

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

OCTOBER 19, 2016, 7:00 P.M.

Chairman Pro tem Larson called the October 19, 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 Larson, Mrs. Acks, Ms. Chalberg, Mr. Lerner, Mr. Riemer

**ABSENT:** Chairman Davenport

**STAFF:** Rebecca Leitschuh, Senior Planner; Swati Pandey, Planner; Scott Williams, Planner

**VISITORS:** David and Amy Gassen, 5320 Benton Ave., Downers Grove; Byron & Charlotte Holtzen, 5226 Carpenter St., Downers Grove; Mary Ann Atkins, 6204 Janes Ave., Downers Grove; Shannon Tully, 5413 Main St. , Downers Grove; Rich Kulovany, 6825 Camden, Downers Grove; Cindy Zaeske, 1130 Franklin, Downers Grove; Jim & Maren Huber, 710 Maple Ave., Downers Grove

New members Liz Chalberg and Ken Lerner were introduced.

**APPROVAL OF JULY 20, 2016 MINUTES**

**MOTION BY MR. REIMER, SECONDED BY MS. ACKS TO APPROVE THE JULY 20, 2016 MINUTES. MOTION CARRIED BY VOICE VOTE OF 5-0.**

**AYE: MR. REIMER, MS. ACKS, MS. CHALBERG, MR. LARSON, MR. LERNER**  
**NAY: NONE**

**MOTION CARRIED. VOTE: 5-0**

Chairman Pro tem Larson reviewed the protocol for the meeting and read the public statement. Planner Rebecca Leitschuh swore in those individuals who would speak on the following two public hearings.

**PUBLIC HEARING**

**A. 16-ADR-008: A petition seeking a Historic Landmark Designation for the property commonly known as 4540 Highland Avenue, Downers Grove, IL (PIN 09-05-315-018). The property is located at the northwest corner of Highland Avenue and Lincoln Street. John and Patricia Orwin, Petitioners and Owners.** Planner Swati Pandey summarized that the petitioners were seeking landmark designation for their 102 year-old American Foursquare home located at the northwest corner of Highland Avenue and Lincoln Street. The plat of survey was referenced, noting the original footprint of the home along with

the rear addition, added sometime in the 1980s. Ms. Pandey stated the rear addition did not have any bearing on the historic integrity of the application.

Reviewing the 1927 Sanborn Map, Ms. Pandey identified the original home, along with the front porch. The original carriage house that existed was later razed in 2006 but the current garage sat in its exact location.

Elevations and architectural details of the two-story Foursquare home were reviewed in further detail, with notation of the full width front porch. The hipped roof was also noted as a typical Foursquare trait. Photos of the home from 1981 and from 2016 were shown with Ms. Pandey pointing out that the design and form of the front facade had not changed over the 30-year period. An original oval door still existed on the front façade.

Other notable features of the home included the triple window bay located on the southeast elevation; the beveled siding, and the owners keeping the form and design of the home the same with the triple and double columns of the porch. Ms. Pandey stated the owners have taken great care to match the siding and the design for the current three-car garage.

Ms. Pandey reported that the standards under Section 12.302.A and .B were met and she recommended landmark status for the home.

No questions from the members followed. Chairman Pro tem Larson commented that the home was beautiful with the colors used and it met today's needs.

Asked how the Foursquare design was named, Mr. Dave Gassen, 5230 Benton Avenue explained that the house style did not have a name until the 1980s and the term "Foursquare" was coined by two authors and was referenced to any type of square object. Ms. Amy Gassen, 5230 Benton Avenue, added that typically there were four rooms on the first floor and four rooms located on the second floor. In later Foursquare homes, the foyer was eliminated.

Petitioners John and Patricia Orwin came forward. Mr. Orwin thanked everyone who helped him and his wife through the landmark designation process. He discussed how he researched the history of the home years ago, but stated that Mr. John Venard, a postman in the village for many years, owned the home for 60 years, along with his family. He discussed the pros and cons of purchasing the home which had little to no changes made to it by the original owner. He restored the home, added the addition, and stated about a year ago someone from the village handed him some information and said his home may be eligible for landmark status.

