

**VILLAGE OF DOWNERS GROVE**  
Report for the Village

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
<b>3/6/2018</b>	
1205 Franklin Street - Historic Landmark	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

A Historic Landmark Designation Resolution has been prepared to designate the house at 1205 Franklin Street a historic landmark.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2017-2019 include *Steward of Financial, Environmental and Neighborhood Sustainability*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the March 13, 2018 active agenda per the unanimous recommendation of the Architectural Design Review Board. The ADRB 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 1205 Franklin Street under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The three-story Queen Anne house was constructed around 1895.

Existing House

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard or wood shingles. Wide bandboards or wood trim were often used to mark the change in materials. A key feature of the Queen Anne style is asymmetry, often in the form of steeply pitched, cross-gabled roofs and cylindrical towers. Elaborate, ornamented porches that were constructed along with the house are also a notable feature. This ornamentation includes spindlework, balusters and pediments. Asymmetry, varied texture, and ornamentation are all basic elements of the Queen Anne.

The property at 1205 Franklin exhibits many of these features. The exterior walls, clad with wood clapboard and bandboard, sits on the original stone foundation. The steeply pitched hipped roof also contains a hipped and gabled dormer. The gabled dormer has a curved window in contrast to the hipped dormer. The three story turret pops out on the northeast corner. The turret has leaded glass windows and decorative soffits. The windows are double-hung, some of which have stained or beveled glass on the periphery. Other notable decorative windows include an oriel window on the west elevation.

The near replica of the original porch wraps around the north and east sides of the buildings with decorative columns and balusters. The front entrance was enclosed (circa 1968) as noted in the village's historical survey. The hipped dormer windows have been enclosed but this and the other improvements do not greatly impact the home's historic integrity as they were built to reflect the original design features.

#### 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 around 1895 and is thus over 50 years of age as required by Section 12.302.A. The property must also meet at least one of the criteria in Section 12.302.B, and meets criteria 12.302.B.3 as it is an excellent example of the Queen Anne architectural style for the above stated reasons. In the 2013 Village Architectural and Historical Survey, the home was listed as "contributing" for being an example of the Queen Anne style.

#### Public Comment

Four members of the public spoke in support of the petition at the February 21, 2018 Architectural Design Review Board meeting.

#### **ATTACHMENTS**

Resolution

Aerial Map

Staff Report with attachments dated February 21, 2018

Minutes of the Architectural Design Review Board Hearing dated February 21, 2018

**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION  
FOR 1205 FRANKLIN STREET**

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, Kenneth and Kay Hammer ("Applicant") are the owners of a structure on the property legally described as follows:

LOTS 1 AND 2 IN BLOCK 3 IN E.H. PRINCE & COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 1205 Franklin Street  
(PIN: 09-08-114-001)

WHEREAS, an 1895 three-story Queen Anne structure is on the property; and

WHEREAS, on February 21, 2018, 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 1205 Franklin Street, 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 1205 Franklin Street 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.

