

VILLAGE OF DOWNERS GROVE
Report for the Village
1/7/2025

SUBJECT:	SUBMITTED BY:
Historic Landmark Designation - 1129 Curtiss Street	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 1129 Curtiss Street a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for the 2023-2025 Strategic Plan include *Steward of Financial, Environmental and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the December 17, 2024 Village Council meeting. Staff recommends approval on the January 7, 2025 Active Agenda.

RECOMMENDATION

Approval on the January 7, 2025 active agenda per the unanimous 5:0 recommendation of the Historic Preservation and Design Review Board. The HPDRB found that the house meets the landmark designation criteria found in Sections 12.302(a) (*The proposed landmark is over fifty (50) years old*) and 12.302(b)(3) (*The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials*) of the Historic Preservation Ordinance.

BACKGROUND

The petitioner is seeking a Historic Landmark Designation for their property at 1129 Curtiss Street under criteria 12.302(b)(3) of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Foursquare style home was constructed circa 1926.

Existing House

The two-story American Foursquare was a popular housing type from the 1890s to the 1920s. Typical elements include a square floor plan and medium-pitched, pyramid hip roof, wide overhanging eaves and a form of a porch. The foursquare can be found in many styles, including Prairie, Colonial Revival,

Neoclassical, and Craftsman. They are typically two-story structures with a strong emphasis on horizontal lines. In the Village, many Foursquares were designed in the Prairie style which are often noted for their wide eaves. This Foursquare is emblematic of the style as it maintains the square footprint, a predominant porch, horizontal lines following the first and second floors, and the medium pitched pyramid hipped roof with wide eaves.

Upon additional consultation with the Illinois Historic Preservation Agency (IHPA), information was gathered about the history of this style of home. IHPA shared examples of homes in the style of the American Foursquare. IHPA acknowledged the typical open front porch often became enclosed over time to accommodate sleeping porches, which were popular at the turn of the century.

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 1926 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 12.302(b)(3) as the house represents the distinguishing characteristics of the Foursquare architectural style.

Public Comment

Staff received one letter of support prior to the meeting and one member of the public spoke in support of the petition at the November 20, 2024 HPDRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated November 20, 2024

Draft Minutes of the Historic Preservation and Design Review Board Hearing dated November 20, 2024

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 1129 CURTISS 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, Laura & Matthew Hanssel ("Applicants") are the owners of a structure on the property legally described as follows:

THE EAST 50 FEET (MEASURED FROM A PERPENDICULAR DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF THE LOT HEREINAFTER DESCRIBED) OF THE WEST ½ IN WIDTH OF SAID LOT LYING NORTH OF THE SOUTH 200 FEET THEREOF, SAID LOT BEING LOT 48 IN THE ASSESSOR'S SUBDIVISION, IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 1129 Curtiss Street, Downers Grove, IL 60515
PIN 09-08-305-005

WHEREAS, a Forsquare style structure (circa 1926) is on the property; and

WHEREAS, on November 20, 2024, the Historical Preservation and 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 1129 Curtiss 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 1129 Curtiss 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 Applicants.

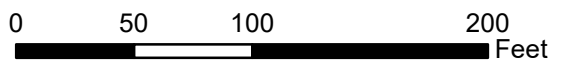
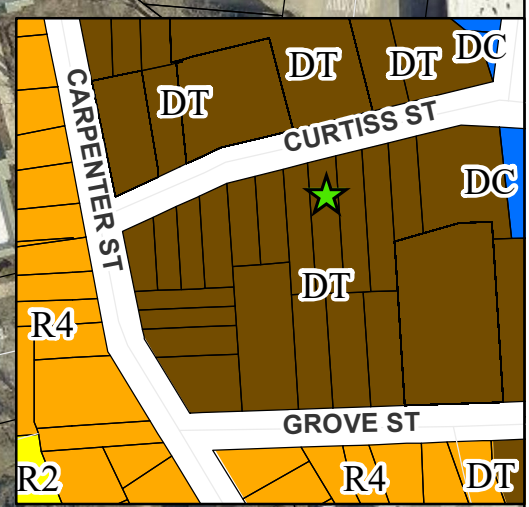
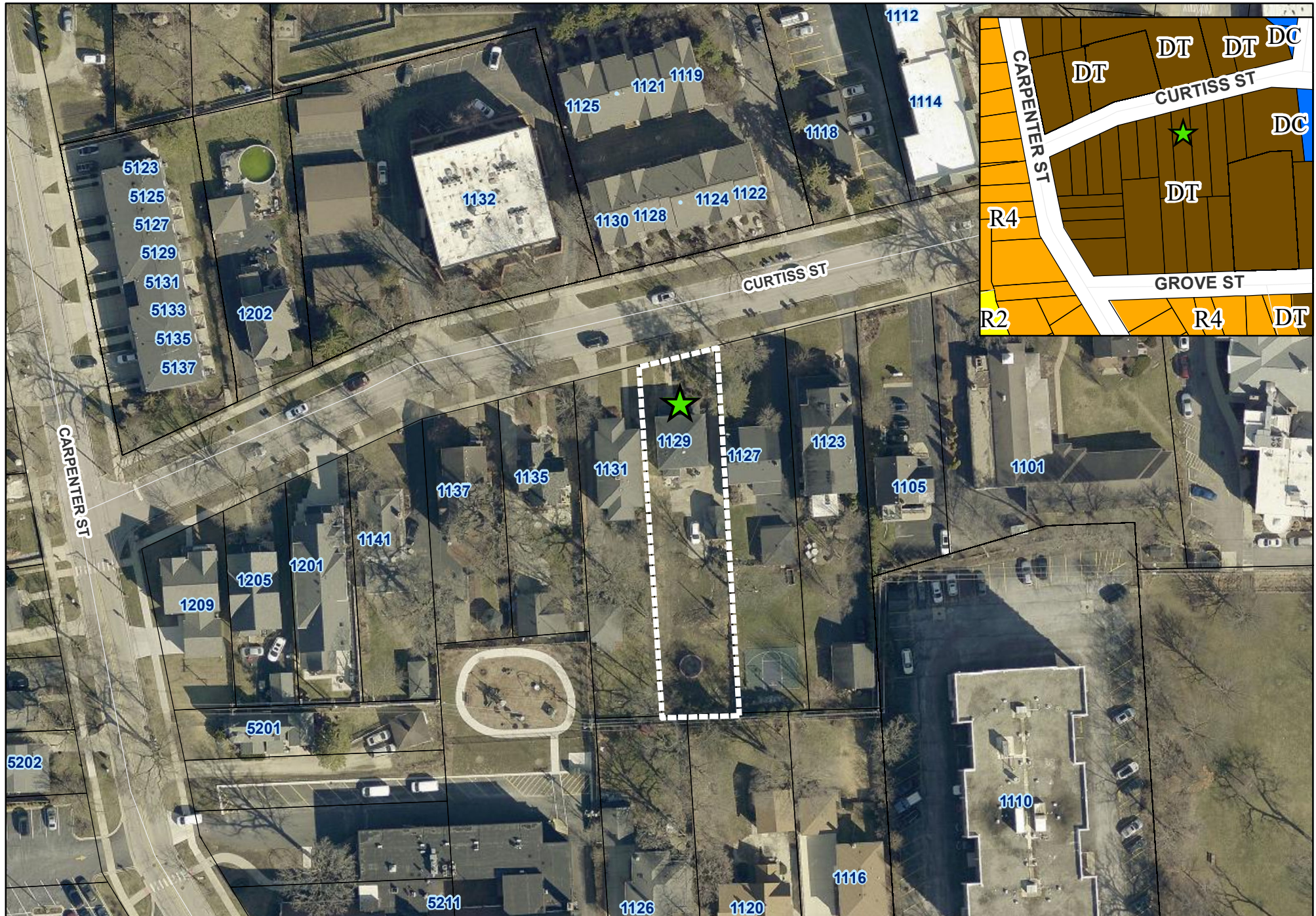
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

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



1129 Curtiss Street - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
NOVEMBER 20, 2024 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
24-HLA-0002 1129 Curtiss Street	Designation of a Historic Landmark	Emily Hepworth, AICP Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 1129 Curtiss Street based on the criteria that the property represents the distinguishing characteristics of a Foursquare architectural style.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/PETITIONER: Laura and Matthew Hanssel
1129 Curtiss Street
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: American Foursquare
BUILDING DATE: Circa 1926
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 11,165.4 Square Feet (.26 acres)
PIN: 09-08-305-005

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Project Narrative
2. Plat of Survey
3. Owner Authorization Form
4. Certificate of Acknowledgement Form
5. Historic Landmark Information Form
6. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 1129 Curtiss Street under criteria 12.302(b)(3) of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Foursquare style home was constructed circa 1926.

The two-story American Foursquare was a popular housing type from the 1890s to the 1920s. Typical elements include a square floor plan and medium-pitched, pyramid hip roof, wide overhanging eaves and a form of a porch.

The American Foursquare is aptly named after its cubic shape and division of living space into quarters and is sometimes called a “Classical Box” or “Prairie Box.” Typically the homes feature four rooms upstairs and four rooms downstairs with an absent central hall. The foursquare can be found in many styles, including Prairie, Colonial Revival, Neoclassical, and Craftsman. They are typically two-story structures with a strong emphasis on horizontal lines. In the Village, many Foursquares were designed in the Prairie style which are often noted for their wide eaves

Upon additional consultation with the Illinois Historic Preservation Agency (IHPA), information was gathered about the history of this style of home. IHPA shared examples of Sears Roebuck homes in the style of the American Foursquare. They acknowledge the typical open front porch often became enclosed over time to accommodate sleeping porches, which were popular at the turn of the century.

The current homeowners have completed an interior renovation while largely preserving the original exterior appearance of the house. The footprint of the home remains the same, but a small center window has been removed from the front façade on the second story during renovations to the exterior stucco façade. The small window is not considered to be a key attribute in foursquare design, and staff does not find that the window’s removal impedes the structure communicating its style. According to the petitioner, the original windows were replaced with double hung windows that match the original design with the upper window sash having three divided lites and the lower window sash having one lite.

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 12.302(a) and Section 12.302(b), 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 was constructed circa 1926. 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.

24-HLA-0002, 1129 Curtiss Street
November 20, 2024

Page 3

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 an intact example of a Foursquare. It has a square footprint, plus a full front porch (partially enclosed), and a pyramid hip roof. The exterior material is stucco.

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 received one comment expressing support for this petition.

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Historic Preservation and Review Board make a positive recommendation to the Village Council for landmark status of 1129 Curtiss Street.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

**Historic Landmark Designation
Project Summary/Narrative
1129 Curtiss Street**

Owners and applicants: Laura and Matthew Hanssel

Property History

This home is part of the Assessors Subdivision on Curtiss Street, located just west of Main Street and downtown Downers Grove. This portion of Curtiss Street contains a few of the original homes in Downers Grove, including 1129 Curtiss. In determining the year built, this land on Curtiss Street goes back to Henry (grandson of Henry Puffer of the same name) and Jane Puffer.

House Description

This house is a two-story, classic American Foursquare. The Foursquare was a popular housing type from the 1890s to 1920s. It has the typical elements of a Foursquare, including a square floor plan and medium-pitched, pyramid hip roof. The front porch is partially enclosed and incorporated into the living space. The exterior is stucco.

The current homeowners renovated and updated the interior, while preserving the original exterior appearance. Part of the recent renovation included preserving the original interior staircase and all hardwood flooring.

The scope of the renovation included a complete gut rehab to include all new plumbing, electric, windows, doors sewer and water, extensive stucco repairs and a full finished basement. The original footprint of the home remains.

First Owner and Year Built

It is with strong certainty that the year built is **circa 1926**, and the first owner is **Elsie Wittman** (1890-1951). She acquired the lot in June of 1923 from Francis and Sarah Chessman for \$10. Looking at real estate tax records, Elsie paid \$17.60 for the 1926 tax year. There was not a valuation recorded. For the 1927 taxes, the valuation was now \$2820, however no payment is recorded. In 1928, taxes are now \$192.89. This increase is indicative of a home built.

Also in 1923, Elsie Wittman married Herbert August Grotefeld. It appears that Elsie Wittman-Grotefeld and her husband never lived in the house, but resided in a house where the former Church of Christ Scientist now stands. Her husband lists his occupation as Lawyer in the 1940 Census and they have one son. They are also First Generation Americans, with both sets of parents from Germany.

The first address for the house is 77 Curtiss, prior to the 1927 change of addresses to coordinate with the numbering system of Chicago. The Sanborn map for 1947 is correct, but earlier maps have the house numbers shifted a few houses to the west. This may be why Township records have the year built as 1918.

In the June and December 1926 telephone directories, Ida M. Fisher is living at 77 W. Curtiss. In the June 1927 telephone directory, Mrs. A.B. Snow is living at 1129 Curtiss. The 1930 Census lists 9 people living in the house from 2 families and they are recorded as being renters.

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:

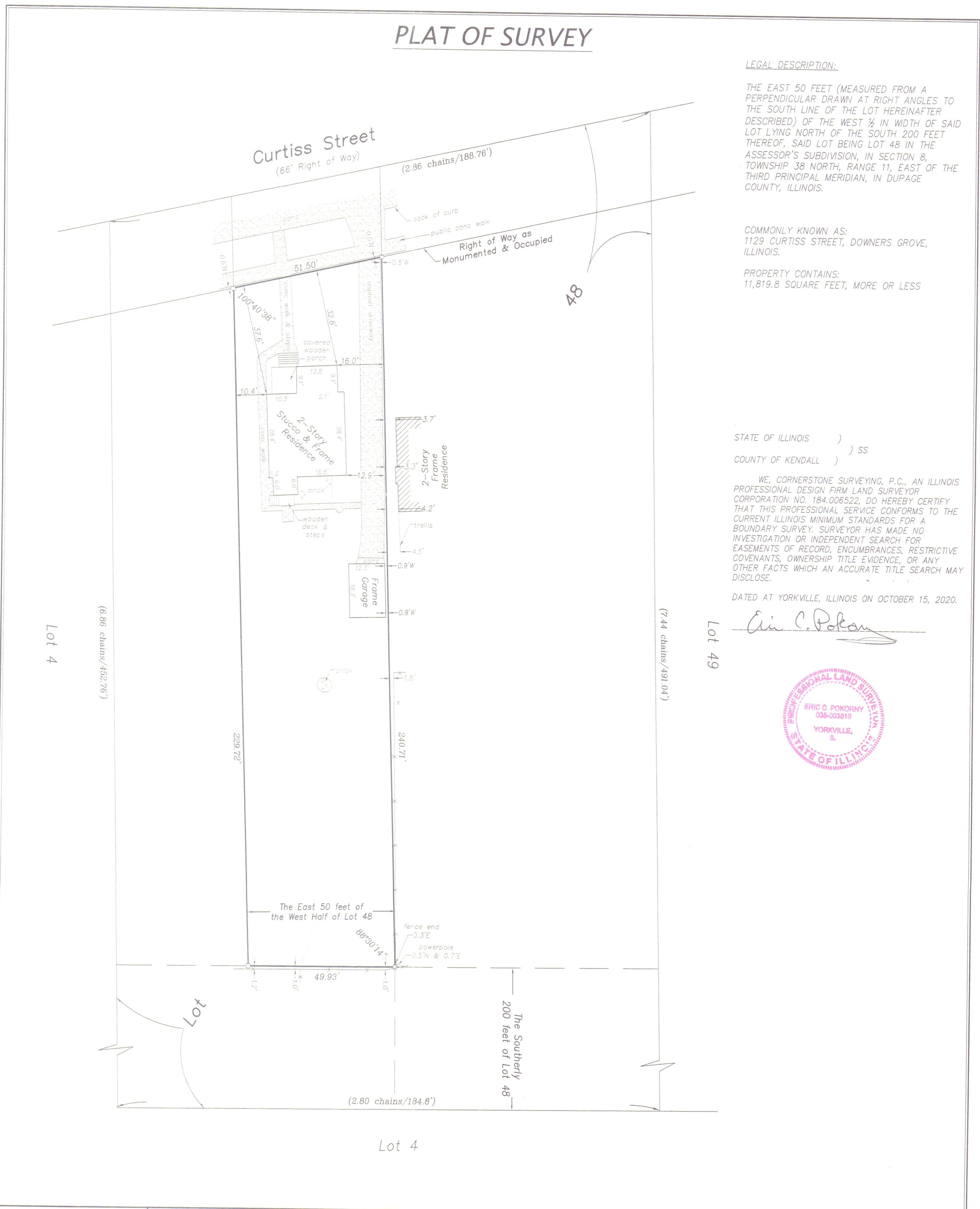
A. "The proposed landmark is either over fifty (50) years old, in whole or in part."

The house located at 1129 Curtiss Street was built circa 1926. This was established by looking at property tax records, property deeds, Sanborn maps, Census data, and telephone directories. This criterion has been met.

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

The house located at 1129 Curtiss Street is an intact example of a Foursquare. It has a square footprint, plus a full front porch (partially enclosed), and a pyramid hip roof. The exterior material is stucco. This criterion has been met.

PLAT OF SURVEY



LEGAL DESCRIPTION:

THE EAST 50 FEET (MEASURED FROM A PERPENDICULAR DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF THE LOT HEREINAFTER DESCRIBED) OF THE WEST 1/2 IN WIDTH OF SAID LOT LYING NORTH OF THE SOUTH 200 FEET THEREOF, SAID LOT BEING LOT 48 IN THE ASSESSOR'S SUBDIVISION, IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
1129 CURTISS STREET, DOWNERS GROVE, ILLINOIS.

PROPERTY CONTAINS:
11,819.8 SQUARE FEET, MORE OR LESS

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

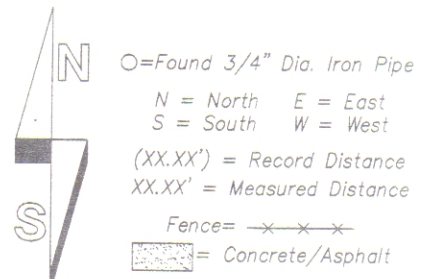
WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON OCTOBER 15, 2020.

Eric C. Pokorny



Scale: 1" = 20'



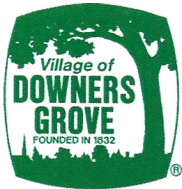
Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2020
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2020

TODD SURVEYING

Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client:	Law Office of Brian Tarrow
Book #:	2555
Drawn By:	JLH,TT
Plot #:	7964
Reference:	
Field Work Completed:	10/13/2020
Rev. Date	Rev. Description
Project Number:	2020-1433



Form #001

Owner Authorization

Address of Project Site: 1129 CURTISS ST. DOWNERS GROVE IL 60515

Project/Activity Description for the permit application:

LOCAL LANDMARK

I hereby affirm that I am the owner of the above property. By signing below, I authorize the contractor associated with this project to act as my authorized agent with regard to any and all permit applications, associated with this project, made to the Village of Downers Grove.

Under Penalty of Intentional Misrepresentation and/or Perjury, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement(s) in compliance with all provisions of the applicable ordinances, rules and regulations of the Village and any other applicable governing bodies. I realize that the information that I have affirmed hereon forms a basis for the issuance of the permit(s) herein applied for. I hereby grant the Village, its employees and agents the temporary right to enter the property subject to this permit throughout the duration of the permit to complete any inspections as necessary to confirm compliance with all applicable ordinances, rules and regulations of the Village and other governing bodies. I hereby agree to hold the Village, its officers, employees, and agents harmless from any and all costs, damages, liabilities and attorney's fees which may occur or be claimed to occur by reasons of any work performed under this permit.

I agree to pay:

1. Any and all fees, as referenced in the User Fee, License and Fine Schedule, latest edition.
2. I agree to pay Run-off Storage Fees based upon the permitted project(s) watershed at the rate per square foot of new impervious as outlined below: Sawmill Creek \$0.464/sq. ft., East Branch DuPage River \$0.565/sq. ft., and Salt Creek \$0.71/ sq. ft.
3. Fees for outside consultants that the Village may elect to utilize to perform all or portions of the stormwater management review. These fees will be collected regardless if the permit is issued or canceled.

Matt Hanssel
Property Owner Signature

10/9/24
Date

MATT HANSSEL
Property Owner Printed Name

By including your email below, your information will be added to receive notification of any changes to your permit(s).

HANSSEL HOMES @ GMAIL.COM
Property Owner's Email Address



Certificate of Acknowledgement Form

Form #HP18

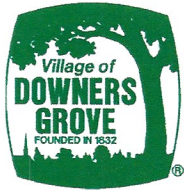
I, MATT HANSSEL, attest, as the owner(s) of the property located at 1129 CURTISS ST. DOWNERS GROVE IL 60515 (PIN #

_____), that I have received a copy of the Historic Preservation Ordinance and understand its requirements. I understand that if my property is designated a Historic Landmark, the property will be recorded as such with the County Recorder. I understand that I, or any future owners of the property, will require a Certificate of Appropriateness in order to undertake any minor or major exterior modifications as listed under Section 12.502 of the Historic Preservation Ordinance.

Attest: MATT HANSSEL
Printed Name of Owner

[Handwritten Signature]
Signature of Owner

10/9/24
Date



Form #HP17

Historic Landmark Information

Address of Project Site: 1129 CURTISS ST. DOWNERS GROVE IL 60515

Date of Construction CIRCA 1927

Architectural Style 4-SQUARE

Architect (if known) _____

Number of Stories 2 Basement? Yes No

Foundation Materials (concrete, <u>concrete block</u> , wood, stone, brick, N/A)	
Exterior Wall Materials (concrete, wood, stone, brick, vinyl, other, N/A)	<u>STUCCO</u>
Roof Type (gabled, cross-gabled, <u>hipped</u> , hipped-gable, shed, gambrel, flat, other, N/A)	
Roof Materials (metal, wood shingle, wood shake, composition, slate, tile, <u>other</u> , N/A)	<u>ASPHALT SHINGLE</u>
Window Type (<u>double-hung</u> , awning, casement, hopper, other, N/A)	
Window Materials (wood, aluminum, <u>vinyl</u> , other, N/A)	
Door Type (<u>panel</u> , flush, transom, N/A) and Materials (Wood, Metal, Glass, N/A)	<u>UPPER WINDOW LITE</u>
Other Significant Features (accessory structures, arches, porches, towers, brick course, etc.)	







Emily Hepworth <eheworth@downers.us>

HPDRB Meeting-Public Comment

1 message

Irene Hogstrom [REDACTED] >
To: Emily Hepworth <eheworth@downers.us>

Tue, Nov 12, 2024 at 3:22 PM

Dear Ms. Hepworth,

I am submitting my support for landmarking of the Four Square located at 1129 Curtiss Street. The homeowners have done a beautiful job of preserving the architectural integrity of the house while renovating for modern living. I am grateful that the Hanssels have preserved the house and wish to pursue landmark status. I hope that members of the HPDRB will agree.

Sincerely yours,
Irene Hogstrom

DRAFT

**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF November 20, 2024 7:00 P.M.**

Chairperson Gassen called the November 20, 2024 of the Historic Preservation and Design Review Board to order at 7:00 p.m. and requested a roll call:

1. ROLL CALL

PRESENT: Ch. Gassen, Ms. Chalberg, Ms. Ciuffini-Kemp, Ms. Purcell, Mr. VerVers, Ms. Kolev

ABSENT: Mr. Styczynski

STAFF: Jason Zawila, Planning Manager, Emily Hepworth, Development Planner

VISITORS: Christine Martin, Sharon Andersen, Marty Acks, and Kelly Casson

2. APPROVAL OF SEPTEMBER 4, 2024 MEETING MINUTES

Motion by Mr. VerVers, second by Ms. Kolev to approve the minutes of the September 4, 2024 meeting. Roll call:

AYE: Ms. Chalberg, Ms. Ciuffini-Kemp, Ms. Purcell, Mr. VerVers, Ms. Kolev

NAY: None

ABSTAIN: Ch. Gassen

Motion passed.

3. PUBLIC HEARING:

- a. 24-HLA-0002: A PETITION SEEKING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY COMMONLY KNOWN AS 1129 CURTISS STREET, DOWNERS GROVE, IL (PIN 09-08-305-005). LAURA AND MATTHEW HANSSEL, PETITIONER AND OWNER**

Emily Hepworth, Development Planner, presented on the petition for a historic landmark designation at 1129 Curtiss Street. She stated that this is in the downtown transition zoning district and mailing notices were distributed to all property owners within 250 feet of the property, a legal notice was posted, and a sign was posted in front of the house. She provided a plat of survey and a photo of the front façade of the house. She discussed some of the distinguishing characteristics of the home, including it being a cube shaped two-story structure with a strong emphasis on horizontal lines, wide overhanging eaves, medium pitch pyramid hip roof, and front porch. She went over the designation criteria and standards of approval. Staff found the property represents the distinguishing characteristics of a four square and that the petition complies with the criteria for landmark designation, and staff recommended HPDRB make a positive recommendation to the Village Council for landmark status.

Matt Hanssel, petitioner, thanked the Board for considering the property for historic landmark designation.

DRAFT

Ms. Chalberg thanked the petitioners for their effort in landmarking and doing a beautiful job restoring the home.

Mr. VerVers asked what the depth of the lot is.

Mr. Hanssel answered 249 feet.

Ms. Ciuffini-Kemp noticed the windows were replaced, and asked if those windows would have been approved to be replaced had the landmarking already been done.

Mr. Zawila responded that it would have had to be the same material and look.

Ms. Kolev asked if the door was original.

Mr. Hansell noted that this was not the original door.

Ms. Ciuffini-Kemp asked the petitioner if they considered exterior renovations complete at this point.

Mr. Hanssel stated they are complete, with the exception of handrails for the steps and landscaping.

Ch. Gassen thanked the petitioner for doing their part to preserve a part of history in the community and was excited to see another four square on their list of landmarks.

Ch. Gassen asked for public comment.

Christine Martin said she was thrilled to have the petitioners take care of their home and bring another beautiful historic home to landmarking. She stated that she hoped it rubbed off on other people on the block. She added that they also did their walkway with old brick, which added to the charm of the house.

Ms. Chalberg made a motion to approve the property at 1129 Curtiss Street be approved and designated as a historic landmark. Second by Ms. Purcell. Roll call:

AYE: Ms. Chalberg, Ms. Purcell, Ms. Ciuffini-Kemp, Mr. VerVers, Ms. Kolov, Ch. Gassen

NAY: None

Motion passed unanimously.

Ch. Gassen started deliberation.

Ch. Gassen commented that she once owned an American four square and everything the petitioner has done to the property has been a great restoration. She also thanked them for maintaining the window style.

Ms. Chalberg said the house still looked very much like a classic four square home and they did a nice job maintaining the architectural integrity.

DRAFT

4. OLD BUSINESS:

Mr. Zawila announced that the Guiding DG special meeting will be the first week in December with a continued discussion on Streetscape and review of a preferred Streetscape plan. He noted they do not have a regularly scheduled HPDRB meeting for this item.

5. NEW BUSINESS:

6. PUBLIC COMMENT:

Chairperson Gassen opened the meeting for public comment.

Christine Martin asked if there were any plans for the old blacksmith shop at the corner of Main and Maple.

Mr. Zawila responded that they do not have any permits or development applications in for that property.

7. ADJOURNMENT

Ch. Gassen called for a motion to adjourn.

Ms. Chalberg moved, seconded by Ms. Kolev to adjourn the meeting. Motion carried unanimously.

/s/ Village Staff
(As transcribed by Ditto Transcripts)