Mr. Orwin appreciated everyone's help and hoped the landmarking program would be a way to preserve some of the older homes for years to come.

Positive comments followed from the board members. The chairman pro tem invited the public to speak.

Mr. Dave Gassen, 5320 Benton Avenue, supported the application and thanked the petitioners for landmarking their structure.

Ms. Amy Gassen, 5320 Benton Avenue, thanked the owners for restoring their home but mentioned the owners were going through the process for the historical home program offered

through the Historical Society and Downers Grove Museum. She was pleased to see another Foursquare being added to the list of landmarks in the village. She and her husband had a chance to tour the home and were amazed at how much of the original home was intact. It was also noted that the Orwin home was one of the 65 identified homes as being significant in the 2013 Survey, but since that time, three of those significant homes had been demolished and two will be preserved in less than a year.

Mr. Rich Kulovany, 6825 Camden, thanked the owners and Board for landmarking the property and stressed the importance of identifying/saving such historic homes. He appreciated efforts from the Gassens, the Downers Grove Historical Society, the Downers Grove Museum, and village staff to save historical structures.

Hearing no further comments, 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 4540 HIGHLAND AVENUE.**

**MS. CHALBERG SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. REIMER, MS. CHALBERG, MS. ACKS, MR. LARSON, MR. LERNER  
NAY: NONE**

**MOTION CARRIED. VOTE: 5-0**

**B. 16-ADR-0009: A petition seeking a Historic Landmark Designation for the property commonly known as 710 Maple Avenue, Downers Grove, IL (PIN 09-08-401-008). The property is located on the north side of Maple Avenue, approximately 80 feet west of the intersection of Maple Avenue and Benton Avenue. James and Maren Huber, Petitioners and Owners.**

Village Planner Scott Williams summarized that the owners were applying under the criteria of “owned or occupied by a person of historic significance in the community,” referencing the packet that was submitted with researched material. Mr. Williams located the site of the structure (constructed circa 1856) on the overhead (intersection of Maple and Benton), reviewed the Sandborn Map, noting the front and rear porches of the structure, and a photo of the structure currently. Architectural details and additions to the home were pointed out.

Mr. Williams reviewed a historic painting of the home approximately 20 years after it was constructed, pointing out some of the changes that had occurred at that time. He stated the original owner of the home was J. J. Cole. Of significance was the fact that Mr. Cole was a member and leader of the Plow Boys, a political/local organization, which formed Company K of the 13<sup>th</sup> Illinois regiment.

Historical facts of Mr. Cole’s military involvement followed, including the Chickasaw Bayou Assault, as part of the Vicksburg campaign. Details followed. Mr. Cole also served as supervisor for unincorporated Downers Grove and he was County Clerk whom attested to the incorporation of Downers Grove.

Staff recommended approval for landmark designation based on the fact that the home was over 50 years old and because of the material submitted by the applicant, specifically excerpts from the 1874 Atlas and History of DuPage County, the book, “Downers Grove, 1832 to 1982,” the Military History of the 13<sup>th</sup> Illinois, and other assorted documentation.

Owner, Ms. Maren Huber stated that she and her husband moved into the structure in 1972 and raised their family. She reviewed a Power Point of the home’s history, its interior structure, and Mr. Cole’s personal history as a civilian, followed by his involvement in the military, and then in the political arena. Ms. Huber reviewed the exterior details of the home as it changed through the years. She closed by thanking all those involved in the research of her home.

A short dialog followed on the length of time it took to research the home and the various census records that were researched.

Mr. Lerner inquired as to how the presentation and the summary of information in tonight’s minutes would be preserved and added to the historical records of the home, to which Planner Leitschuh explained the process for him. Mr. Lerner inquired whether there was consideration to refresh the survey as homes were landmarked, wherein Planner Leitschuh explained that yearly grants become available to Certified Local Governments, which the village was, and staff planned to apply for those funds to expand the survey. Details followed.

Mr. Dave Gassen, 5320 Benton Avenue strongly supported the landmarking designation.

