

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**8/13/2024**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Historic Landmark Designation - 4812 Northcott Avenue	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

A Historic Landmark Designation resolution has been prepared to designate the house at 4812 Northcott Avenue 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 July 16, 2024 Active Agenda per the unanimous 5:0 recommendation of the Historic Preservation Design Review Board (HPDRB). The HPDRB found that the house meets the landmark designation criteria found in Sections 12.302(a) (*The proposed landmark is over fifty (50) years old*) and 12.302(b)(3) (*The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials*) of the Historic Preservation Ordinance.

**BACKGROUND**

The petitioner is seeking a Historic Landmark Designation for their property at 4812 Northcott Avenue under criteria 12.302(b)(3) of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The English Country Revival style home was constructed circa 1942.

Existing House

The vernacular English Country Revival, was typically constructed between 1920 and 1940. Compared with the large Tudor-style country residences that appeared in the late 19th century that echoed medieval English styles, modern English Country Revival style homes were much smaller and more streamlined. The English Country Revival style is informed by design elements including roof characteristics such as asymmetry and dominant steep/multi-gabled roofs. A one to two story height is typical with exterior wall materials ranging from stucco, stone, or haphazardly placed brick. Additional design elements can include divided light casement windows, over scaled chimneys, and decorative chimney pots. The asymmetrical homes tend to be cozy and have irregular shaped rooms. This one and a half story brick home includes a prominent chimney on the south side of the house. The multi-gabled roof displays a number of asymmetrical features. The home

is adorned with multi-lite sashes, a clipped main gable, and a dovecote. There was an addition placed on the rear (west) part of the home in 1993.

Upon additional consultation with the Illinois Historic Preservation Agency (IHPA), information was gathered about the history of this style of home. IHPA described these houses as having asymmetrical compositions with main entry elevations and projections often having longer roofs over asymmetrically placed doors. Moreover, the roofs can often be exaggerated by extending close to the ground and can sometimes be curved (often referred to as “catslide” roofs).

#### 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 1943 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 English Country Revival architectural style.

#### Public Comment

Three members of the public spoke in support of the petition at the June 19, 2024 HPDRB meeting.

#### **ATTACHMENTS**

Resolution

Aerial Map

Staff Report with attachments dated June 19, 2024

Draft Minutes of the Historic Preservation Design Review Board Hearing dated June 19, 2024

**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION  
FOR 4812 NORTHCOTT 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, Sharon Andersen-Apel & Daniel Apel ("Applicants") are the owners of a structure on the property legally described as follows:

LOT 224 IN BRANIGAR BROS. WOODED HOMESITES, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH ½ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920 AS DOCUMENT NUMBER 144598 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 4812 Northcott Avenue, Downers Grove, IL 60515  
PIN 09-07-108-025

WHEREAS, a English Country Revival style structure (circa 1942) is on the property;  
and

WHEREAS, on June 19, 2024, 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 4812 Northcott 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 4812 Northcott 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.

