

**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD**

VILLAGE OF DOWNERS GROVE CIVIC CENTER
850 CURTISS AVENUE

November 20th, 2024
7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes**
 - a. September 4, 2024**
- 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.
- 4. Old Business**
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF SEPTEMBER 4, 2024 7:00 P.M.**

Chairperson Gassen called the September 4, 2024 of the Historic Preservation and Design Review Board to order at 7:07 p.m. and requested a roll call:

1. ROLL CALL

PRESENT: Ch. Gassen, Mr. Styczynski, Mr. VerVers, Ms. Purcell, Ms. Chalberg, Ms. Kolev

ABSENT: Ms. Ciuffini-Kemp

STAFF: Dave Fieldman, Village Manager, Stanley Popovich, Community Development Director, Jason Zawila, Planning Manager, Flora León, Senior Planner, Emily Hepworth, Development Planner.

VISITORS: Tim King, Mike Wood, Selma Moberg, Scott Richards, Janet Wunningham, Erin Venezia, Theresa Schulz, Clorinda Grecco

2. APPROVAL OF MINUTES

a. June 19, 2024 MEETING MINUTES

Motion by Ms. Purcell, second by Ms. Chalberg to approve the minutes of the June 19, 2024 meeting. Roll call:

AYE: Mr. VerVers, Mr. Styczynski, Ms. Purcell, Ms. Chalberg, Ms. Kolev, Ch. Gassen

NAY: None

ABSTAIN: None

Motion passed.

3. OLD BUSINESS: None

4. PUBLIC MEETING:

a. Guiding DG Downtown and Fairview Streetscapes Plan Workshop

Ch. Gassen started the agenda item by stating that the workshop will cover the three study areas: Downtown, the Connection Area and Fairview. The presentation will be conducted by Hitchcock Design Group and after the presentation of each area we will pause to take input from the HPDRB and then the public will be able to provide input after HPDRB discussion of all three areas.

Ms. Flora León, Senior Planner started the workshop by providing an overview of the timeline and where the Village is currently at with the GuidingDG Project. She then introduced Tim King and Mike Wood with Hitchcock Design Group who will lead the workshop for the Guiding DG Downtown and Fairview Streetscape Plan Workshop.

Tim King, Hitchcock Design Group, provided an overview of the existing conditions

document and program overview. He stated that the existing conditions report was based on public outreach and working with staff. Mr. King indicated that they have started the schematic design alternatives portion of the project where they will first present the alternative streetscape prototype concepts to the HPDRB. With the working session they will provide an overview of the streetscape conceptual design for the project area which include Downtown, the Connection Area and the Fairview Focus Area. They expect this evening to receive initial feedback on the conceptual designs. After this meeting the Village Council will provide input, ahead of a public open house to be scheduled. The plan will also include an implementation plan. The project is expected to be completed in the spring. He noted that this will be the first of three rounds of input, refinement and finalization.

Mr. King then provided an overview of the streetscapes existing conditions memorandum. The document provided a baseline of the existing conditions and an evaluation of streetscape components. Mr. King also provided an overview of the geographic area for the project. The memorandum also provided outreach key takeaways, summarized in the following topics: streetscape function and character, expanded flexible amenity areas, public gathering spaces and programmed events and culture and public art.

Mr. King noted that with streetscape function and character, public outreach identified that the plan should consider streetscape improvements that are not only functional but contribute to the character of the community, the plan should further explore creating a community-wide streetscape style, while allowing the Fairview Focus Area to have its own neighborhood identity. Lastly, the plan should improve the connection between Downtown and the Fairview Focus Area as an important streetscape connection due to the proximity of the two areas. Regarding, expanded flexible amenity areas, public outreach identified that the plan should provide expanded flexible amenity spaces in certain locations, the plan should review potential locations and determine criteria for components, configurations, clearances, materials, and maintenance. Lastly, the plan should explore opportunities to provide traffic calming measures and provide a safe pedestrian environment. Regarding public gathering spaces and programmed events, public outreach identified that the plan needs to explore the needs of programmed events including locations, timing, infrastructure requirements, and public vs. private access, and design for flexibility. The plan should also explore access to pocket parks and to larger parks to better accommodate events. Lastly, the plan should identify underutilized publicly owned property for use as public gathering spaces. Regarding culture and public art, public outreach suggested that the plan should identify locations to incorporate public art components within the streetscape, identify ways to incorporate historical and cultural references within the streetscape, consider temporary or seasonal attractions to draw local and out of town visitors, and lastly the plan should develop tasteful downtown gateways and wayfinding signage that reflects the culture of the community.

