:

**AYE: MR. RIEMER, MS. CHALBERG, MS. HOLLWECK, MR. LERNER,
CHAIRPERSON DAVENPORT**

NAY: NONE

MOTION CARRIED. VOTE: 5-0