

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
5/17/2016

SUBJECT:	SUBMITTED BY:
Historic Landmark Designation - 1232 Gilbert Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the property at 1232 Gilbert Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Steward of Financial and Environmental Sustainability*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the May 10, 2016 Village Council meeting. Staff recommends approval on the May 17, 2016 Active Agenda.

BACKGROUND

The petitioners are seeking a Historic Landmark Designation for their property at 1232 Gilbert Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Folk Victorian house with a basement was most likely constructed in 1891, as evidenced by research performed by the petitioner.

Existing House

The property exemplifies many of the features typical of a Folk Victorian house, including a symmetrical façade with a two story front and gabled roof, a front porch with cornice brackets and turned spindle posts. There is a transom window over the front window under the porch that contains small squares of stained glass. A screened porch was a later addition to the rear of the house.

Analysis of Significance

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A and 12.302.B.3. The house was constructed ca. 1891 and is thus over 50 years of age as required by Section 12.302.A. The property must meet one of the criteria noted in 12.302.B and does meet criteria 12.302.B.3 as the house represents the distinguishing characteristics of the Folk Victorian style. The important features of the Folk Victorian homes are the brackets under the eaves and porches with spindlework or flat, jigsaw

cut trim. Other key features include a low-pitched, pyramid shaped roof, front gable and side wings. Many of the features are present in this house.

Public Comment

Two members of the public spoke in support of the petition at the April 20, 2016 ADRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated April 20, 2016

Minutes of the Architectural Design Review Board Hearing dated April 20, 2016

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Petitioner DATE: May 17, 2016
(Name)

RECOMMENDATION FROM: _____ FILE REF: _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 1232 GILBERT AVENUE", as presented.



SUMMARY OF ITEM:

Adoption of the attached resolution shall grant historic landmark designation for 1232 Gilbert Avenue.

RECORD OF ACTION TAKEN:

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 1232 GILBERT AVENUE**

WHEREAS, the Village of Downers Grove has adopted an Ordinance entitled the "Historic Preservation Ordinance"; and

WHEREAS, Section 12-301 of the Municipal Code sets forth landmark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, Irene Hogstrom and Mark Bragen ("Applicant") are the owners of certain property legally described as follows:

THAT PART OF LOT 80 OF ASSESSOR'S SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING ON THE SECTION LINE, 30 FEET NORTH OF THE ¼ SECTION STAKE IN THE EAST LINE OF SAID SECTION 7; THENCE WEST ALONG THE NORTH LINE OF GILBERT AVENUE 498.96 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF GILBERT AVENUE 77.88 FEET, THENCE NORTH PARALLEL WITH SECTION LINE 282.48 FEET TO THE SOUTH LINE OF RAILROAD LANDS; THENCE EAST ALONG LINE OF RAILROAD LANDS, 77.88 FEET; THENCE SOUTH 281.82 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

Commonly known as 1232 Gilbert Avenue, Downers Grove, IL 60515
(PIN 09-07-220-022)

WHEREAS, there is an 1891 two-story Folk Victorian structure on the property; and

WHEREAS, on April 20, 2016, the Architectural Design Review Board conducted a public hearing in connection with the aforesaid application, after notice of said hearing was duly given; and

WHEREAS, the Board rendered its decision on the aforesaid application, recommending that the property located at 1232 Gilbert Avenue, Downers Grove, Illinois, be granted Historic Landmark Designation; and

WHEREAS, certain applicable requirements of Section 12-302, Landmark Designation Criteria, of the Historic Preservation Ordinance relating to the granting of Historic Landmark Designation have been met.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. That the recitals contained in the Preamble hereto are incorporated as part of this Resolution.

Section 2. That the structure located on the property located at 1232 Gilbert Avenue is hereby granted Historic Landmark Designation.

Section 3. That the Village Clerk is hereby directed to file a certified copy of this Resolution in the Office of the DuPage County Recorder of Deeds and is further directed to transmit a copy of this Resolution to Downers Grove Historical Society and the Applicant.

Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:
Published:

Attest: _____
Village Clerk



1232 Gilbert Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 20, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-ADR-0002 1232 Gilbert Avenue	Designation of a Historic Landmark	Swati Pandey Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 1232 Gilbert Avenue 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** Irene Hogstrom and Mark Bragen
1232 Gilbert Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Folk Victorian
BUILDING DATE: circa 1891
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 21,947 square feet
PIN: 09-07-220-022

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 1232 Gilbert Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story Folk Victorian house with a basement was most likely constructed in 1891, as evidenced by research performed by the petitioner and stated in the attached narrative.

