

VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
**Village Hall – Council Chambers**  
801 Burlington Avenue

**May 18, 2016**  
**7:00 P.M.**

**AGENDA**

1. Roll Call
2. Approval of Minutes from the April 20, 2016 meeting
3. Public Hearing
  - 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.
4. Old Business
5. Public Comment
6. Adjournment

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**

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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.

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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

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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)



**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
MAY 18, 2016 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
16-ADR-0005 5226 Carpenter Street	Designation of a Historic Landmark	Swati Pandey Planner

**REQUEST**

The petitioners are seeking a Historic Landmark Designation for their home at 5226 Carpenter Street 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/  
APPLICANT** Charlotte and Byron Holtzen  
5226 Carpenter Street  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**ARCHITECTURAL STYLE:** Tri-Gable Ell  
**BUILDING DATE:** circa 1883  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 12,720 square feet  
**PIN:** 09-07-412-016 and 09-07-412-005

**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. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Historic Landmark Information Form
5. Certificate of Acknowledgement Form
6. Photographs

## **PROJECT DESCRIPTION**

The petitioners are seeking a Historic Landmark Designation for their property at 5226 Carpenter Street under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story house with a basement is a Tri-Gable Ell which was originally constructed in 1869, with major additions in 1883, as evidenced by research performed by the petitioner and stated in the attached narrative.

The Gabled-Ell is best described by its basic form and a distinctive “L” shape which creates a front gable and side gable. The house style was most common in the latter half of the nineteenth century (from about 1860-1910). They are typically of frame construction, are asymmetrical, and can have details from any style. They could be quite simple or very decorative. The large and imposing nature of the home, and steep roof can be noted as Victorian influences.

The property at 5226 Carpenter Street includes many of these features, including a cross gabled roof with the distinctive “L” shape. As stated by the petitioner, most of the original clapboard siding and stone foundation has been retained over the years through various renovations and restorations. The original rear portion of the home was built in late 1868 and the front addition was completed by 1884, which included the addition of the bay windows to the north and south side of the house. The renovation or restoration work has been done while maintaining the original style and architecture of the house.

## **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 12.302A and Section 12.302.B, *Landmark Designation Criteria #3* 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 received Centennial Home status by Downers Grove Historical Society in August, 1994. As per research the house was constructed in 1883 and is therefore 132 years old. 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 the Tri-Gable Ell style. The distinct features being the cross gable roof, creating the “L” shape. The asymmetrical shape of the

house and frame construction, is typical of the Tri-Gable style. This criteria is met.

**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 has not received any neighborhood comments regarding the proposal at this time.

**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 Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 5226 Carpenter Street.

Staff Report Approved By:



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Stan Popovich, AICP  
Director of Community Development

SP:sp  
-att



0 25 50 Feet

5226 Carpenter Street - Location Map





# Historic Landmark Information Form

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**Property Address** 5226 Carpenter Street

**Date of Construction** Original (back third) 1869, Front two-thirds addition 1883

**Architectural Style** Victorian Tri-Gable Ell

**Architect (if known)** unknown

**Number of Stories** 2 **Basement (Y/N)** Y

**Foundation Materials (Concrete, Concrete Block, Wood, Stone, Brick, N/A)**

Stone

**Exterior Wall Materials (Concrete, Wood, Stone, Brick, Vinyl, Other, N/A)**

Wood

**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

**Window Type (Double-Hung, Awning, Casement, Hopper, Other, N/A)**

Double Hung

**Window Materials (Wood, Aluminum, Vinyl, Other, N/A)**

Wood

**Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)**

Transom, Panel

**Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)**

Clap-board siding, bay windows in the middle section of the home on both the north and south sides of the home.

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15 April 2016

Dear Architectural Design Review Board,

We are the current owners of 5226 Carpenter Street. We would like to respectfully request our home be designated as a Historic Landmark. Our home is one of the Downers Grove Historical Societies Centennial Homes with a plaque that states it was built by John Oldfield.

We have done research that has encompassed gathering the original Plat for Carpenter's Subdivision, the deeds of the property from the time Henry Carpenter first sold it to Alexander and Nancy Foster up to the current time. We have also looked at the Property Tax records for the time period from 1866 to the late 1880's, the genealogy of the families that have owned this property, Census Records for this time frame, research at the Downers Grove Public Library, as well as the Downers Grove Historical Museum and the DuPage County Historical Museum. We tried to learn all we were able to with information that is available about the property and the people that lived on the property. 10 different families have owned this property up to the present.

Our home represents the architectural style of a Victorian Tri-Gable Ell. The roof style is an example of a cross gable. Most of the original clapboard siding still remains. When the Oldfield's added the front two-thirds to the home they built bay windows in the middle section on the north and south sides of the home. The basement is made of stone under the back and middle sections of the home. When we purchased this house it was in a state of disrepair. We spent approximately 20 years doing renovations and restorations, during which time we have kept the original style and architecture of the home as our goal.

