

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**6/7/2016**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Historic Landmark Designation - 5226 Carpenter Street	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

A Historic Landmark Designation Resolution has been prepared to designate the property at 5226 Carpenter Street a historic landmark.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2015-2017 include *Steward of Financial, Environmental and Neighborhood Sustainability*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the June 14, 2016 active agenda per the unanimous recommendation of the Architectural Design Review Board. The ADRB found that the proposed landmark meets the landmark designation criteria found in Section 12.302 of the Historic Preservation Ordinance.

**BACKGROUND**

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 Tri Gable Ell house with a basement was most likely constructed in 1869, as evidenced by research performed by the petitioner.

Existing House

The property has features typical of a Tri Gable Ell, by its basic form and a distinctive “L” shape which creates a front gable and side gable. The house has retained most of the original clapboard siding and stone foundation over the years even through various renovations and restorations. The bay windows to the north and south side of the house also have decorative moldings.

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 circa 1869 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 Tri Gable Ell with the distinctive “L” shape of the cross gabled roof.

Public Comment

Four members of the public spoke in support of the petition at the May 18, 2016 ADRB meeting.

**ATTACHMENTS**

Resolution

Aerial Map

Staff Report with attachments dated May 18, 2016

Minutes of the Architectural Design Review Board Hearing dated May 18, 2016

**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION  
FOR 5226 CARPENTER STREET**

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, Charlotte and Byron Holtzen ("Applicant") are the owners of certain property legally described as follows:

PARCEL 1: THE NORTH 95 FEET OF THE SOUTH 216.44 FEET AS MEASURED ON EAST LINE THEREOF AND PARALLEL WITH SOUTH LINE THEREOF OF LOT 13, CARPENTER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 7 AND SOUTHWEST QUARTER 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.

PARCEL 2: PART OF THE NORTH HALF OF LOT 14 IN CARPENTER'S SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 7 AND A PART OF SOUTHWEST QUARTER OF SECTION 8 IN TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT SOUTHEAST CORNER OF SAID ½ LOT AND RUNNING WEST ALONG THE SOUTH LINE OF SAID NORTH ONE HALF FOUR RODS, THENCE NORTH PARALLEL WITH EAST LINE OF SAID LOT THREE RODS, THENCE EAST PARALLEL TO SOUTH LINE OF SAID NORTH ONE HALF OF SAID LOT FOUR RODS, THENCE SOUTH ON EAST LINE OF SAID LOT THREE RODS TO THE PLACE OF BEGINNING OF SAID CARPENTER'S SUBDIVISION HAVING BEEN RECORDED ON JULY 7, 1866 AS DOCUMENT NO. 7661 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5226 Carpenter Street, Downers Grove, IL 60515  
(PINs 09-07-412-016; 09-07-412-005)

WHEREAS, there is an 1869 two-story Tri Gable Ell structure on the property; and

WHEREAS, on May 18, 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 5226 Carpenter Street, 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 5226 Carpenter Street 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

