

**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD**

VILLAGE HALL COMMITTEE ROOM
801 BURLINGTON AVENUE

November 20, 2019
7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the March 20, 2019 and September 18, 2019 meetings**
- 3. Public Hearing**
 - a. **19-ADR-0005:** A petition seeking a Historic Landmark Designation for the property commonly known as 5329 Meadowlane, Downers Grove, IL (PIN 09-07-408-002). Louise and Peter Trucano, Petitioner and Owner.
- 4. Old Business**
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

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**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF JUNE 19, 2019 MEETING**

Ch. Davenport called the June 19, 2019 meeting of the Architectural Design Review Board to order at 7:03 PM and requested a roll call.

1. ROLL CALL

PRESENT: Ms. Chalberg, Mr. Larson, Mr. Lerner, Ch. Davenport

ABSENT: Ms. Acks, Mr. Riemer

STAFF: Gabriella Baldassari, Development Planner
Jason Zawila, Planning Manager

VISITORS: Kathy Nybo, Friends of Edward House (FOEH), 5253 Blodgett
Irene Hogstrom, FOEH, 1232 Gilbert
Mark Bragel, FOEH
Amy Gassen, D.G. Historical Society, 5320 Benton Ave.
Rich Kulovany, D.G. Historical Society, 6825 Camden
Christine & Bo Martin, FOEH, 701 Maple Ave.

2. APPROVAL OF MARCH 20, 2019 MINUTES

Mr. Larson moved, seconded by Ms. Chalberg, to approve the minutes of the March 20, 2019 meeting.

AYES: Mr. Larson, Ms. Chalberg, Mr. Lerner, Ch. Davenport

NAYS: None

The Motion to approve the minutes as presented passed unanimously.

3. PUBLIC HEARING

Ch. Davenport explained that there was one public hearing before the Board seeking landmark designation for property located at 4721 Highland Avenue, Downers Grove. He described the procedures to be followed for the hearing, and asked anyone intending to speak at the meeting to rise and be sworn in.

PUBLIC HEARING FILE 19-ADR-0002: A petition seeking an Historic Landmark Designation for the property commonly known as 4721 Highland Avenue, Downers Grove, IL (PIN 09-08-104-005). Ted and Andrea Anderson, Petitioners and Owners.

Staff Presentation:

Ms. Gabriella Baldassari, Development Planner for the Village of Downers Grove, stated that the property is located on the northeast corner of Prairie and Highland. The

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petitioner is seeking landmark designation for their property representing the Craftsman style of architecture. The application was shared with the Illinois State Historic Preservation Office, which supported that the home is a great example of this particular architectural style. The house was built circa 1905, and Ms. Baldassari displayed a photograph of the house and reviewed the architectural features of the Craftsman style home. It has a gabled roof, bay window, second floor dormer, wide porch, double-hung windows as well as asphalt shingles and rough-cut stone that add to the rustic appeal of a Craftsman home.

Ms. Baldassari stated that based upon the findings as stated in Staff's Report dated June 19, 2019 Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation and recommends a positive recommendation from the Board to the Village Council.

Ms. Chalberg said she is in favor of this request, but questioned the wording regarding when the home was built and the potential misclassification as a kit home. She said the home is recorded as being built in 1905, however the kit home display shown with the application has a later date. Her concern was whether that would effect that the home is seen as a kit home, since it is not a kit home.

Ch. Davenport said he thought the inclusion of the kit home reference was just a further way of describing the Craftsman style and the type of home it is.

Mr. Larson said the kit homes started with a catalog of homes, like Sears. The page shows the cost for plans, etc. It reflects that it comes from a group of homes that people can choose.

Ms. Chalberg replied that this particular home, however, is not a kit home.

Mr. Larson said looking at the criteria, the question is whether the home is representative of a style of a certain period. The kit reference shows that this is a style that was common at that time.

There being no additional comments at this time, Ch. Davenport asked the Petitioner if they wanted to add any information.

Petitioner's Presentation:

Mr. Ted (Thomas) Anderson, owner and petitioner of the subject property, said they are interested in preserving the character of Downers Grove and the community as a whole. Their home is a part of that community and they believe they should preserve the history of the community as long as possible. Neighbors have encouraged them to seek the landmark designation. There has been no change to the front of the house, although there are a few differences from the original house. They now have a Dutch door, which was not part of the original construction, and changes were made to a window in the interior stairway area. Most of the windows are original, and they hope to maintain the home. The Andersons have four children who are concerned about potentially selling the landmarked house in the future.