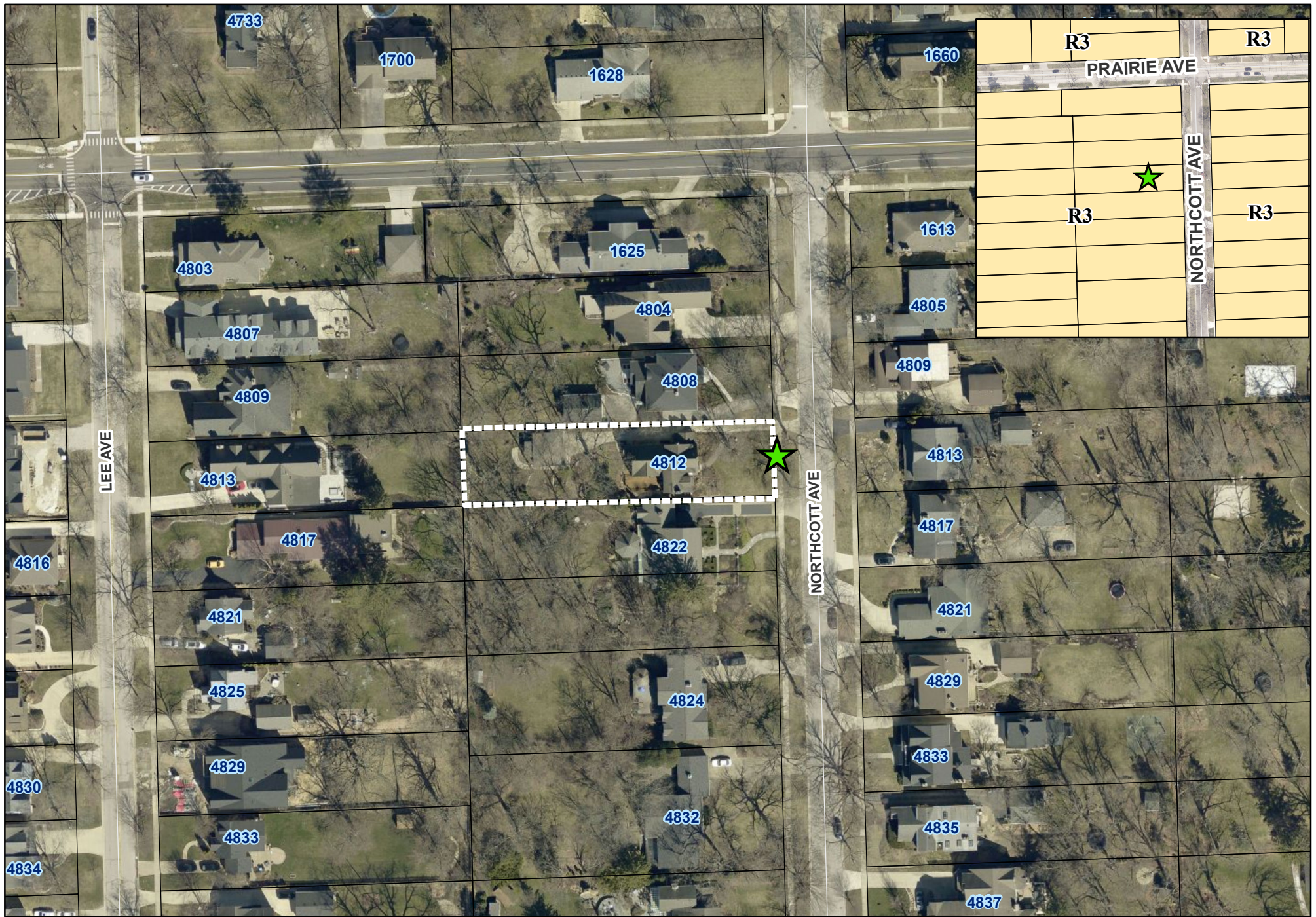
\_\_\_\_\_

Mayor

Passed:



Published:

Attest: \_\_\_\_\_  
Village Clerk



0 50 100 200 Feet

### 4812 Northcott Avenue - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE  
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD  
JUNE 19, 2024 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
24-HLA-0001 4812 Northcott Avenue	Designation of a Historic Landmark	Flora León, AICP Senior Planner

### REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 4812 Northcott 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

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**OWNER/PETITIONER:** Daniel Apel and Sharon Andersen  
4812 Northcott Avenue  
Downers Grove, IL 60515

### PROPERTY INFORMATION

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**ARCHITECTURAL STYLE:** English Country Revival  
**BUILDING DATE:** Circa 1942  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 15,000 Square Feet (.34 acres)  
**PIN:** 09-07-108-025

### 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. 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 4812 Northcott Avenue under criteria 12.302(b)(3) of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The English Country Revival style home was constructed circa 1942.

