



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

SUBJECT:	TYPE:	SUBMITTED BY:
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

**OWNER/
APPLICANT** Charlotte and Byron Holtzen
5226 Carpenter Street
Downers Grove, IL 60515

PROPERTY INFORMATION

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

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

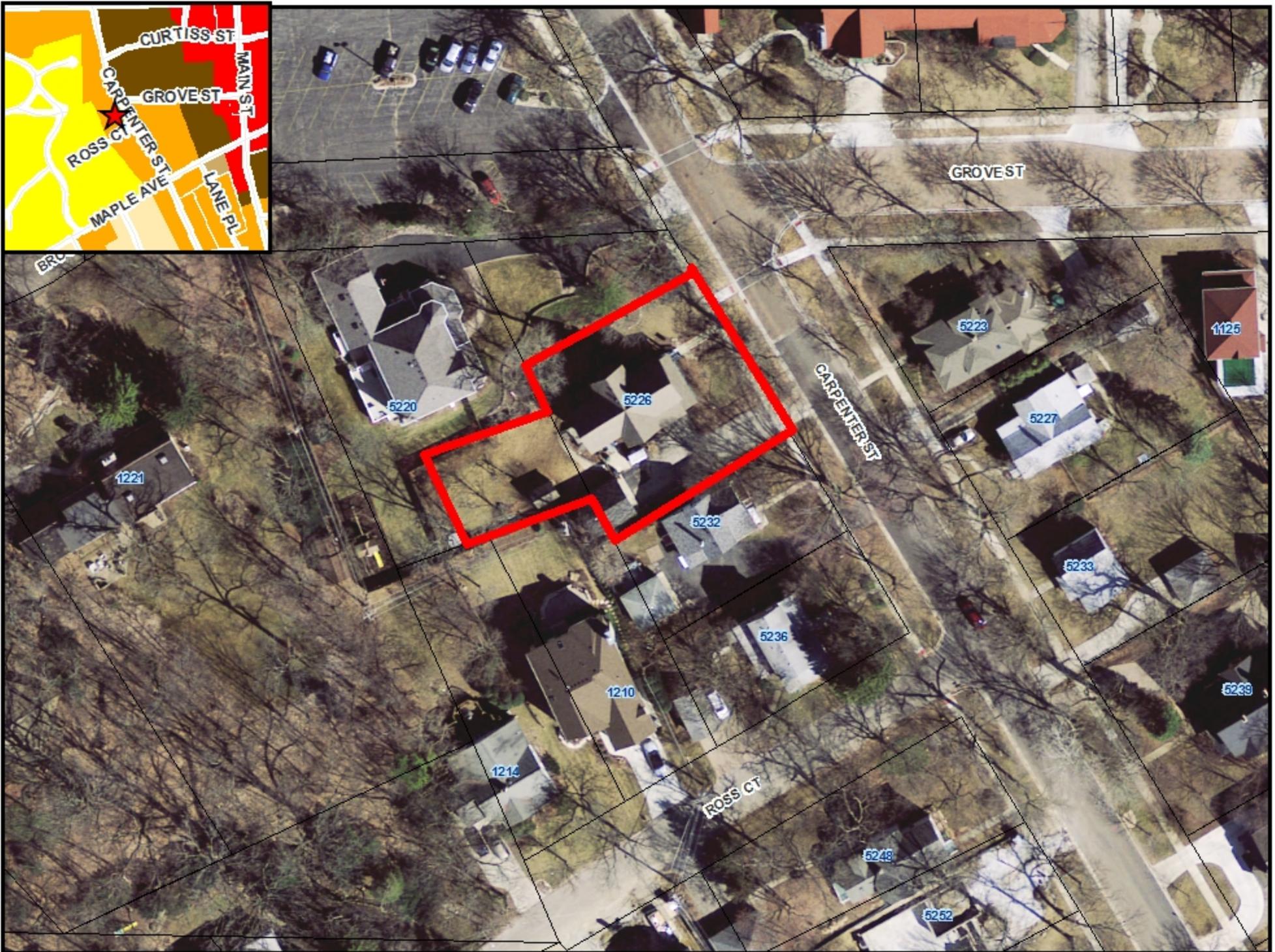
Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 5226 Carpenter Street.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sp
-att



0 25 50 Feet

5226 Carpenter Street - Location Map





Historic Landmark Information Form

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.

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.

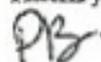
If you so desire, you may purchase a bronze plaque for your house with the Downers Grove Historical Society Centennial Home design. Through an arrangement with the Society, this plaque is available at discount from the manufacturer to certified centennial home owners. (See attached for ordering information.)

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

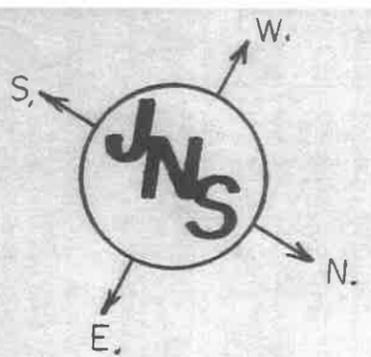

Kathryn Harvey


Phyllis Betenia

enc.