Mr. King then provided on overview of how the concepts were designed. He stated that the Downtown, Connection, and Fairview Focus Area streetscapes will have a consistent baseline design, such as landscaping and certain hardscapes, but some attributes will be different to create unique neighborhood style, such as public art and gateway signage. He then said that all options lean towards traditional given the comments received through community input, although innovative operational elements that meet multiple project goals are included as a progressive solution, such as new technologies for trees to grow in hard environments. Lastly, the character is influenced by the types of streets, the types of adjacent land uses, and the style and quality of private development, the streetscape is designed taking these influences into consideration. With each of these parameters he offered photographic examples. He then then proceeded to present the Downtown

Streetscape and provided an overview of the typical downtown streetscape existing conditions.

Mike Wood, Hitchcock Design Group, then provided an overview of the three concepts that were developed for the downtown. The first concept would not remove any parking and would expand sidewalk sections where possible. He then provided an overview of other components provided in Option 1 including public art, upgraded street walls, upgraded street furnishings, additional planting beds, and shade shelters. The second concept provided would have similar components as Option 1, but will look at removing parking on one side of the street and then he provided an overview of other components provided in Option 2. This option would also allow for more room for sign kiosks. The third concept would have similar components as Option 1 and 2 but look at removing parking both sides of the street and then he provided an overview of other components provided in Option 3. After the presentation of the options, Mr. Wood provided further clarification of how the expanded sidewalk sections could be programmed, showing one example that could be used for outdoor dining, and then another example that could be used for general seating and public art.

Mr. Wood then presented the existing conditions for the Linda Kunze Plaza. The first option looked at removing the fountain and replacing it with seating and lighting on a paved surface, with the option to add signage and public art. The second option presented looked at providing a green space with additional seating on a paved surface that can be programmed for events. The third option presented looked at a larger green space, than Option 2, with additional seating on a paved surface. Mr. King added that the plaza has the option to have a unique look that sets it out to be different than the rest of the downtown. The last option show provided a concept that looked at improving the drop off area in front of the train station, with additional green space and seating area on a paved surface, with a stage.

Mr. Styczynski inquired how much the drop off space is utilized today. Mr. King responded that they were tasked with providing a concept on how to potentially use the space. Staff stated that a traffic study was not part of the scope. Mr. Styczynski stated that as long as there was some type of drop off provided he liked the concept. Ch. Gassen stated that losing the drop off is concerning, but likes the concept as long as we have something in there for the drop offs. She prefers the expanded concept because the other concepts seem to not be in character with the train station.

Ms. Kolev prefers to keep the fountain and maybe work to make the space more interactive. She is concerned with artificial turf and lightbulbs and if that is the best way to highlight the space. She further stated that a water feature is such a great feature and there could be a way to integrate traditional with interactive ideas. She also stated that she has concern with loose furniture and prefers built in.

Ms. Chalberg would prefer to also keep the water feature there and feels it is very heavily used. She also stated that she has concern with light pollution with the cantilever lighting. She also likes Option 1 and 2 because of the limited loss of parking compared to Option 3. She further believes that the options provide for a more pleasant pedestrian experience and healthy trees.

Ms. Purcell stated concern with expanding the curb and taking away the parking. She inquired if there was discussion on placing parking elsewhere, with the removing parking. She also wanted to ensure that the seat walls are structurally significant in regards to traffic

safety in case of crashes. Mr. King said that the parking would need to be evaluated as they further develop the concepts.

Ms. Chalberg inquired if the improvements would go north of the tracks. Mr. King stated that streetscape improvements would be implemented north.

Mr. VerVers, clarified if the clock would be removed from the train station. Mr. King stated not necessarily, but they will evaluate maintenance and if it make more sense to invest to keep. Mr. VerVers further asked how the seasonal dining will be affected with these plans. Mr. Fieldman, Village Manager, stated that per Village Council direction, the temporary dining with barricades will not continue. Lastly, Mr. VerVers inquired if the costs were looked at to construct the improvements. Mr. King stated that would be forthcoming. In response to the temporary outdoor dining, Ms. Chalberg clarified that the permanent seating would replace the temporary. It was clarified that outdoor dining would be provided on the sidewalks and potential expansions moving forward.

Ms. Kolev inquired if there will be rhythm on Main Street with the trees and the streetscape components, concerned that there may be too much clutter. Mr. King stated that they can try to plant trees in rhythm, but that retrofitting trees into an existing streetscape does not always allow trees to be spaced evenly. However, trees can be planted in a manner so that you recognize the character and consistency of the area, but also balance to not overdo it.

Mr. Styczynski thinks the bump out in Option 1 is a great improvement because it does not take out parking and shortens the crosswalk. He believes from his experience that there is a benefit to having parking in front of a business. He likes adding more emphasis to the crosswalks.

Ms. Purcell clarified with the expanded sidewalk would allow for outdoor dining, but the temporary seating would go away. It was confirmed that was correct.

Ch. Gassen said anytime we lose parking that is a concern. She further stated that we should add a crosswalk from Ballydoyle to the Cemetery entrance. She also stated that she has concern with additional lighting pollution.

Mr. Stan Popovich, Community Development Director, clarified which options they prefer. He confirmed that Ms. Chalberg and Mr. Styczynski prefer Option 1. Mr. Styczynski further stated that if parking did need to be removed, where temporary outdoor dining is right now could be evaluated first, for permanent expansion of the sidewalk. He also suggested that those areas located near the garage could be looked at for removal, because of their close proximity to the parking garage.

Ch. Gassen likes the flexible space option that can be used differently when outdoor dining is not used.

Ms. Chalberg says it is a tricky balance with the loss of parking, but we already lose parking throughout the year with outdoor dining.

Ms. Kolev feels that Main Street is so unique compared to all the rest of the streets because of the existing placement of outdoor dining. Ms. Chalberg clarified that other streets do have outdoor dining and maybe the streetscape improvements could be more subdued on the site streets. She further added that if the tables were smaller on the sidewalk that could make a better experience.

Ch. Gassen would prefer to have some type of visual separation on where people are walking and eating. Ms. Chalberg stated she really likes Option 3, but does not want to lose parking.

Mr. Popovich stated that there appears to be consensus for Option 1. Ms. Purcell feels that Option 2 is a compromise because it doesn't fully remove the parking. Mr. Fieldman asked Mr. King if there is the possibility to squeeze the parking spaces and drive aisles. Mr. King stated that they have looked at that in other communities to add additional feet, and that there is potential. Ms. Chalberg likes the road diet to offer additional space for outdoor dining, and that does not change traffic patterns.

Ch. Gassen does like the look of the masonry seating walls. Mr. King stated that they could be a deterrent for traffic safety per an earlier comment.

Ms. Chalberg did not prefer artificial turf and further discussed the water fountain. Mr. King clarified that the Illinois Department of Public Health has changed their requirements for water features, which has made it more difficult for communities to maintain water fountains. Ch. Gassen asked what kind of trends they are seeing in regards to this matter. Mr. King stated that communities are grappling with this, but we could not build the same fountain today because of the requirements.

Ms. Purcell inquired if the plaza expansion would be available for the farmer's market. Mr. Popovich stated that it could be in addition to other events in the downtown.

Ch. Gassen also supports the information kiosk getting placed, because we don't have one, while others do when you get off the train. Ms. Chalberg further added that any new trees that are planted in the plaza would have to evaluate the infrastructure underneath.

Mr. Popovich stated that there appears to be consensus from the board that they prefer the expanded option for the plaza, but there is concern accommodating drop offs.

Mr. King then proceed to present the Connection Area and provided an overview of the typical Connection Area streetscape existing conditions. Mr. Wood then provided an overview of four concepts. The first concept showed the addition of specialty crosswalks and inclusion of street trees and fencing. The roadway showed the installation of lane markings for a shared-use lane, otherwise known as sharrows. Mr. King shared that Baxter and Woodman is also evaluating connections and they are coordinating with them with other parts of the project. The second concept showed the potential of adding bike lanes along Roger Street, but that would require lane widening, which could result in tree removal and challenges with grading, utility and driveway coordination challenges. The third option looked at replacing a sidewalk on the south of Rogers with an off street shared use path, but this could also result in tree removal, and challenges with grading, utility and driveway coordination. Lastly, the team looked at an option to place a connection along the BNSF right-of-way, but that would require BNSF approval, in addition to challenges with grading, the floodway and private property coordination.

Ch. Gassen then clarified that it appeared that we would really be looking at Rogers Street for the connection area. Ms. Kolev further added if would be better to go down Maple Avenue. Mr. King said there is no reason that both areas cannot be improved for the connections. Ch. Gassen said it could depend where you are downtown and which connection that would be used. An inquiry was also made pertaining to the Fairview Focus Area zoning project and if there could be direction there for which options would make more

sense.

Ms. Chalberg is concerned about how much this all would cost, and although it may be more difficult to implement, the BNSF may work out better because of the costs associated with Rogers Street or Maple Avenue. Ch. Gassen said regardless of where the connection is we just need a destination to go to. Mr. Styczynski further inquired if there was a potential link on the south side from Civic Center along the tracks. Mr. Popovich stated that the Fleet Building is located in the potential connection area and there was no plans to remove it.

Ch. Gassen believes both can be used equally. Mr. VerVers stated that there is a lot more houses located on Maple and there would be more constraints. Mr. Styczynski feels that that there could be consistent streetscape elements added in the connection area. Ms. Chalberg further added that you will have a pedestrian challenge at Maple and the BNSF on the south side of the tracks.

Mr. Popovich stated that there appears to be consensus from the board on implementing streetscape elements, such as lighting, tree plantings and identifiers to connect to the two areas, in addition to the intersection improvements that were highlighted.

Ms. Chalberg further stated that maybe Burlington Avenue, south of tracks could be looked at as a connection too, which is currently one way.

Mr. King then proceed to present the Fairview Focus Area and provided an overview of the typical Fairview streetscape existing conditions. Then three concepts were presented. Option 1 provided for replacement of the sidewalk, the addition of a crosswalk and additional streetscape amenities such as street trees, lighting and benches. Option 2 expanded Option 1, by providing curb bump outs and additional gateway element and signage. Option 3 expanded on Option 2, by widening the sidewalk and providing outdoor dining, in addition to removing some parking to accommodate streetscape elements. The last part of the Fairview Focus Area presentation focused on a potential public space option located northwest of the BNSF and Fairview Avenue. The public space would utilize BNSF parking for food trucks and gateway signage, but this would involve coordination with the BNSF.

Ch. Gassen liked the public space idea to draw people to the area.

Mr. Styczynski thinks if lanes were removed, there is a big issue with vehicles turning to enter sites along Fairview and block traffic that is crossing the train tracks. If lanes were removed and people had to access his property, that would involve rerouting traffic through the corridor, which will also be an issue. He further stated same concern with the addition of bump outs. He further stated that he does like the public space option and that it can also be used for art festivals, and similar what he has seen in Austin, Texas. Lastly, he stated he likes the gateway element that would define the space. Mr. King stated that they would be working with Baxter and Woodman, who is tasked with the bike and pedestrian plan to ensure improvements can be made.

Ms. Chalberg said that this area used to be identified as East Grove and maybe that was an idea on how the area could be identified.

Mr. Styczynski further stated that the crosswalks would be nice to better define the area.

