

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL – COUNCIL CHAMBERS
801 BURLINGTON AVENUE

MAY 18, 2016, 7:00 P.M.

Chairman Matthies called the May 18, 2016 meeting of the Architectural Design Review Board to order at 7:03 p.m. and asked for a roll call:

PRESENT: Chairman Matthies, Mr. Davenport; Mrs. Acks, Mrs. Englander, Mr. Larson
Mr. Riemer

ABSENT: Mr. Casey

STAFF: Community Development Director Stan Popovich; Planner Swati Pandey

VISITORS: David and Amy Gassen, 5320 Benton Ave., Downers Grove; Rich Kulovany,
6825 Camden, Downers Grove; Charlotte and Byron Holtzen, 5226 Carpenter St.,
Downers Grove; Irene Hogstrom, 1232 Gilbert, Downers Grove; Cathy Nybo,
5253 Blodgett, Downers Grove

APPROVAL OF APRIL 20, 2016 MINUTES

**MOTION BY MR. DAVENPORT, SECONDED BY MR. RIEMER TO APPROVE THE
APRIL 20, 2016 MINUTES. MOTION CARRIED BY VOICE VOTE OF 6-0.**

PUBLIC HEARING

Chairman Matthies opened up the public hearing and swore in those individuals that would be speaking on the following public hearings:

A. 16-ADR-0005: A petition seeking a Historic Landmark Designation for the property commonly known as 5226 Carpenter Street, Downers Grove, IL (PIN 09-07-412-016 and 09-07-412-005). The property is located west of Carpenter Street, at the three-way intersection of Carpenter and Grove Street. Charlotte and Byron Holtzen, Petitioners and Owners.

Planner Pandey summarized the petition before the board members, referencing an aerial view of the home at the intersection of Carpenter Street and Grove Street. The plat of survey was reviewed noting two parcels for the property with the home and garage on the eastern portion of the site. Per Ms. Pandey, the home was constructed in 1869 with the middle and front section of the house added in 1883 by John Oldfield. The garage was constructed circa 1980s.

A historical photo from the 1940's referenced the form and footprint of the home. Ms. Pandey indicated the architectural design of the home was Tri-Gable Ell, noting the gabled roof lines on three sides create a cross which forms an "L" shape -- a popular form in the 19th

Century. The home's original siding remained as well as the original stone foundation. A south view elevation was presented. Ms. Pandey pointed out the minimalistic decorative elements on the bay windows located on the north and south facades as well as ornamental moldings.

Per staff, the petition met the village's Historic Preservation Ordinance Criteria No. 12.302.A and was more than 100 years old, meeting Criteria No. 12.302.B and also had a distinguishing architectural style of Tri-gable Ell which met the criteria. Staff recommended approval of the petition.

Chairman Matthies concurred with staff's recommendation and opened up the matter for discussion. No immediate discussion followed. The petitioner was invited to speak.

Petitioners Charlotte Holtzen and Byron Holtzen were present. Ms. Holtzen shared a photograph of the home back when she and her husband purchased it in the fall of 1987. She discussed the journey they took in learning about the home and restoring it to its original state over the years. The home was researched about a year after purchase and it was found that the original rear portion of the home was constructed by Alex and Nancy Foster. Through old tax records Ms. Holtzen was able to determine that the site was Lot No. 13 in the Carpenter Subdivision and the Fosters were the seventh family to purchase a lot in that subdivision, which subdivision was the first subdivision to be platted in Downers Grove.

A history of when Mr. Foster arrived in the village (1835) followed as well as his contribution to construct the Methodist Church in 1852, along with other early settlers including the Oldfields who immigrated from England. A summary of Mr. Oldfield's contributions to the village also followed: he donated \$1,000 to start the town's library and constructed the Oldfield three-story building near Main and Curtiss Streets.

Ms. Holtzen proceeded to summarize some of the original details of her home, which included an original stained glass window in the front door, original front and back stairs, a fireplace, and pocket doors. She presented photographs from the last renovation of her home as well as current photos. Ms. Holtzen shared a more personal story about the youngest Foster son who was transferred to her home town in 1886 and lived only six blocks away from her great grandparents' home in St. Joseph, Missouri.

