

VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD

Village Hall – Council Chambers

801 Burlington Avenue

June 19, 2024

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes**
 - a. January 17, 2024**
 - b. February 28, 2024 (Joint Workshop with PC)**
- 3. Public Hearing**
 - a. 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.
- 4. Old Business**
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF January 17, 2024 7:00 P.M.**

Chairperson Gassen called the January 17, 2024 of the Historic Preservation and Design Review Board to order at 7:00 p.m. and requested a roll call:

1. ROLL CALL

PRESENT: Ch. Gassen, Mr. Styczynski, Ms. Ciuffini-Kemp, Mr. VerVers, Ms. Kolev

ABSENT: Ms. Chalberg, Ms. Purcell

STAFF: Flora León, Senior Planner, Emily Hepworth, Development Planner

VISITORS: Jacqueline Lynn, Mike Lynn

2. APPROVAL OF November 15, 2023 MEETING MINUTES

Motion by Mr. Styczynski, second by Mr. VerVers to approve the minutes of the November 15, 2023 meeting. Roll call:

Ch. Gassen noted an error where Ms. Kolev was called Mr. Kolev.

AYE: Mr. Styczynski, Ms. Ciuffini-Kemp, Mr. VerVers, Ms. Kolev

NAY None

ABSTAIN: Ch. Gassen

Motion passed.

3. PUBLIC HEARING:

- a. **23-CDA-0007: a petition seeking a Certificate of Design Appropriateness to renovate the façade of an existing structure, located on the east side of the Main Street, approximately 60 feet south of the intersection of Curtiss Street and Main Street, commonly known as 5141 Main Street (PINs 09-08-306-001 and 09-08-306-002). Patrick Lynn, Petitioner, Ruth Goldsmith, Owner.**

Emily Hepworth, Development Planner, discussed the petition for Certificate of Design Appropriateness at 5141 Main Street, more commonly known as Another Round Restaurant. She stated the public hearing sign was posted in the window of the restaurant. She noted some things they would be highlighting in the presentations, including proposed improvements and changes to the front façade and the entrance to the back patio. She displayed photos of the façade and explained proposed changes, including removal of stucco, as needed patches and repairs to masonry, teak like wood additions, altered lighting, and replacement of window openings and doors. She then described changes to the patio area, including removal of a wall and existing fence. Ms. Hepworth discussed the Downtown Design Guidelines and stated staff found standards of approval had been met.

Jacqueline Lynn, architect for the project, explained details on the floor plan and façade, including removing everything down to the brick to clean it up, painting the brick black,

using composite wood with lights, new lights at the entries, replacing center windows and doors, addition of a beer garden, fence removal, and adding planters.

Ms. Ciuffini-Kemp asked if there were any requirements to have the beer garden be a closed off space since alcohol would be served and if having it open was in line with what was currently required. Flora Leon, Senior Planner said that question related to the liquor license and requirements. She said it was on private property so that was something that could be assessed with the building permit. She also explained they had not completed a formal review with the building permit at this point but that was something they would look at. Ms. Hepworth added that as part of outdoor dining, that was not really regulated under the CODA request

Mr. Styczynski stated that while he liked the idea of it being open, he asked if there was a concern about security without a fence or being closed off from public getting into it. Ms. Lynn said the restaurant itself did not have any concerns.

Ch. Gassen asked if the plan was still to include outdoor seating on the sidewalk. Ms. Hepworth explained that outdoor dining applications came in February-March and were reviewed annually.

Ch. Gassen asked if the intent was to have the glass more transparent to be able to see inside more. Ms. Lynn answered that yes, the new glass would be clear.

Ch. Gassen invited the public to speak on the petition. No public comments were made.

Ms. Ciuffini-Kemp pointed out that the guidelines given stated there should be consistency of color or complementary colors and continuation of the color skew of the rest of the street. She asked if that was something they should be considering.

Flora Leon added that was a great point and the guidelines do include that. She said in Ms. Hepworth's presentation and the staff report there were notes included on some of the wood being brought into the façade in an attempt to manage the branding and understanding that warm tones needed to be brought back to adhere to the existing tone of the street. Ch. Gassen said she looked at it and still seen brown and that helped brick off the current façade. She stated she agreed but it also did not bother her.

