

VILLAGE OF DOWNERS GROVE
Report for the Village
12/5/2023

SUBJECT:	SUBMITTED BY:
Historic Landmark Designation - 5408 Carpenter Street	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 5408 Carpenter Street a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for the 2023-2025 include *Steward of Financial, Environmental and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the December 12th, 2023 active agenda per the unanimous 6:0 recommendation of the Historic Preservation Design Review Board. The HPDRB found that the house meets the landmark designation criteria found in Sections 12.302(a) and 12.302(b)(3) of the Historic Preservation Ordinance.

BACKGROUND

The petitioner is seeking a Historic Landmark Designation for their property at 5408 Carpenter Street under criteria 12.302(b)(3) of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Cape Cod style home was constructed circa 1940.

Existing House

The Cape Cod architectural style includes the following features: one and a half story, gabled roof with minimal overhang, small front stoop, windows with shutters, and a steeply pitched roof. This one and a half story Cape Cod style home has a concrete foundation and a steeply-sloped front gabled roof. The home's exterior facades are composed of horizontal wood siding, one end red brick chimney, decorative shutters, a small front stoop and a detailed entryway with decorative trim.

Upon additional consultation with the Illinois Historic Preservation Agency (IHPA), they described Cape Cod houses as symmetrical with massive center chimneys, shuttered multi-light double-hung windows, and steeply gabled or gambrel roofs that often allowed for living space in the attic. The IHPA noted that with the first Cape Cod homes offered in Levittown, William Levitt called the Cape Cod's tall roof an "expansion attic." In 1990, the previous home owners of 5408 Carpenter added a shed roof dormer to the rear (southwest) façade. This addition is not visible from the street.

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 1940 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 the Cape Cod architectural style.

Public Comment

Three members of the public spoke in support of the petition at the November 15, 2023 HPDRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated November 15, 2023

Draft Minutes of the Historic Preservation Design Review Board Hearing dated November 15, 2023

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 5408 CARPENTER 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, Mary Anne Badke ("Applicant") is the owner of a structure on the property legally described as follows:

LOT 4 IN AGEE'S SUBDIVISION, BEING A SUBDIVISION OF LOT 39 ½ OF ASSESSORS SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1923 AS DOCUMENT NO. 163233, IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 5408 Carpenter Street, Downers Grove, IL 60515
PIN 09-08-311-012

WHEREAS, a Cape Code style structure (circa 1940) is on the property; and

WHEREAS, on November 15, 2023, the Historical Preservation and 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 5408 Carpenter 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 5408 Carpenter 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.

