

VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
VILLAGE HALL - COMMITTEE ROOM  
801 BURLINGTON AVENUE

APRIL 20, 2016, 7:00 P.M.

Chairman Pro tem Davenport called the April 20, 2016 meeting of the Architectural Design Review Board to order at 7:03 p.m. and asked for a roll call:

**PRESENT:** Chairman Pro tem Davenport; Mrs. Acks, Mr. Casey, Mrs. Englander, Mr. Larson  
Mr. Riemer

**ABSENT:** Chairman Matthies

**STAFF:** Community Development Director Stan Popovich; Planners Swati Pandey and  
Scott Williams

**VISITORS:** David and Amy Gassen, 5320 Benton Ave., Downers Grove; Andrea Avalos, 320  
Lake St., Oak Park; Rich Kulovany, 6825 Camden, Downers Grove; Chuck and  
Byron Holtza, 5226 Carpenter St., Downers Grove; Irene Hogstrom and Mark  
Bragen, 1232 Gilbert, Downers Grove; Shannon Tully, 5413 Main Street; Tom  
Nybo and Cathy Nybo, 5253 Blodgett, Downers Grove

**APPROVAL OF FEBRUARY 17, 2016 MINUTES**

**MOTION BY MR. CASEY, SECONDED BY MR. LARSON TO APPROVE THE  
FEBRUARY 17, 2016 MINUTES. MOTION CARRIED BY VOICE VOTE OF 6-0.**

**PUBLIC HEARING**

Chairman Pro tem Davenport opened up the public hearing and swore in those individuals that would be speaking on the following three public hearings:

**A. 16-ADR-0002: A petition seeking a Historic Landmark Designation for the property commonly known as 1232 Gilbert Avenue, Downers Grove, IL (PIN 09-07-220-022). The property is located on the north side of Gilbert Avenue, approximately 230 feet west of Carpenter Street. Irene Hogstrom and Mark Bragen, Petitioners and Owners.**

Village planner, Ms. Swati Pandey, summarized the case before the board members, stating the applicant was seeking historic landmark designation based on two criteria: 1) the house being 50 years old, and 2) having distinguished characteristics of an architectural style. Ms. Pandey located the two-story Folk Victorian, single-family home on a map, estimating that it was constructed around 1891. A more current plat of survey was depicted on the overhead, along with photographs of the home's architectural features which included the home's simple symmetrical style, front gables and side wings. Staff found the standards for approval were met, i.e., the home was over 50 years old and it met the requirements of Section 12.302.B3, having distinguishing characteristics of an architectural style.

No questions from the members followed. The petitioner was invited to speak.

Ms. Irene Hogstrom and Mark Bragen, 1232 Gilbert, Downers Grove introduced themselves. Ms. Hogstrom stated she went through the Centennial Home process and proceeded to share some of the challenges when researching her home and determining its exact year. As an aside, she mentioned she used the same window restoration person as the Gassens to restore her historic windows and they were “good as new.” Mr. Bragen spoke in great detail about the challenges of determining when the home was constructed and the research he conducted. Mr. Bragen distributed a spreadsheet to in order for members to follow the prior ownership of the home over the years.

Ms. Hogstrom thanked many individuals for their help in researching the background of her home: Pierce Downer Heritage Alliance, the Friends of the Edwards House, the Downers Grove Library, the township office, the Recorder’s Office, village staff, etc.

Members shared positive comments about the application. Asked if there were any prior accessory structures on the lot, Ms. Hogstrom indicated the township office had records of a prior garage which was more like a shed.

Chairman Pro tem Davenport invited the public to comment.

Mr. Dave Gassen, 5320 Benton Ave., Downers Grove, thanked the above applicants and supported the petition.

Ms. Amy Gassen, 5320 Benton Ave., Downers Grove, also thanked the above applicants and strongly supported their petition.

Hearing no further public comment and no deliberation by the board members, the Chairman pro tem entertained a motion.

**MR. REIMER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 1232 GILBERT.**

**MRS. ACKS SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. REIMER, MRS. ACKS, MR. CASEY, MS. ENGLANDER, MR. LARSON,  
MR. DAVENPORT**

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

**B. 16-ADR-0003: A petition seeking a Historic Landmark Designation for the property commonly known as 701 Maple Avenue, Downers Grove, IL (PIN 09-08-403-005). The property is located at the southwest corner of Benton and Maple. Brian and Christine Martin, Petitioners and Owners.** Village Planner, Scott Williams, summarized that the single-family home is zoned R-4 and meets the two criteria for landmark designation, i.e., the structure

represents a distinguishing characteristic of a particular architectural style and it represents the notable work of an architect or master builder or master contractor. Staff believed the home represented the Queen Anne style. It was constructed by the owner, William J. Herring, in 1895. The home went through significant restoration over the years. Mr. Williams pointed out the home's location on Maple Avenue, also known as the "Queen Anne Corridor."