Ms. Kolov expressed it was very much in line with the character of a restaurant along Main Street and did not see it being out of place at all. She said it looked so much better without the conduit and was very inviting.

Mr. VerVers inquired if there would be another sign installed in the existing location. Ms. Lynn said yes, but it would be a separate permit.

Ch. Gassen clarified a sign was under a separate permit and not under their review. She also thanked them for investing and improving the façade and said it was always appreciated to see improvements downtown.

Ms. Kolov made a motion to approve the Certificate of Design Appropriateness of 5141 Main Street with the proposed improvements with the following conditions as recommended by staff. Second by Ms. Ciuffini-Kemp. Roll call:

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

NAY: None
Motion passed unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS:

Ms. Leon gave a reminder that she sent out the schedule to look at for the upcoming year and the next meeting in February would be the Village leaning on the board with the Comprehensive Plan Update. She stated it was really a kick off meeting so feel free to bring any questions and the meeting would outline the expectations.

Chairwoman Gassen asked if the meeting was every month.

Ms. Leon said at this point they did not have a clear understanding of that, but were managing projects and moving forward any petitions that they get.

6. PUBLIC COMMENT:

Chairwoman Gassen opened the meeting for public comment. There was no public comment.

7. ADJOURNMENT

Ch. Gassen called for a motion to adjourn.

Mr. VerVers moved, seconded by Ms. Kolev to adjourn the meeting. Motion carried unanimously.

/s/ Village Staff
(As transcribed by Ditto Transcripts)

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION AND HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
JOINT MEETING

February 28, 2024, 7:00 P.M.

Chairman Rickard called the February 28, 2024 meeting of the Downers Grove Plan Commission and HPDRB to order at 7:00 p.m. and led the Plan Commissioners, HPDRB members, and public in the recital of the Pledge of Allegiance.

ROLL CALL FOR PLAN COMMISSION:

PRESENT: Chairman Rickard, Commissioners Boyle, Frankovic, K. Patel, V. Patel, Roche, Toth

ABSENT: Commissioner Dmytryszyn

STAFF: Community Development Director, Stan Popovich, Planning Manager Jason Zawila, Development Planner Emily Hepworth, Flora Leon, Senior Planner

ROLL CALL FOR HISTORIC PRESERVATION AND DESIGN REVIEW BOARD

PRESENT: Ch. Gassen, Chalberg, Ciuffini-Kemp, Kolev

ABSENT: Styczynski, VerVers, Purcell

OTHERS PRESENT: Scott Richards, Joshua Koonce, Tim King

PROJECT INITIATION WORKSHOP FOR THE COMPREHENSIVE PLAN AND RELATED PROJECTS

Jason Zawila, Planning Manager, gave an introduction to the workshop and spoke about the Comprehensive Plan Project.

Josh Koonce, from Houseal Lavigne, went through introductions of their team and explained their role, who all they are working with, and things they would be doing for the plan. He gave a background on Houseal Lavigne and stated they did the 2009 Downers Grove Plan and the 2017 update to that plan. He said they take the work very seriously but like to have fun when doing it.

Tim King, with Hitchcock Design Group, explained they were planners and landscape architects but mostly focus on civic projects, streetscapes, plazas, downtown, riverfronts, and other similar projects and they want to come up with something that works for Downers Grove that they can maintain and fit their community. He said they have worked on a lot of streetscapes and have good examples to show best practices.

Mr. Koonce gave a quick overview of the comprehensive plan process and stated anybody, including residents, should be able to pick up the document get a sense of where the village wants to go long term for its land use, housing and residential areas, and parks, recreation, open space, economic development, commercial and industrial areas, and transportation. He expressed the comprehensive

plan and planning process needed to engage the community and identify the needs and desires, vision, and goals. He explained the plan itself is not the zoning code and should support the capital improvements plan and budgeting. Mr. Koonce said a good comprehensive plan can start to pay for itself and inform and educate the community. He gave a detailed timeline for the plan that includes establishing a baseline of existing conditions, where they are going, and how to get there.