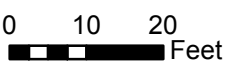
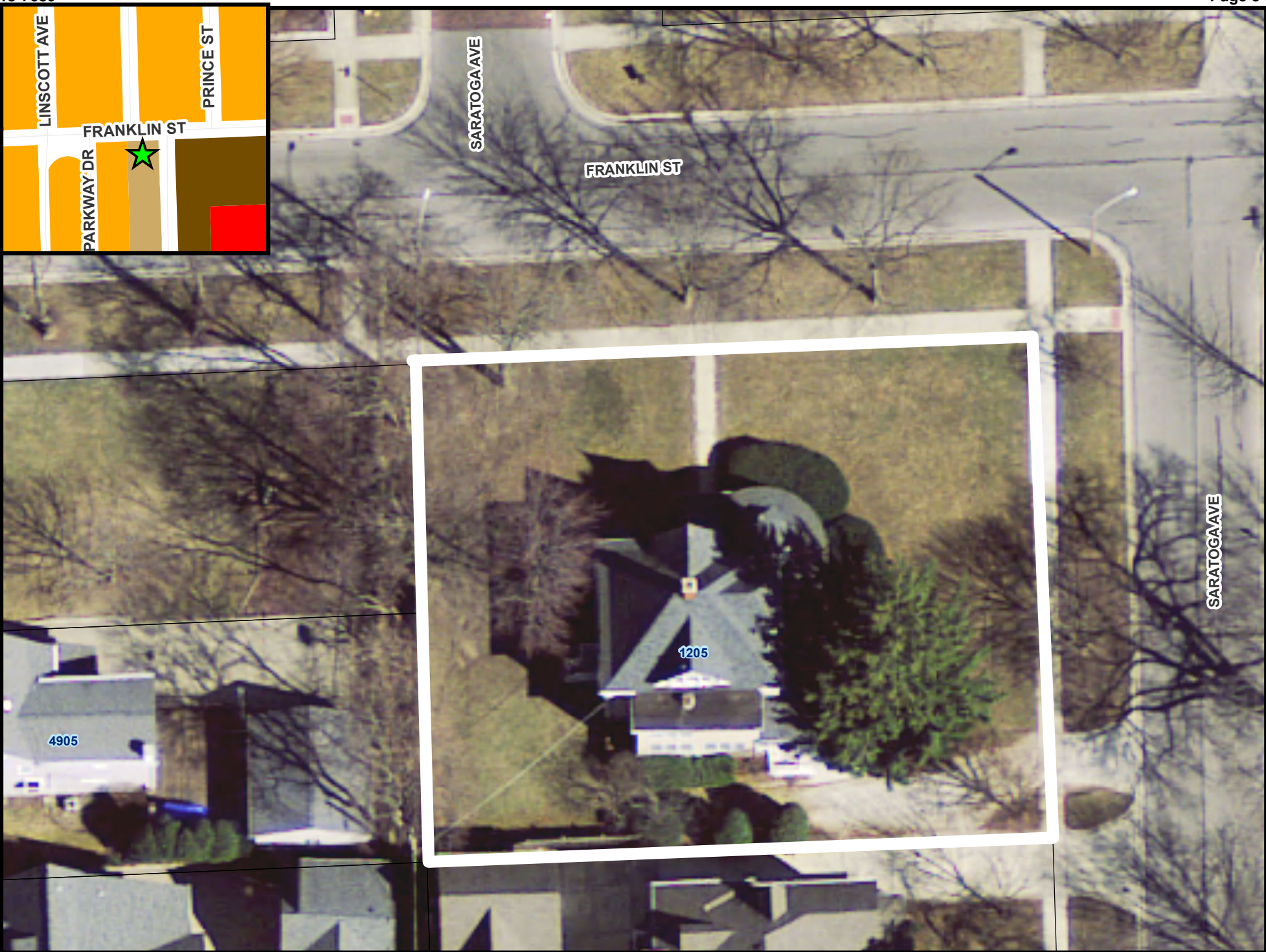
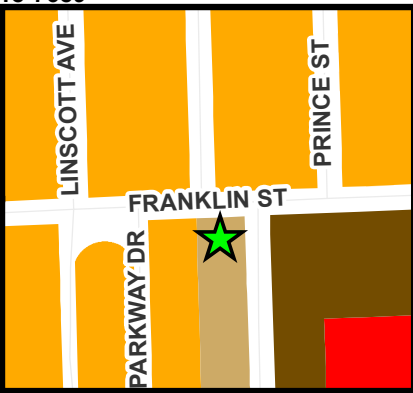
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

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



1205 Franklin Street - Location Map





**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
FEBRUARY 21, 2018 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
18-ADR-0001 1205 Franklin Street	Designation of a Historic Landmark	Scott Williams Senior Planner

**REQUEST**

The petitioners are seeking a Historic Landmark Designation for their home at 1205 Franklin Street based on the criteria that the house 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**

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**OWNER/  
APPLICANT:** Kenneth and Kay Hammer  
1205 Franklin Street  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**ARCHITECTURAL STYLE:** Queen Anne  
**BUILDING DATE:** Circa 1895  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 12,500 square feet (.29 acres)  
**PINS:** 09-08-114-001

**ANALYSIS**

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**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. Timeline
7. Photographs



## PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 1205 Franklin Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The three-story Queen Anne house with a basement was built circa 1895.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard or wood shingles. The style peaked in popularity during the last two decades of the twentieth century. Distinctive features of Queen Anne homes include steeply pitched hipped roofs, varied wall plain and forms, and decorative detailing. They often have large, wraparound porches and incorporate towers and bays. Asymmetry, varied texture, and ornamentation are all basic elements of the American Queen Anne style.