Other than the addition being added to the rear of the home, Mr. Williams stated the front facade of the home was nearly all original. Photos of the home were depicted on the overhead, including the rear addition. Architectural details included the hipped roof with projecting gable, the recessed porches, arches and banisters, chimney, original wood windows, and the rounded dining room bay. Restoration of the original stained glass was also pointed out.

Mr. Williams stated that Mr. Herring built a number of buildings in the village, including the Methodist Episcopal Church, Oldfield Block, Central Block and many single-family homes, some of which were razed. He also was involved with the construction of the Farmers Merchant Bank building at the corner of Curtiss and Main Streets as well as several other commercial buildings on Main Street. Staff believed the two criteria for this application were met.

Applicants, Brian and Christine Martin, 701 Maple Avenue, came forward. Ms. Martin thanked the board for hearing their presentation and considering their home for landmark status as well as for staff in preparing the presentation. She found the landmarking process very easy.

Mr. Brian Martin summarized why the board should consider their two-story, balloon-framed Queen Anne home for landmark status, pointing out its architecture and the fact that it was constructed and designed by an architect who contributed several significant structures in the Village. Original design features of the home were reviewed, with Mr. Martin describing how the front angled windows allowed for more sunlight throughout the home. Ms. Martin shared historical background about Mr. Herring and depicted a number of photographs of the various structures he constructed on the overhead. She also shared a feature article she wrote regarding the restoration of their 1895 home which began in 2013 when she and her husband purchased the home. Ms. Martin read a short news article about her home from the Downers Grove Reporter, dated November 28, 1894. She explained that researching her home was very enjoyable. A number of historical facts and memories by extended family members of Mr. Herring were shared by Ms. Martin.

The public was invited to speak.

Mr. Dave Gassen, 5320 Benton Avenue, thanked the Martins for their application and he strongly supported the application.

Mr. Rich Kulovany, 6825 Camden, supported the application and agreed with the criteria that was presented. He stated he had been in the home prior and it was a great example of solid construction that would not be found in today's new construction. He ask for the board's consideration.

Ms. Cathy Nybo, 5253 Blodgett, Downers Grove, watched the home deteriorate over many years but was delighted to see the home come back to life again by the applicants. She asked the board to approve the application.

Ms. Amy Gassen, 5320 Benton Avenue strongly supported the application.

Chairman Pro tem Davenport believed the applicants were “leading the way” in restoring the home and were setting a tone by showing that the work can be done, it makes sense, and was part of the village’s history. A motion was entertained.

**MR. LARSON MADE A MOTION THAT THE ADRB MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO LANDMARK 701 MAPLE AVENUE.**

**MR. REIMER SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. LARSON, MR. REIMER, MRS. ACKS, MR. CASEY, MS. ENGLANDER, MR. DAVENPORT**

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

**C. 16-ADR-0004: A petition seeking a Historic Landmark Designation for the property commonly known as 1000 Burlington Avenue, Downers Grove, IL (PIN 09-08-502-006). The property is the train station located at the intersection of Burlington Avenue and Main Street. Village of Downers Grove, Petitioner and Owner.** Village planner, Mr. Williams, explained the village was looking to landmark the downtown train station based on the following three criteria: 1) significant value as part of the history of Downers Grove; 2) distinguishing architectural characteristics and style; and 3) source of civic pride. Friends of the Edwards House were thanked for providing the Village with a significant amount of historic research on the train station.

Mr. Williams directed members’ attention to the photos of the train station and reviewed a historical background of the station noting it was not the original passenger train station. The original passenger station was constructed circa 1864 during the Civil War period and was located across the street and was referred to as a freight station. After Samuel Curtiss established the downtown (subdivision), a new passenger train station was constructed in 1911. The freight station remained and it was razed in 1948 for parking.

Continuing, Mr. Williams described the 1947 train collision that took place which impacted much of the train station, stating the station was rebuilt with consideration of the 1911 architecture. Photos of the train accident and news clippings were depicted.

Architectural features of the current station were pointed out: brick pilasters framing doors and windows, terra cotta banding around goose neck lighting, a medallion, cornice, hipped roofs and fountain. Staff believed the station’s style was a combination of styles – Greek Revival and Beaux Arts. Currently, the station is a meeting place for events in the downtown community and it visually represents the community of Downers Grove. Based on the above criteria and the fact that the train station was over 50 years old, staff recommended a positive recommendation for landmarking.

