

Approved October 19,2016

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

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

Chairman Pro tem Davenport called the July 20, 2016 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

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

ABSENT: Chairman Mattheis, Mr. Casey

STAFF: Rebecca Leitschuh, Senior Planner; Swati Pandey, Planner and Nora Flynn, Intern

VISITORS: David and Amy Gassen, 5320 Benton Ave., Downers Grove; Rich Kulovany,
6825 Camden, Downers Grove; Gordon Goodman, 5834 Middaugh, Downers
Grove

APPROVAL OF MAY 18, 2016 MINUTES

MOTION BY MS. ACKS, SECONDED BY MR. LARSON TO APPROVE THE MAY 18, 2016 MINUTES. MOTION CARRIED BY VOICE VOTE OF 5-0.

Senior planner Rebecca Leitschuh introduced summer intern Nora Flynn, who is a student at the University of Illinois, Urbana-Champaign.

PUBLIC HEARING

A. 16-ADR-0006: A petition seeking a Historic Landmark Designation for the property commonly known as 1130 Franklin Street, Downers Grove, IL (PIN 09-08-107-016). The property is located at the intersection of Franklin Street and Prince Street on the northwest side. Frederic and Cynthia Zaeske, Petitioners and Owners.

Intern Nora Flynn summarized the owners of 1130 Franklin Street were seeking historic landmark designation for their 1892 Queen Anne. The plat of survey for the home was referenced on the overhead. Ms. Flynn noted that in 2013 the village's Architectural Historic Survey reflected that the structure was listed as "significant", was an excellent example of the Queen Anne style, exhibited asymmetry, and included the key feature -- the turret -- on the southeast corner of the home. The home's front porch included ornamental spindle-work and baluster detail with additional ornamentation found at the door. The home's materials included the original wood clapboard and siding and had been well maintained.

Ms. Flynn pointed out a rear addition was added to the home which did not impact the home's historic integrity. The home was built by Emerson Foote, a business partner in the E.H.

Prince & Company, with Earl H. Prince and Fannie Linscott. E.H. Prince & Company platted the E.H. Prince & Company Subdivision in 1890 which was located north of train tracks. A historical summary of the subdivision followed. Historical maps were also depicted.

In summary, staff found that the owner's application for landmarking complied with the criteria for landmark designation. Ms. Flynn summarized in detail how the historic home met each of the criteria. Staff recommended that the ARDB make a positive recommendation to the village council for the landmark status of 1130 Franklin Street.

Chairman Pro tem Davenport invited the board to comment. None followed.

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

Petitioner, Ms. Cynthia Zaeske, 1130 Franklin Street, stated she has lived in the home for four years and knew nothing about the home except for someone to comment that she "lived in the mistress's house", which sparked the home's history. Rumor had it that Corrine Foote was Prince's mistress because Emerson died a week before they moved into the home. Ms. Zaeske stated she did locate the Foote family but there was no record that Corrine was the mistress; however, Mr. Prince did teach Corrine's children to sail and assisted them financially into their adulthood. Ms. Zaeske confirmed staff's statement that Mr. Prince did form the subdivision, as referenced above, and she was trying to get the home landmark "so it never comes down."

Member comments were all positive and that it was nice to see the tall homes with the spires and turrets. Asked how the overall landmarking process was for the applicant, Ms. Zaeske responded that it was "very easy" and everyone was very helpful. She said she plaqued the home prior with the historical society and said the assessor's office was very helpful.

Dave and Amy Gassen, 5320 Benton Ave., thanked the applicant for bringing the petition forward. Ms. Gassen commented that she had a tour of the home, which was beautiful, and the interior had just as much character as the exterior. She stated that at the end of the tour, Ms. Zaeske showed her a book she had created which documented the research and history of the home.

Mr. Rich Kulovany, 6825 Camden, thanked Ms. Zaeske for landmarking her home and for going through the process, which he felt was an honor to the community.

Hearing no further comments, Chairman Pro tem Davenport closed the public hearing and entertained a motion.

MR. RIEMER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 1130 FRANKLIN STREET.

MS. ENGLANDER SECONDED THE MOTION. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 5-0

B. 16-ADR-0007: A petition seeking a Historic Landmark Designation for the property commonly known as 4502 Prince Street, Downers Grove, IL (PIN 09-05-312-012). The property is located on the west side of Prince Street, approximately 80 feet south of Grant Street. Chris and Patricia Patterson, Petitioners and Owners.

Village Planner Swati Pandey identified the Queen Anne home and a barn on a map for the board members. The property was located at the intersection of Grand and Prince Streets. The 1986 plat of survey was also referenced. Per staff, the home was constructed in 1896 and was approximately 120 years old. Prominent Queen Anne features on the front facade included: the asymmetrical building style, the pitched cross-gabled roof, the tower, the porches and the decorative details on the porch.

Ms. Pandey pointed out that the north façade included the simple gabled roof while the south façade of the home reflected the varying roof lines, the tower bay and half-hipped roof. Additionally, a stone foundation existed on the original part of the home with different colors of paint. The porch columns and wood clapboard were original.

In addition to the home being landmarked, Ms. Pandey stated an original barn was also being landmarked, which was used as a garage and still had some of the exterior elements (hardware) present today. The hand pump, located on the site, was also pointed out. The rear of the home (west facade) included an addition and deck which was added around the 1980s but did not impact the integrity of the original home.

A photograph depicting the home in 1916 was shown on the overhead which reflected the roofline, tower bays, original foundation and the barn, still existing today.

In closing, Ms. Pandey stated staff found the home and the barn met the criteria for landmark designation and recommended that the board forward a positive recommendation to the village council.

Chairman Pro tem opened the public hearing and asked the petitioner to come forward.

Applicant, Mr. Chris Patterson, 4502 Prince Street, discussed that in the 30 years he and his wife lived in the residence, they were visited by several descendents and family members of Mrs. Krueger, who was not the original owner, but did live in the house for 60 years (1905 - 1969). He reviewed the criteria that the home met: age and architectural style. Over the 30 years, Mr. Patterson stated he and his wife have tried to restore the home in the Queen Anne style. He offered to answer any questions.

A question was asked as to how the barn was used currently and whether a second floor existed. Mr. Patterson explained there was an intact second floor currently used for storage and beer brewing, but when he and his wife purchased property, the upper level was half finished and half exposed rafters. Currently, he explained that the center and south doors were used for a garage, while the north doors led to the feed stalls, which still existed. A brick floor existed with two sections but the two sections were now covered in concrete. He believes they were

originally dirt for the livestock. Looking at the photograph, Mr. Patterson pointed out the chicken coop located on the south side of the garage. He also was of the understanding that Mrs. Krueger may have sold fruits, vegetables, milk and eggs to surrounding neighbors and had rented the upper floor rooms to teachers in the school across the street.

Comments from the members included that the barn was unique, in great shape, and reflected what it was like to live on-site in the 1900s. Questions also followed as to where the original high school was located and the fact that the home sat in its location, by itself, for 15 years before the school was constructed and was one of the first homes built in that area.

Chairman Pro tem Davenport pointed out that the home met the landmark criteria and while it was not an exceptional example, it was a good example, was well maintained, and had a history. He appreciated Mr. Patterson bringing the application forward.

Mr. Patterson closed his discussion by sharing an interesting story about someone contacting him who had a picture of his home in a house located in Wisconsin.

Dave and Amy Gassen, 5320 Benton Avenue also thanked the Pattersons for bringing the property forward and strongly support making the home a historic landmark.

Mr. Rich Kulovany, 6825 Camden, thanked the Pattersons for the landmarking and said he saw their attendance at a former ADRB subcommittee meeting. He stated he and Amy Gassen were the folks who dropped off the landmark paperwork at their home.

Seeing no further public comment, the chairman closed the public hearing and entertained a motion.

MR. LARSON MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 4502 PRINCE STREET, INCLUDING THE BARN.

MR. RIEMER SECONDED THE MOTION. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 5-0

OLD BUSINESS

Senior Planner Leitschuh reported that the Certified Local Government grant was received and all paperwork was filed. The funds will be used for the four brochures which are expected to be completed by the end of December. Also, the 701 Maple and Main Street Metra Station applications were formally landmarked.

Dave and Amy Gassen, 5320 Benton Ave., provided an update on their American Four Square initiative of identifying the village's Four Square homes. A photo of each home has been taken

and Ms. Gassen hopes to provide additional information on each home. A Facebook page has also been created called “American Four Squares of Downers Grove.” Ms. Gassen reported that last week Landmarks Illinois did a post about Downers Grove’s historic preservation program and the progress the village was making, which drew much traffic to the page.

Ms. Gassen shared the outreach steps she will be taking to contact the owners of the identified Four Squares on the map. She asked members to outreach to friends and family members who know owners of Four Square homes.

Chairman Pro tem Davenport suggested contacting Michael Cassa at the Downers Grove Economic Development Commission to link some information together, since there was outside interest being generated. He thanked the Gassens for their work.

Additional members questions included whether Ms. Gassen was aware of any state or national organization of Four Squares, which Ms. Gassen stated she did not know of any nor knew of any book specifically written about Four Squares. General dialog followed on the topic.

PUBLIC COMMENT

Mr. Gordon Goodman, 5832 Middaugh, was pleased to see the revitalization of the village’s historic preservation program. However, he expressed concern that there was still very little protection for the significant historic buildings and sites in the community. In comparison to Geneva’s Historic District, Mr. Goodman believed that Downers Grove would have to go further by establishing historic districts and preserving the look and feel of neighborhoods rather than individual buildings.

Continuing, Mr. Goodman summarized the recent steps the mayor took in developing the benefits of the village’s Certified Local Government status, citing the mayor contacted the IHPA requesting that the village be regarded as a community that satisfies the requirements for the tax freeze associated with the restoration of historic structures. As a result, he stated the mayor received a letter from the agency, dated June 8, 2016, which the agency determined that owners of properties designated, pursuant to the village’s historic preservation ordinance, were eligible to apply to the IHPA for participation in the tax assessment freeze. He recommended that the board publish this information on the village’s web site.

Ms. Leitschuh provided some additional information about the tax assessment freeze program and stated that staff will be working with the communications department to send out a news blast about the program on the village’s web site. Positives of the program followed.

Public comment was closed.

Chairman Pro tem Davenport added that such communities like Geneva have been at preservation for a long time but had to somewhere. This board and the ad hoc committee had to start with something the residents would readily agree to and educating the residents about the program’s benefits was equally important. Members agreed this was a great first step and that expectations already had been exceeded.

ADJOURNMENT

**MR. RIEMER MOVED TO ADJOURN THE MEETING. MS. ENGLANDER
SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 7:52 P.M.**

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 5-0.

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