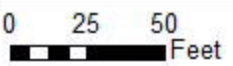
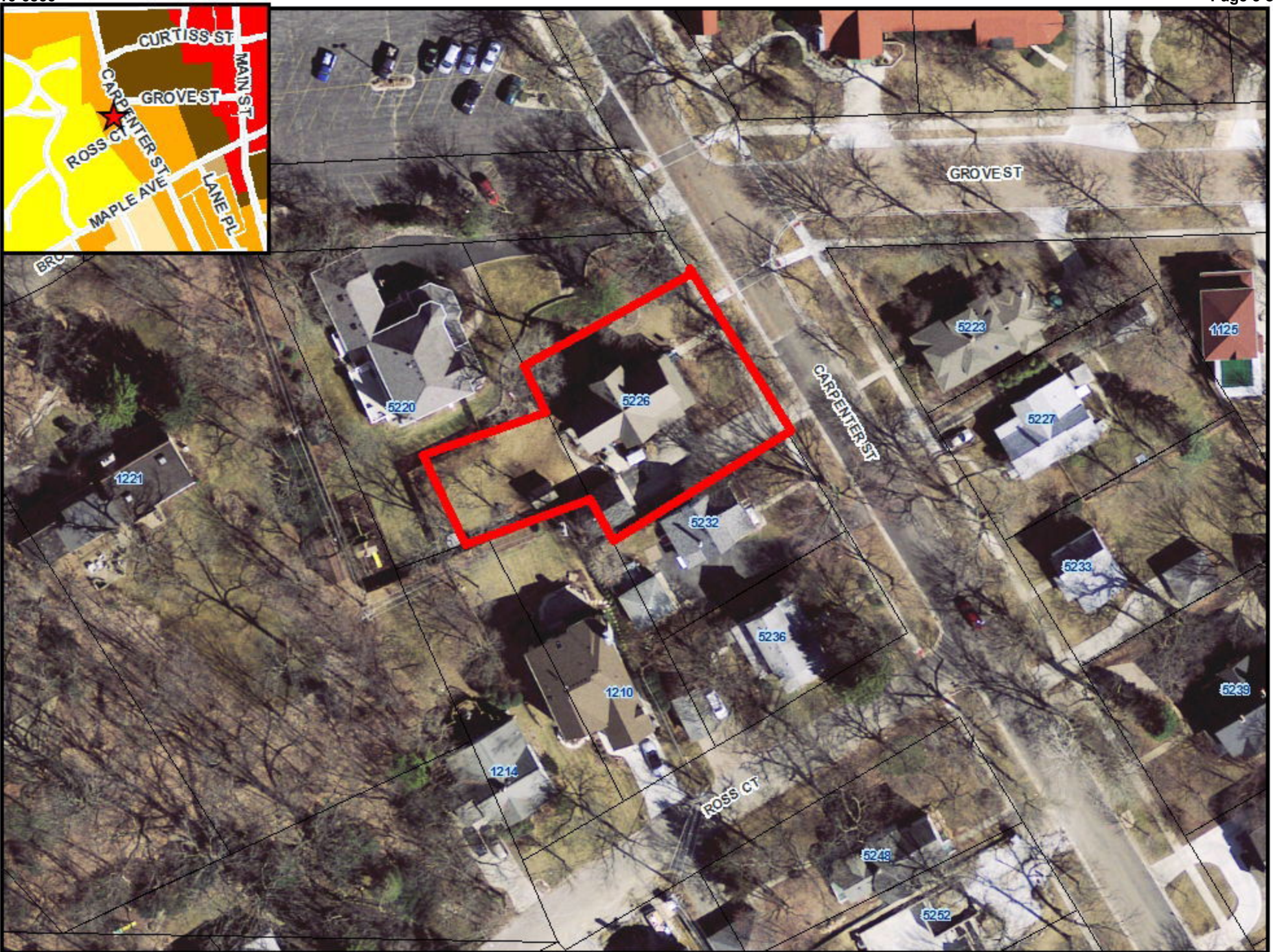
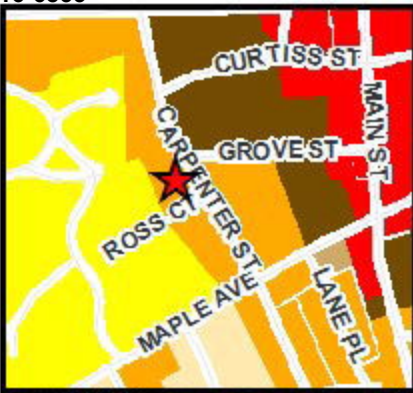
Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk





**5226 Carpenter Street - Location Map**







**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

16-ADR-0005, 5226 Carpenter Street  
May 18, 2016

Page 3

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:

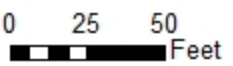
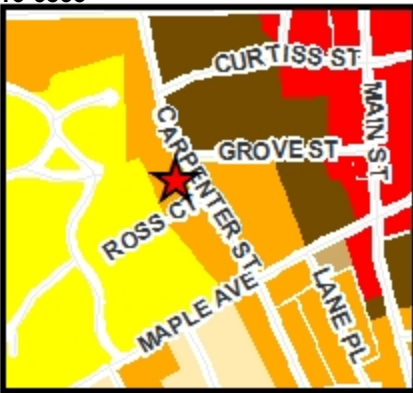


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Stan Popovich, AICP  
Director of Community Development

SP:sp  
-att





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.