In the 2013 Village Architectural and Historical Survey, the home was listed as a contributing structure in excellent condition and integrity. The exterior walls have wood clapboard and bandboard. The foundation consists of the original stone. The steeply pitched hipped roof also contains a hipped and gabled dormer. The gabled dormer has a curved window in contrast to the hipped dormer, which was enclosed partially with wood scales possibly when the single-family home was converted to a duplex in 1968. The three story turret pops out on north east corner facing the nearby intersection contributing to the asymmetrical form of the structure. The turret has leaded glass windows and decorative soffits. The windows are double-hung some of which have stained or beveled glass on the periphery. Other notable decorative windows include an oriel window on the west elevation.

A porch wraps around the north and east sides of the buildings with decorative columns and balusters. The porch had repair work done approximately three years ago and is a near replica of the original, and the front entrance was enclosed (circa 1968) as noted in the historical survey. The hipped dormer windows have been enclosed but this and the other improvements do not greatly impact the home's historic integrity as they were built to reflect the original design features.

In the Downers Grove Historical Society's Centennial Home booklet the home is referred to by its original owner, the Frank J. Gorman House. The applicant included a timeline of the house in the application materials.

## COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative summary 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 circa 1895 making it around 125 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 Queen Anne architectural style. The home has considerable ornamental detailing, widely varied roof forms, asymmetry, building materials, and other notable features that are typical of a Queen-Anne. The portions of the exterior that have been altered are reflective of the original design. 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**

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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 1205 Franklin Street.

Staff Report Approved By:



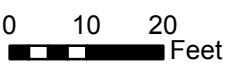
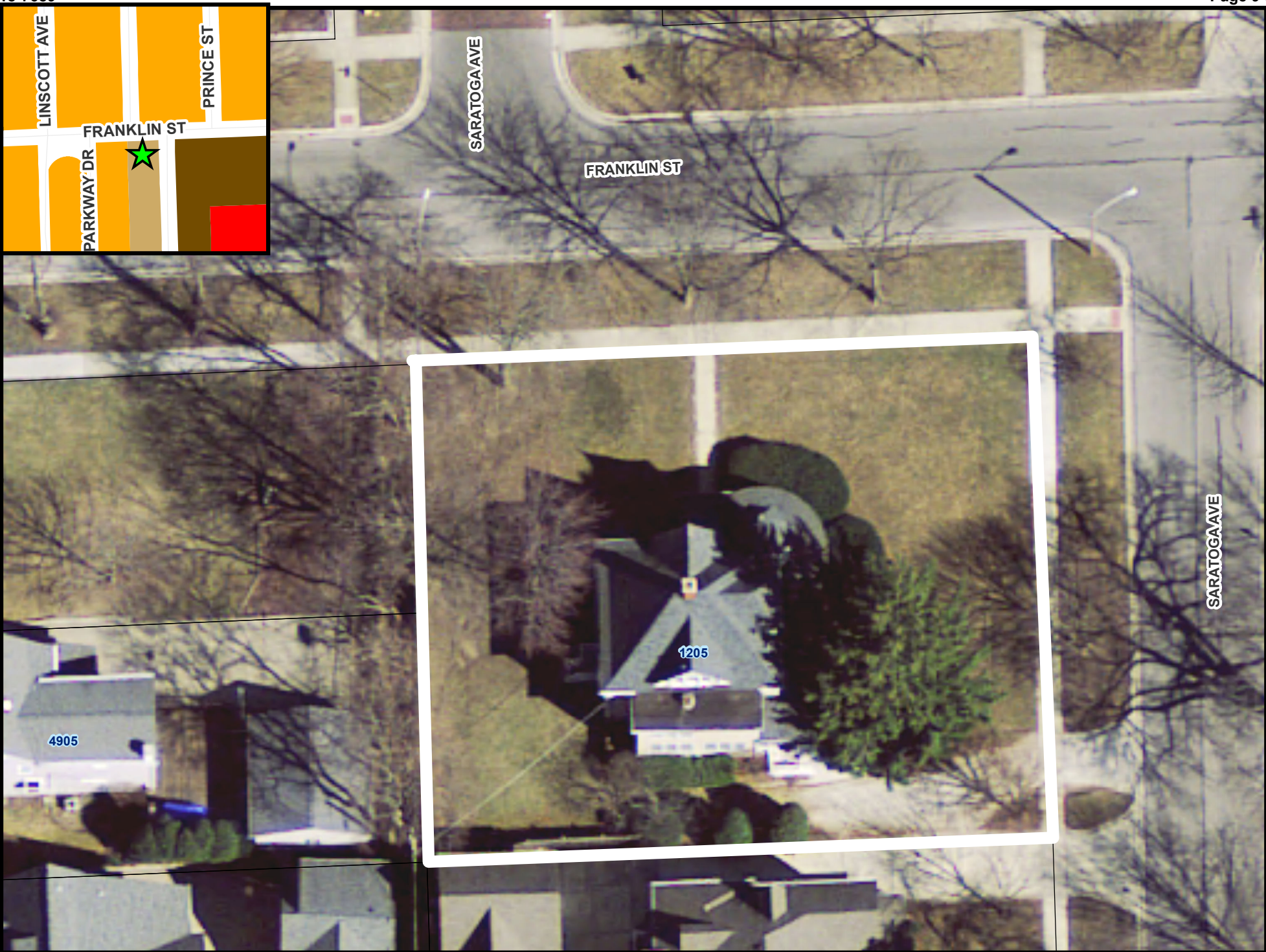
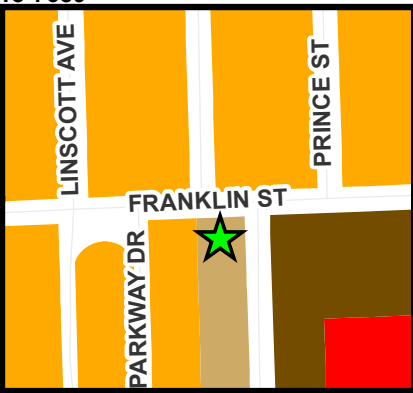
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Stan Popovich, AICP  
Director of Community Development