The vernacular English Country Revival, was typically constructed between 1920 and 1940. Compared with the large Tudor-style country residences that appeared in the late 19th century that echoed medieval English styles, modern English Country Revival style homes were much smaller and more streamlined. The English Country Revival style is informed by design elements including roof characteristics such as asymmetry and dominant steep/multi-gabled roofs. A one to two story height is typical with exterior wall materials ranging from stucco, stone, or haphazardly placed brick. Additional design elements can include divided light casement windows, over scaled chimneys, and decorative chimney pots. The asymmetrical homes tend to be cozy and have irregular shaped rooms.

Upon additional consultation with the Illinois Historic Preservation Agency (IHPA), information was gathered about the history of this style of home. IHPA described these houses as having asymmetrical compositions with main entry elevations and projections often having longer roofs over asymmetrically placed doors. Moreover, the roofs can often be exaggerated by extending close to the ground and can sometimes be curved (often referred to as “catslide” roofs).

This one and a half story brick home includes a prominent chimney on the south side of the house. The multi-gabled roof displays a number of asymmetrical features. For instance, the main gable is supported by a brick wall that ends abruptly almost appearing to have grown informally. Additionally, the same gable is slightly asymmetrical with the southern slope extending slightly further than the northern slope. The home is adorned with multi-lite sashes, a clipped main gable, and a dovecote.

There was an addition placed on the rear (west) part of the home in 1993.

#### **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 1942. 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 an English Country Revival style home. The one and a half story English Country Revival style home has a concrete foundation and a steeply-sloped front gabled roof. The home's exterior facades are composed of brick, one end brick chimney, multilight sashes, a clipped main gable, a dovecote and a small front stoop.

**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 question regarding the proposal and it was general in nature.

**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 the Historic Preservation and Review Board make a positive recommendation to the Village Council for landmark status of 4812 Northcott Avenue.

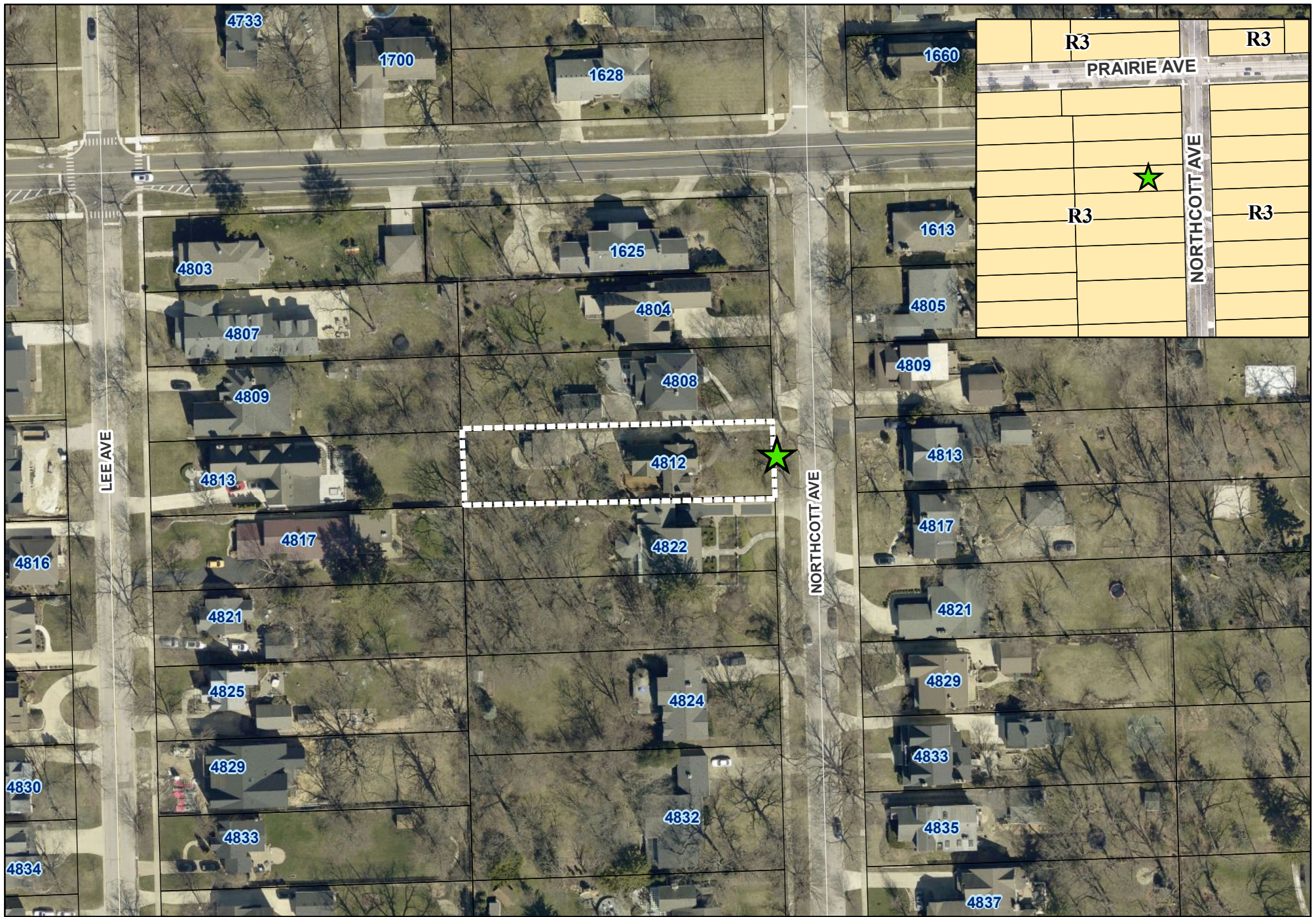
Staff Report Approved By:



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Stan Popovich, AICP  
Director of Community Development





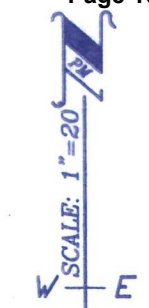
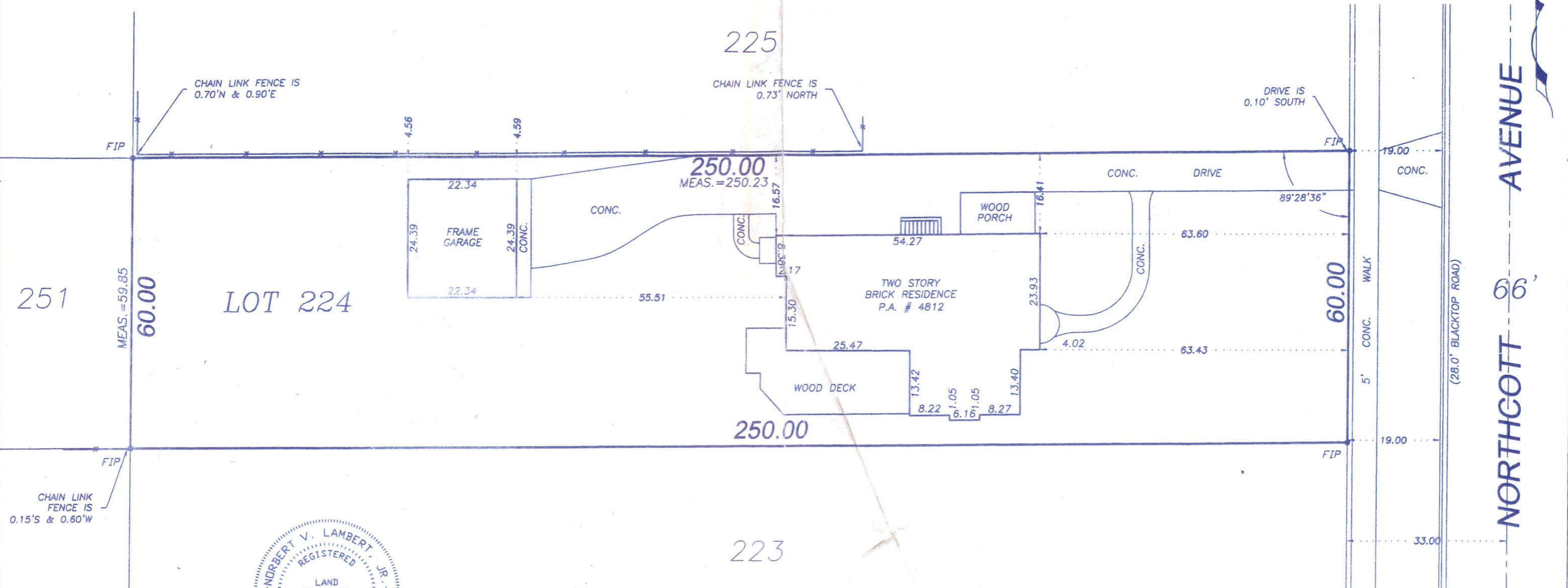
0 50 100 200 Feet