Mr. King explained the comprehensive plan is looking at everything, but they are going to be going through a preliminary design process for streetscapes and overall comprehensive plan. He explained their scope and how that is going to work, including understanding existing conditions, looking at current guidelines, a schematic design process to formulate different ideas, figure out typical conditions in each area and develop prototype designs, and implementation. He discussed the overall objectives in regard to streetscape and the specific components they will be looking at, such as sidewalk and configuration, public gathering spaces, materials, street furnishings, lighting, wi-fi, surveillance, sounds, signage, crosswalks, etc. Mr. King noted they were focusing on mostly the commercial areas. He then discussed the Fairview focus area streetscape, stating they have to balance the future of the area and what is there now and follow the same 18-month process.

Mr. Koonce explained the role of the Commissions and Board on all projects, including providing input, planning in streetscape issues and opportunities within the village, act as a sounding board for the Downer's Grove community. He urged the Commission and Board to attend some of the community events and open houses throughout the project to show support and continue to provide feedback throughout the process.

He then explained the first workshop exercise, asking them to consider the top five issues or concerns confronting Downers Grove and share at least one of them.

Plan Commissioner K. Patel shared traffic/park management near downtown, because traffic has become difficult and created safety issues.

Plan Commissioner Roche stated renovating/redeveloping of the Fairview focus area, so all buildings look like the mainstream buildings. She added she liked the redeveloped and uplifted commercial buildings on Ogden and would like that to continue.

HPDRB Member Chalberg said in correlation with Fairview and downtown, being able to maintain some diversity in retail and restaurants. She added keeping entry level housing in mind, sign ordinance compliance, and being welcoming to a diverse consumer.

Plan Commissioner V. Patel felt there was not a huge amount of diversity in restaurants or bars and asked for other options besides real estate office retail versus more family engagement places. He added considering the underutilized sites.

HPDRB Member Kolev voiced Downers Grove being more on the forefront of what a suburban city is regarding trends. She added the need for more energy conservation and adding sidewalks everywhere.

HPDRB Ch. Gassen said Downers Grove has made huge progress in last eight years, but it would be nice to see historic buildings be more appropriate to new development to see more reuse and more repurposing. She added incorporating more public art.

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Plan Commission Ch. Rickard suggested making the downtown area and transitions areas more pedestrian friendly for people doing a lot of bike riding and things. He added there needed to be more diverse housing types.

Plan Commissioner Toth stated improving outdoor dining experience, because what they are doing now is reducing parking that is available and crowding the sidewalk.

Plan Commissioner Boyle said redevelopment opportunity in the western entrances. He added bike ability from anywhere in the community through downtown, deferred maintenance in the schools, and pedestrian safety in neighborhoods.

HPDRB Member Ciuffini-Kemp voiced downtown scale and congestion. She added funding for projects and traffic management around schools.

Plan Commissioner Frankovic commented increasing the amount of green space for community and family use and maintaining the tree population as much as possible.

Mr. Koonce then asked the commissioners and board members to list in order of importance the three most important things discussed here in this room from the 27 given so far. The three most important voted were downtown is not bike and pedestrian friendly, downtown scale and congestion, and traffic and parking downtown. Mr. Koonce then asked them to identify three specific projects or actions they would like to see undertaken to positively impact the village.

HPDRB Member Kolev discussed connected bike paths and pedestrian access to an area with soccer fields, nature paths, picnic area, golf course outside Downers Grove and promoting that.

HPDRB Member Chalberg suggested working towards a bicycle friendly community certification and retain a tree canopy as priority for all developments, especially parking lots.

HPDRB Ch. Gassen said to incorporate more short term parking around Main Street and Curtis to encourage long term parking to go to the garage.

HPDRB Member Kolev voiced having a pedestrian overpass to walk over traffic.

Plan Commissioner Roche commented side streets coming off of Main Street to not allow traffic.

Plan Commissioner Boyle stated continuation of the downtown experience on the north side of the tracks.

Plan Commissioner Frankovic expressed connecting the sidewalks and the pedestrian traffic areas for better flow.

Mr. Koonce asked what strengths and assets they wanted to maintained to still be here 20 years from now.

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Plan Commissioner Roche stated they had a really vibrant downtown and was the reason or the traffic and congestion, but there have been a lot of great new businesses, which helps people moving to or visiting Downers Grove.

Plan Commissioner K. Patel said people seem ready and engaged in Downers Grove.