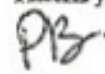
If you so desire, you may purchase a bronze plaque for your house with the Downers Grove Historical Society Centennial Home design. Through an arrangement with the Society, this plaque is available at discount from the manufacturer to certified centennial home owners. (See attached for ordering information.)

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

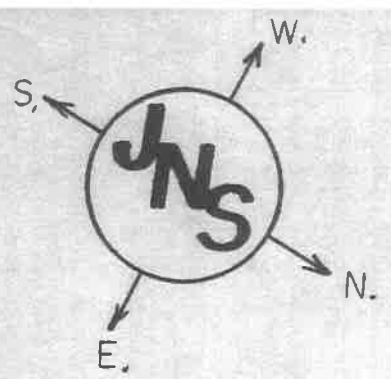
  
Phyllis Betenia

enc.

The Downers Grove Historical Society

# John Nelson

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



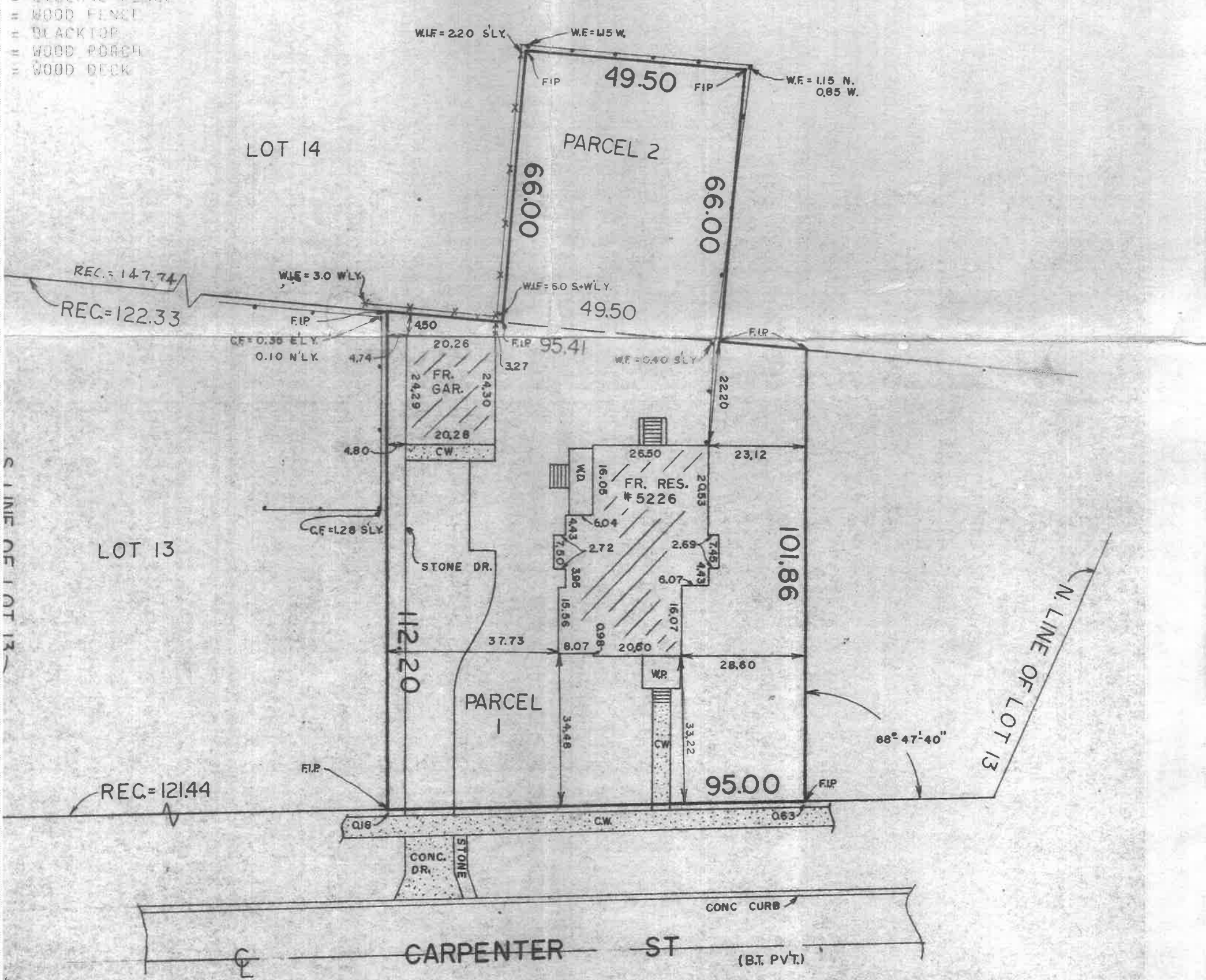
## PLAT OF SURVEY

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  
SAYD 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
- CYCLONE 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.

Illinois Registered Land Surveyor No. \_\_\_\_\_

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 J. Nelson  
Illinois Registered Land Surveyor No. 2374

NOTICE: Compare the description in this plat with your deed, abstract 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