Chairman Pro tem Davenport opened up the meeting to public comment.

Ms. Cathy Nybo, Friends of the Edwards House, 5253 Blodgett enjoyed researching the history of the train station and shared some extra anecdotes as to why there was a push for a passenger train station, after reading historical news articles. She also shared a news article about a first-hand witness to the train collision. Ms. Nybo believed the station was a “worthy building” for the board to consider for landmark designation.

Mr. Dave Gassen, 5320 Benton Ave., thanked the village for having this property considered for landmark designation. He thanked the Friends of the Edwards House for their assistance and he strongly supported the application.

Mr. Amy Gassen, 5320 Benton Ave., also thanked the village for the application. She supported the landmark application and on behalf of the Friends of the Edwards House, very much enjoyed researching the station for the application. She appreciated that the village was setting a landmarking example to the rest of the community and to other public entities.

Mr. Rich Kulovany, 6825 Camden, member of the Friends of the Edwards House, supported the application, enjoyed researching the project, and pointed out the historical significance of the station’s original construction during this country’s civil war. He described how the railroad was important not only to the village’s growth but to the many suburbs that grew around it. He noted that after the train station was reconstructed after the war, the architecture was somewhat retained but he said the station could not be reconstructed quite as elaborate as the original due to the war.

Member questions followed regarding ownership of the train station. Chairman Pro tem Davenport shared his appreciation for the research done by the Friends of the Edwards House. He entertained a motion.

**MR. LARSON MADE A MOTION THAT THE ADRB MAKE A POSITIVE RECOMMEND TO THE VILLAGE COUNCIL TO LANDMARK THE DOWNTOWN TRAIN STATION, LOCATED AT 1000 BURLINGTON AVENUE.**

**MRS. ACKS SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. LARSON, MRS. ACKS, MR. CASEY, MS. ENGLANDER, MR. REIMER, MR. DAVENPORT**

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

Chairman Pro tem Davenport thanked staff and welcomed new planners Swati Pandey and Scott Williams.

## **OLD BUSINESS**

Director Popovich reported the village applied for the CLG grant through IHPA for some education funding for web-based brochures, a Sears home walking tour, and brochures of different architectural styles. He has not heard back from the agency regarding the grant. Dir. Popovich stated he will be speaking about the historic program at the Founders Day meeting scheduled for May 7, 2016, 2:00 PM at the Downers Grove Library. Also, as part of Founders

Day, the park district is holding a “County in the Park” event and is looking for volunteers to do children’s games. Details followed.

Staff then presented a sample of the historic plaque that will be given to those applicants who receive landmark status for their properties. The chairman pro tem added that the village’s mapping tool on the village’s web site is a good resource for the public to use regarding landmarking. On that point, Dir. Popovich mentioned that the landmarked properties and Centennial homes will be added to the village’s mapping tool.

## **PUBLIC COMMENT**

Ms. Amy Gassen, 5320 Benton Avenue, thanked Mr. Casey for the idea of adding the Centennial homes to the mapping tool. She shared her excitement about the landmarking program and hoped the momentum continued but she also believed there was still misunderstandings about the landmarking process until it was off the ground. Lastly, she said she and her husband are interested in creating a “thematic district” for American Four Square homes. Because she resides in the Randall Park neighborhood which was not surveyed in 2013, she and her husband have taken photographs and documented the homes in the area as well as the area on the west side of Main Street along Maple Avenue. She stated she would also like to inventory the entire northeast area of town. Ms. Gassen asked the board to share this information with others and to contact her if they were interested in helping with the inventory. She also supported landmarking the Fairview train station.

Mr. Rich Kulovany, 6825 Camden, thanked staff for a great example of a public/private partnership, sharing that staff were professional and had a great attitude. He reported the Friends of the Edwards House has begun an outreach landmarking initiative in the Prince Pond area which has been a positive. Lastly, Mr. Kulovany announced that Landmarks Illinois was hosting a meeting on May 21, 2016 (9:00 AM) in Plainfield in conjunction with the Chicago Preservation Alliance and recommended a representative from the ADRB attend the meeting. He has found these meetings educational, enjoyable, and full of good networking ideas.

Chairman Pro tem Davenport encouraged members to attend some of the above-mentioned events. Dir. Popovich announced the next ADRB meeting is scheduled for May 18, 2016.

## **ADJOURNMENT**

**MR. LARSON MOVED TO ADJOURN THE MEETING. MR. RIEMER SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 8:23 P.M.**

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.**

/s/ Celeste K. Weilandt  
Celeste K. Weilandt  
(As transcribed by MP-3 audio)