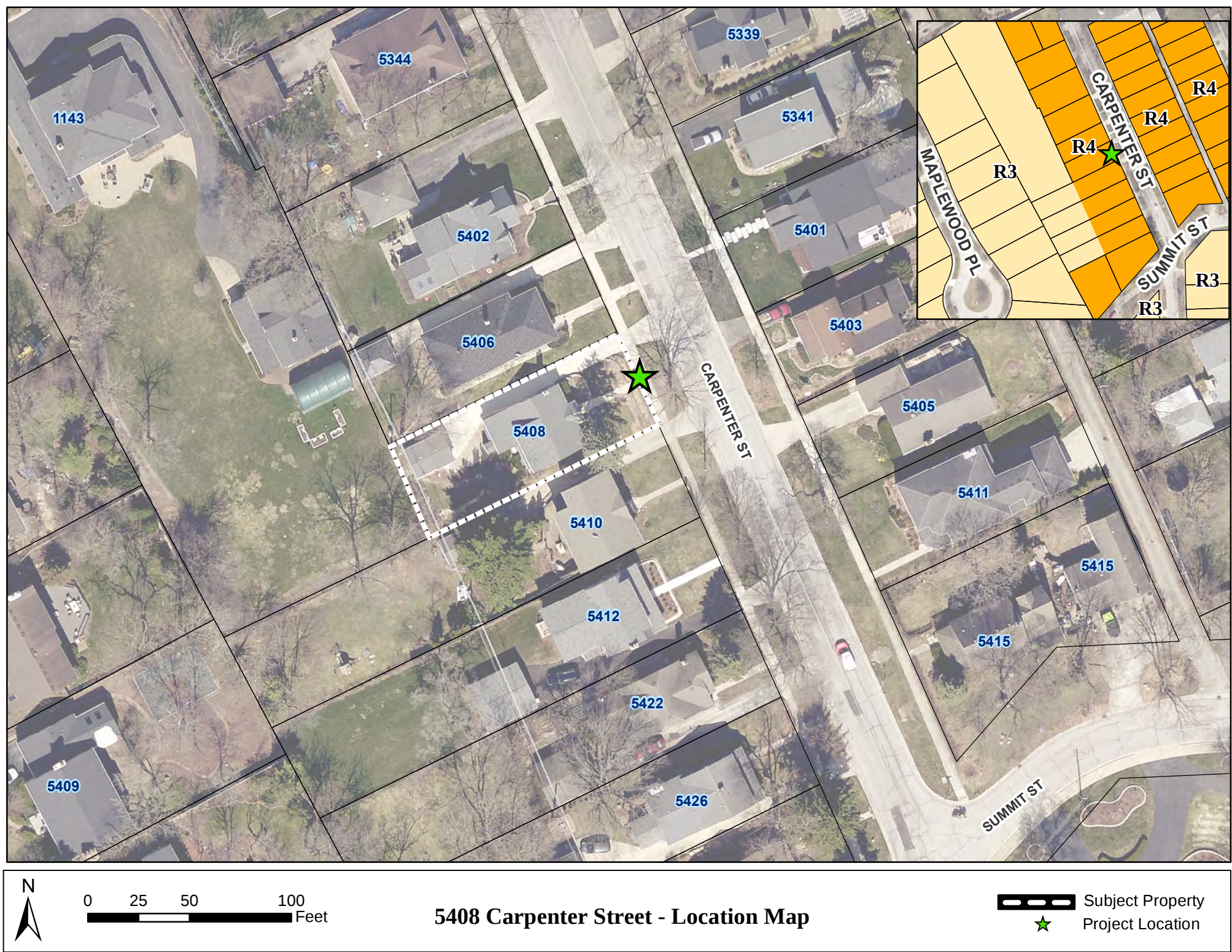
Mayor

Passed:

Published:

Attest: _____
Village Clerk

1\mw\res.23\5408-Carpenter-HistLandmark-23-HLA-0006



5408 Carpenter Street - Location Map



VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
NOVEMBER 15, 2023 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
23-HLA-0006 5408 Carpenter Street	Designation of a Historic Landmark	Flora León, AICP Senior Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 5408 Carpenter Street 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/PETITIONER: Mary Anne Badke
5408 Carpenter Street
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Cape Cod
BUILDING DATE: Circa 1940
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 6,245 Square Feet (.14 acres)
PIN: 09-08-311-012

ANALYSIS

SUBMITTALS

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

1. Project Summary
2. Plat of Survey
3. Owner Consent Form
4. Certificate of Acknowledgement Form
5. Historic Landmark Information Form
6. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 5408 Carpenter Street under criteria 12.302(b)(3) of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Cape Cod style home was constructed circa 1940.

As noted in the Downers Grove Architectural and Historical Survey Report, after World War II, Downers Grove would experience rapid growth between 1950 to 1960. Residential construction in this period included new homes modest in size and included brick and frame cottages featuring Cape Cod or Minimal Traditional style. The Cape Cod styles shares a number of similarities with the Minimal Traditional style. These features include: one and a half story, gabled roof with minimal overhang, small front stoop, and windows with shutters.

The Cape Cod is identifiable based on its steeply pitched roof. This one and a half story Cape Cod style home has a concrete foundation and a steeply-sloped front gabled roof. The home's exterior facades are composed of horizontal wood siding, one end red brick chimney, decorative shutters, a small front stoop and a detailed entryway with decorative trim.

Upon additional consultation with the Illinois Historic Preservation Agency (IHPA), information was gathered about the history of this style of home. IHPA shared that the Cape Cod is derived from the Colonial Revival Style. Within the Colonial Revival Style group, the Cape Cod gained more popularity by the 1920s. The Cape Cod design echoed the design of the mid-17th century houses built in Cape Cod, Massachusetts. IHPA described these houses as symmetrical with massive center chimneys, shuttered multi-light double-hung windows, and steeply gabled or gambrel roofs that often allowed for living space in the attic. During the time period Cape Cods gained popularity, massive chimneys were no longer needed. As such Cape Cods typically include one or two end chimneys expressed on the exterior in a decorative manner. This property includes one end chimney on the north side of the house. The popularity of the homes grew when kit house manufacturers, like Sears, Wardway, and Gordon-Van Tine, offered Colonial and Cape Cod models. By the 1930s the Cape Cod met the need for a small, economical, and old-fashioned houses. The IHPA noted that with the first Cape Cod homes offered in Levittown, William Levitt called the Cape Cod's tall roof an "expansion attic." The previous home owners of 5408 Carpenter accepted the option to expand when in 1990 a shed roof dormer was added to the rear (southwest) façade.