### 4812 Northcott Avenue - Location Map

 Subject Property  
 Project Location

# PLAT OF SURVEY

LOT 224 IN BRANIGAR BROS. WOODED HOMESITES, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 1/2 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1920 AS DOCUMENT 144598, IN DUPAGE COUNTY, ILLINOIS.



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

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 27TH DAY OF APRIL A.D., 2007.

*Norbert V. Lambert, Jr.*  
ILLINOIS LAND SURVEYOR NO. 1863

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

- = found iron stake
- = set iron stake

**LAMBERT & ASSOCIATES**  
LAND SURVEYORS  
320 SOUTH REBER ST. WHEATON, ILL. 60187  
PHONE: (630) 653-6331 FAX: (630) 653-6396

**Historic Landmark Designation  
Project Summary/Narrative  
4812 Northcott Avenue**

**Owners and applicants:** Daniel Apel and Sharon Andersen

### **Property History**

This land was previously owned by the estate of Marshall Field.

The property is located within the Branigar Brothers Wooded Homesites. According to Richard Burke, Branigar President and CEO from 1978 to 1986, the company was founded as a family-owned real estate development company in Chicago, Illinois, in 1918. Over the years, it developed approximately 80 residential communities, mostly in Chicago's western suburbs. These developments tended to be built on cleared farm fields; their amenities were modest, mostly greenways; they were all sufficiently close for prospects to "drive out on a Sunday afternoon" to visit; and they all reflected Branigar's founding philosophy: "Let us always strive to protect and preserve natural splendor for generations to come, and develop homesites of lasting and increasing value, quality and beauty. To be successful, a land company must care about people, families and their way of life." (Harvey Branigar, Sr. 1874-1953) "Where others were uprooting trees, (my father) was planting them." (Harvey Branigar, Jr. 1913-1993).

### **House Description**

This brick, 1.5 story house was built in 1942. A rear addition was built in 1993.

The house is an intact example of English Country Revival. These are beautiful Period Revival houses designed to evoke medieval and post-medieval English building techniques. This style was very popular in America in the 1920s and 30s.

This predominately brick home contains a prominent chimney on the south side of the house. It has an asymmetrical façade, which is meant to mimic medieval rural houses that would have been added on incrementally over the years. It also has a steep and elaborate roofline with a dominant front gable. Rooms are irregularly shaped, and the upper rooms have sloping walls with dormers, typical of English Country Revival.

The front door and dovecote are original, and other amenities include a covered porch on the north side of the house.

### **First Owner**

The first owner of the house is Herbert E. Ehninger (1896-1957). He lived in the house with his wife, Gertrude, and son, Herbert. They were long time Downers Grove residents, previously living at 4929 E. Parkway by Prince Pond. Mr. Ehninger worked as a clerk at First National Bank in Chicago.

## How the Proposed Designation meets the Landmark Designation Criteria

### ***Section 12.302 Landmark Designation Criteria***

*The following criteria shall be utilized by the Board in determining the designation of landmarks:*

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

The house located at 4812 Northcott was built circa 1942. This was established by looking at Downers Grove Township records and confirming with property tax records. This criterion has been met.

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

The house located at 4812 Northcott is an intact example of English Country Revival. It is made of predominately brick material with an asymmetrical façade, a steep and intricate roofline with dormers and a dominant front gable. The chimney is also a prominent feature. This criterion has been met.

#### References:

<https://sierra2.org/historic-home-styles-curtis-park-english-period-revival/#:~:text=English%20Period%20Revival%20exteriors%20usually,%2Dtimbers%E2%80%9D%20are%20applied%20ornamentation.>

<https://www.thoughtco.com/house-style-guide-american-home-4065233>

<https://www.thegalenaterritory.com/documents/20124/99276/Richard%20Burke%2C%20Branagar.pdf/ae6441bb-d74f-cf4c-c787-ef9b2635ab45>

Address of Project Site: 4812 Northcott Downers Grove, IL

Date of Construction 1942

Architectural Style ENGLISH COUNTRY REVIVAL REVIVAL

Architect (if known) \_\_\_\_\_

Number of Stories 1 1/2 Basement?  Yes  No

Foundation Materials (concrete, concrete block, wood, stone, brick, N/A)	concrete
Exterior Wall Materials (concrete, wood, stone, brick, vinyl, other, N/A)	mostly brick and cedar gable ends
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)	composition shingles
Window Type (double-hung, awning, casement, hopper, other, N/A)	mostly double hung 1 casement
Window Materials (wood, aluminum, vinyl, other, N/A)	wood
Door Type (panel, flush, transom, N/A) and Materials (Wood, Metal, Glass, N/A)	front door flush side and back panel wood
Other Significant Features (accessory structures, arches, porches, towers, brick course, etc.)	side porch flagstone stoop dove cote arch front door brick walkway arch windows - 2

**PHOTO #1:**

Front door has the original wooden storm door with original glass. It has been painted green with the interior door painted a lighter green in order to accentuate the architecture. Both doors are arched at the top, both original to the house. The stoop was made from cement when we first bought the home and it had sunk so we had to replace it. The railing is an exact replica of the original, but we chose to use flag stone over the new stoop instead of just cement. Note the small window to the right. That is also original, a powder room window.

**PHOTO #2:**

This angle shows wood siding above the windows and up to the peak. The siding is cedar and has been hand notched, probably with an ax. It is original. There is a bump out with window that belongs to a bedroom located above the front door on the second floor. Although replaced, the windows are all wood and are in the same footprint as the original home.

**PHOTO #3:**

Photo taken from the inside of the house showing the interior door and front stoop. The original cement walkway leading to the front stoop was cracked and sunken so we replaced it with a dark maroon colored brick.





**PHOTO #4**

This photo shows the brick walkway leading to the front door. It also shows the original bay window and part of the side porch.



**PHOTO #5:**

This view is the back of the house showing the addition and deck that was built in 1993. The then owners took care to keep the addition in keeping with the architecture and brick of the original home.



**PHOTO #6:**

Another photo of the back of the house. Notice the peaks and angles above the back door that repeat that of the roof line. Looking onto the deck, you can see where the original house ended.



