

**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
MINUTES OF DECEMBER 19, 2018 MEETING**

In the absence of Ch. Davenport, Mr. Larson served as Chairperson Pro Tem (hereinafter Ch. Larson) and called the December 19, 2018 meeting of the Architectural Design Review Board to order at 7:00 PM. He requested a roll call.

**1. ROLL CALL**

**PRESENT:** Ms. Chalberg, Mr. Larson, Mr. Lerner, Mr. Riemer

**ABSENT:** Ms. Acks, Ms. Hollweck, Ch. Davenport

**STAFF:** Planning Manager Jason Zawila  
Planner Flora Ramirez

**VISITORS:** Chuck & Byron Holtzen, 5226 Carpenter St.  
Amy & Dave Gassen, 5320 Benton Ave.  
Rich Kulovany, 6825 Camden Rd.  
Christine Martin, Friends of the Edwards House, 701 Maple Ave.  
Irene Hogstrom, Friends of the Edwards House, 1232 Gilbert Ave.  
Don Rickard, 4735 Main St.

**2. APPROVAL OF JULY 18, 2018 MINUTES**

**Mr. Lerner moved, seconded by Mr. Riemer, to approve the minutes of the July 18, 2018 meeting as presented.**

**The Motion passed unanimously by voice vote.**

**3. PUBLIC HEARING**

Ch. Larson explained that there was one public hearing before the Board seeking landmark designation for property located at 5 Jacqueline Drive, Downers Grove. He described the procedures to be followed for the hearing.

**PUBLIC HEARING FILE 18-ADR-0007: A petition seeking a Historic Landmark Designation for the property commonly known as 5 Jacqueline Drive, Downers Grove, IL (PINs 09-07-400-002 and 09-07-400-003). The property is located on the north side of Jacqueline Drive, approximately 350 feet southwest of the intersection of Gilbert Avenue and Jacqueline Drive. Judith Erickson, Petitioner and Owner.**

Flora Ramirez, Planner for the Village of Downers Grove, stated that the applicant is seeking landmark designation for her home located on Jacqueline Drive. Ms. Ramirez

showed slides depicting specific architectural features. She pointed out the gabled roof noticeable from the front elevation of the home. There is an attached garage to the east, and the east elevation contains a reverse dormer window. In addition, the brick on the east façade contains certain pieces that create a texture for the building. Ms. Ramirez also reviewed several photos that display different types of windows that adorn the home. Photos from the rear of the property also show the various architectural design characteristics of the home. She noted that an addition was placed on the northwest part of the home that replaced a previously attached patio. She noted that the property was 91 years old and that English Country Revival style homes were typically constructed between 1920 and 1940.

Ms. Ramirez pointed out that two resident calls were received asking how the landmark petition would affect their homes, and expressing concerns over the existing condition of the home. Ms. Ramirez explained that the landmark designation is limited to the subject property and if the owner wishes to continue investing in the property the designation will not impact their ability to apply for building permits. One of said residents also sent a letter opposing the applicant's request. Ms. Ramirez explained that the Standards of Approval do not relate to the upkeep of the property, and that type of issue is addressed by code enforcement of the Village. She added that code enforcement shows no outstanding violations of the subject property.

Ms. Ramirez concluded staff's presentation stating that staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings in staff's report dated December 19, 2018, staff recommends that the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 5 Jacqueline Drive.

Ch. Larson called upon anyone in the audience intending to speak at the hearing to rise and be sworn in. He then asked the petitioner to make her statement.

Ms. Judith Erickson, Petitioner and Owner of 5 Jacqueline Drive, addressed the Board regarding her petition. She provided photographs of the interior of the home. Ms. Erickson said when her husband worked at Argonne, one of the employees he worked with who was interested in older housing said he had never seen a house built as well. The interior walls are stucco and contain only two coats of paint, which are like swirls on a cake. She said the fireplace was original, as is the curtain/drapery hardware. The windows are all original, and when she scraped off the interior windows they were marked "Made in England." The floorboards are primarily oak and are the full length of the rooms. She said the previous patio was a walled in patio. Ms. Erickson said there are two bedrooms on the second floor and one bedroom on the first floor. There were French doors outside of the two bedrooms. The roof has been redone using a copper specialty worker who did work at the Katherine Legge property. In response to comments made as to the beautiful personality of the home, Ms. Erickson said she can't imagine anyone being able to build a home today of this quality.

Ch. Larson agreed that this home is a beautiful home that could be repurposed in the future, as the lot allows it. The façade, interior, cathedral ceilings, ironwork, all make it beautiful. He asked who the architect was, and Ms. Erickson said that the Culling family

lived there when the Erickson's moved in, but she does know that it was not a Harold Zook home. Ch. Larson said that Mr. Zook's studio and house are now on the Katherine Legge property. Jason Zawila added that Staff did not have any architectural records available on the home. Ms. Erickson added that there is a circular staircase going down to the basement with a family room downstairs.

Ch. Larson said he went to see the house today and saw that there were three homes on Jacqueline that are a similar style off Gilbert. Ms. Erickson said she thought the architect for 6 Jacqueline is the same as the one who built hers. Ch. Larson thanked her for petitioning to landmark the home.

Mr. Lerner also said he was pleased to see this house come before the Board. Ms. Erickson said she is doing this because she does not want to see this building torn down. She has no plans to sell and wants to remain there and let her children decide what to do with the property.

Mr. Riemer added his appreciation to the quality of the home, its style and the beautiful façade and interior design. He also thanked her for bringing this request forward.

There being no further comments from the Board, Ch. Larson asked if there was anyone in the audience who wished to speak.

1. Dave Gassen, 5320 Benton Avenue, said he supported this petition.
2. Rich Kulovany, 6825 Camden Road, agrees that this house needs to be saved.
3. Byron Holtzen, 5226 Carpenter Street, said this house is a gem and he would love to see it receive landmark status.
4. Irene Hogstrum, 1232 Gilbert Avenue, said she has always admired the homes on Jacqueline. She is happy to see this home be landmarked and hopes that others in that area will also landmark their homes. A friend of hers when she was growing up lived in a similar style home and Ms. Hogstrum was happy to see the beautiful interior photographs provided by Ms. Erickson.
5. Christine Martin, 701 Maple Avenue, thanked Ms. Erickson, as the house is beautiful. Friends of the Edwards House will be thrilled to add this home to the many that have already been landmarked in the Village.
6. Amy Gassen, 5320 Benton Avenue, said this is a unique home, and a great example of the type of home they want to see landmarked. The interior photographs were fascinating. She thanked Ms. Erickson for bringing this petition forward.

Ch. Larson noted the response from the Forest Preserve District that stated that they have no issues with this request for landmark designation.

There being no further comments or questions, Ch. Larson closed the public hearing portion of the meeting.

**Mr. Lerner moved that the Board submit a positive recommendation for landmarking the property at 5 Jacqueline Drive, Downers Grove, IL. Ms. Chalberg seconded**

**All in favor. The Motion passed unanimously.**

**4. Old Business – There was none.**

**5. New Business**

Ms. Amy Gassen and Mr. Dave Gassen presented an overview of their experience with the property tax assessment freeze program with 5325 Fairmount. Ms. Amy Gassen, 5320 Benton Avenue, said that 5325 Fairmount was sold to a builder in 2015, and he signed a long-term lease agreement with a couple. Ms. Gassen approached the builder to see if he was interested in selling the property. His plan was to eventually tear the home down. Her in-laws then purchased the home.

Ms. Gassen explained that her in-laws took advantage of the Property Tax Assessment Freeze Program that is the only financial incentive for landmarked properties in Downers Grove. She announced that her in-laws received a notice of approval for the Tax Freeze Program. Ms. Gassen wanted to provide an overview of their experience with the program.

To be “eligible” means that the structure needs to be an owner-occupied historic landmark and located in Downers Grove according to the State’s Historic Preservation Office. The home needs to undergo approved rehabilitation that costs more than 25% of the home’s fair cash value. Ms. Gassen reviewed the information available in the packet provided by the State. The Tax Freeze Program is an 8-year Tax Assessment Freeze, and after that there is a 4-year graduate step up to the market value. Ms. Gassen said they had to submit three parts for the application: 1) proving that it was an historic building landmarked in Downers Grove; 2) submitting a request for approval of the plan for work on the building; and, 3) after the work is completed, requesting approval for the work that was performed. She indicated that Part 2 was the most labor intensive.