5226 Carpenter Street

previously known as 102 Carpenter Street prior to 1927

The Plat of Carpenter's Subdivision was officially registered with the DuPage County Recorder's Office on July 7, 1866 by Henry Carpenter. According to the Village of Downers Grove Architectural and Historical Survey Final Report November 5, 2013 it states on page 35 "Henry Carpenter was the first man to sell off small parcels of his property for residential or commercial use, resulting in early settlement on his land in the vicinity of Maple Avenue and Carpenter Street." The first Lot sold was Lot 9 to Eugene Farrar. Alexander and Nancy Foster were

the seventh family to purchase a Lot. They bought Lot 13, currently 5226 Carpenter Street. However, Lot 13 was eventually sub-divided into two more home lots.

Alexander and Nancy Foster bought Lot 13 from Henry and Martha (Blanchard) Carpenter on May 23, 1868. The Property Tax paid in 1868 on Lot 13, by the Foster's was \$36 for a Valuation of \$10. The Property Tax paid in 1869 on Lot 13 was \$117 for a Valuation of \$155. This leads to the conclusion improvements were made to the property during the years of 1868 to 1869. The "original" portion of the home, the back one-third, was built in 1868.

Alexander and Nancy Foster were some of the earliest settlers to this area. Alexander was a carpenter. His shop was located on the north side of Maple Avenue where Lane Place and Maple Avenue join across from what was Henry Carpenter's home. Alexander helped build the original Methodist Church in 1852 on the site the church now occupies on Maple Avenue. The land for the church was donated by Henry Carpenter. Alexander and Nancy Foster were among the early members of the Methodist Church as well as the John Oldfield's. Alexander was a Corporal in Company B, 105th Illinois Volunteer Infantry from 1862 to 1863 during the Civil War. He was injured after the first year and was Honorably Discharged.

The Foster's had eight children. Several of them stayed in Downers Grove and continued to be active members of this community. Alexander and Nancy Foster are buried in the Main Street Cemetery. Also in the Foster Plot are Francis and Emma (Foster) Miller. Emma was the daughter of Alexander and Nancy Foster.

Alexander and Nancy Foster eventually sold the north part of Lot 13 to John Oldfield. This is when Lot 13 was sub-divided. John Oldfield and his wife Hannah (Reader) Oldfield purchased the north part of Lot 13 on May 17, 1883. The Property Tax paid in 1883 was \$1.93 with a Valuation of \$50. The Property Tax paid in 1884 was \$19.04 with a Valuation of \$550. So the conclusion is the property was improved upon during the year of 1883 to 1884. During this time, the front two-thirds of the house were built in 1883.

John and Hannah Oldfield were also among the early settlers in Downers Grove. They were both born in England, where they were married. Then they immigrated to the the United States just a few days after their marriage on April 7, 1845. Accompanying the Oldfield's were two of his John's brothers as well as six other individuals. They first landed in New York and then on June 12, 1845 arrived in

Chicago, IL. The Oldfield's eventually settled in the Downers Grove area. John Oldfield was a farmer for the early part of his life. He was able to acquire a small fortune during his lifetime. He donated \$1000 to help start the original Downers Grove Library. He also built a three story building on the southeast corner of Main Street and Curtiss Street. That building was eventually torn down in 1957.

After John Oldfield's wife, Hannah, passed away, he sold the property to Jacob and Carolina Kline. The Kline's daughter, Caroline (Kline) Baker, and her children lived with her parents after her husband's death for a period of time. Jacob and Carolina Kline eventually sold the property to their daughter, Caroline. During the period of time that Caroline Baker and her son, Charles Baker, owned the home it was a rental property. As a young child, Donald Drew, lived in this home with his parents for a few years when it was a rental property. They then moved into their family home, at 5256 Carpenter Street, where he lived the rest of his life. Caroline Baker eventually sold the property in 1914 to Edward and Zoa McElroy. The McElroy family owned the home for 52 years. It was then sold to John and Jean Teal in 1966. The Teal's sold the property to John and Beverly Kessler in 1970. Beverly Kessler sold the property to Thyssen and Alice Ersepke in 1981. We purchased the home from the Ersepke's in 1988.

We believe our home is a good representation of the type of homes built in Downers Grove during the late 1860's to the late 1890's era. As shown by the Property Tax records from 1868 to 1869, the first portion, the rear of the home, was built in late 1868. After the Oldfield's purchased the property, the front addition was built, as shown by the Property Tax records from 1883 to 1884. There were improvements made to the home and the front addition was built in late 1883. We also believe the people who originally built our home, the Foster's and the Oldfield's, were significant contributors to the early settlement and development of the Village of Downers Grove.