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 12.302(a) 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 1940. 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 a Cape Cod style home. The one and a half story Cape Cod style home has a concrete foundation and a steeply-sloped front gabled roof. The home's exterior facades are composed of horizontal wood siding, one end red brick chimney, decorative shutters, a small front stoop and a detailed entryway with decorative trim
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.

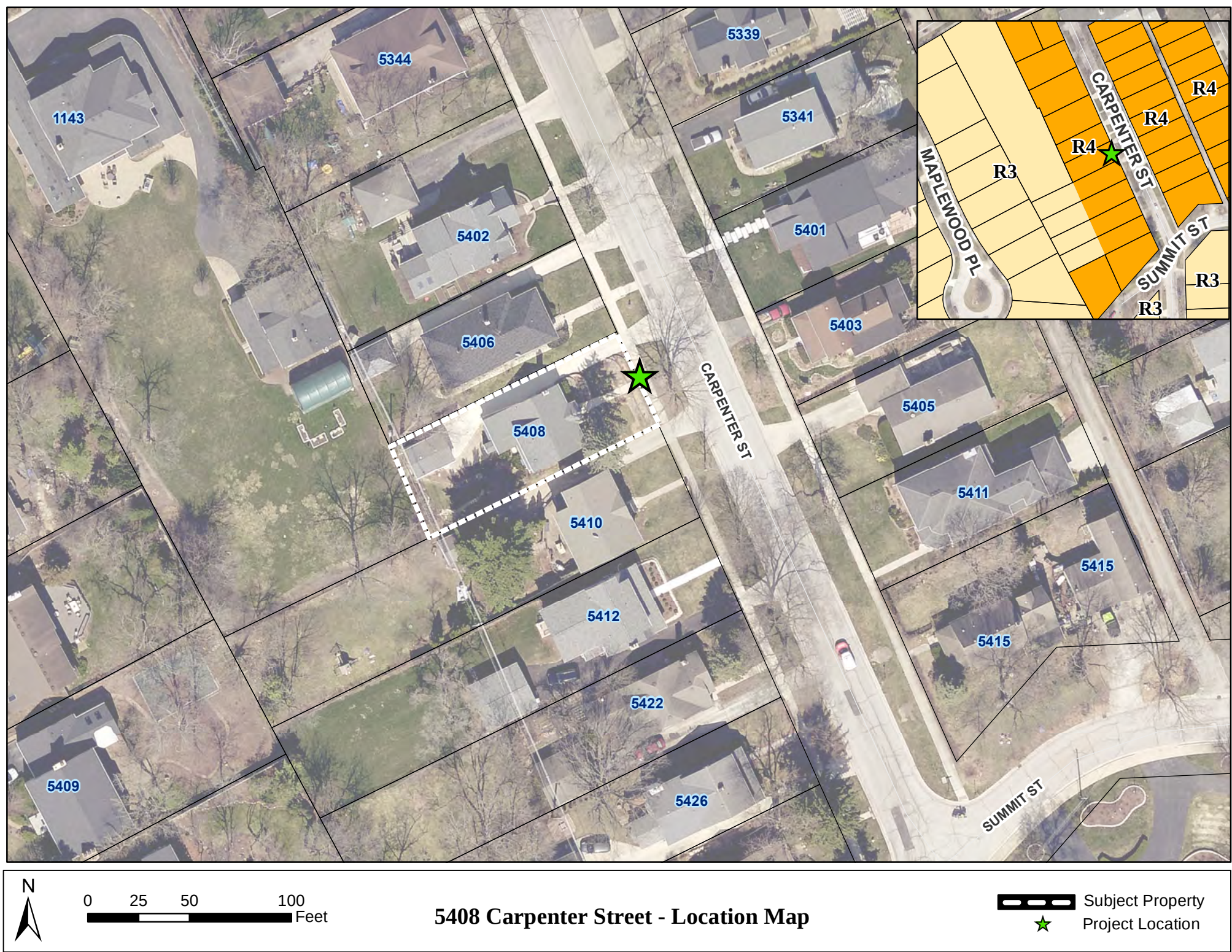
RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Historic Preservation and Review Board make a positive recommendation to the Village Council for landmark status of 5408 Carpenter Street.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development



PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

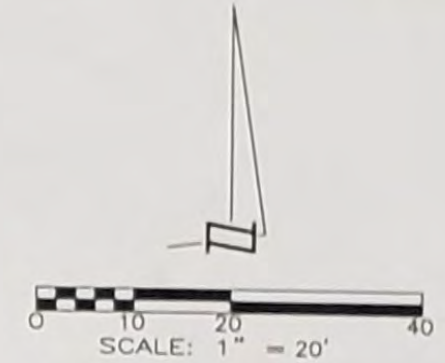
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

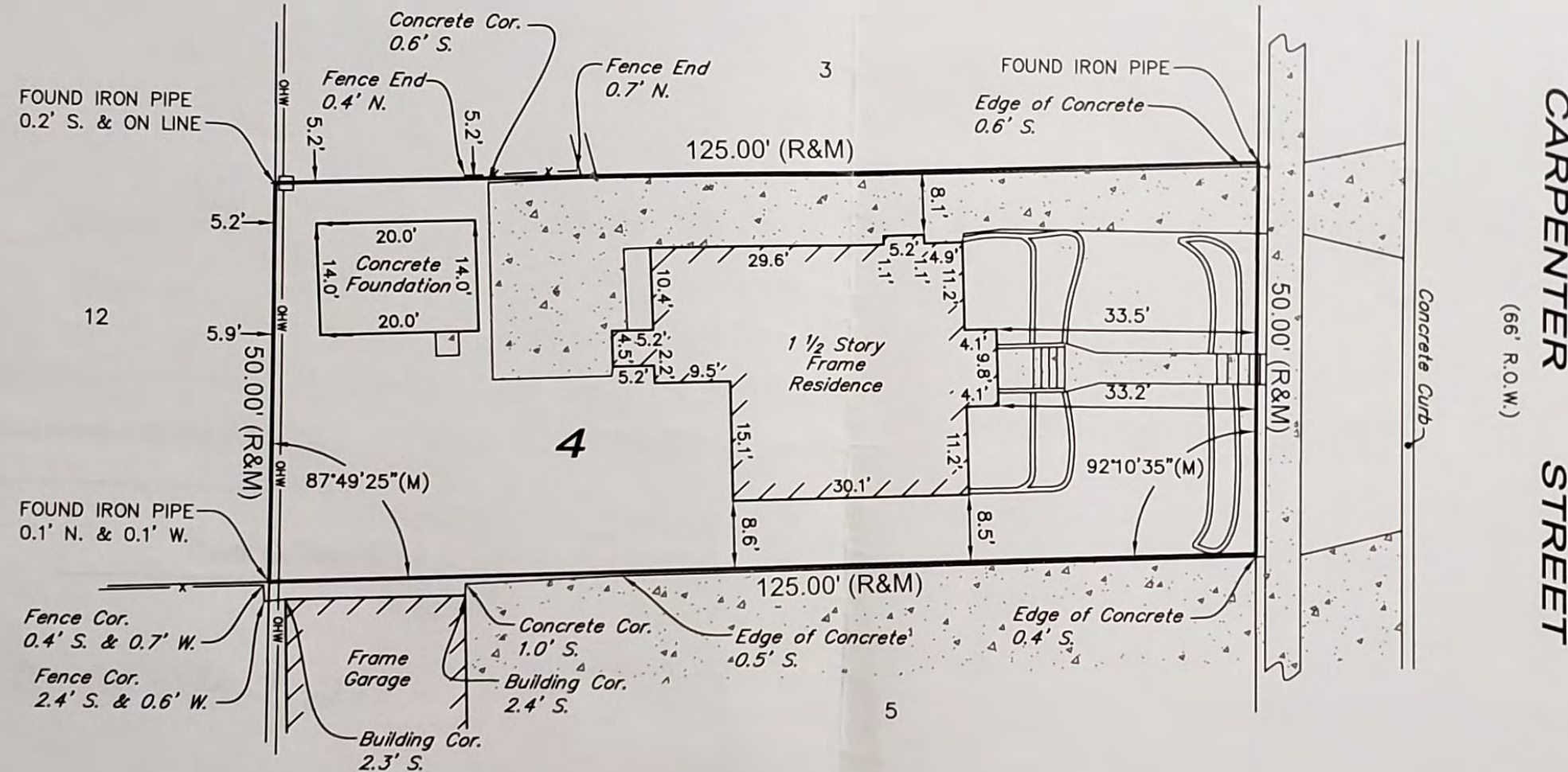
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plslisle.com



PARCEL INDEX NUMBER
09-08-311-012



SURVEYED AREA: 6,245± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY
AND LOCAL BUILDING AND ZONING ORDINANCE
FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

LEGAL DESCRIPTION

LOT 4 IN AGE'S SUBDIVISION BEING A SUBDIVISION OF
PART OF LOT 39 1/2 OF ASSESSOR'S DIVISION OF SECTIONS
7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED MARCH 2, 1923 AS DOCUMENT NP.
6233, IN DUPAGE COUNTY, ILLINOIS.