Dave Gassen then reviewed the content of the three parts of the submittal. He said that Part 1 provides information on the home, confirming it is a landmarked property, providing photographs of the home intended to communicate to the State what the owners are beginning with. Part 2 was the most intensive because they had to provide detailed information about the existing conditions on both the interior and exterior of the home, as well as their plan for restoration work for every room in the house. Documentation as to the condition of each segment was required. The State also required plans for the work as well as a cost estimate for the proposed work. The plan showed that they were likely to meet the 25% minimum. In Part 3 they had to provide “after” photos of the work to compare to the “before” photos submitted as part of Part 2. The other important information was a copy confirming the home’s fair cash value, as

well as a record of all invoices regarding the work completed on the property to meet the 25% minimum expense on the home.

Amy Gassen said it is important to talk with representatives of the State as early as possible in this process. She then provided a timeline for the house purchased in March of 2017. The State is definitely concerned with what is done to the interior of the house, what was original to the home, etc. Conversations included passing reconstruction plans and photos during the process. In June of 2017 they landmarked the home, and in October of 2017 they submitted Parts 1 and 2, because it made sense to submit them together. Construction began right after that time. In November of 2017 they received confirmation from the State that their proposed work met the standards of rehabilitation. Construction ended in March of 2018 and they submitted Part 3 in July so they would have the tax bill from the previous year and have all of their photographs of the construction available.

Ch. Larson asked how much time was actually spent dealing with the State. Ms. Gassen said there were a few phone calls, many emails, etc. It wasn't a lot of time. She said the State representative thought it was a great candidate for the program. By and large it was helped that half of the house was built in the 50s, which was not the historic portion. Ms. Gassen commented that there were frustrating times going through and assembling these three parts mostly because they had nothing to follow as an example. That was the only thing that was somewhat problematic. She said she hopes their work is a good example for others who decide to move in this direction.

Ch. Larson asked if the man they worked with is assigned a certain area in Illinois, and Ms. Gassen said he handles many projects, but especially the tax freeze work. Mr. Gassen said that the State representative was very helpful to them.

Responding to a question regarding their plan and having to make changes, Mr. Gassen said they didn't have anything like that occur other than the opening between the kitchen and dining room, which was changing dramatically. It wasn't a real issue but the State wanted to maintain the design elements of the period. Ms. Gassen said they felt they were on the same page with the State representative from the beginning.

Ch. Larson commented that it sounds like the State was most concerned with the interior to assure they maintained the design of the period. Mr. Gassen said they are concerned with both the exterior and interior and the owners can't do anything without approval of the State; otherwise they could lose the Tax Freeze.

Mr. Gassen then presented a photographic history of the transition between the original home and the renovation that was completed.

Ch. Larson thanked the Gassens for their report.

Ms. Chalberg said that a letter was sent to the Mayor regarding whether the Village would be willing to landmark the Main Street Cemetery. She noted that Stan Popovich indicated that the Village is working on the possibility of doing this; however since there

is no structure on it they could certainly work around the parameters to make it a historic site. She asked about an update.

Jason Zawila said that they have to figure out how to classify this and will be working with the Historical Society. They are aiming for the first quarter of 2019 to have more information available. The Board will be updated with any further movement. Staff is trying to see what other communities may have done that is similar.

Ch. Larson mentioned that at the last meeting, Ch. Davenport had some issues with the Fairview Train Station. Ch. Larson asked that this issue be carried over to the next meeting. Mr. Zawila replied that right now staff is analyzing the materials for roof replacement. If a material is chosen that requires a COA that the ADRB must recommend approval, it will be brought before the Board. Once a decision is made, staff will provide that information to the Board.

## **6. PUBLIC COMMENT**

### **Historical Society Update**

Ms. Gassen said she is the Vice-President of the Downers Grove Historical Society and provided an update of the homes being recognized this year. In 2016 they initiated a program requiring that a home be 50 years old and contain some historical significance for recognition by the Historical Society. She said they ask the owner to do a full chain of ownership on the property and the year of construction. If the application is approved the owner can purchase a plaque for the property noting the historic designation. Five new homes have been recognized.

Chuck Holtzen provided a photo history of the five homes that have been approved by the Historical Society.

Planning Manager Zawila thanked the Board members for their volunteer efforts for the last year. He also announced that Scott Williams is leaving the Village for a position with Naperville. This is his last meeting.

## **7. ADJOURNMENT**

There being no further discussion, Ch. Larson called for a motion to adjourn.

**Mr. Lerner moved, seconded by Mr. Riemer to adjourn the meeting. The Motion passed unanimously by voice vote.**

Ch. Larson adjourned the meeting at 8:29 PM.

Respectfully submitted,

/s/ Tonie Harrington

APPROVED 03-20-19