The Folk Victorian style of simple homes were popular between 1870 – 1910. This architectural style is considered a vernacular building form, similar to Gable-Front or Queen Anne style. These homes are usually orderly and symmetrical. The important features of these homes are the brackets under the eaves, porches with spindlework or flat, jigsaw cut trim, low-pitched, pyramid shaped roof, front gable and side wings. Classic Folk Victorian homes do not have towers, bay windows, or elaborate moldings. Other examples of similar homes are present in the Village, especially in E.H Prince's Subdivision.

The property at 1232 Gilbert Avenue includes many of these features, including a symmetrical façade with a two storey front and gabled roof, a front porch with cornice bracket and turned spindle posts. There is a transom window over the front window under the porch that contains small squares of stained glass. The house has undergone extensive interior renovations in the mid 1980s and 1990s. The exterior renovations have been limited and restricted to the rear of the house. A screened porch was added to the rear of the house around the same time. A rear addition or interior renovations do not impact the historic integrity of this Folk Victorian home.

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 December, 2015. As per research the house is constructed in 1891 and is therefore 125 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 Folk Victorian style. The

16-ADR-0002, 1232 Gilbert Avenue
April 20, 2016

Page 3

turned spindle posts are typical of the Folk Victorian style, with many additional original architectural features as described above in the project description. 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 1232 Gilbert Avenue.

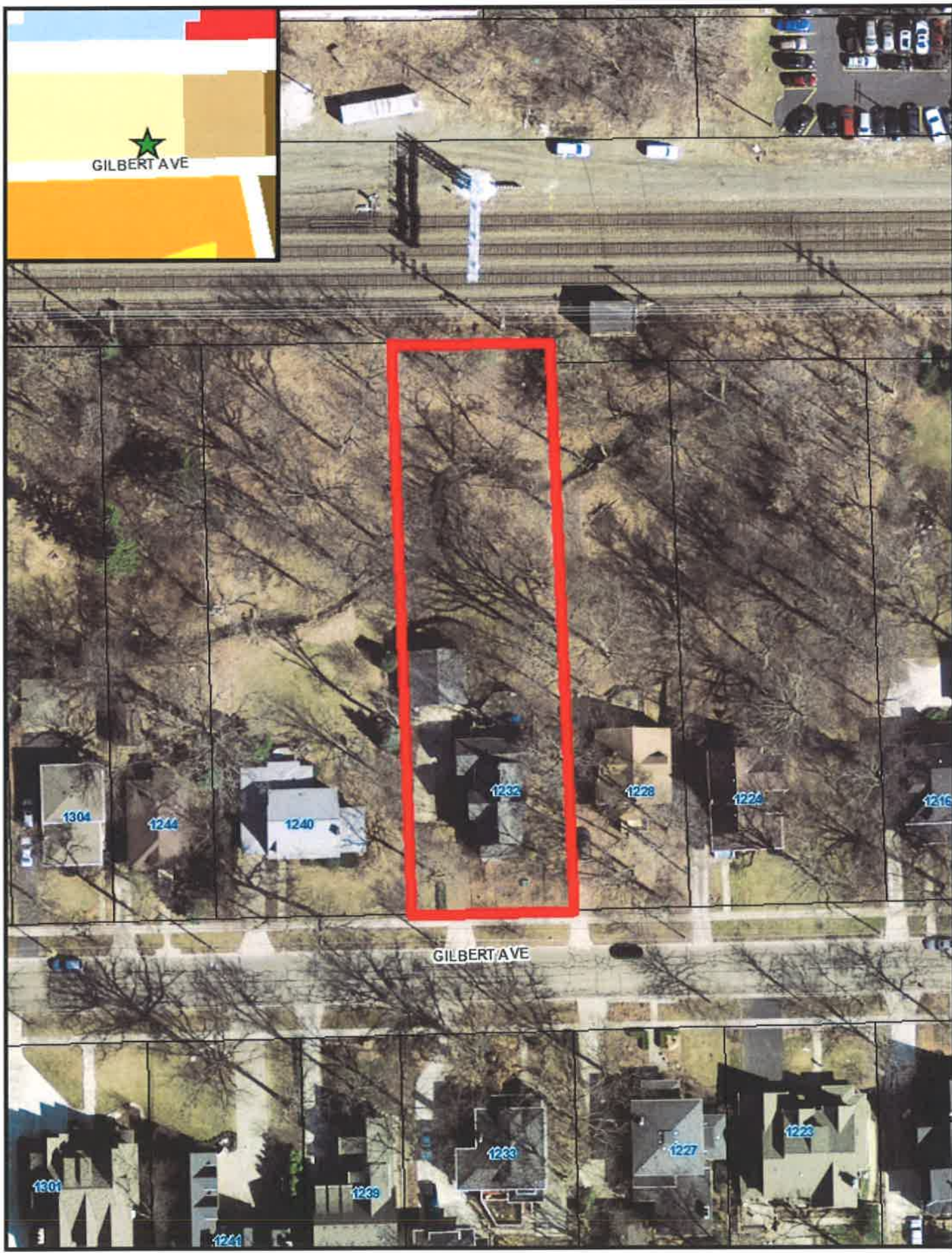
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sp
-att

P:\P&CD\PROJECTS\ADRB\PROJECTS\2016 Petitions\16-ADR-0002 - 1232 Gilbert Ave Landmark\Staff Report 16-ADR-0002 1232 Gilbert.doc



0 25 50 Feet

1232 Gilbert Avenue - Location Map



Historic Landmark Designation Project Summary/Narrative Letter

Property Address: 1232 Gilbert Avenue

Applicant: Irene Hogstrom and Mark Bragen

History of the Property

1232 Gilbert Avenue is located on property that once belonged to Norman Gilbert. Mr. Gilbert was one of the early deacons of the Downers Grove First Baptist Church. According to a document from the Downers Grove Historical Society, "Norman Gilbert (estate of) has for sale some of the finest and most eligibly located property in the village. It consists of 14 acres, and was the original picnic grounds of Downers Grove, and abounds in numerous springs of living water. Adjoining the depot on the southwest, it is very convenient and desirable, and as it is platted in one-quarter, one-half, and acre lots and blocks, purchasers may buy just the area of ground they may desire, at prices, too, very low considering its desirability. Consultation may be had with W. Amos Moore, the real estate agent, or of Spencer E. Gilbert, representative of the estate and one of the most trusty and reliable citizens of Downer's Grove."

The original owners of the house located at 1232 Gilbert Avenue were Norwegian immigrants, Rachel and Melchor Gjerde, who immigrated to America in 1862 and 1875, respectively. They were married in 1882 and had three daughters, Helen, Gerdniti (later changed to Gertrude), and Helfird. They moved from Minnesota to Illinois and lived at 118 Gilbert (the address prior to 1927). They purchased the property from Emily Gilbert Lathrop in 1891 for \$600. In 1896, they took a mortgage out on the property in the amount of \$800, with W.H. Edwards as the Trustee. The house became a rental property for over 20 years, beginning in 1896.

In 1919, Theodore Fisher purchased the home. There was one more owner, Charles Lipske, before the Bateman Family owned it from 1928 to 1986. George and Helen Bateman moved into the house with their twin sons and daughter. The granddaughters of George and Helen, who lived in the house themselves from 1944 to 1952, informed the applicants that George worked for the railroad and lost part of his leg in a train accident. Both he and Helen passed away in 1944. Charlotte, the daughter of George and Helen, never married, and lived in the house most of her life. Charlotte and her parents are buried at Oak Hill Cemetery in Downers Grove, as well as Norman Gilbert and descendents of the Gilbert family.

The Van Laar Family purchased the home from Charlotte Bateman. According to neighbors and Charlotte Bateman's nieces, the Van Laars completed extensive renovations on the house. The house was painted all white when they purchased it, and they accented the gingerbread trim in new, warm colors. They removed the kitchen and screened in porch attached to the back of the house and built a new kitchen, bathroom

and mudroom/laundry. They tore down the old garage with attached shed and built a new garage. The plaster walls were replaced with drywall. (Plaster ceilings, windows (recently restored), wood floors, and trim remain intact.) The upstairs bathroom was renovated and contains the original claw foot tub. There was a set of servants stairs removed at this time, enlarging one of the upstairs bedrooms and allowing for a butler's pantry off the kitchen. Stairs to the basement that contained a coal bin, as well as a root cellar, were also removed and relocated with a basement expansion. After the Van Laars completed their renovations, Mr. Van Laar was transferred out of state for work, allowing for the next owners and then the applicants to enjoy the results of their hard work.

The applicants purchased the home in 2003, and continue to maintain the house. The applicants consulted "Doctor Color" in San Francisco to select a new palette of exterior paint colors, based on the stained glass squares above the front window. Students of art restoration from Poland added accents in gold leaf. Extensive landscaping was installed in the front yard to make the property more sustainable as well as attractive, with a courtyard design filled with native plants. A tributary to St. Joseph's Creek flows through the backyard, and the applicants installed a rustic bridge, similar to those found in historic parks.

How the Proposed Designation meets the Landmark Designation Criteria

Section 12.302 Landmark Designation Criteria

The following criteria shall be utilized by the Board in determining the designation of landmarks:

A. "The proposed landmark is either over fifty (50) years old, in whole or in part."

The house located at 1232 Gilbert Avenue in Downers Grove received Centennial Home status by the Downers Grove Historical Society in December of 2015.

Real estate records state that the house was built in 1888; however, historical research completed by the applicants points to 1891 as a more accurate date of construction. After researching historic tax records, there is not a definitive change in the tax rates that would determine when a house was built. The first revealing document is the 1891 sale of the property from Emily Gilbert Lathrop to Melchor H. Gjerde. This document makes the house 125 years old in June of 2016.

B. "That one or more of the following conditions exist:

1. The property is a significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;"

This house was identified in the 2007 Historic Survey completed by staff for the 2009 Historic Preservation Plan as one of the 160 remaining properties originally listed in the statewide survey completed in the early 1970s, the Historic Architectural and Archaeology Resources Geographic Information System (HAARGIS), 1971-1975. The

purpose of the HAARGIS survey was to identify potentially historic architectural and archaeological resources.

“3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;”

According to Downers Grove Park District staff located at the Downers Grove Museum, this property is representative of Folk Victorian style (1870 – 1910). Folk Victorians were affordable homes built for the working class that had elements of the more elaborate Victorians of the time, but were typically designed and constructed by local carpenters and are not credited to any particular architects.

This property contains characteristic details of Folk Victorians, including a symmetrical façade with a two-storied front and gabled roof, a front porch with cornice brackets and turned spindle posts. The windows are simple with a transom window over the front window that contains small squares of stained glass. The flooring of the front porch is of tongue and groove construction.

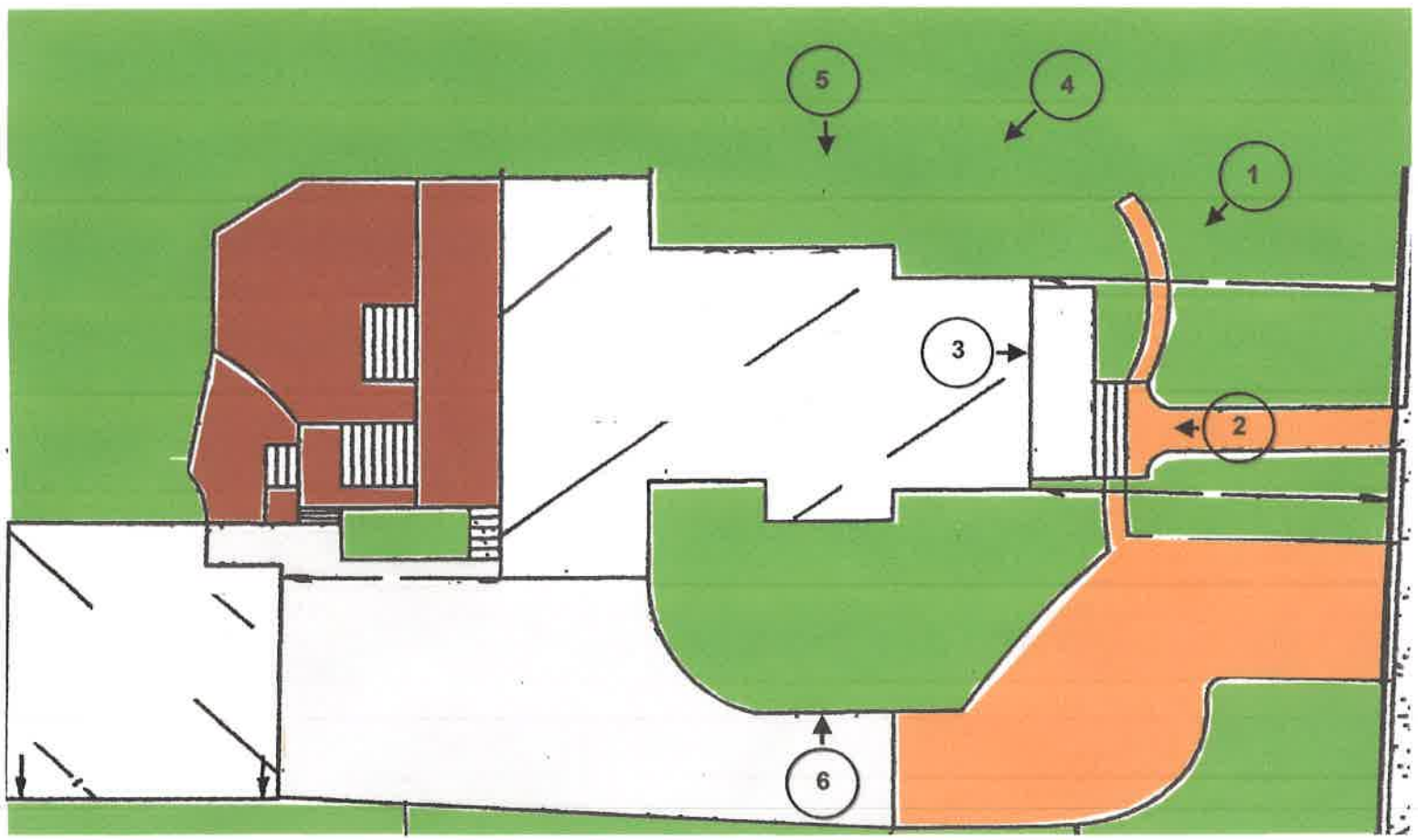
“6. A source of civic pride or identity for the community;”

This property is located on the north side of Gilbert Avenue that has remained free of teardowns. There has either been infill development or remodeling of existing homes. This side of Gilbert contains other examples of Victorian homes, including one other Centennial home, and two confirmed Sears Catalogue Homes.

List of Photographs:

1. <1232 South elevation porch.jpg> Photograph taken January 27, 2016, illustrating front porch of tongue and groove construction, cornice brackets and turned spindle posts.
2. <1232 South elevation gable.jpg> Photograph taken January 27, 2016, illustrating two storied front with gabled roof.
3. <1232 South stained glass window.jpg> Photograph taken January 27, 2016, illustrating stained glass in transom of front window.
4. <1232 East side.jpg> Photograph taken February 4, 2016 of east side of house.
5. <1232 East side gable.jpg> Photograph taken February 4, 2016 showing gable on east side of house.
6. <1232 West side.jpg> Photograph taken February 4, 2016, showing west side elevation.

Historic Landmark Designation Photograph Key



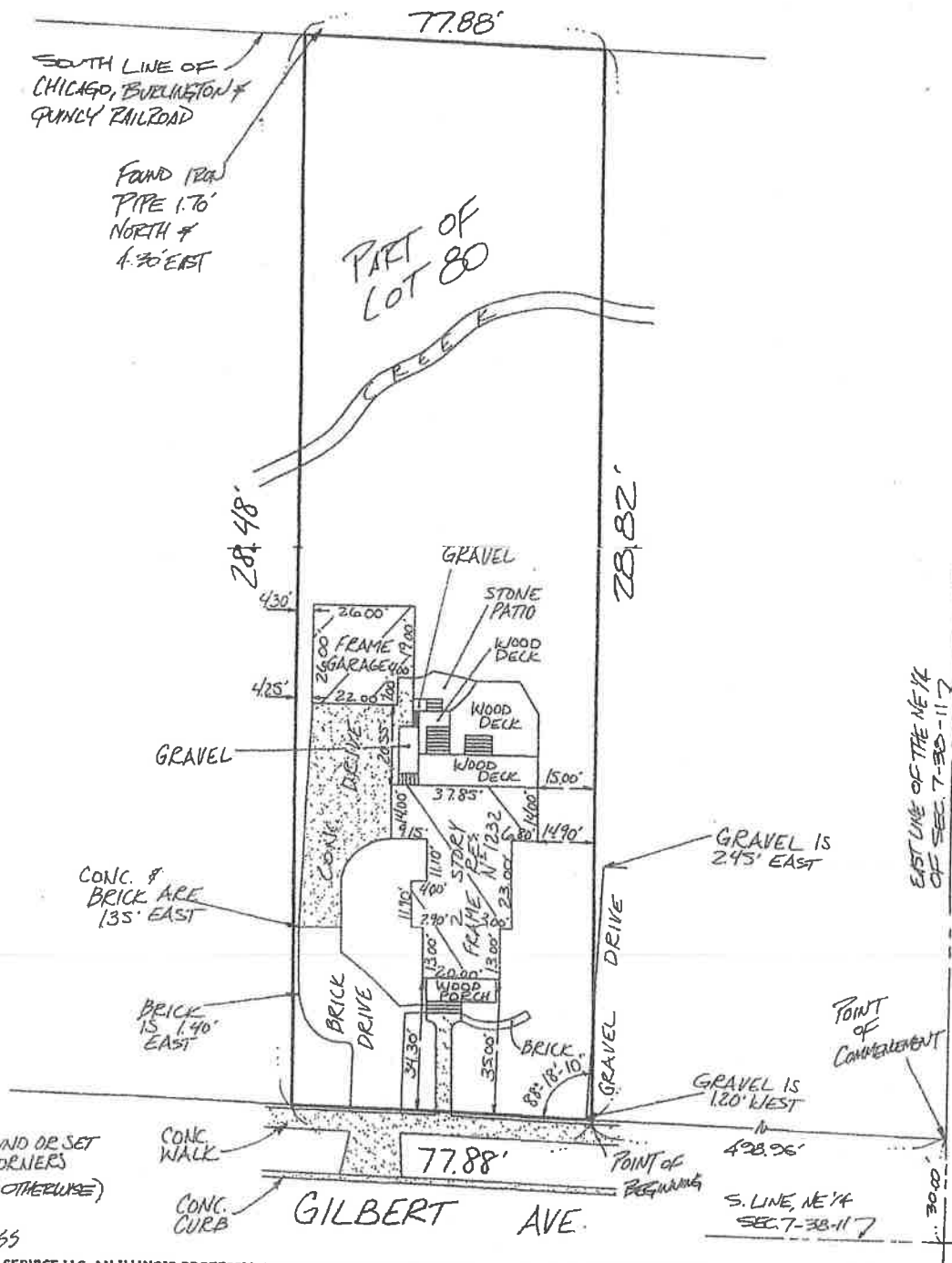


ARS SURVEYING SERVICE, LLC
108 LEE LANE
BOLINGBROOK, ILLINOIS 60440
PH:630 226-9200 FAX:630 226-9234



PLAT OF SURVEY

THAT PART OF LOT 80 OF ASSESSOR'S SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING ON THE SECTION LINE, 30 FEET NORTH OF THE 1/4 SECTION STAKE IN THE EAST LINE OF SAID SECTION 7; THENCE WEST ALONG THE NORTH LINE OF GILBERT AVENUE 498.96 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF GILBERT AVENUE 77.88 FEET; THENCE NORTH PARALLEL WITH SECTION LINE 282.48 FEET TO THE SOUTH LINE OF RAILROAD LANDS; THENCE EAST ALONG LINE OF RAILROAD LANDS, 77.88 FEET; THENCE SOUTH 281.82 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DIPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF WILL 355

WE, ARS SURVEYING SERVICE LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY", AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 6TH DAY OF AUGUST A.D. 2003, AT BOLINGBROOK, ILLINOIS.

ARS SURVEYING SERVICE, LLC
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3087
LICENSE EXPIRATION DATE: NOVEMBER 30, 2004
ILLINOIS BUSINESS LICENSE NO. 184-2901

CLIENT PITTS

FIELDWORK DATE 8-2-03 JOB NO. 66748-03





Historic Landmark Information Form

Property Address 1232 Gilbert Avenue, Downers Grove, IL

Date of Construction circa 1891

Architectural Style Folk Victorian

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 siding

Roof Type (Gabled, Cross-Gabled, Hipped, Hipped-Gable, Shed, Gambrel, Flat, Other, N/A)

Gabled

Roof Materials (Metal, Wood Shingle, Wood Shake, Composition, Slate, Tile, Other, N/A)

Asphalt (Architectural) Shingle

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

Double-Hung

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

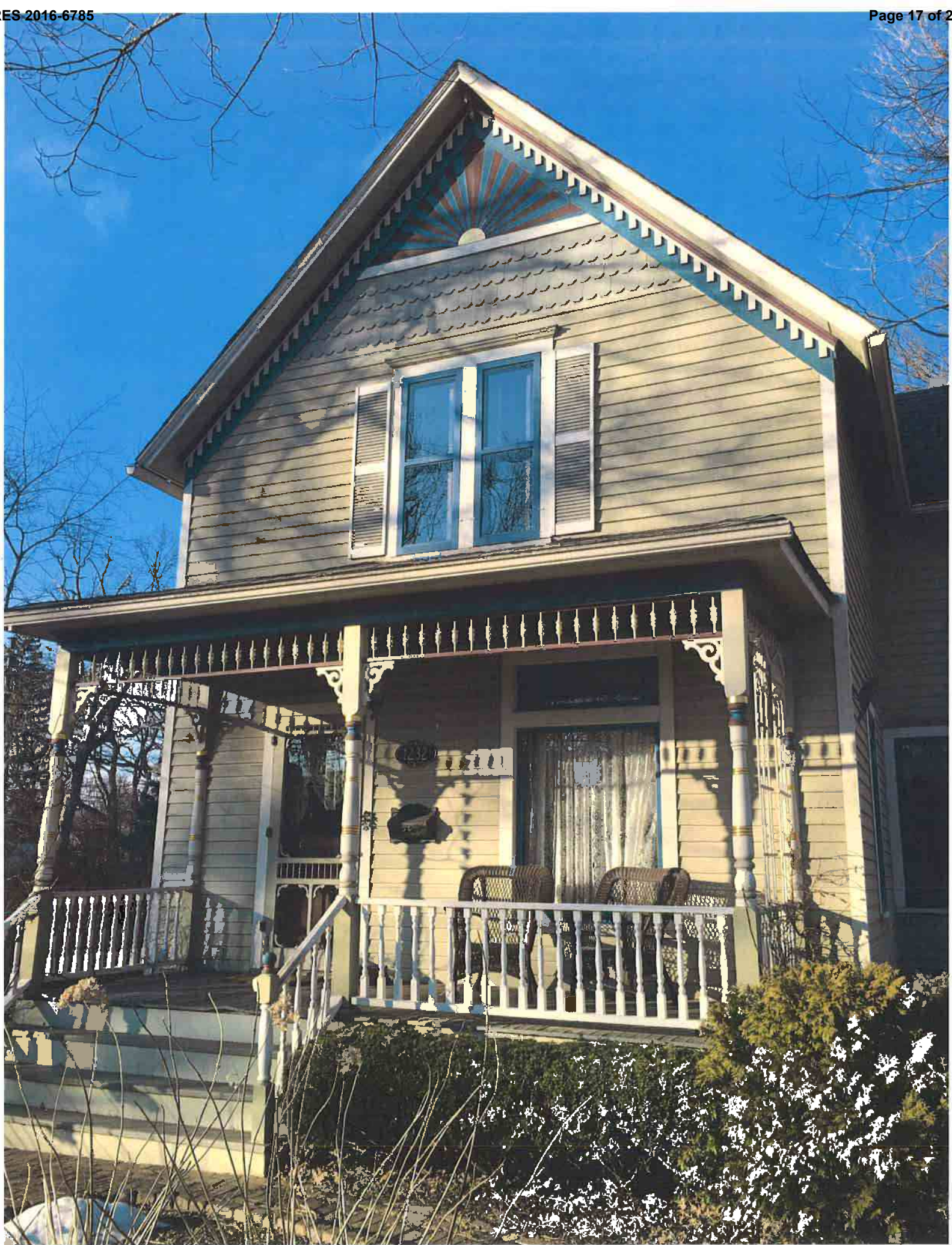
Wood

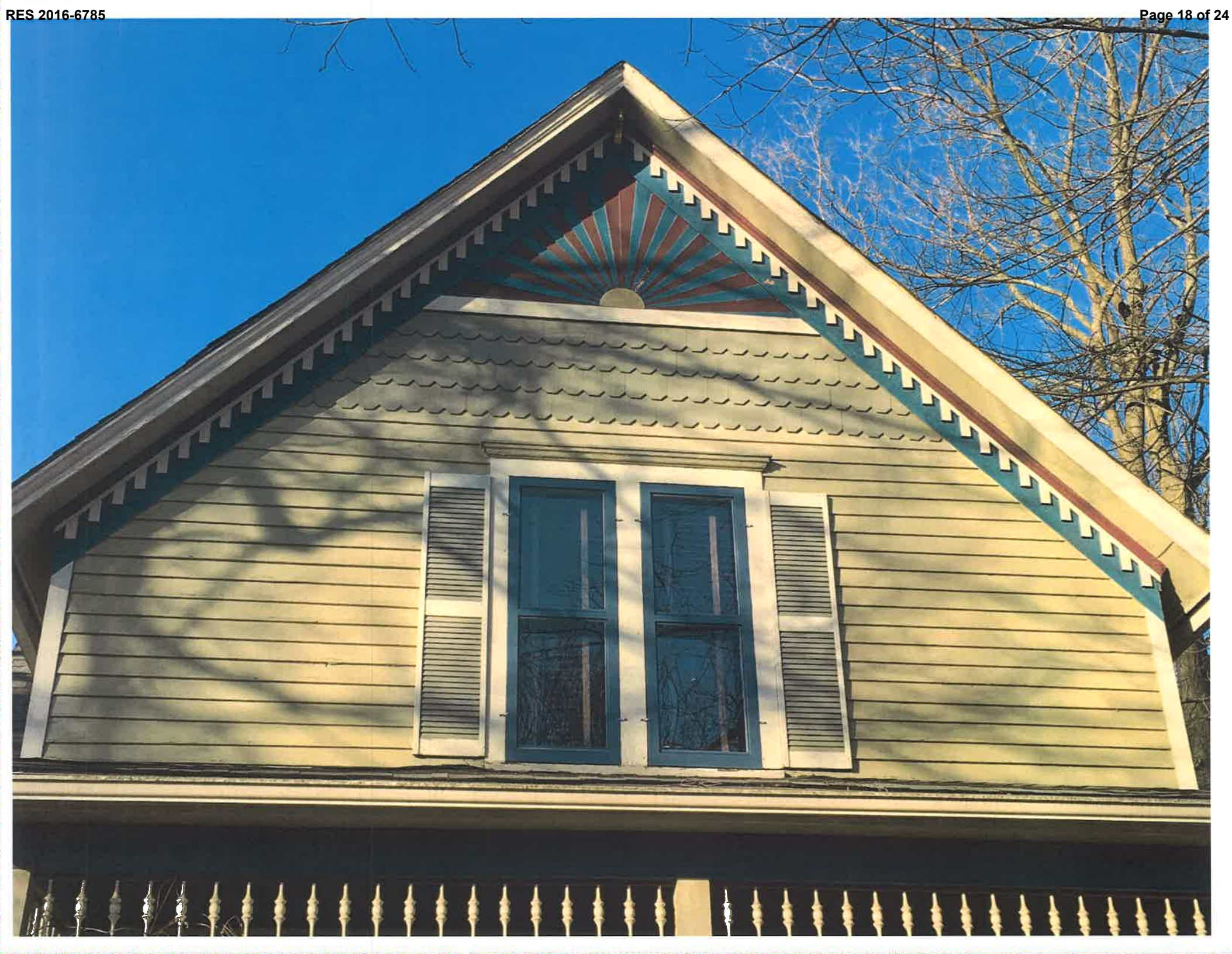
Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)

Wood panel with Glass Window

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

This property contains characteristic details of Folk Victorians, including a symmetrical facade with a two-storied front and gabled roof, a front porch with "gingerbread" trim, including cornice brackets and turned spindle posts. The windows are simple with a transom window over the front window that contains small squares of stained glass. The flooring of the front porch is of tongue and groove construction.













DRAFT

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