SYMBOL LEGEND

- CONCRETE SURFACE
- X-X- - FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- UTILITY POLE
- OHW- - OVERHEAD WIRES

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE
HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.



FIELD WORK COMPLETED AND DATED
THIS 21ST DAY OF APRIL 2017.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

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

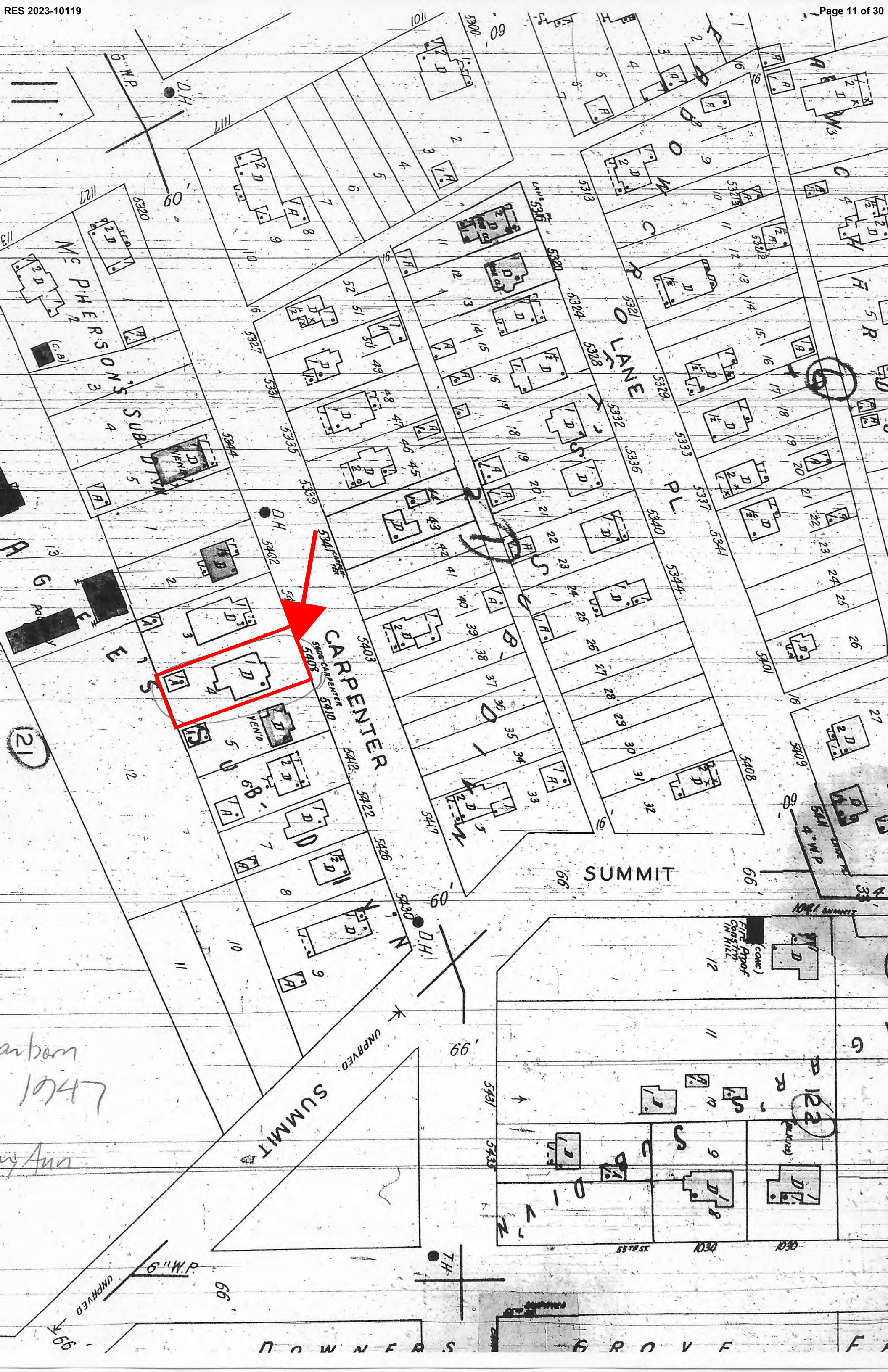
PREPARED FOR: BLUE SKY

ADDRESS: 5408 CARPENTER STREET, DOWNERS GROVE, ILLINOIS

BOOK & PG: 178/40 DATE: 5/4/2017 JOB NO: 1714064

DRAWN BY: JHH CHECK BY: SAR

REVISED:



Historic Landmark Designation

Project Summary/Narrative Letter**Property Address:** 5408 Carpenter**Applicant:** Mary Ann Badke

History of the House

5408 Carpenter was built circa 1940 in the Cape Cod Style. In the Introduction on Cape Cod Houses recorded by the Historic American Buildings Survey in the Library of Congress, “the wide appeal of the Cape Cod cottage makes it one of the best known forms of traditional American architecture.” Cape Cod houses were built from 1700 to about 1850, with a revival beginning in the late 1920s. The style became very popular by the late 1930s, particularly with suburban developers.

The house at 5408 Carpenter has the typical Cape Cod rectangular footprint and is 1 and one-half stories tall with a relatively steeply pitched roof. The detailing is limited to a red brick chimney, decorative shutters and a detailed entryway with decorative trim. The front façade is typically symmetrical and intact. The only exterior changes are the enclosing of the back porch, small back entryway addition and a bump-out addition in the rear roof. The porch enclosure was probably done almost as soon as the house was finished as it has old windows. And the small back entryway soon after as it shows up in the 1947 survey plat.

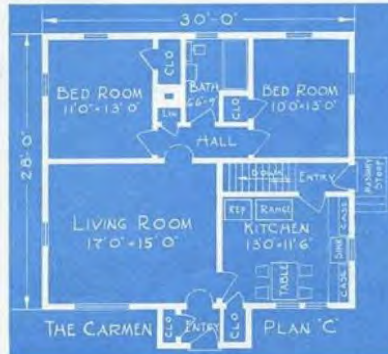
The main floor interior has original interior details such as: archways between two rooms; a fireplace; maple panel interior doors; picture frame molding (can use hooks to hang artwork); a built in ironing board; original decorative porcelain floor and enameled, metal wall bathroom tiles. In the bathroom, we assume porcelain floor tile was installed when the house was built while the wall tile came in maybe the early 1950’s. (They kind of go together?) Pictures of these features are attached to the application.

The house at 5408 Carpenter closely resembles “The Carmen,” a Sterling Homes model from 1945. It is unique in the 5300-5400 Carpenter block – all the houses are different styles or made with different construction materials.



The CARMEN

SIMPLICITY and Economy are the keynotes of this modern style of American Home. Yet the well balanced and exceptionally commodious vestibule entrance and the large stationary living room window, prevent even a suggestion of monotony. As you will note, the Carmen offers five rooms and bath most conveniently arranged. A spacious living room, dinette and two bedrooms with plenty of closet space. The second floor may be made available by placing a stairway just over the cellar stairway and with a door leading to it at a small additional cost. At the price quoted, this home assures you of an exceptional and permanently profitable investment. Not a dollar of your building money is wasted on excessive ornamentation, since we designed this home especially for the purpose in view of giving you more real building value for your money than you could purchase from any other source. Shutters are furnished for both front windows. Plan C offers an entirely different yet very convenient interior arrangement.



The original owner of the house was William S. Barnhart. He grew up in Downers Grove at 932 Curtiss, which is currently the site of the US Post Office. In the 1940 Census, he has a wife, Elsie, and a 1 year old son, William, and they are living in Chicago just before purchasing the house on Carpenter. Wm S Barnhart is listed in the 1945 Downers Grove Westmont Telephone Directory at 5408 Carpenter.

The proposed designation meets the Landmark Designation Criteria, as it is over 50 years old, at approximately 83 years old. It also meets the criteria of representing the distinguishing characteristics of an architectural style, as it is an intact example of a Cape Cod style house. By examining Township records and the 1947 Sanborn maps, it is very close to the original house built in 1940.

References: https://www.loc.gov/rr/print/list/170_cape.html#intro

<https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/cape-cod-revival>

My Heritage for Census information



Form #HP17

Historic Landmark Information

Address of Project Site: 5408 Carpenter Street, Downers Grove IL

Date of Construction	1940		
Architectural Style	wood frame Cape Code		
Architect (if known)			
Number of Stories	1.5	Basement?	☒ Yes ☐ No

Foundation Materials (concrete, concrete block, wood, stone, brick, N/A)	concrete block
Exterior Wall Materials (concrete, wood, stone, brick, vinyl, other, N/A)	wood slat siding
Roof Type (gabled, cross-gabled, hipped, hipped-gable, shed, gambrel, flat, other, N/A)	gabled?
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)	Mixed. Newer 1st floor windows are aluminum exterior, wood interior. Some are original wood, 2nd floor are vinyl. All are in the style of the original windows.
Door Type (panel, flush, transom, N/A) and Materials (Wood, Metal, Glass, N/A)	Panel Front door is newer fiberglass. Back door is original wood.
Other Significant Features (accessory structures, arches, porches, towers, brick course, etc.)	



Certificate of Acknowledgement Form

Form #HP18

I, Mary A. Badke, attest, as the owner(s) of the property located at 5408 Carpenter Street, Downers Grove (PIN # 09-08-311-012), that I have received a copy of the Historic Preservation

Ordinance and understand its requirements. I understand that if my property is designated a Historic Landmark, the property will be recorded as such with the County Recorder. I understand that I, or any future owners of the property, will require a Certificate of Appropriateness in order to undertake any minor or major exterior modifications as listed under Section 12.502 of the Historic Preservation Ordinance.

Attest: Mary A Badke
Printed Name of Owner

Mary Ann Badke
Signature of Owner

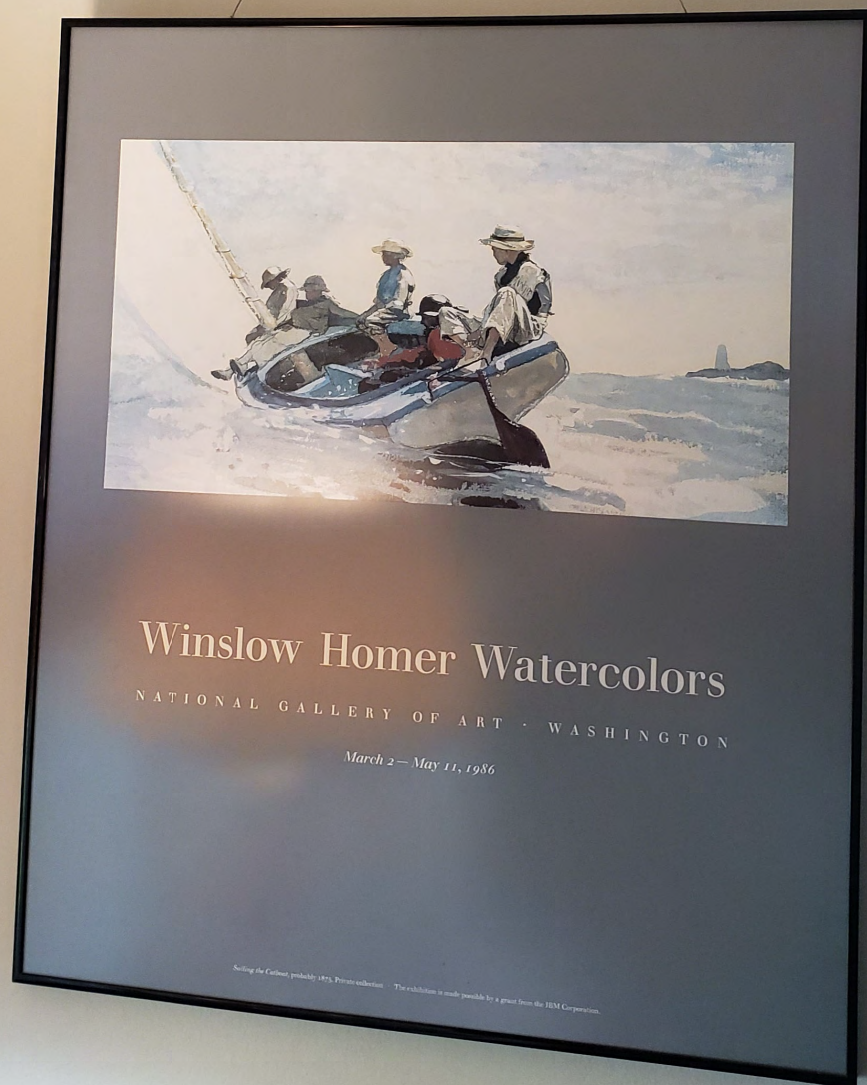
10-16-2023
Date























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**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF November 15, 2023 7:00 P.M.**

23-HLA-0006 A petition seeking a Historic Landmark Designation for the property commonly known as 5408 Carpenter Street, Downers Grove, IL (PIN 09- 08-311-012). Mary Anne Badke, Petitioner and Owner.