Plan Commissioner V. Patel commented a great asset of Downers Grove is so much public interest.

HPDRB Ch. Chassen said parks.

HPDRB Member Kolev voiced it was very diverse, including parks and neighborhoods.

Plan Commissioner Boyle explained one of the things that makes it more affordable to live here is having corporate headquarters, car dealerships, and a lot of people that live here, which make taxes more affordable than some of the neighboring areas, and that is important to keep.

HPDRB Member Chalberg expressed the fact that they have an economic development commission and a downtown management cooperation that works at attracting and retaining businesses and diversity of businesses had made a huge difference in their tax based and keeping the funding.

Plan Commissioner Frankovic stated people feel very safe walking around downtown and in neighborhoods.

Mr. Koonce announced there will be another initiation workshop with the Environmental Concerns Commission, which will be focused on the sustainability plan on March 6th, a website to see the plan process, and a community wide kickoff event on April 4th.

PUBLIC COMMENT

Scott Richards stated he was very excited for the potential and wished them luck, but questioned how they were going to obtain it, because it is a little late and they do not have vacant land to work with. He thinks they will get big push back from citizens when they see it.

ADJOURNMENT OF THE PLAN COMMISSION

THE MEETING WAS ADJOURNED. UPON A MOTION BY COMMISSIONER BOYLE, SECOND BY COMMISSIONER TOTH. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

ADJOURNMENT OF THE HPDRB

THE MEETING WAS ADJOURNED. UPON A MOTION BY CHALBERG, SECOND BY CIUFFINI-KEMP. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Celeste K. Weilandt
Recording Secretary

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(As transcribed by Ditto Transcripts)



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

SUBJECT:	TYPE:	SUBMITTED BY:
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

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

PROPERTY INFORMATION

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

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.