SP:sw  
-att

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1205 Franklin Street - Location Map



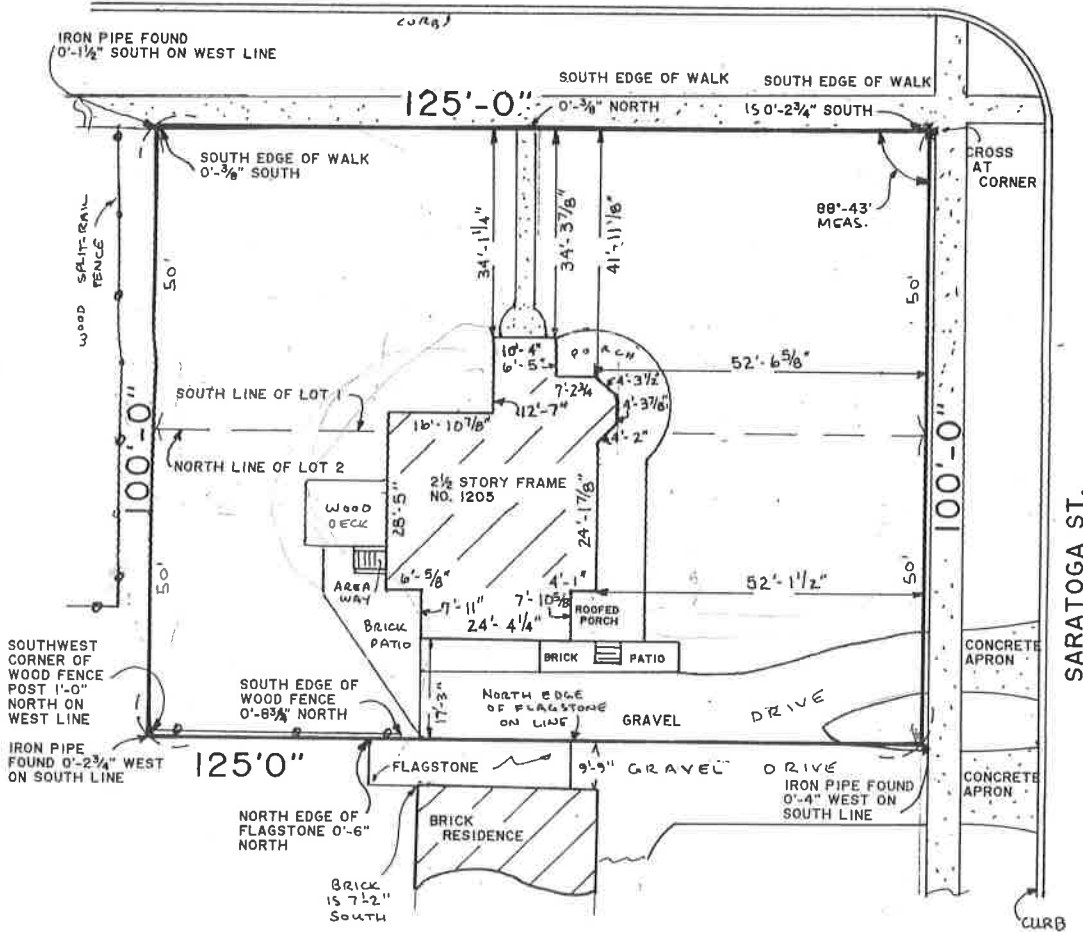
JOSEPH M. DE CRAENE  
ILLINOIS LAND SURVEYOR  
8710 SKYLINE DRIVE  
HINSDALE, IL 60521  
(312) 789-0898

# Plat of Survey



LOTS 1 AND 2 IN BLOCK 3 IN E. H. PRINCE & COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## FRANKLIN ST.



- 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.

STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS

I HEREBY CERTIFY THAT I HAVE SURVEYED  
PROPERTY DESCRIBED HEREON.

DATE: JUNE 20 A.D. 19 87

*Joseph M. De Craene*  
ILLINOIS LAND SURVEYOR NO. 2476

ORDERED BY: BEAN, SPENCER & DORIS

ORDER NO. 870564

Frank J. Gorman House  
1205 Franklin St.  
(Formerly 78 Saratoga or 4904 Saratoga)  
Downers Grove, Il 60515

Current Owners: Ken and Kay Hammer

Lot Description: Block 3 Lots 1 and 2 – EH Prince Subdivision

The Frank J. Gorman House sits at the corner of Franklin and Saratoga in the EH Prince Subdivision of Downers Grove. Tax records dictate the home was erected about 1895. The original owner of the home was Frank J. Gorman. Mr. Gorman was born in England in 1869, came to America in 1888 and married his wife Jeannette in 1893. They had four children Lewis, Herbert, Clarence and Mary. Mr. Gorman was listed as a bookkeeper in the 1900 census.

After he sold the home a Mr. John R Findley bought the home and lived there until about 1923. He then sold it to Homer S. Dum. The Dums lived in the home until 1942. The home is still called “The Dum House” by some long time residents. He had his own company that sold movie projectors. It changed hands many times and even passed through the hands of the Dicke Family for a time.

Even though the home has had many owners it retains its beauty.

Landmark Designation Criteria Section 12.302

- A. The home residing at 1205 Franklin Street (formerly 4904 Saratoga) was erected circa 1895 making it 125 years of age in 2018.
- B. – 3. The property represents distinguishing characteristics of an architectural period and style.

The home at 1205 Franklin St., historically known as the Frank J. Gorman House is an exquisite example of Queen Anne architecture. Most Queen Anne homes were built between 1880 and 1910 and The Gorman House was built 1895. The home boasts dormer windows on the third floor along with a hipped and gabled roofline. It has a three story turret with leaded glass windows. The home has an oriel window on the north side and a stained glass window on the second floor. The porch is an exact replica of the original done in 1895. The home has multi surfaces including clapboard and shingles.

The address was changed around 1968 when it was made a duplex. The front door was sealed and changed to Franklin St and a side entrance to the kitchen was also added. Otherwise, this home retains its true original form and beauty. It has been photographed professionally by Benjamin Moore paints twice.

Frank J. Gorman House  
1205 Franklin Street  
Downers Grove, Illinois

Owners: Ken and Kay Hammer

Previous addresses of the home: 78 Saratoga, 4904 Saratoga

Property Description: EH Prince Subdivision Block 3 Lots 1 and 2

Possible architect: James Leath

1894 Tax Assessment to EH Prince was \$45.00 value and \$2.40 payment.

1895 Assessment was to James Leath for \$650 value and \$37.47

1896 Assessment was to Frank J. Gorman for \$700 and \$49.90

Home owners per deed records:

Prince sold to Gorman March 1896 Doc64358 Book 82 Page 112

Gorman sold to Foote October 7, 1903 Doc 80072 Book 90 Page 583

Foote to Prince 11/2303 Doc80495 Book 93 Page 128 \$5000

Prince to Foote 2/1904 Doc 83596 Book 93 Page 419 \$6000

Prince to Findley 6/1904 Doc 84619 Book 96 Page 123 \$5500

Prince to Findley 11/5/07 92315 Book 94 page 297 \$1.00

Foote to Findley 11/5/07 92316 Book 101 page 47 \$5353

Findley to Ellis 9/5/08 94523 Book 56 Page 597 \$500 for taxes

(Dum had a mortgage for \$1000 in 1923 to Bunge doc 171434 Book 107 Page 598)

Dum to Venard 11/1939 409460 Book 350 page 343

Venard to Dicke 8/1945 442768 book 397 page 40 and 41

Dicke to Reiser 12/1960 (quick claim) 55251 book 981 page 336  
(Shirley Reiser married Arthur Peters)

Peters sold Johnsons





## Historic Landmark Information Form

Property Address 1205 Franklin St., Downers Grove

Date of Construction 1895

Architectural Style Queen Anne

Architect (if known) Possibly James Leath

Number of Stories 3 Basement (Y/N) yes

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

Stone

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)

Hipped-Gabled

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

Shingle

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

Double hung

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

wood & ALUMINUM

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

panel - wood

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

hipped and gabled roof, dormers, turret,  
stained glass, beveled glass, oriel window  
lattice work, wrap around porch  
asymmetrical, rounded windows



East View

Beautiful views of the hipped and Gabled roofline, dormers, stained glass on second floor, wrap around porch, decorative windows, and turret. The porch is an exact replica of the original.



East view

Better view of the gable roof line and dormers.





Showing the fish scales and plain clapboard with a peek of the stained glass.



Original stone foundation.



West view – Outstanding oriel window. Decorative porch with lattice and hipped roofline.





North View of home sporting a high gable, the turret, dormer and curved lines.



Turret windows and decorative soffits.