The Downers Grove Historical Society

John Nelson
 206 W. 69TH ST. DARIEN, ILLINOIS 60559
 Res. 312/920-9019



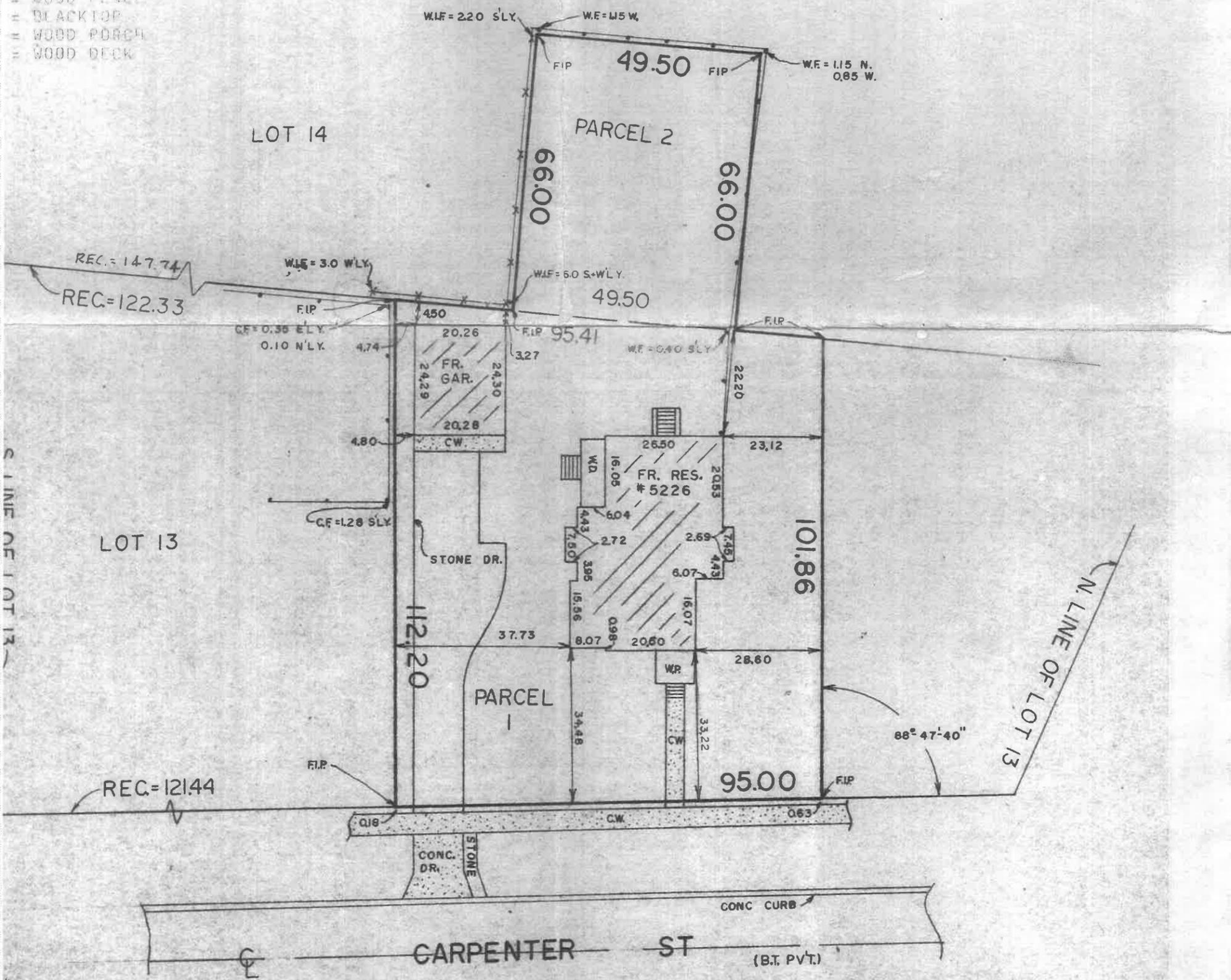
PLAT OF SURVEY

1. NO. 1: OF THE NORTH 95.0 FT. OF THE SOUTH 216.44 FT. AS MEASURED ON THE EAST LINE THEREOF AND
 ALL WITH THE SOUTH LINE THEREOF OF LOT 14 IN CARPENTER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION
 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
 RECORDED JULY 7, 1866 AS DOCUMENT NO. 7661, IN DUPAGE COUNTY, ILLINOIS.