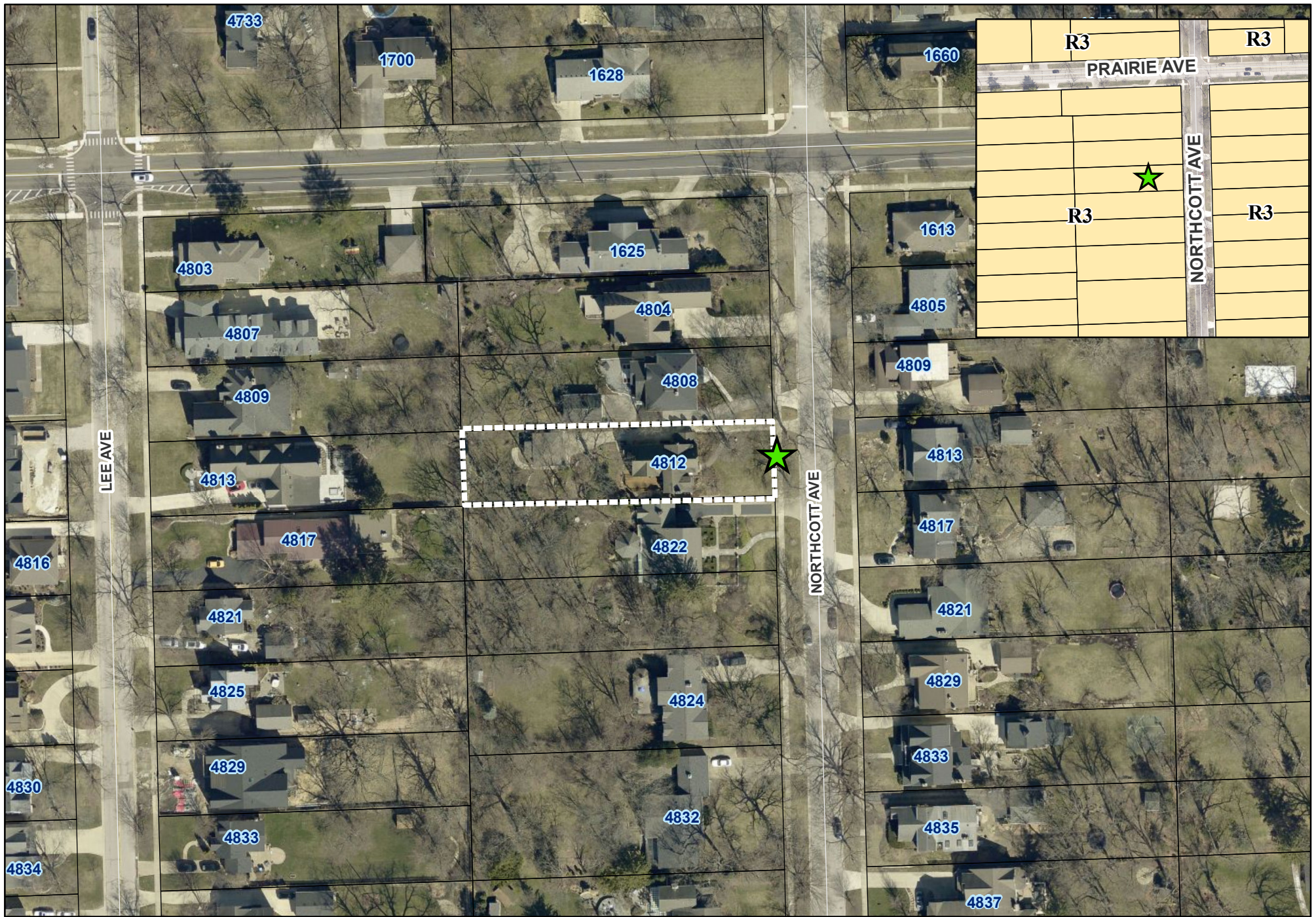
RECOMMENDATIONS

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:





Stan Popovich, AICP
Director of Community Development



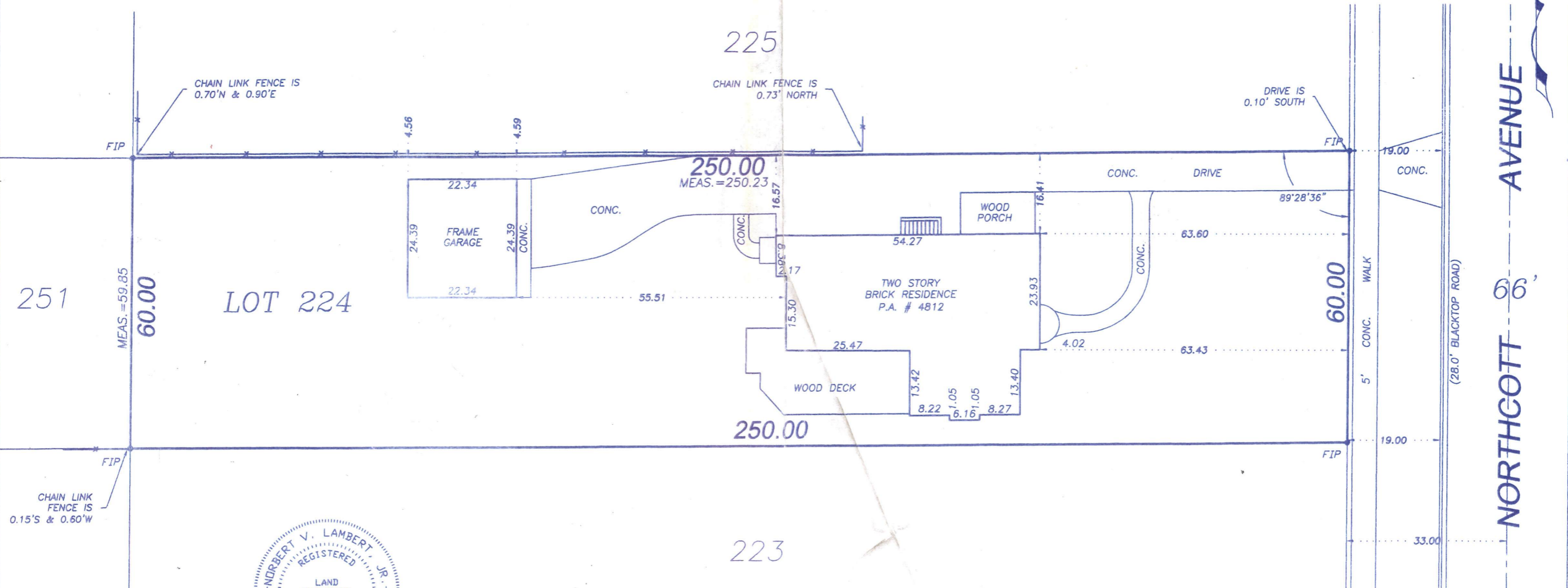
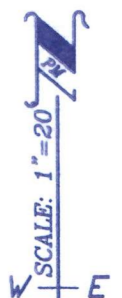
0 50 100 200 Feet

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

- = 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

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.

