

**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
MINUTES OF APRIL 18, 2018 MEETING**

In the absence of Ch. Davenport, Ch. Pro Tem Larson (hereinafter Ch. Larson) called the April 18, 2018 meeting of the Architectural Design Review Board to order at 7:02 PM and requested a roll call.

**1. ROLL CALL**

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

**ABSENT:** Ch. Davenport

**STAFF:** Planning Manager Rebecca Leitschuh  
Sr. Planner Scott Williams

**VISITORS:** Kathy Nybo, FOEH, 5253 Blodgett  
Chuck & Byron Holtzen, 5226 Carpenter St.  
Amy Gassen, 5320 Benton Ave.  
Carol & David Miller, 1323 Maple Ave.  
Rich Kulovany, 6825 Camden

**2. APPROVAL OF FEBRUARY 21, 2018 MINUTES**

Ch. Larson noted under Old Business on page 4 that it should read: "The owner intends to replace the skylight and to remove and replace the existing front door. They will have to provide material samples of the new front door for Staff's review."

**Ms. Chalberg moved, seconded by Ms. Hollweck, to approve the minutes of the February 21, 2018 meeting as amended.  
All in favor. The Motion passed unanimously.**

**3. PUBLIC HEARING**

Ch. Larson called upon Planning Manager Rebecca Leitschuh to review New Business. Ms. Leitschuh explained that there is a petition on the Agenda seeking landmark designation, and information regarding that petition is available on either side of the meeting chambers. Staff will make its presentation followed by discussion with the Board members, Staff, the Petitioners and anyone wishing to speak with regard to the petition. Following

discussion, the Board will make a recommendation that will be forwarded to the Village Council for its final consideration.

Ch. Larson called upon anyone intending to speak at the meeting to rise and be sworn in.

**PUBLIC HEARING FILE 18-ADR-0002: A petition seeking Historic Landmark Designation for the property commonly known as 1323 Maple Avenue, Downers Grove, IL (PIN 09-07-409-009). The property is located on the south side of Maple Avenue, approximately 415 feet southwest of the intersection of Brookbank Road and Maple Avenue. David and Carol Miller, Petitioners and Owners.**

Scott Williams, Senior Planner for the Village of Downers Grove, identified the property located on the south side of Maple Avenue, approximately 415 feet southwest of the intersection of Brookbank Road and Maple Avenue, as a single family detached structure with a rear detached garage. The structure was constructed around 1924, and referring to a map from 1933, Mr. Williams said that there have been no major changes. The home is a custom designed bungalow with a collection of features from a variety of bungalow styles. He noted that bungalows were a dominant building form in the Village from 1890 to 1930 and were an affordable high quality housing style for a growing middle class of that period.

Mr. Williams said that the subject home has a gently hipped roof with large overhangs with tiered groupings of eaves. The brick home is one-and-one-half stories in height and made of dark brick. It has a recessed side entryway, with a door made of mahogany with beveled glass. There are stained glass windows on either side of the chimney and 3 over 1 windows framed by a sill detail. He noted the Jerkin-head dormers on the building as well. The detached garage is a miniature version of the primary building with the overhanging eaves, and double-hung windows. Mr. Williams then referenced many of the interior architectural features including leaded glass built-in bookcases flanking the fireplace, natural finished hardwood floors, beveled glass doors and woodwork.

Mr. Williams said the house was constructed around 1924 and Staff believes the structure to have various movements and combinations of bungalow styles and meets the criteria established for landmark designation. He said that Staff recommends a positive recommendation be forwarded to the Village Council for landmark status for the home at 1323 Maple Avenue.

Mr. Lerner said that the description includes, in addition to the term Jerkin-head, the term Tapestry brick. He asked for an explanation of that term. Mr. Williams replied that was the terminology received from the State and he didn't have a definition of that term. Ms. Leitschuh agreed, saying it came

directly from the State's Historic Preservation office and she did not know the meaning of the term. She suggested that perhaps the Petitioners and other local experts would be able to address that in their presentation. It could relate to a variation in color or simply be a decision by the builder.

Ms. Leitschuh said the landmarking process does not weigh the interior of the building into the decision, and does not affect the compliance with the Ordinance.

Mr. David Miller of 1323 Maple Avenue, owner of the subject home, said they moved from Michigan and looked for homes in the western suburbs. His wife was concerned because they hadn't seen anything she liked, and interest rates were very high. They were able to purchase the home at an interest rate discount and have grown to love the home. They moved there in 1980. They were recently contacted by someone and asked if they would consider landmarking their home. He said they went through the process because they feel it is proper to preserve some of the older architecture in the Village. It is a well constructed home that shows the workmanship that was done back in time. By going through the process, they felt they were part of keeping the history of the building going. He mentioned a trip he and his wife took long ago to North Carolina and a woman who told them how much she loved Downers Grove because of the streets, trees, diversity of the homes, etc. Another time he spoke to a company in Minneapolis and the woman told him how much she loved the town of Downers Grove. There has been a repetition through their lives here of people who appreciate the diversity of homes in the Village. Being involved in the architectural preservation of their home has been good for them. Mr. Miller said there is a lot of history in the development of this area. He and his wife want to look up additional history of their home including architectural history and former owners.

Ms. Chalberg thanked the Millers for coming with their petition. She commented on the interior of the home and how well it has been maintained. It adds much to the home.

Mrs. Miller said they have moved a few times due to her husband's work, and in the past it has always been someone else making the decision. But today she can say she is looking for a home with design integrity and trees, and she has found it. She thanked the Village for the opportunity to landmark their home.

Ch. Larson also thanked the owners, noticing how many of the original features of the home the Millers have preserved to keep the home appropriate to its original character. He also enjoyed reading all of the information presented by the Millers about the building's history.

In response to a Board member, Mrs. Miller said they are also landmarking the garage.

Amy Gassen of 5320 Benton Avenue expressed her gratitude to the Millers for bringing their home to the landmarking process. As far as the Tapestry brick, she has not heard that term before, but it apparently has to do with the texture of the brick from the little research she did on that term. She indicated that the Millers could join in the historic home program with the Downers Grove Historical Museum to obtain further information on the home's previous owners and history.

Rich Kulovany of 6825 Camden supported this petition, saying they have gone to several homes encouraging people to participate in the landmarking program, and they are strangers to these homeowners. The Millers knew enough about their home where they wanted to protect it for future generations. One of the first things you notice about the home is that it is brick all the way around with a deep texture, which differs from what has become known as the Chicago Bungalow that has common brick on the sides. A lot of thought went into the construction of this home.

Chuck Holtzen of 5226 Carpenter Street said it is exciting that there are two landmarked homes almost directly across the street from each other. She supports this petition.

Kathy Nybo of 5253 Blodgett of Friends of the Edwards House commented that the efforts done to preserve homes on Maple Avenue are wonderful. This home is a custom home where the builder took the extra effort. The Millers have given a gift to the community by landmarking their home.

There being no further comments, Ch. Larson called for a Motion on the petition.

**Mr. Lerner moved to make a positive recommendation to the Village Council to approve historic landmark status for Petition 18ADR0002, property located at 1323 Maple Avenue, Downers Grove. Mr. Riemer seconded the Motion.**

**AYES: Mr. Lerner, Mr. Riemer, Ms. Acks, Ms. Chalberg, Ms. Hollweck, Ch. Larson**

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

Ms. Leitschuh said that the First Reading of this petition would be before Council on Tuesday, May 8, 2018.

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**4. OLD BUSINESS** – There was none.

## **5. NEW BUSINESS**

Ms. Chalberg said that there are ten events related to Founder's Day coming up over a period of 13 days. She reviewed the upcoming events and encouraged people to attend.

## **6. PUBLIC COMMENTS**

1. Amy Gassen of 5320 Benton Avenue provided an update on the property at 5325 Fairmount Avenue, which is owned by her in-laws and was landmarked in June of 2017. A lot of renovation has been done to the interior of the structure, including replacement of all of the windows. Construction on the home is complete. She showed a slide presentation of the work that was done, and the condition of the home after renovation. They will submit their costs to the State in the hopes of obtaining a tax freeze on the property.

Ms. Gassen said the tax freeze it is a tax assessment freeze for eight years, at which time it gradually steps up for the next four years. The freeze will be at the level of assessment that was established prior to the start of renovation work. Certain aspects of the renovation had to be kept to meet the design of the house as originally built. As to the tax assessment freeze application there is no fee.

Ms. Gassen said that they had to work to assure that the public areas of the house remained within the boundaries of the original design to maintain the home's character.

As for meeting energy codes of today, Ms. Gassen said that they did add insulation to the attic.

Ms. Leitschuh said landmark properties are sometimes given more flexibility in terms of meeting energy codes.

Ms. Gassen said they do have a Four-Square mapping now set up on the Village's GIS system. The maps are also available on the Downers Grove Historical Society's website.

2. Chuck Holtzen of 5226 Carpenter Street said she held a kit-homeowners meeting this past week. The homeowners were excited to be there and shared photographs of their homes. There were about 45 people present and she hopes to hear from some of them and pursue a thematic landmark district.

Ms. Leitschuh introduced Flora Ramirez who has joined the Staff as a planner.

## 7. ADJOURNMENT

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

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

Ch. Larson adjourned the meeting at 8:00 PM.

Respectfully submitted,

/s/ Tonie Harrington