**PHOTO #7:**

Front walkway

**PHOTO #8:**

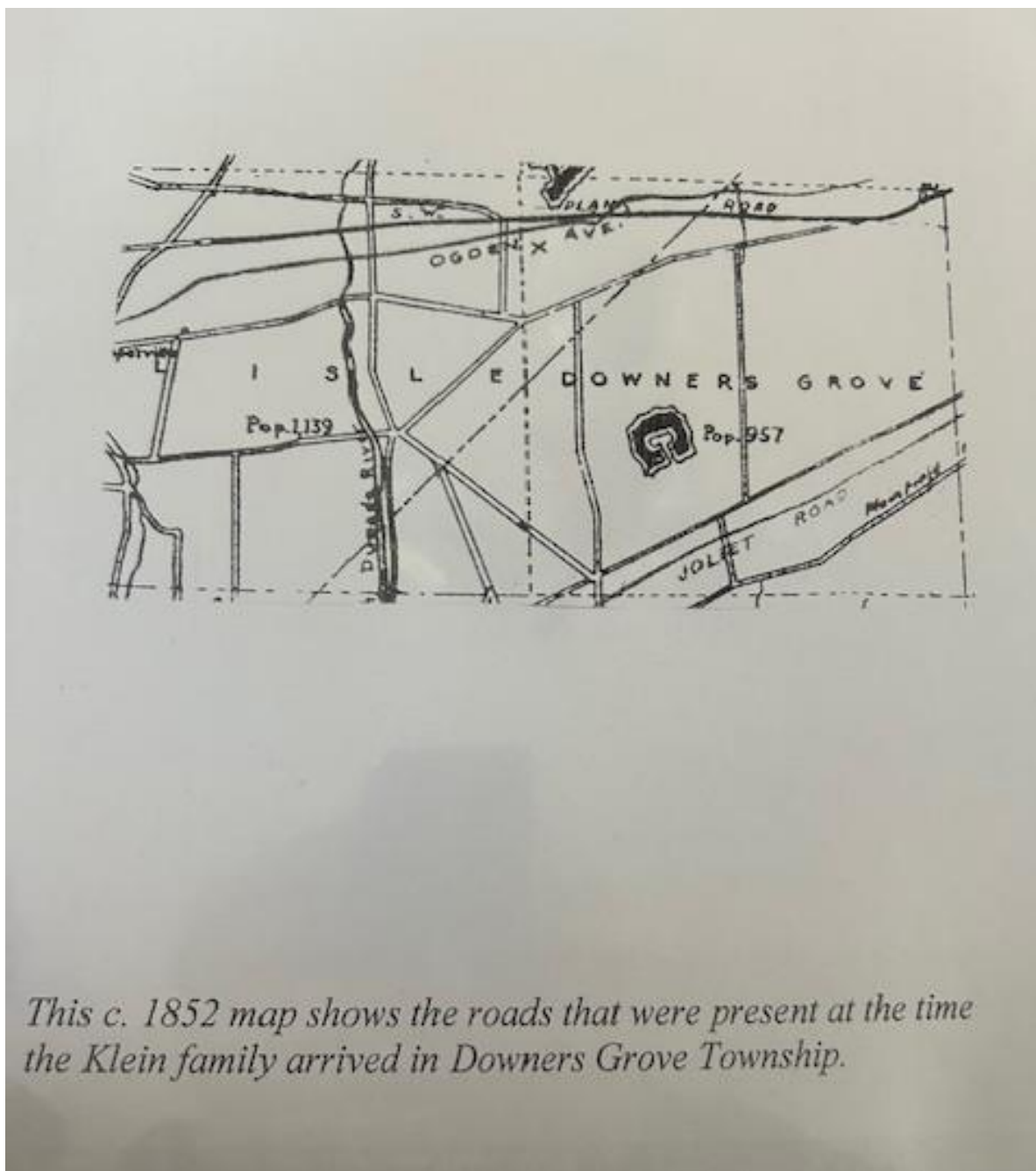
Top peak of the house has a dove cote. This is original to the house. The previous owners (the Calhoun's) had it closed up when they put a new roof on in 1993 for the addition.



**PHOTO #9:**

This photo gives a view of the side porch and partial view of the chimney.





