

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
6/13/2017

SUBJECT:	SUBMITTED BY:
Historic Landmark - 5325 Fairmount Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 5325 Fairmount Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the June 6, 2017 Village Council meeting. Staff recommends approval at the June 13, 2017 Village Council meeting.

BACKGROUND

The petitioners are seeking a Historic Landmark Designation for their property at 5325 Fairmount Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The one-story Bungalow house was constructed around 1926.

Existing House

The bungalow architectural style was a dominant building form in Downers Grove commonly built from 1890 to 1930. The general architectural term refers to low houses with a porch derived from a Hindi word meaning “bangle.” They can also feature different architectural styles. For example, the Craftsman Bungalow may have wood clapboard siding and exposed roof rafters; Prairie style Bungalows may have wide eaves and stucco cladding; and the Chicago Bungalow is entirely constructed in brick. They typically are one-and-one-half stories in height, have a gently pitched gable or hip roof, and have full or partial front porches.

The circa 1926 building is one story in height with gables on each street elevation and wide eaves. The southern elevation has two gables. The gables are “clipped” and are also referred to as a “Jerkinhead” gable. A front porch is evident on the west elevation which is considered the primary front entrance. Multiple

double-hung windows are present on each street elevation.

Many of the original interior features are still present including the lead glass windows, built-ins, doors and hardware. The applicant states that in 1956 a rear addition was added to the house and it is believed the current cedar siding was also installed at that time. The window awnings are relatively new. Although the garage is not included in the scope of the landmarking, it also features Jerkinhead gables.

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 circa 1926 and is thus over 50 years of age as required by Section 12.302.A. The property must meet one of the criteria noted in 12.302.B and does meet criteria 12.302.B.3 as the house represents the distinguishing characteristics of bungalow architectural style. The home is one story in height with gables on each street elevation, a partial front porch, and interior features as described above in the project description

Public Comment

Three members of the public spoke in support of the petition at the May 17, 2017 ADRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated May 17, 2017

Minutes of the Architectural Design Review Board Hearing dated May 17, 2017

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 5325 FAIRMOUNT 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, Laurence and Gloria Gassen ("Applicant") are the owners of a structure on the property legally described as follows:

LOT 20 IN BLOCK 7 OF STRAUBE'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF LOT 5 OF ASSESSOR'S DIVISION IN SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 5325 Fairmount Avenue, Downers Grove, IL 60515
(PINs 09-08-408-017)

WHEREAS, a 1926 bungalow structure is on the property; and

WHEREAS, on May 17, 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 5325 Fairmount 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 5325 Fairmount 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.

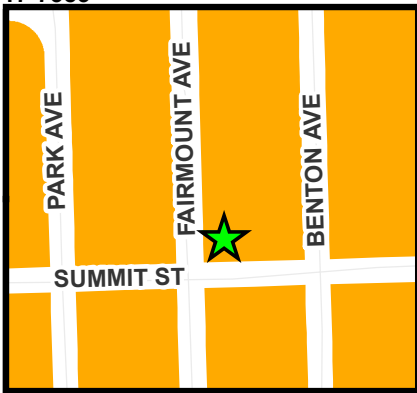
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

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



0 10 20
Feet

5325 Fairmount Ave. - Location Map





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MAY 17, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0004 5325 Fairmount Avenue	Designation of a Historic Landmark	Scott Williams Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 5325 Fairmount 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: Laurence and Gloria Gassen
6151 Leonard Avenue
Downers Grove, IL 60516

APPLICANT: Amy and David Gassen
5320 Benton Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Bungalow
BUILDING DATE: Circa 1926
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 6570 Square Feet
PIN: 09-08-408-017

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. Owner Consent Form
5. Certificate of Acknowledgement Form
6. Historic Landmark Information Form

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May 17, 2017

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7. Photographs with descriptions

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 5325 Fairmount Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The bungalow was constructed circa 1926.