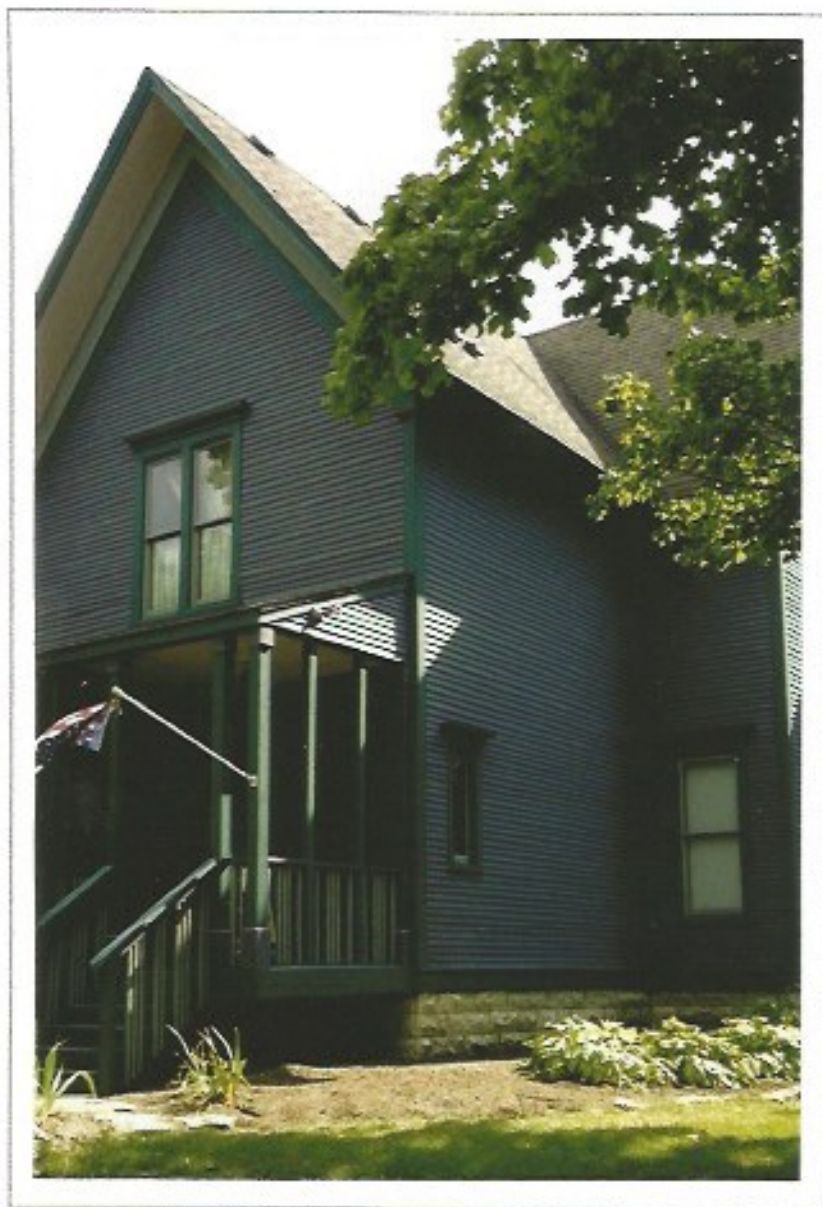


Photo #3: North view

Photo #4: Original stone foundation





Photo #5: South view





Photo #6: North Bay Window



Photo #7: South Bay Window

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VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
VILLAGE HALL – COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

MAY 18, 2016, 7:00 P.M.

Chairman Matthies called the May 18, 2016 meeting of the Architectural Design Review Board to order at 7:03 p.m. and asked for a roll call:

**PRESENT:** Chairman Matthies, Mr. Davenport; Mrs. Acks, Mrs. Englander, Mr. Larson  
Mr. Riemer

**ABSENT:** Mr. Casey

**STAFF:** Community Development Director Stan Popovich; Planner Swati Pandey

**VISITORS:** David and Amy Gassen, 5320 Benton Ave., Downers Grove; Rich Kulovany, 6825 Camden, Downers Grove; Charlotte and Byron Holtzen, 5226 Carpenter St., Downers Grove; Irene Hogstrom, 1232 Gilbert, Downers Grove; Cathy Nybo, 5253 Blodgett, Downers Grove

**APPROVAL OF APRIL 20, 2016 MINUTES**

**MOTION BY MR. DAVENPORT, SECONDED BY MR. RIEMER TO APPROVE THE APRIL 20, 2016 MINUTES. MOTION CARRIED BY VOICE VOTE OF 6-0.**

**PUBLIC HEARING**

Chairman Matthies opened up the public hearing and swore in those individuals that would be speaking on the following public hearings:

**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.**

Planner Pandey summarized the petition before the board members, referencing an aerial view of the home at the intersection of Carpenter Street and Grove Street. The plat of survey was reviewed noting two parcels for the property with the home and garage on the eastern portion of the site. Per Ms. Pandey, the home was constructed in 1869 with the middle and front section of the house added in 1883 by John Oldfield. The garage was constructed circa 1980s.

A historical photo from the 1940's referenced the form and footprint of the home. Ms. Pandey indicated the architectural design of the home was Tri-Gable Ell, noting the gabled roof lines on three sides create a cross which forms an "L" shape -- a popular form in the 19<sup>th</sup>

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Century. The home's original siding remained as well as the original stone foundation. A south view elevation was presented. Ms. Pandey pointed out the minimalistic decorative elements on the bay windows located on the north and south facades as well as ornamental moldings.

Per staff, the petition met the village's Historic Preservation Ordinance Criteria No. 12.302.A and was more than 100 years old, meeting Criteria No. 12.302.B and also had a distinguishing architectural style of Tri-gable Ell which met the criteria. Staff recommended approval of the petition.

Chairman Matthies concurred with staff's recommendation and opened up the matter for discussion. No immediate discussion followed. The petitioner was invited to speak.

Petitioners Charlotte Holtzen and Byron Holtzen were present. Ms. Holtzen shared a photograph of the home back when she and her husband purchased it in the fall of 1987. She discussed the journey they took in learning about the home and restoring it to its original state over the years. The home was researched about a year after purchase and it was found that the original rear portion of the home was constructed by Alex and Nancy Foster. Through old tax records Ms. Holtzen was able to determine that the site was Lot No. 13 in the Carpenter Subdivision and the Fosters were the seventh family to purchase a lot in that subdivision, which subdivision was the first subdivision to be platted in Downers Grove.