Dialog followed regarding the color of the home. Ms. Holtzen indicated it was tan when she and her husband purchased it but she believed it may have been white originally, with the windows possibly green, but she could not confirm. She also stated she reviewed various plat books to determine what the design of the original home was and, in reviewing the front facade with its front gable, she assumed it probably looked similar in the rear. Ms. Holtzen spoke about the original location of the fireplace, the unique details of her home, such as the large overhangs, and recalled various notable owners of the home after the Oldfields.

Members appreciated hearing about the home and its history.

Mr. Dave Gassen, 5320 Benton Avenue, appreciated the owners sharing their story and seeking the landmark status for their beautiful home. He also appreciated hearing the research done by the owners and supported approval of the petition.

Ms. Amy Gassen, 5320 Benton Avenue, shared the same comments as above and enjoyed the history. She also supported the petition.

Mr. Rich Kulovany, 6825 Camden supported the petitioners and appreciated their research on the home as well as their restoration of the home. He pointed out the home was not located in the village's survey area which did not stop the owners from seeking landmark status.

Ms. Cathy Nybo, 5253 Blodgett, stated when she was younger and walking through town with her young sons, they gave a name to the Holtzen's home – the House of Seven Gables (even though the home did not have them). Since the home was over 100 years old, she believed the home deserved to be here another 150 years. She thanked the owners for restoring their home.

Hearing no more comments, public comment was closed. Discussion was made available. None followed. The chairman entertained a motion.

MR. DAVENPORT MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 5226 CARPENTER STREET.

MS. ENGLANDER SECONDED THE MOTION. ROLL CALL:

**AYE: MR. DAVENPORT, MS. ENGLANDER, MS. ACKS, MR. LARSON,
MR. RIEMER, CHAIRMAN MATTHIES**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

OLD BUSINESS

Director Popovich reported the home at 1232 Gilbert was landmarked last night. The home at 701 Maple as well as the train station application will go before the Village council on June 14th. Also, last night the Village Council proclaimed May as Historic Preservation Month. Additional staff updates included: staff applying for the IHPA CLG grant to print some brochures and applying for the IHPA's tax freeze program. For now, no June ADRB meeting was scheduled.

PUBLIC COMMENT

Mr. Rich Kulovany, 6825 Camden reported that the Friends of the Edwards House ("FOEH") recently printed up letters using the Frequently Asked Questions from the village's web site and hand-delivered them to 190 homes, many of them already surveyed. Per Mr. Kulovany, the FOEH intends to do an ad hoc of other homes that should be followed. He stated the FOEH has to figure out how it wants to expand the survey on a more formal basis, i.e., do it as a joint effort with the ADRB or the ADRB may have to initiate a survey. Mr. Kulovany shared some of the responses he received walking door-to-door delivering the letters and clearing up some of the misconceptions residents had about the landmarking process.

Mr. Davenport, on behalf of this board, asked that Mr. Kulovany thank the members of the FOEH for their work.

Ms. Amy Gassen, 5320 Benton Ave., updated her progress on creating a Foursquare district, noting that the surveying for the Northeast Section and the Northwest Prince Section were completed. Details followed on how the homes were being kept in a database. Approximately 120 Foursquare homes exist and many are in danger of being demolished; a few have the Sears plaque. Next steps include creating a brochure to hand out to the owners to educate them about Foursquares and to create an awareness, possibly creating a club and creating a thematic district. Ms. Gassen asked that board members speak to their friends, neighbors, etc. and to contact her if there is interest.

Dialog followed that a number of kit homes were constructed around the same time that included Sears homes and Montgomery Wards Homes and that they were a unique part of the village. A short dialog also followed on historic districts overlapping, which Director Popovich indicated could happen. Positive comments followed.

Mr. Rich Kulovany, 6825 Camden, announced that a meeting of the Chicago Suburban Preservation Alliance, hosted by Landmarks Illinois, will take place in Plainfield, 9:00 AM. (Dir. Popovich had more information.) He further stated another thematic district could be started on Shady Lane, which had many Mid-Century Modern homes.

Ms. Christine Martin, 701 Maple Avenue, shared information about a Four-Square home, in wonderful shape, that was scheduled to be demolished. She was looking to have the home relocated and asked board members to contact friends/family if an open lot was available for the home.

No further comments were made and public comment was closed.

ADJOURNMENT

MR. DAVENPORT MOVED TO ADJOURN THE MEETING. MR. RIEMER SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 7:51 P.M.

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

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