The bungalow architectural style was one of dominant building forms in Downers Grove commonly built from 1890 to 1930. The general architectural term refers to low houses with a porch derived from a Hindi word meaning “bangle.” They can also feature different architectural styles. They typically are one to one-and-one-half stories in height, have a gently pitched gable or hip roof, and have full or partial front porches. The different styles have other features: the Craftsman may have wood clapboard siding and exposed roof rafters; Prairie style may have wide eaves and stucco cladding; and the Chicago Bungalow is entirely constructed in brick.

The property at 5325 Fairmount Avenue is on a corner lot and is one story in height with gables on each street elevation and wide eaves. The southern elevation has two gables. It is interesting to note the gables are “clipped” also referred to as a “Jerkinhead” gable. A front porch is evident on the west elevation which is considered the primary front entrance. Many of the original interior features are still present. Multiple double-hung windows are present on each street elevation.

The lead glass windows, built-ins, doors and hardware are original. The applicant states that in 1956 a rear addition was added to the house and it is believed the current cedar siding was also installed at that time. The window awnings are relatively new. Although the garage is not included in the scope of the landmarking, it also features clipped gables.

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, 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 around 1926. 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.

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May 17, 2017

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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 a bungalow. These features include a one-story building with a front porch and low pitched gables. 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 the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 5325 Fairmount Avenue.

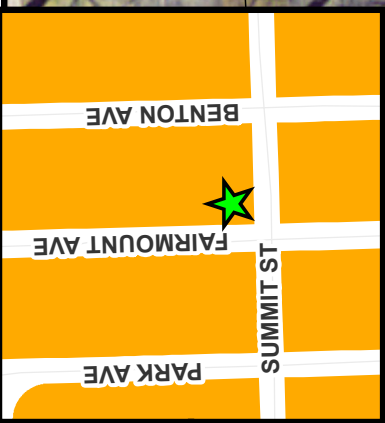
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sw
-att

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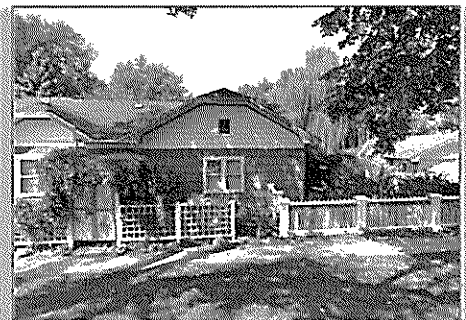
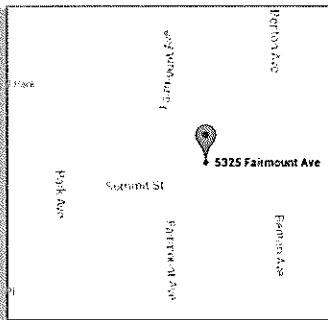


5325 Fairmount Ave. - Location Map

0 10 20 Feet



EXACTA
ILLINOIS SURVEYORS, INC.