Stained glass window



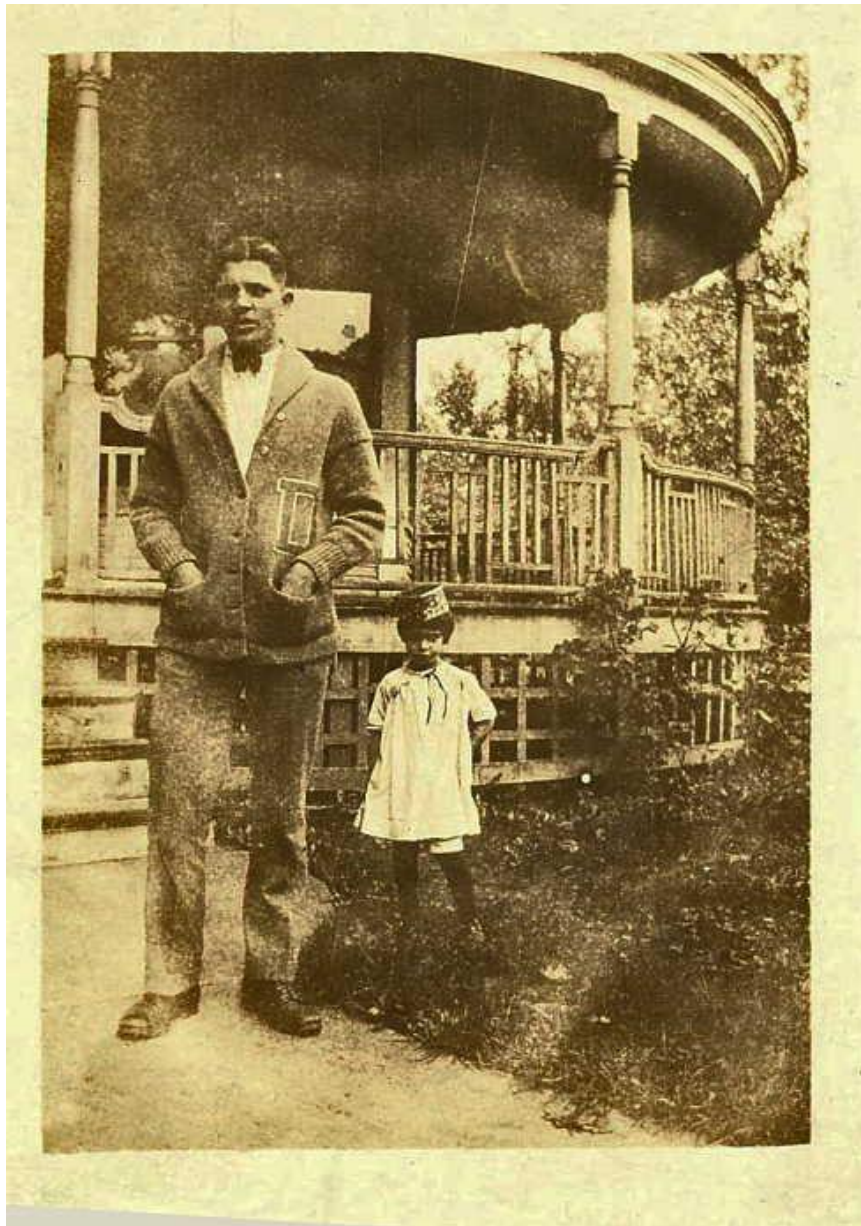


South view addition. Nice view of porch work.





From Survey off of Village website about 1977. South view.



porch about 1922. Dum Family Pho

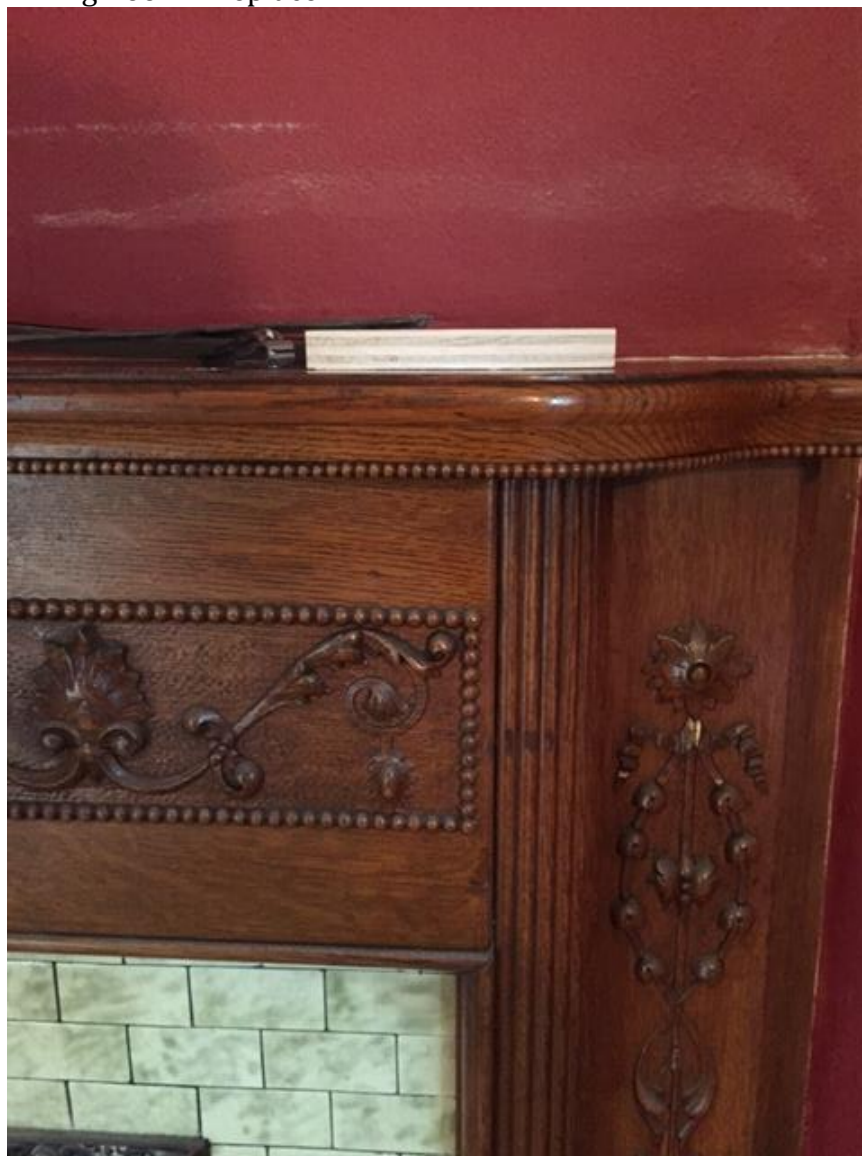
Original front



The Dum Family in front of 4804 Saratoga now 1205 Franklin



Dining Room Fireplace





About 1920's -









**FILE 18-ADR-0001: A petition seeking a Historic Landmark Designation for the property commonly known as 1205 Franklin Street, Downers Grove, IL (PIN 09-08-114-001). The property is located at the southwest corner of Franklin Street and Saratoga Avenue. Kenneth and Kay Hammer, Petitioner and Owner.**