Ms. Amy Gassen, 5320 Benton Avenue thanked the Hubers for bringing the application forward. She thanked Cindy Zaeske (phonetic spelling) for much of the research on the home. Personally, she enjoyed researching the home and remarked it was the first home where the petitioner was requesting landmark status because she was so passionate about the significance of the person that previously lived in the home and wanted to ensure the home did not get demolished. This was one of the reasons why she believed it was very valuable for people to research the history of their homes.

Ms. Cindy Zaeske, 1130 Franklin Street, referred to the home as a “diamond in the rough” and stated that if the owners had not researched the home, the village would have lost a gem. She reiterated the importance of the history the home held inside versus the outside, and the fact it was an important part of Downers Grove that no one would have known about before tonight.

Mr. Rich Kulovany, 6825 Camden congratulated the Hubers as chairman of the Friends of the Edwards House and acknowledged the work and research that went into the home. He understood that the owners were not saving the home for themselves, but preserving it for future generations, which took much determination and courage.

Hearing no further comments, the chairman pro tem entertained a motion.

**MS. ACKS MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 710 MAPLE AVENUE.**

**MR. LERNER SECONDED THE MOTION. ROLL CALL:**

**AYE: MS. ACKS, MR. LERNER, MS. CHALBERG, MR. LARSON, MR. RIEMER**  
**NAY: NONE**

**MOTION CARRIED. VOTE: 5-0**

The public hearing portion was closed by the chairman.

**OLD BUSINESS** – None.

**PUBLIC COMMENT**

Dave and Amy Gassen, 5320 Benton Avenue, provided an update on the Four Square initiative, which included the creation of a flyer in July that was delivered to approximately 130 American Four Squares that were identified on the village's survey. (Flyers were also distributed to the members.) Ms. Gassen reviewed what information existed in the flyer and said about 40 homeowners expressed interest in being part of the initiative.

Ms. Gassen also reported that in September, the Downers Grove Friends of the Gifted organization asked her to do a presentation on the history and significance of the American Four Square which was held at the Ballydoyle and was well attended. Details also followed on an upcoming tour of some Four Squares located on Forest Avenue. Per Ms. Gassen, the map of Four Squares was also updated. Her group is interested in educating the public about Four Squares and not necessarily pushing for the thematic historical districts.

Someone suggested linking the Four Square map with the village's website, which Planner Leitschuh offered to look into.

Mr. Rich Kulovany returned and announced that the Friends of the Edwards House and in cooperation with the Downers Grove Historical Society and Downers Grove Museum, will be hosting a landmarking weekend November 12 - 13, 2016, 1:00 p.m. at the Lincoln Center, explaining how to landmark a home. Invitations will be sent to 700 homes. (Members also received invitations) Mr. Kulovany agreed that the largest hurdle to overcome is the residents' lack of information and lack of knowledge about what information is available.

Ms. Cindy Zaeske, 1130 Franklin, stated on the following date, November 13, 2016, the public will be able, for the first time, to take a tour of the five landmarked homes (free event) from 11:00 A.M. to 3:00 P.M. Members could register at [AmyMac518@yahoo.com](mailto:AmyMac518@yahoo.com). Also, this Saturday she said the public could see the honorary "Foote Avenue" signs installed above Forest Street between Franklin and Curtiss.

Staff was asked to provide an update on the projects that were grant funded this year, wherein Planner Leitschuh described how the first of four brochures was underway. Details followed. Following the first brochure, three more brochures would follow: a Sears walking home tour, a Downtown walking tour, and a user guide brochure. Mr. Lerner proceeded to describe that he attended the Chicago Suburban Preservation Alliance meeting where it was mentioned that realtors were attending and asking about architectural styles of homes, and staff's brochures were

a nice resource to have. Planner Leitschuh agreed and proceeded to explain that eventually she would like to have a mobile application developed that is interactive on a walking tour.

**ADJOURNMENT**

**MR. RIEMER MOVED TO ADJOURN THE MEETING. MS. ACKS SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 8:30 P.M.**

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 5-0.**

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