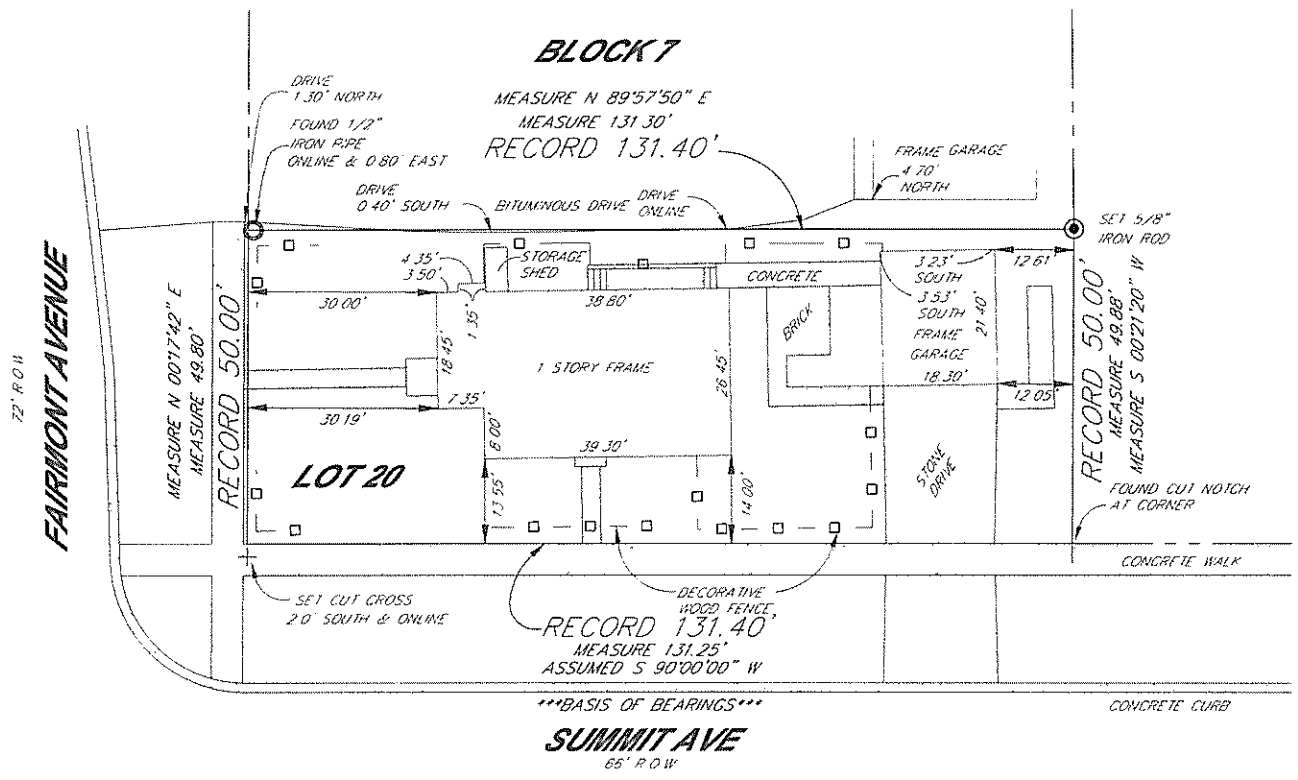
PROPERTY ADDRESS: 5325 FAIRMOUNT STREET DOWNERS GROVE, ILLINOIS 60515

SURVEY NUMBER: 1506.2580

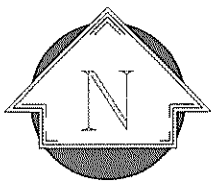
FIELD WORK DATE: 7/1/2015

REVISION DATE(S): (REV.0 7/2/2015)

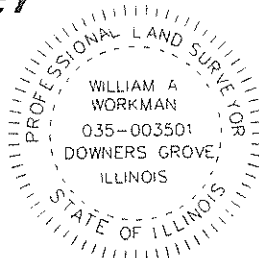
LOT 20 IN BLOCK 7 OF STRAUBE'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF LOT 5 OF ASSESSOR'S DIVISION IN SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



PLAT OF SURVEY



ASSUMED MERIDIAN
SCALE 1" = 30'



STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
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 1ST DAY OF JULY, A.D., 2015.

WMA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003501
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.
EXACTA LAND SURVEYORS LB# 5763

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 7850.1 DATE: 7/2/2015

BUYER: T6 Development LLC

SELLER:

CERTIFIED TO: T6 DEVELOPMENT LLC; MARTIN, CRAIG, CHESTER & SONNENSCHEN LLP; PREMIER TITLE; MIDWEST LENDING

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports

THE CARA PROGRAM
transforming lives...

www.thecaraprogram.org

Since 1991, The Cara Program has placed more than 4,000 homeless people into more than 8,000 quality safe, welcoming, job ready homes in facilities to stop the cycle of poverty and get participants on the road.

EXACTA
ILLINOIS SURVEYORS, INC.

LB# 184005763
www.exactachicago.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450

This is page 1 of 2 and is not valid without all pages.

REPORT OF SURVEY

1506.2580

This is page 2 of 2 and is not valid without all pages.

LEGAL DESCRIPTION:

LOT 20 IN BLOCK 7 OF STRAUBE'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF LOT 5 OF ASSESSOR'S DIVISION IN SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 24" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
15. All building dimensions and ties are to current siding material and not to foundation.
16. William A. Workman, surveyor PLS #035.003501 performed this survey from start to finish as a full time employee of Exacta Illinois Surveyors, Inc., firm #184005763.

LEGEND:

SURVEYOR'S LEGEND

<p>LINE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>BOUNDARY LINE</p> <p>STRUCTURE</p> <p>CENTERLINE</p> <p>CHAIN-LINK or WIRE FENCE</p> <p>EASEMENT</p> <p>EDGE OF WATER</p> <p>IRON FENCE</p> <p>OVERHEAD LINES</p> <p>SURVEY TIE LINE</p> <p>WALL OR PARTY WALL</p> <p>WOOD FENCE</p> <p>VINYL FENCE</p> <p>SURFACE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>ASPHALT</p> <p>BRICK or TILE</p> <p>CONCRETE</p> <p>COVERED AREA</p> <p>WOOD</p> <p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p> <p>BENCH MARK</p> <p>CENTERLINE</p> <p>CENTRAL ANGLE or DELTA</p> <p>COMMON OWNERSHIP</p> <p>CONTROL POINT</p> <p>CONCRETE MONUMENT</p> <p>CATCH BASIN</p> <p>ELEVATION</p> <p>FIRE HYDRANT</p> <p>FND OR SET MONUMENT</p> <p>GUYWIRE OR ANCHOR</p> <p>MANHOLE</p> <p>TREE</p> <p>UTILITY OR LIGHT POLE</p> <p>WELL</p>	<p>AVC AIR CONDITIONING</p> <p>B.R. BEARING REFERENCE</p> <p>B.C. BLOCK CORNER</p> <p>B.F.P. BACKFLOW PREVENTOR</p> <p>BK. BLOCK</p> <p>BLDG. BUILDING</p> <p>BM. BENCHMARK</p> <p>B.R.L. BUILDING RESTRICTION LINE</p> <p>BSMT. BASEMENT</p> <p>BW. BAYBOX WINDOW</p> <p>(C) CALCULATED</p> <p>C. CURVE</p> <p>CATV CABLE TV. RISER</p> <p>C.B. CONCRETE BLOCK</p> <p>CHIM. CHIMNEY</p> <p>C.L.F. CHAIN LINK FENCE</p> <p>C.O. CLEAN OUT</p> <p>CONC. CONCRETE</p> <p>COR. CORNER</p> <p>CSAV CONCRETE SIDEWALK</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>CL. CENTER LINE</p> <p>CP COVERED PORCH</p> <p>CS CONCRETE SLAB</p> <p>(D) DEED</p> <p>D.P. DRAIN FIELD</p> <p>DW. DRIVEWAY</p> <p>ELEV. ELEVATION</p> <p>ENCL. ENCLOSURE</p> <p>ENT. ENTRANCE</p> <p>EM. ELECTRIC METER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>E.O.W. EDGE OF WATER</p> <p>EUB. ELECTRIC UTILITY BOX</p> <p>(F) FIELD</p> <p>FCM. FND. CONCRETE MONUMENT</p> <p>FDH. FOUND DRILL HOLE</p> <p>F.F. FINISHED FLOOR</p> <p>FIP. FOUND IRON PIPE</p> <p>FIPC. FOUND IRON PIPE + CAP</p> <p>FIR. FOUND IRON ROD</p> <p>FIRC. FOUND IRON ROD + CAP</p> <p>FN. FOUND NAIL</p> <p>FNH. FOUND NAIL + DISC</p> <p>FND. FOUND</p> <p>FPKH. FOUND PARKER-KALON HAIL</p> <p>FPKND. FOUND PK NAIL + DISK</p> <p>FRSPK. FOUND RAILROAD SPIKE</p> <p>GAR. GARAGE</p> <p>GM. GAS METER</p>	