Ch. Gassen provided an overview of the meeting procedures and stated that with tonight's case the HPDRB would provide a recommendation to Village Council who has final authority on landmarking.

Ms. Flora León, Senior Planner introduced the landmark case for 5408 Carpenter Street providing the location of the subject property on the display. She then provided existing photos of the home and shared that all public hearing procedures were followed for the case consideration. Ms. Leon then provided an overview of the architectural style of the home, stating that it was a Cape Cod designed home and provided an overview of the homes specific features as it relates to the architectural style. She stated that the Village of Downers Grove received consultation of the case from the State of Illinois, who agreed with the style and noted that this particular home constructed an expansion attic towards the rear of the home, which was highlighted on the screen. Ms. Leon concluded her presentation stating that the property met the standards of a home over 50 years old, met the distinguishing characteristics of an architectural style, and recommended that the HPDRB provided a positive recommendation to Village Council.

Ms. Kolev inquired if the decorative trim on the main entry was original. Ms. Leon stated that staff did not find any historical photos to identify if the trim was original.

Ch. Gassen called up the petitioner to speak about their case.

Ms. Mary Anne Badke, petitioner, came to the podium and stated that she became acquainted with the Friends of the Edwards house, who spoke to her about landmarking and encouraged here to apply for the local landmark. She stated she loves her street since it has different house types and thought it was unique.

Ms. Ciuffini-Kemp asked how much of the exterior had been replaced over the years. Ms. Badke stated none that she is aware of and believes the siding is original, in addition to the front door.

Ch. Gassen stated that they appreciate the interior photographs that demonstrates original features of the home. Ms. Badke agreed with the comment providing an overview of some of the unique features of the interior including the door placement. Ch. Gassen further stated that since there are new people on the board it is important to note that the interior should not affect the board's decision. With landmark status, the board should only be concerned with the exterior of the home.

Mr. Styczynski asked if the first floor addition on the back was part of the original house. Ms. Badke stated that she believed that the rear was a porch at one point, because of the foundation. She added that she thought it was added soon after the original house was built.

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Ms. Ciuffini-Kemp inquired if the garage was part of the landmarking request. Ms. León stated that the garage was not part of the landmarking status.

Ch. Gassen then commented that one of the early cases, the board did consider a garage as part of the landmark request. Ms. León agreed that it might have been a home on Maple. Ch. Gassen then clarified that the board typically does not consider garages, because residents generally want more flexibility to do what they wish with garages.

Ch. Gassen invited the public to speak on the petition.

Irene Hogstrom thanked the petitioner for bring their home forward for landmarking. She noted that her house on Carpenter Street, still has several homes intact on the street, and glad she came forward to preserve a home like this on Carpenter. She then noted that this home was a great example of a Cape Cod and hope that the HPDRB agrees to recommend approval of the home.

Ken Lerner stated that he was grateful that the petitioner brought this forward for landmarking and that this would make a wonderful addition to the Village's landmarked homes. He also appreciated the information that was provided in the packet.

Christine Martin stated she owns a landmarked home also and thanked the petitioner for stepping forward to landmark her home. She hoped that this home could serve as an example for other homes that may want to landmark on block that is largely intact. She stated it was nice working with the Village and that new people landmarking homes is very special because it saves something really important, which is our older architecture in Downers Grove.

Ch. Gassen offered for the petitioner to come back up to the podium and offer final summarizing comments. The petitioner stated that they believe this is a classic Cape Cod with typical features and a perfect example of this type of home.

Ch. Gassen closed public comment and opened up the matter to member deliberation.

Mr. Styczynski noted that the house was a classic Cape Cod and added that even the rear dormer spoke to the architectural style with the opportunity to expand.

Mr. VerVers questioned if the concrete steps or railings are original. Ch. Gassen stated that the petitioner was not sure.

Ch. Gassen stated that she did not think the Village had a Cape Cod as a local landmark, so it's really nice to add a new style to our portfolio of landmarks. This goes along with, having a very eclectic mix of architecture in Downers Grove. She further thanked the petitioner for bringing this forward and making the decision to landmark and asked for a motion.

Ms. Ciuffini-Kemp made a motion that based on 12.302(a) and 12.302(b)(3) the HPDRB recommends that the Village Council provide landmark status to the property located at 5408 Carpenter. Second by Ms. Kolov. Roll call:

AYE: Ms. Ciuffini-Kemp, Ms. Kolov, Mr. Styczynski, Ms. Purcell, Mr. VerVers, Ch. Gassen

NAY: None

Motion passed unanimously.

/s/ _____ Village Staff

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(As transcribed by MP-3 audio)