A history of when Mr. Foster arrived in the village (1835) followed as well as his contribution to construct the Methodist Church in 1852, along with other early settlers including the Oldfields who immigrated from England. A summary of Mr. Oldfield's contributions to the village also followed: he donated \$1,000 to start the town's library and constructed the Oldfield three-story building near Main and Curtiss Streets.

Ms. Holtzen proceeded to summarize some of the original details of her home, which included an original stained glass window in the front door, original front and back stairs, a fireplace, and pocket doors. She presented photographs from the last renovation of her home as well as current photos. Ms. Holtzen shared a more personal story about the youngest Foster son who was transferred to her home town in 1886 and lived only six blocks away from her great grandparents' home in St. Joseph, Missouri.

Dialog followed regarding the color of the home. Ms. Holtzen indicated it was tan when she and her husband purchased it but she believed it may have been white originally, with the windows possibly green, but she could not confirm. She also stated she reviewed various plat books to determine what the design of the original home was and, in reviewing the front facade with its front gable, she assumed it probably looked similar in the rear. Ms. Holtzen spoke about the original location of the fireplace, the unique details of her home, such as the large overhangs, and recalled various notable owners of the home after the Oldfields.

Members appreciated hearing about the home and its history.

Mr. Dave Gassen, 5320 Benton Avenue, appreciated the owners sharing their story and seeking the landmark status for their beautiful home. He also appreciated hearing the research done by the owners and supported approval of the petition.

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Ms. Amy Gassen, 5320 Benton Avenue, shared the same comments as above and enjoyed the history. She also supported the petition.

Mr. Rich Kulovany, 6825 Camden supported the petitioners and appreciated their research on the home as well as their restoration of the home. He pointed out the home was not located in the village's survey area which did not stop the owners from seeking landmark status.

Ms. Cathy Nybo, 5253 Blodgett, stated when she was younger and walking through town with her young sons, they gave a name to the Holtzen's home – the House of Seven Gables (even though the home did not have them). Since the home was over 100 years old, she believed the home deserved to be here another 150 years. She thanked the owners for restoring their home.

Hearing no more comments, public comment was closed. Discussion was made available. None followed. The chairman entertained a motion.

**MR. DAVENPORT MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 5226 CARPENTER STREET.**

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

**AYE: MR. DAVENPORT, MS. ENGLANDER, MS. ACKS, MR. LARSON,  
MR. RIEMER, CHAIRMAN MATTHIES**

**NAY: NONE**

**MOTION CARRIED. VOTE: 6-0**

### **OLD BUSINESS**

Director Popovich reported the home at 1232 Gilbert was landmarked last night. The home at 701 Maple as well as the train station application will go before the Village council on June 14<sup>th</sup>. Also, last night the Village Council proclaimed May as Historic Preservation Month. Additional staff updates included: staff applying for the IHPA CLG grant to print some brochures and applying for the IHPA's tax freeze program. For now, no June ADRB meeting was scheduled.

### **PUBLIC COMMENT**

Mr. Rich Kulovany, 6825 Camden reported that the Friends of the Edwards House ("FOEH") recently printed up letters using the Frequently Asked Questions from the village's web site and hand-delivered them to 190 homes, many of them already surveyed. Per Mr. Kulovany, the FOEH intends to do an ad hoc of other homes that should be followed. He stated the FOEH has to figure out how it wants to expand the survey on a more formal basis, i.e., do it as a joint effort with the ADRB or the ADRB may have to initiate a survey. Mr. Kulovany shared some of the responses he received walking door-to-door delivering the letters and clearing up some of the misconceptions residents had about the landmarking process.

Mr. Davenport, on behalf of this board, asked that Mr. Kulovany thank the members of the FOEH for their work.