Respectfully submitted,



Charlotte Holtzen



Byron Holtzen

CENTENNIAL HOMES  
DOCUMENTATION  
PROGRAM



August 27, 1994

Dear Mr. and Mrs. Holtzen,

Congratulations! Based on your submission, the Downers Grove Historical Society certifies as a documented Centennial Home the property known as:

John Oldfield Home  
5226 Carpenter Street  
Downers Grove, Illinois

Said property having been built circa 1883.

This historic home will be listed along with other centennial homes in the archives of the Downers Grove Historical Society.

If you so desire, you may purchase a bronze plaque for your house with the Downers Grove Historical Society Centennial Home design. Through an arrangement with the Society, this plaque is available at discount from the manufacturer to certified centennial home owners. (See attached for ordering information.)

The Society commends your efforts on behalf of historic preservation in our village. Through work such as yours, the past endures.

Sincerely,  
The Plaque Committee of the Downers Grove Historical Society

  
Jane Pugh

  
Kathryn Harvey

  
Phyllis Betenia

enc.

The Downers Grove Historical Society





Photo #1: 5226 Carpenter Street circa 1940



Photo #2: 5226 Carpenter Street January 2016

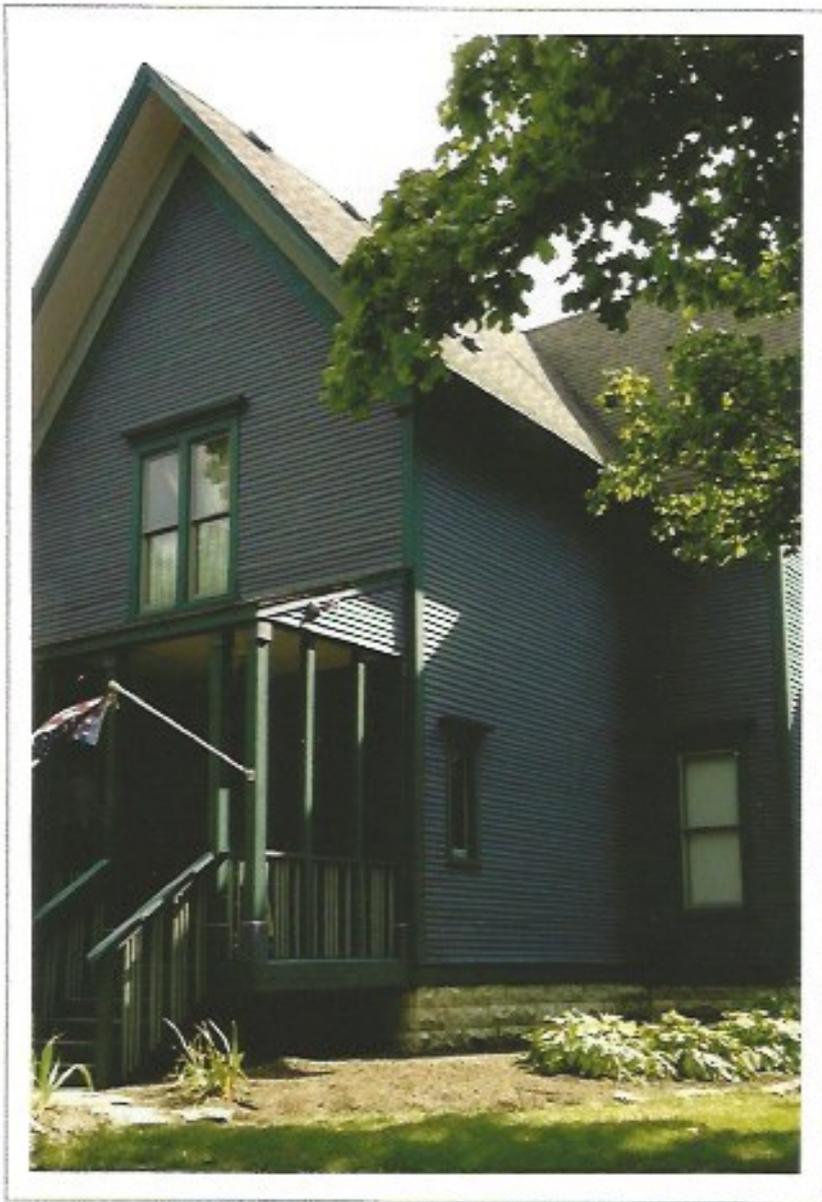


Photo #3: North view

Photo #4: Original stone foundation





Photo #5: South view



Photo #6: North Bay Window



Photo #7: South Bay Window