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,%20timbers%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>



Historic Landmark Information

PROPERTY ADDRESS

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.

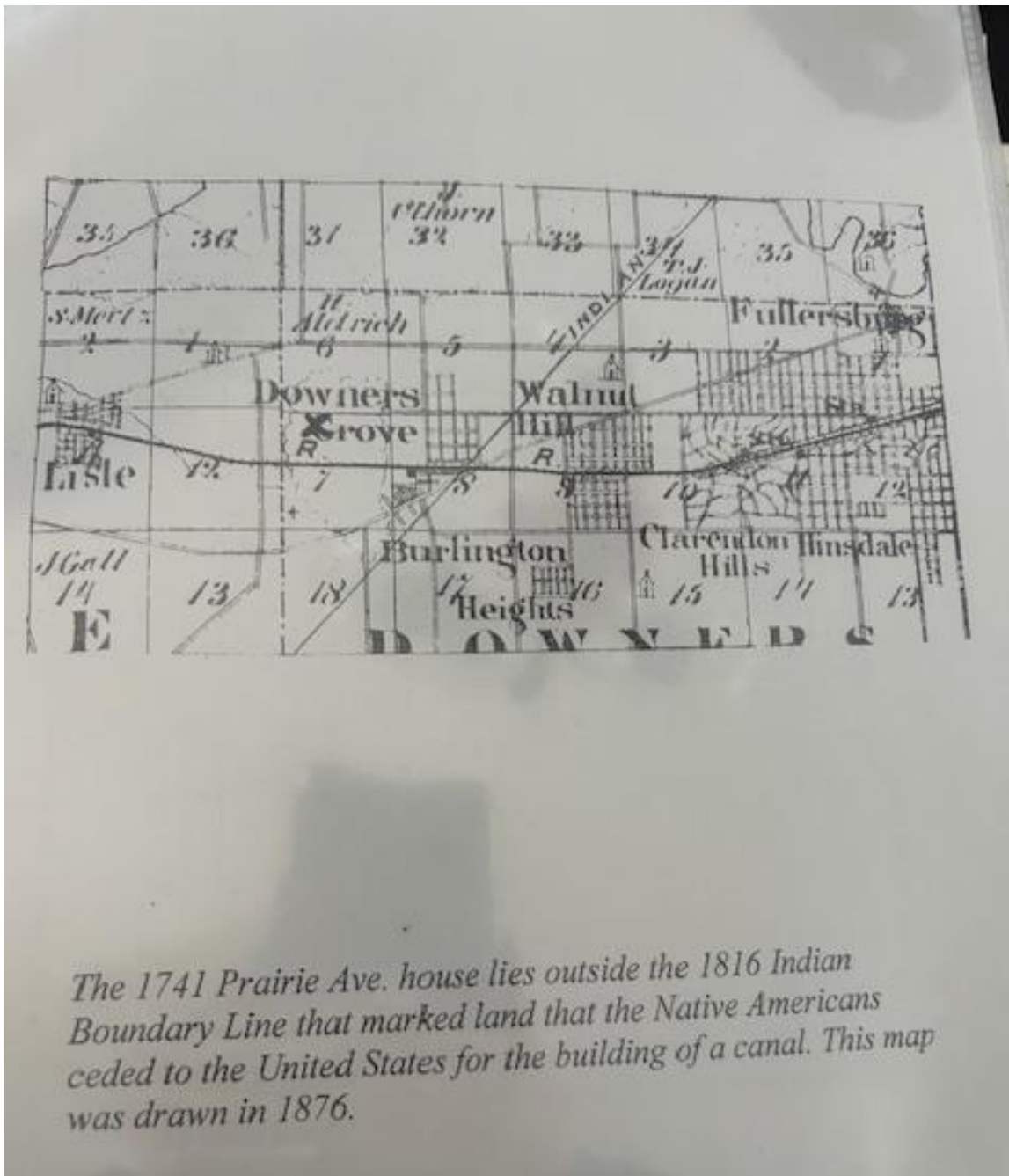
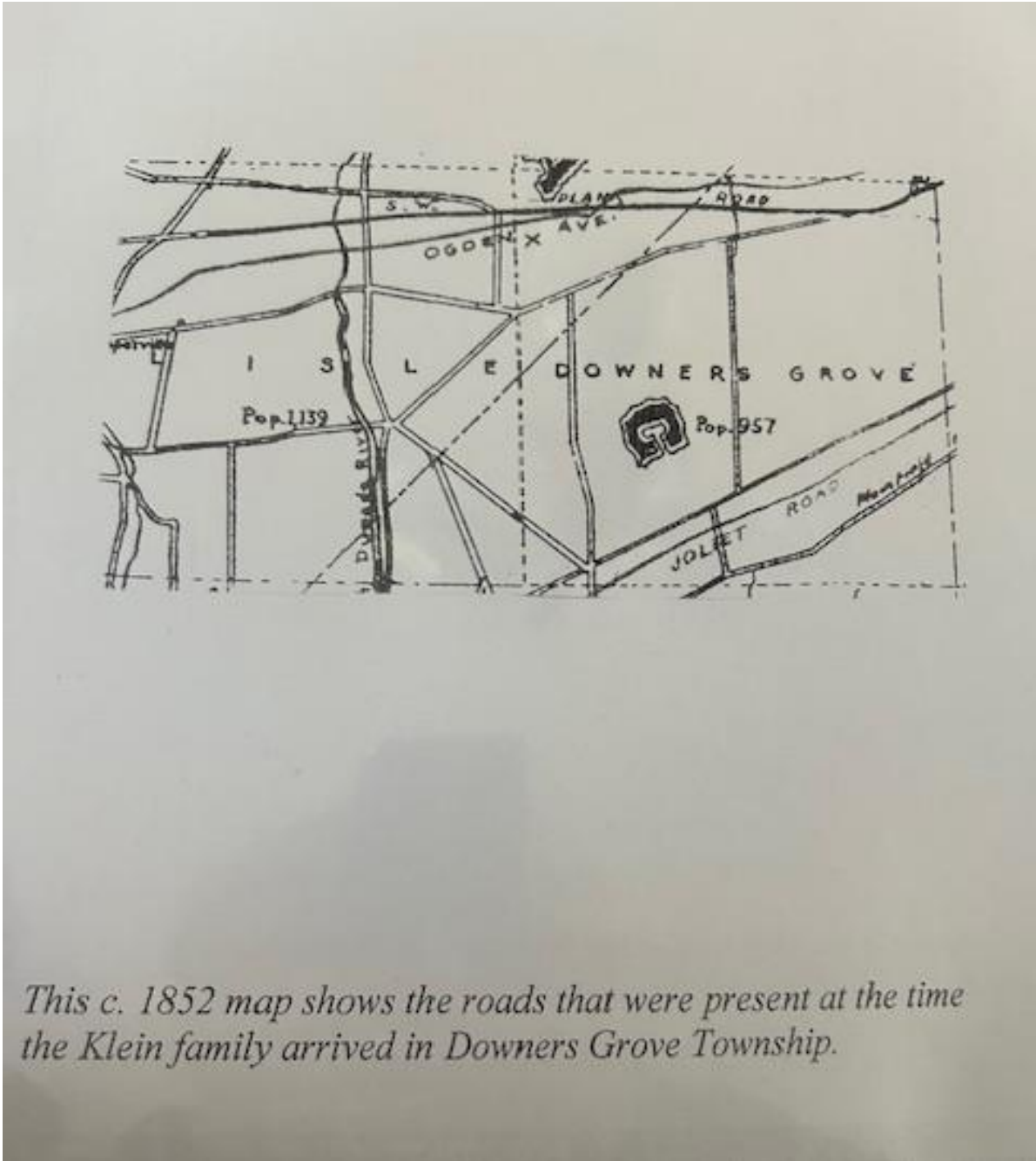


PHOTO #10:



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:



By 1897, the Klein farm property belonged to Marshall Field.

PHOTO #13: