

Approved

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL - COMMITTEE ROOM
801 BURLINGTON AVENUE

APRIL 19, 2017, 7:00 P.M.

Chairman Davenport called the April 19, 2017 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Davenport, Ms. Chalberg, Ms. Hollweck, Mr. Lerner, Mr. Riemer

ABSENT: Ms. Acks, Mr. Larson

STAFF: Senior Planner Rebecca Leitschuh and Planner Swati Pandey

VISITORS: Amy Gassen, 5320 Benton Ave., Downers Grove; Rich Kulovany with Friends of the Edwards House, 6825 Camden, Downers Grove; Kathy Nybo, Friends of the Edwards House, 5253 Blodgett, Downers Grove; Chuck and Byron Holtzen, 5226 Carpenter, Downers Grove

APPROVAL OF FEBRUARY 15, 2017 MINUTES

MOTION BY MR. LERNER, SECONDED BY MR. RIEMER TO APPROVE THE FEBRUARY 15, 2017 MINUTES. MOTION CARRIED BY VOICE VOTE OF 5-0.

PUBLIC HEARING

Chairman Davenport opened the public hearing and swore in those individuals that would be speaking on the following public hearing.

A. 17-ADR-0003: A petition seeking a Historic Landmark Designation for the property commonly known as 4709 Linscott Avenue, Downers Grove, IL (PINs 09-07-206-024 & -025). The property is located on the east side of Linscott Avenue, approximately 100 feet south of Chicago Avenue. Mary Lou Lockerby, Petitioner and Owner. Village Planner Swati Pandey reviewed the location of the home on the overhead, stating two lots make up the property with the southern lot being vacant and the northern lot containing the home and detached garage. The plat of survey reflected current conditions of the two-story Folk Victorian home with wrap-around porch, constructed in 1894.

Notable features on the home included roof gables, front porch and a second story balcony. Decorative features included the verge board and the fish scale shingles on the gables. Ms. Pandey referenced a current photo of the home, noting the porch was enclosed when the home was purchased by the applicant's parents, as compared to the historic photo, which reflected an open porch. Additions to the home were also referenced, noting they did not affect the integrity of the home. Additional slides of the home were depicted on the overhead.

Per Ms. Pandey, the standards for approval for the landmark designation were met, with Ms. Pandey citing that the house was more than fifty years old and it met the characteristic features of the Folk Victorian architectural style. Staff recommended that the ADRB make a positive recommendation to the Village Council for landmark status for 4709 Linscott Avenue.

No questions followed from the board members. The applicant was invited to speak.

Ms. Mary Lou Lockerby stated her home was in the Centennial Program originally and she and her husband were unaware of the home's history when they purchased it in 1977. She discussed the significant research she did on her home – both manually as well as on the Internet. She found out the Folk Victorian homes, just like the Sears homes, came to the village via the railroad. Ms. Lockerby shared that she and her husband have maintained as much as possible the original materials of the home, including the home's interior decorative woodwork. They also kept the lines of the original porch and the back end of the screened porch attached to the original home.

Ms. Lockerby discussed how the rear addition was added with the help of her husband, which, originally, was a back porch off the kitchen. Eventually, the second floor addition was added over the kitchen, keeping the home's same lines. Ms. Lockerby thanked everyone who help her with her home's research.

Per another question, Ms. Lockerby explained she and her husband were the first buyers outside of the Lottie McDougall family, to purchase the home. A brief history of the original owner followed.

Chairman Davenport invited the public to speak.

Mr. Rich Kulovany, 6825 Camden Rd., Downers Grove, speaking on behalf of the Friends of the Edwards House, shared positive comments about the home and the owner inviting him to view the interior of the home. He encouraged the board to recommend approval.

Ms. Amy Gassen, 5320 Benton Ave., Downers Grove, thanked the owners for making the decision to landmark their home. The home was recognized under the previous Centennial Program through the historical society and she noted it was a pleasure to see how well the two program's complemented each other. Ms. Gassen voiced support for the landmarking.

Hearing no further comments Chairman Davenport closed the public hearing.

Ms. Chalberg inquired if the owner was going to name her house, wherein Ms. Lockerby stated it was already named The McDougall House and she wanted it to remain.

Mr. Lerner shared positive comments about the home and appreciated the owner moving forward with the landmark application. The home was an asset to the block and the community. Chairman Davenport also appreciated the owner moving forward with the application and shared positive comments as well, noting it was the first time for this board to approve a Folk Victorian home and, going through the landmarking process, helped other residents with their decision to landmark their own home.

The chairman entertained a motion.

WITH RESPECT TO FILE 17-ADR-003, MR. RIEMER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR THE PROPERTY AT 4709 LINSOTT AVENUE.

MS. CHALBERG SECONDED THE MOTION. ROLL CALL:

**AYE: MR. RIEMER, MS. CHALBERG, MS. HOLLWECK, MR. LERNER,
CHAIRPERSON DAVENPORT**

NAY: NONE

MOTION CARRIED. VOTE: 5-0

OLD BUSINESS

A. Architectural Guide Brochure – Ms. Leitschuh reviewed the general layout of the brochure and what information it included in more detail. The brochure will go before the State. However, she pointed out that a couple of changes will be occurring with the brochure. Specifically, while the survey identified some properties in the village as Gothic Revival, when looking at them more closely and evaluating them based on the industry standards for Gothic Revival, Ms. Leitschuh reported the homes did not meet the definition. However, she said the picture will remain in the brochure should such a home be discovered.

The chairman believed the brochure was a tool not only for residents to identify their own home, but as a tool to help people decide what to do with a new home or a renovation. Ms. Leitschuh concurred, commenting some of the homes may have certain influences of an architectural style but were not the true gothic style. As a result, she said she removed the example of what was listed as “Second Empire” since staff could not locate any examples of Second Empire in the community.

Other photographs that were being used in the brochure followed. Ms. Leitschuh pointed out that the vernacular forms will not have diagrams as part of the images because the brochure had to be completed and two more brochures would follow. Further details followed as to the examples that would be included in the brochure as well as some decisions that still needed to be made by staff. Discussion then followed on what Split Level example should be used in the brochure, i.e., the Late Modern Eclectic or the Traditional Split Level.

The chairman then turned the dialog to the latest Folk Victorian home being identified and asked staff whether it should be “associated with something,” wherein Ms. Leitschuh explained at the time she could not fit it in to the content without adding another page to the brochure. She offered to add it as a reference under the Queen Anne.

Mentioning the Four Square example, Ms. Leitschuh stated she will remove the current example and insert a different example into the brochure, as recommended by the Gassens.

Ms. Chalberg as well as Mr. Lerner expressed positive comments about the brochure agreeing it was done very well.

On a different matter, the chairman acknowledged that he and the board received an email asking the board to review the report/recommendations on historic preservation that the ADRB and its ad hoc committee had previously prepared. He pointed out that the board, over the past two years, has accomplished or is in the process of accomplishing some of those outcomes listed in the report. One of the items he wanted to discuss in the near future, however, was incentive strategies and the possibility to increase demolition fees or other fees to assist with funding historic preservation initiatives in the village. He believed the village council could then take some action on it. He shared his thoughts and asked the board members to review the report and be prepared for some discussion about incentive strategies at the next meeting.

NEW BUSINESS – None

PUBLIC COMMENT

Mr. Rich Kulovany, 6825 Camden, Downers Grove, invited members to attend the “Landmarking your Historic Home and the Historic Home Program” presentation hosted by the Friends of the Edward House on May 7th, 2:00 PM – 3:00 PM at Lincoln Center. The event was being held in conjunction with Founders Day. Topics that will be covered will include the misconceptions of landmarking, how has the historic preservation ordinance been simplified, and how has the application process been simplified, etc. Details followed. Mr. Kulovany also reported the March 11, 2017 event with the Chicago Suburban Preservation Alliance with Landmarks Illinois was well attended. Positive comments were shared regarding that event.

Ms. Amy Gassen, 5320 Benton Ave., Downers Grove, agreed it was a good idea that the board was going to add the Folk Victorian as a subset of the Queen Anne. On another matter, she would like to see in the future a historic preservation guidelines booklet created so any historic homeowner can use it in order to maintain and preserve their historic home. Lastly, Ms. Gassen reported she held a Four Square Owner and Supporter Open House at her home in March with 50 attendees. She also reported that the Four Square presentation held on April 5th was well attended and was sponsored by the historical society.

Ms. Kathy Nybo invited the board members to attend the dedication of the landmarked Fairview Train Station on May 7, 2017, 4:00 PM, following the Friends of the Edwards House presentation at the Lincoln Center. This event is in conjunction with the Historical Society’s Heritage Site plaque.

ADJOURNMENT

MR. RIEMER MOVED TO ADJOURN THE MEETING AT 7:55 P.M. MR. LERNER SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 5-0.

/s/ Celeste K. Weilandt
(As transcribed by MP-3 audio)