Mr. Popovich inquired if there was consensus from the board with any of the options. Mr.

VerVers said that Option 3 takes away too much. General discussion then occurred that perhaps there was somewhere between Option 1 and 2 for the preferred option. Ch. Gassen said this is an opportunity to make this special and different from the downtown. Ms. Chalberg further added we could look at the Metra lot to closer to the train station.

Mr. King then provided an overview of the next steps, which would include a meeting with the Village Council on September 10th. Based on the input from the HPDRB and the Village Council, the conceptual designs would be further refined for an open house next month; which would then be followed up with more meetings with the HPDRB and Village Council Review.

Ch. Gassen asked if the public wished to offer comments.

Ms. Clorinda Grecco, commercial business owner, stated that to do something nice at Fairview, now would be the time. She stated that talking with others, the north side of the tracks in downtown, should be the same. She then further stated that Option 1 still eliminated spaces. When she was in downtown in June and July, the outdoor dining was only used for five days and not the whole week and further reiterated that she does not want to lose parking spaces. She then stated that she has concern about impacting the infrastructure under the street for only 24 inches of space. She supports adding trees for stormwater purposes. She then returned to the loss of parking spaces and stated that they also lose parking spaces with the plowing and where they place the snow. She said that we should be planning for consistency with the outdoor dining barricades and to beautify what we have with the streetscape. She then stated that we should just fix the fountain and don't lose it. Lastly, she returned to the topic of parking and said that we should not jeopardize the parking without an alternative plan and further commented on what the restaurants are paying for these spaces. She stated that more surveys need to be conducted.

Ms. Janet Winningham stated that there is a deep seeded concern about the parking. The previous parking study said that 80% of respondents thought there was not enough parking. Any future plans should clearly indicate how many parking spaces are lost and that we need to have convenient parking. She further stated that the parking garage is overcrowded and the stalls are too tight to begin with. Regarding downtown, if you narrow the lanes that will be too tight. She then commented that we want to bring people downtown, but where are they are going to parking. She stated that you would be excluding people that cannot walk or bike downtown, by eliminating the convenient parking. She agreed with the Fairview improvement that are helpful to indicate what is there. Lastly, with regards to the train station, the drop off is used every day and during rush hour. She personally uses it every day and if you eliminate the drop off you will compound the parking problem. She stated that the astroturf and lights will not be maintained and to please listen to the people that have come out to the meetings.

5. PUBLIC COMMENT: None

6. ADJOURNMENT

Ch. Gassen called for a motion to adjourn.

Mr. Styczynski moved, seconded by Ms. Kolev to adjourn the meeting at 9:00 p.m. Motion carried unanimously.

DRAFT

/s/ Village Staff
(As transcribed by MP-3 audio)



**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.

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



Lot 4

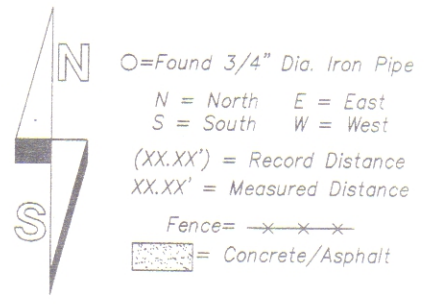
(6.86 chains/452.76')

(7.44 chains/491.04')

Lot 49

Lot 4

Scale: 1" = 20'



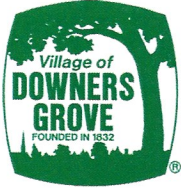
Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2020
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2020

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



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.

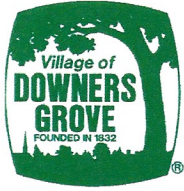
Matt Hanssel
Property Owner Signature

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

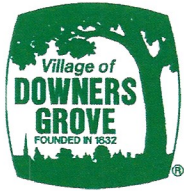
I, MATT HANSSEL, attest, as the owner(s) of the property located at 1129 CURTISS ST. DOWNERS GROVE IL 60515 (PIN #

_____), 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)	STUCCO
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)	ASPHALT SHINGLE
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)	UPPER WINDOW LITE
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