2. NO. 2: PART OF THE NORTH 1/2 OF LOT 14 IN CARPENTER'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF
 SECTION 7 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/2 LOT AND RUNNING WEST ALONG THE SOUTH LINE
 SAID NORTH 1/2 4 RODS, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 RODS, THENCE EAST PARALLEL
 WITH SOUTH LINE OF SAID NORTH 1/2 OF SAID LOT 4 RODS, THENCE SOUTH ON THE EAST LINE OF SAID LOT 3 RODS TO
 PLACE OF BEGINNING, SAID CARPENTER'S SUBDIVISION HAVING BEEN RECORDED ON JULY 7, 1866 AS DOCUMENT NO.
 7661, IN DUPAGE COUNTY, ILLINOIS.

- FIND IRON PIPE
- WIRE FENCE
- CONCRETE WALK
- CYCLOPE FENCE
- WOOD FENCE
- BLACKTOP
- WOOD PORCH
- WOOD DECK

COMMON ADDRESS: 5226 CARPENTER STREET



Scale: 1 inch = 25'

Order No. 87-236
 Book _____ Page _____
 Survey made for ATTY. ALLEN J. LEONARD
 Ordered by ATTY. ALLEN J. LEONARD

I hereby certify that I have made a resurvey on _____
 and that the location of the _____
 is correctly shown on the plat hereon drawn.

I hereby certify that I have surveyed the
 property described above, and that the plat
 hereon drawn is a correct representation of
 said survey, all measurements being corrected
 to the standard at 82° Fahrenheit.

Darien, Illinois, JUNE 15, 1987
John Nelson
 Illinois Registered Land Surveyor No. 2374

NOTICE: Compare the description in this plat with your deed, ab-
 stract or certificate of title, also compare all points before building by
 and at once report any difference.

BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT.



Photo #1: 5226 Carpenter Street circa 1940



Photo #2: 5226 Carpenter Street January 2016

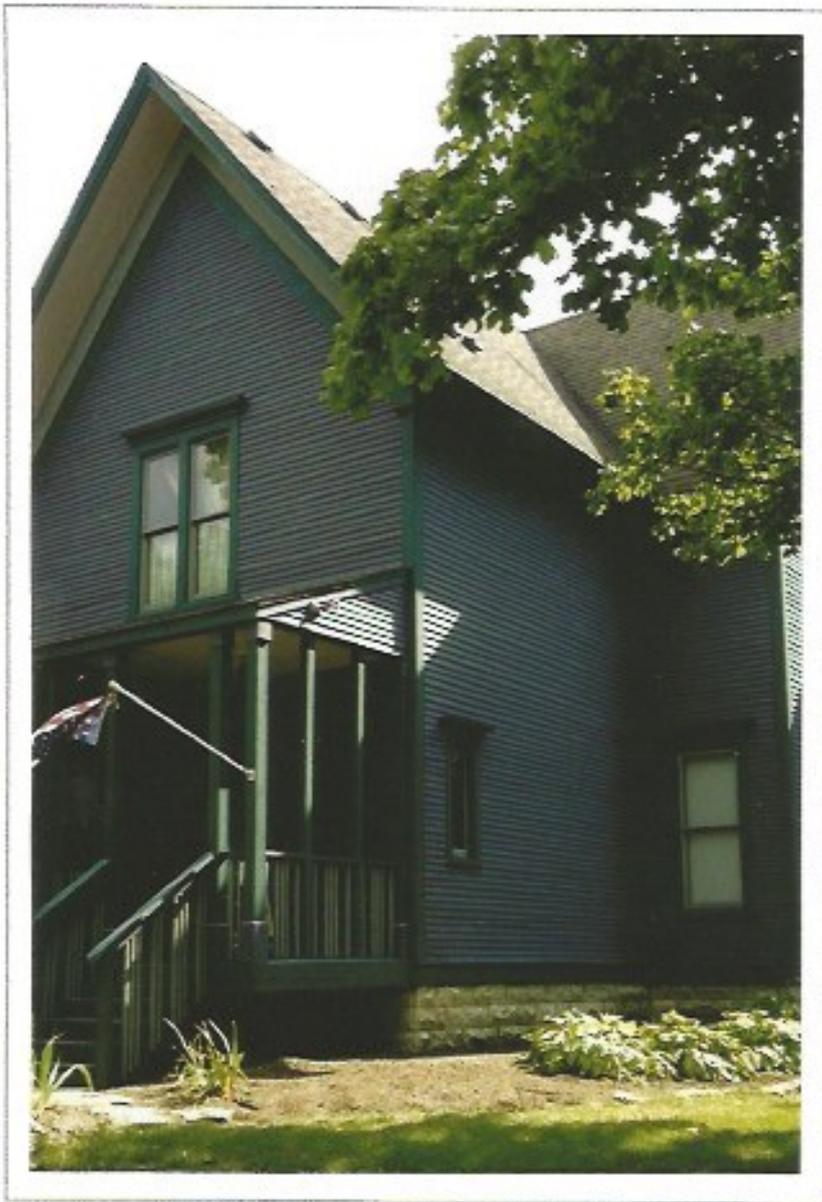


Photo #3: North view

Photo #4: Original stone foundation





Photo #5: South view



Photo #6: North Bay Window



Photo #7: South Bay Window