*This c. 1852 map shows the roads that were present at the time the Klein family arrived in Downers Grove Township.*

**PHOTO #11:**





*By the time the 1874 Atlas of DuPage County was published, the Klein brothers were rich enough to buy space in the book.*

**PHOTO #12:**



PHOTO #13:

DRAFT

**VILLAGE OF DOWNERS GROVE  
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD  
MINUTES OF JUNE 19, 2024 7:00 P.M.**

**24-HLA-0001: A petition seeking a Historic Landmark Designation for the property commonly known as 4812 Northcott Avenue, Downers Grove, IL (PIN 09-07-108-025). Daniel Apel and Sharon Andersen, Petitioner and Owner.**

Ms. Flora León, Senior Planner introduced the landmark case for 4812 Northcott Avenue 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 and that one inquiry, general in nature was received. Ms. Leon then provided an overview of the architectural style of the home, stating that it was an English Country Revival 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 noted that there was an existing dovecote on the front façade. 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.

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

Ms. Sharon Andersen, petitioner, came to the podium and stated that she and Dan Apel had lived in the home for seventeen years. Since purchasing the home they had made a few improvements including, replacing the front concrete stoop with a flagstone stoop and a new railing which was created as a replica of the original railing. Additionally, a brick paver front walk was added. They also painted the original storm door green. Ms. Andersen noted that the dovecote was original but stated that the holes had been covered up by the previous owners. She also shared that the overhang over the door was original and that the scallop design was repeated on the inside of the house. Ms. Anderson then shared photos of the original side porch and noted that French doors connected this space to the house. She added that the home was built on land that originally belonged to Marshall Fields. She concluded by sharing photos of the rear addition and highlighting that the style matched the front of the house.

Ms. Ciuffini-Kemp asked what brought on the desire to landmark the property. Ms. Andersen stated that she belonged to Friends of the Edwards House an organization that is working on preserving old buildings. She then shared that they both really loved the house and did not want to see it torn down in the future.

Ch. Gassen noted that this home would be the first home landmarked on that street. Ms. Andersen shared that they lived close to where Longfellow was located and perhaps if there are older homes in that area they could inspire those residents to consider landmarking.

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

Ian Ogden, stated support for the landmark sharing that not enough buildings are protected. He added that this is landmarking is the right direction and we should continue to encourage this in Downers Grove.

DRAFT

Irene Hogstrom thanked the petitioner for bring their home forward for landmarking. She noted that this home was a great example of an English Country Revival and hoped that the HPDRB agreed to recommend approval of the home.

Christine Martin stated she is the Co-Chair of Friends of the Edwards House along with Irene Hogstrom. She then thanked the petitioner for stepping forward to landmark her home and shared that she had the privilege of seeing the home on the inside and that it was just as beautiful on the inside as it was on the outside.

Ch. Gassen offered for the petitioner to come back up to the podium and offer final summarizing comments. The petitioner stated that they did not have any additional comments to add.

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

Mr. Styczynski noted that the house was a great example of a structure that has been kept in its original form.

Mr. VerVers added that the home was nice.

Ms. Ciuffini-Kemp asked if any portion of the rear addition was visible from the front. Ms. Andersen added that it was all in the rear.

Mr. VerVers asked what a dovecote was. Ms. Leon explained that it was a small bird shelter.

Ms. Andersen added that it was like a small bird house.

Ch. Gassen stated that it is always fun to see a new house on a block where there are no landmarks. She noted that perhaps this could set a precedence and maybe pave the way for others to landmark their homes. She further thanked the petitioner for bringing this forward and making the decision to landmark and asked for a motion.

**Mr. VerVers 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 4812 Northcott Avenue. Second by Ms. Purcell. Roll call:**

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

**NAY: None**

**Motion passed unanimously.**

/s/ \_\_\_\_\_ Village Staff  
(As transcribed by MP-3 audio)