<p>ID. IDENTIFICATION</p> <p>ILL. ILLEGIBLE</p> <p>INST. INSTRUMENT</p> <p>INT. INTERSECTION</p> <p>L. LENGTH</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>(M) MEASURED</p> <p>M.D. MAP BOOK</p> <p>M.E.S. MITERED END SECTION</p> <p>M.F. METAL FENCE</p> <p>N.R. NON RADIAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.C.S. ON CONCRETE SLAB</p> <p>O.G. ON GROUND</p> <p>OFF. OUTSIDE OF SUBJECT PARCEL</p> <p>O.H. OVERHANG</p> <p>O.H.L. OVERHEAD LINES</p> <p>O.I. INSIDE OF SUBJECT PARCEL</p> <p>O.R.B. OFFICIAL RECORD BOOK</p> <p>O.R.V. OFFICIAL RECORD VOLUME</p> <p>O.V. OVERALL</p> <p>OS. OFFSET</p> <p>(P) PLAT</p> <p>P.B. PLAT BOOK</p> <p>P.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.C.F. PERMANENT CONTROL POINT</p> <p>PE. POOL EQUIPMENT</p> <p>PG. PAGE</p> <p>P.I. POINT OF INTERSECTION</p> <p>PLS. PROFESSIONAL LAND SURVEYOR</p> <p>PLT. PLANTER</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.P. PINCHED PIPE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>PSM. PROFESSIONAL SURVEYOR AND MAPPER</p> <p>P.T. POINT OF TANGENCY</p> <p>R. RADIUS or RADIAL</p> <p>(R) RECORD</p> <p>RGE. RANGE</p> <p>RES. RESIDENCE</p> <p>RAW. RIGHT OF WAY</p> <p>(S) SURVEY</p> <p>S.B.L. SETBACK LINE</p> <p>S.C.L. SURVEY CLOSURE LINE</p> <p>SCR. SCREEN</p>	<p>SEC. SECTION</p> <p>SEP. SEPTIC TANK</p> <p>SEW. SEWER</p> <p>SGD. SET GLOBE DISC</p> <p>SIRC. SET IRON ROD + CAP</p> <p>SNHD. SET NAIL + DISC</p> <p>SQ.FT. SQUARE FEET</p> <p>STY. STORY</p> <p>S.T.L. SURVEY TIE LINE</p> <p>SV. SEWER VALVE</p> <p>SW. SIDEWALK</p> <p>S.W. SEAWALL</p> <p>TBM. TEMPORARY BENCHMARK</p> <p>TEL. TELEPHONE FACILITIES</p> <p>T.O.B. TOP OF BANK</p> <p>TWP. TOWNSHIP</p> <p>TX. TRANSFORMER</p> <p>TY. TYPICAL</p> <p>U.R. UTILITY RISER</p> <p>WC. WITNESS CORNER</p> <p>WF. WATER FILTER</p> <p>W.F. WOODEN FENCE</p> <p>WM. WATER METER/VALVE BOX</p> <p>WV. WATER VALVE</p> <p>V.F. VINYL FENCE</p> <p>A.E. ACCESS EASEMENT</p> <p>AN.E. ANCHOR EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE ESMT.</p> <p>C.U.E. COUNTY UTILITY ESMT.</p> <p>D.E. DRAINAGE EASEMENT</p> <p>D.U.E. DRAINAGE AND UTILITY ESMT.</p> <p>ESMT. EASEMENT</p> <p>I.E.R.E. IRRIGRESS/REGRESS ESMT.</p> <p>IRKE. IRRIGATION EASEMENT</p> <p>L.A.E. LIMITED ACCESS ESMT.</p> <p>L.B.E. LANDSCAPE BUFFER ESMT.</p> <p>L.E. LANDSCAPE ESMT.</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>M.E. MAINTENANCE EASEMENT</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>R.O.E. ROOF OVERHANG ESMT.</p> <p>S.W.E. SIDEWALK EASEMENT</p> <p>S.W.M.E. STORM WATER MANAGEMENT ESMT.</p> <p>T.U.E. TECHNOLOGICAL UTILITY ESMT.</p> <p>U.E. UTILITY EASEMENT</p>
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ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

POWERED BY



www.surveystars.com



Exacta Illinois Surveyors, Inc.

www.exactachicago.com
 P: (773) 305-4010 • F: (773) 305-4011
 316 East Jackson Street, Morris, IL 60450

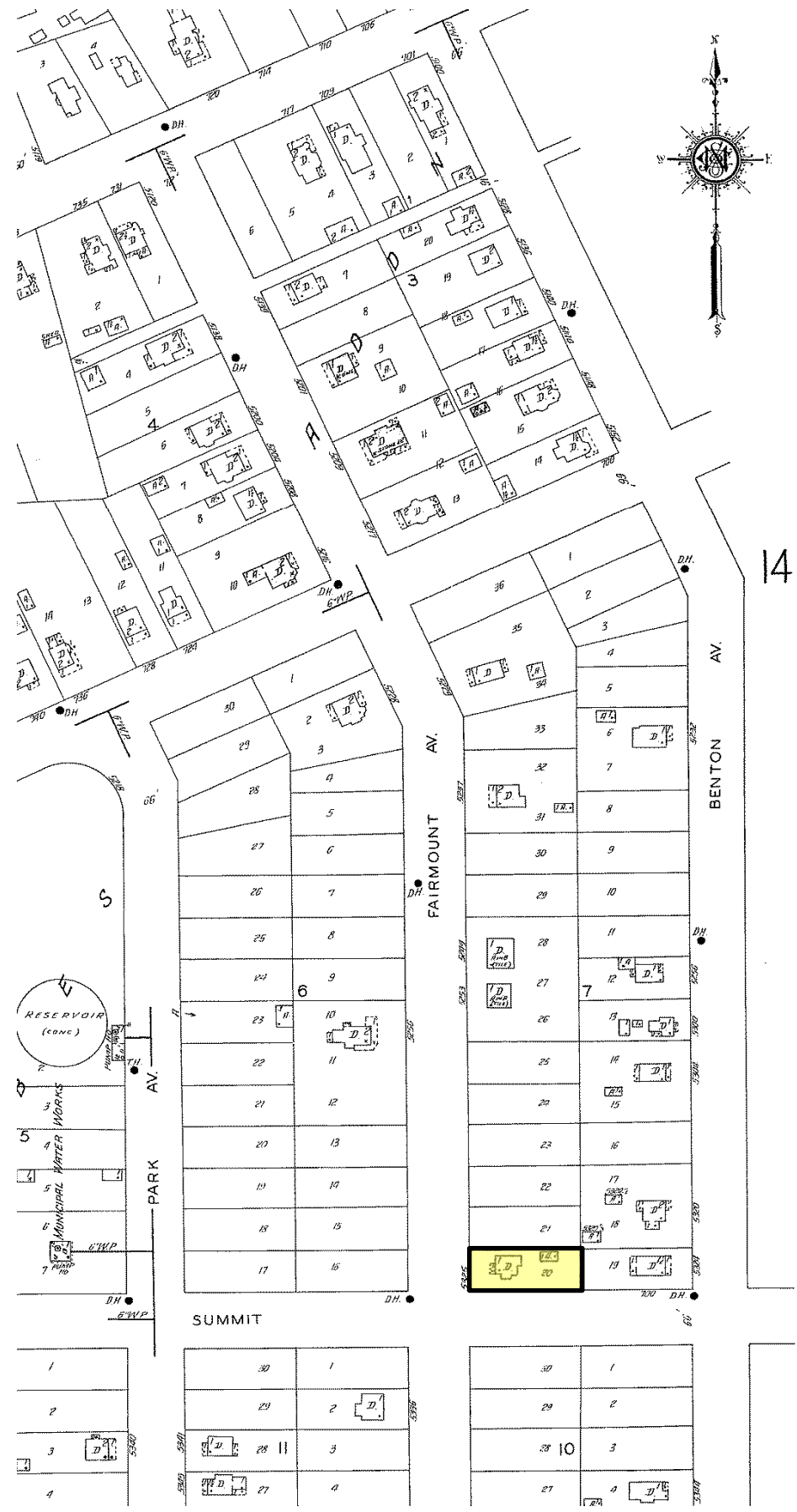


Photo #8: 1933 Sanborn Map

**Historic Landmark
Project Summary/Narrative Letter**

Owners: Laurence and Gloria Gassen

Applicants: David and Amy Gassen

We respectfully request that the house located at 5325 Fairmount (which was recently purchased by Laurence and Gloria Gassen) be designated a Downers Grove Historic Landmark.

After researching the property tax records we believe the house was built in 1926. The records indicate that the property was assessed under the name of Alfred A. Straube and that Frank A. Rogers was paying the taxes. In addition to the property tax records, we have also obtained the 1933 Sanborn map which shows the house and the surrounding houses that existed at that time. From this map we can see that only the front (west) portion of the house existed; however an addition was added to the east (rear) portion of the house in 1956.

The house represents the distinguishing characteristics of a bungalow. The term “bungalow” is derived from the Hindi word “bangle” meaning a low house with a porch. Bungalows were built throughout the United States from 1890 to 1930 and are one of the dominant building forms found in Downers Grove. A bungalow can be defined as a one to one-and-a-half story house with a low-pitched gable or hip roof and wide eaves. 5325 Fairmount Avenue is a one-story bungalow and includes a low-pitched jerkinhead (clipped) gable roof with wide eaves.

Many of the original architectural features of the home are still present; including lead glass windows, built-ins, doors and hardware. Based on the architectural drawings of the 1956 addition, we believe the current cedar siding was added at that time and we have not determined what the original cladding was. We know from speaking with one of the previous owners that the awnings located above the windows on the west and south elevations are relatively recent additions.

5325 Fairmount Avenue is an excellent example of the bungalow house type with many of its original features still intact. Adding it to the list of local Historic Landmarks will ensure that it is preserved in the future.

Landmark Designation Criteria

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 91 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 bungalow. Some of these characteristics include:

- One-story
- Low-pitched gable roof
- Wide eaves
- Front porch

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 5325 Fairmount Ave. Downers Grove, IL 60515

Date of Construction 1926

Architectural Style Bungalow

Architect (if known) _____

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

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

Concrete Block (original home), Concrete (1956 addition)

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

Wood siding

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

Jerkinhead (clipped) gable

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

Asphalt shingle

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

Double-hung

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

Wood

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

Wood panel

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

Leaded glass windows at north elevation



Photo #1: Front (East) Elevation – April 4, 2017



Photo #2: Side (South) Elevation - April 4, 2017



Photo #3: Jerkinhead (Clipped) Gable at South Elevation - April 4, 2017



Photo #4: Living Room built-ins and leaded glass windows – March 30, 2017



Photo #5: Leaded glass window— March 30, 2017



Photo #6: Built-in bookcases – March 30, 2017



Photo #7: Front door – March 30, 2017

A. 17-ADR-0004: A petition seeking a Historic Landmark Designation for the property commonly known as 5325 Fairmount Avenue, Downers Grove, IL (PIN 09-08-408-017). The property is located at the northeast corner of Summit Street and Fairmount Avenue. David and Amy Gassen, Petitioner; Laurence and Gloria Gassen, Owner. Village Planner Scott Williams noted the location of this circa 1926 Bungalow home. Petitioners were seeking landmark designation because the home represented distinguishing characteristics of the bungalow architectural style. The current plat of survey was referenced, as was the 1933 Sanborn map reflecting the home and another structure.

Mr. Williams reported that the bungalow architectural style was a common style in the village constructed between 1890 to 1930. Details of its style followed. Noting the clipped gables, Mr. Williams stated they are sometimes called Jerkinhead gables. Many of interior features of the home exist, including lead windows, built-in cabinets and the original front door.

Staff recommended approval of the landmark request, noting the home was constructed circa 1926 and embodies the characteristics of the bungalow style home.

No questions from the board members. The chairman invited the petitioner to speak.

Ms. Amy Gassen introduced herself along with her husband, Dave Gassen, 5320 Benton Avenue and summarized she were seeking landmark status for 5325 Fairmont on behalf of her in-laws, Larry and Gloria Gassen. This was the first bungalow landmark application for the village. Ms. Gassen discussed the style details of the bungalow and described some of the history behind bungalow homes in the Village of Downers Grove. She noted specifically that bungalows are considered a “form” and different styles can be applied to it. Bungalows can be defined as a one- to one-and a half story house with a low pitched gable or hipped roof and wide eaves.

5325 Fairmont Avenue is a one-story bungalow and includes a low pitched Jerkinhead, or clipped, gable roof with wide eaves. Ms. Gassen stated that because the definition of bungalow can be quite broad, they can be varied in their massing and detailing. Because her in-laws purchased the home fairly recently, research on the home’s history had not been completed. Instead, Ms. Gassen explained the building’s more recent history: In 2015 the home was sold to a builder as a tear-down. The home sat around the corner from her house and she and her husband referred to it as the “green cottage.” Fortunately, the builder decided to rent the home until a purchaser was found. She believed the home was ideal for her in-laws and inquired if the builder was interested in selling the home, which, he did.

Ms. Gassen shared that she and her mother-in-law walked through the home and recollected the interior floor plan for her husband, who eventually created various options for the home. Her in-laws closed on the property in March 2017 but tenants current live in the home. Ms. Gassen indicated that renovations will take place but the overall footprint will remain the same. The property tax assessment freeze will be pursued with this home.

Per Ms. Gassen, the Illinois Historic Preservation Agency reviewed the plans for the home and made some suggestions but believed it will be a good candidate for the program.

Ms. Gassen intends to update the board on the home's application progress and if the home is approved for the tax freeze program she will share the experience with the board in case other residents want to take advantage of the program.

Mr. Dave Gassen walked through a slide presentation of the home's current conditions, noting an addition that was added during the 1950s and further discussed future renovations for the home.

Ms. Gassen continued, summarizing that this home was a "first" in many regards: 1) it was the first bungalow to be seeking landmark status; 2) it was the first home to be landmarked that was owned by a builder but then saved; and 3) her in-laws were the first to landmark their home prior to living in it. She commended them for going through the process and being committed to protecting it for the future.

Lastly, Ms. Gassen extended her appreciation to all those who helped her with the designation: the builder who was willing to sell the home, the renters, for allowing her to tour the home several times, the previous owner, for providing information to her about the home, and finally her in-laws, for saving the home.

Dialog/comments from the members included their appreciation for saving the home; the narrow size of the lot (50' x 130'); the break in precedence by having a different style of home being landmarked; the fact that the owners were going through the tax freeze process; and whether the applicants would be willing to return to the ADRB to share their experience about the tax freeze program. Additional questions followed if the applicant knew where the original bedrooms were located in the home. Discussion followed on the 1950's addition.

The chairman invited the public to speak.

Mr. Rich Kulovany, 6825 Camden, Downers Grove, was pleased to see that the home was being saved from the landfill, especially after a builder had owned it. He asked that the residents of historic homes try to put them on the market first and not sell them to the builders because the builders were not offering full market value. He commented on how the IHPA wants owners to preserve the interior of their historic home versus just preserving the exterior which was the difference in getting the 8-year tax assessment freeze. Mr. Kulovany was pleased to see the home being considered, noting it was also nice to retain the mix in housing stock.

Hearing no further comments, the chairman closed the public hearing and entertained a motion.

WITH RESPECT TO FILE 17-ADR-004, MS. ACKS MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR THE PROPERTY AT 5325 FAIRMOUNT AVENUE IN DOWNERS GROVE .

MS. HOLLWECK SECONDED THE MOTION. ROLL CALL:

**AYE: MS. ACKS, MS. HOLLWECK, MS. CHALBERG, MR. LARSON, MR. LERNER,
MR. RIEMER, CHAIRPERSON DAVENPORT**
NAY: NONE

MOTION CARRIED. VOTE: 7-0

DRAFT