Scott Williams, Senior Planner for the Village of Downers Grove identified the property as 1205 Franklin Street located on the corner of the site. He showed the footprint of the structure based on the Plat of Survey, as well as photos from the 1920s. The home was constructed in 1895 and is Queen Anne style. He researched information from the Historic Building Inventory Survey as well as the Downers Grove Historical Society where it is referred to as the Frank J. Gorman house. He said that the petitioner indicated this home was converted into a duplex in 1966. The east elevation displays the turret, wrap around porch and hipped dormer. He noted the stained glass windows, and the double-hung windows some of which are original. The southeast corner of the house shows the wood clapboard siding, and restoration work that was done to try and match the original materials. Features include the decorative soffits, the turret and the glass windows. The gable dormer is a prominent feature of the northern façade. The west elevation highlights the original stone foundation of the structure. Mr. Williams noted that a photograph from 1977 depicts the similarity of the building at that time to the photos from the 1920s.

Mr. Williams said that Staff recommends approval of this request with no conditions.

There were no questions from the Board at this time. Staff then played a video prepared by the owners of the home.

Speaking on behalf of the Petitioners, Cindy Zaeske of 1135 Prince Street, said she lives near the subject property. It is a beautiful historic home. She found photographs from the Dunn family, a previous resident. The home has been restored back to a single-family home. Ms. Zaeske prepared the video presentation for the Hammer family.

Mr. Hammer said they purchased the house in 1987 and have done a lot of work on the home. They sided it with cedar siding, installed some new windows, soffit, fascia and gutters, as well as the porch railing. They love the house and are happy to be in the landmarking program.

Ms. Leitschuh commented on the alterations to the porch, stating that when the petitioner acquired the home, the spindles and banisters on the porch already had been removed. The owners used the historic photographs to attempt replicating the porch based on those photographs.

Ch. Davenport called upon anyone from the public who wished to comment on the petition for landmark designation.

1. Christine Martin of 701 Maple Avenue thanked the owners for landmarking their home. She said the home is exquisite.

2. Rich Kulovany of 6825 Camden Road also thanked the Hammers for bringing this petition forward for landmarking.

3. Amy Gassen of 5320 Benton Avenue said the most difficult part of landmarking a home is making the decision to do it. This home is a remarkable example of the Queen Anne design, and it is fortunate that they have so many historic photos available of the home. She thanked the owners for bringing the petition forward.

There being no further comments, Ch. Davenport closed the public portion of the meeting and opened the discussion for the Board's deliberation.

Mr. Lerner said it is a beautiful house. He thinks the reason there are so many old photographs is because it is such a photogenic home. It was built in a grand style and although it has experienced some difficult times, it has been lovingly restored.

Ms. Chalberg thanked the petitioners for bringing this forward to preserve it for future generations. She would love to see some of the interior details of the home, as it is a glorious home.

Mr. Larson also thanked the petitioners. He said that he lives near the property and the development of Prince Pond, which is behind the site, was not even there when one of the photographs was taken. The home has survived many changes compared to the surrounding properties.

Ch. Davenport echoed the comments made by members of the Board, and thanked the owners for allowing this celebration of their home. From an architectural standpoint this type of home on a corner lot is exceptional. It would be a tragedy not to have this house at that location any more. It takes courage to request preserving this type of building.

Ms. Chalberg also thanked the Friends of the Edwards House for having put together the long list of the change of property owners of this property. It's fascinating to read of the previous ownerships.

**Mr. Larson moved to make a positive recommendation to the Village Council to approve historic landmark status for Petition 18ADR0001, property located at 1205 Franklin Street, Downers Grove. Ms. Chalberg seconded the Motion. All in favor. The Motion passed unanimously.**