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Ch. Davenport noted that additional criteria for historic preservation can also relate to who lived in the home. He said that Muriel Anderson is an accomplished musician who actually grew up in that home, and that could be a criteria later added to this. He then opened the meeting to public comment.

1. Irene Hogstrom of 1232 Gilbert Avenue said when she began researching this home it was difficult to find examples of the type of architecture. She was responsible for including the kit home reference, but there was nothing in their search to indicate that this particular home was a kit home. She added that she first noticed this home several years ago due to the unique architecture and native landscaping. Ms. Hogstrom supported the Andersons in their desire to landmark the home.

2. Christine Martin of 701 Maple Avenue said she has always admired this home when driving down Highland Avenue. She commented that she appreciated them landmarking their home to preserve the neighborhood. There are many homes on Highland that are intact, and she hopes that by the Andersons stepping forward to landmark it spreads throughout the neighborhood.

3. Amy Gassen of 5320 Benton Avenue said this is a great example of a Craftsman style home. She agrees with Mr. Anderson's comment to preserve the neighborhood as well. She thanked the Andersons for making this decision.

Ms. Chalberg responded to Mr. Anderson's comment about resale. She said that there are no guarantees that any home will sell, as it depends upon the market. Because the Andersons have taken the step to preserve the neighborhood, they have gone a long ways to keep the resale values intact in their neighborhood by landmarking their home.

There being no additional comments, Ch. Davenport closed the public portion of the meeting.

Board's Deliberation:

Mr. Lerner said that Muriel Anderson being raised in that home is a great point to consider as well. He said he saw an article in an older Toronto magazine about historic preservation, and he quoted a line: "Historic buildings are physical links to our past." The article went on to say that it's not just about saving bricks, but about saving the layers of information about our lives and those of our ancestors. He thinks preserving these homes is desirable.

Mr. Larson said he thought the information in the packet showed the home as a great example of the Craftsman Cottage style, and an example of how simplicity of lines and design can be beautiful. The home contributes to the character of the neighborhood and is a significant asset to it. He commented that the landscaping in front of the home is exceptional. The Andersons put in permeable paving in their driveway many years before it became fashionable.

Ch. Davenport thanked the petitioners for leading the way and setting an example. There is a reason why people want to live on that street, and that includes the special

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character of the neighborhood, which this home helps to preserve. He then called for a Motion.

Mr. Larson moved that based on Staff's findings the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4721 Highland Avenue. Mr. Lerner seconded the Motion.

AYES: Mr. Larson, Mr. Lerner, Ms. Chalberg, Ch. Davenport

NAYS: None

The Motion passed unanimously.

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4. OLD BUSINESS – There was none.

5. NEW BUSINESS

Mr. Larson thanked all of the volunteers involved who helped the Andersons in submitting their application for landmarking.

6. PUBLIC COMMENT - None

7. ADJOURNMENT

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

Ms. Chalberg moved, seconded by Mr. Larson to adjourn the meeting. The Motion passed unanimously by voice vote.

Ch. Davenport adjourned the meeting at 7:28 PM.

Respectfully submitted,

/s/ Tonie Harrington

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**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF SEPTEMBER 18, 2019 MEETING**

Ch. Davenport called the September 18, 2019 meeting of the Architectural Design Review Board to order at 7:00 PM and requested a roll call.

1. ROLL CALL

PRESENT: Ms. Acks, Mr. Renner, Ch. Davenport

ABSENT: Mr. Riemer, Mr. Lerner, Ms. Chalberg

STAFF: Jason Zawila, Planning Manager

VISITORS: Amy Gassen, D.G. Historical Society, 5320 Benton Ave.

A quorum could not be established for the meeting and no official business was conducted.

For those in attendance Planning Manager Jason Zawila provided a brief presentation on minor certificate of appropriateness applications that were approved in 2019.

Mr. Renner was also introduced and welcomed to the ADRB.



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
NOVEMBER 20, 2019 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
19-ADR-0005 5329 Meadow Lane	Designation of a Historic Landmark	Flora Ramirez Development Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 5329 Meadow Lane 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

OWNER/PETITIONER: Louise and Peter Trucano
5329 Meadow Lane
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Mid-Century Modern
BUILDING DATE: Circa 1964
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 17,824 Square Feet
PIN: 09-07-408-002

ANALYSIS

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. Original Architectural Drawing Set
5. Owner Consent Form
6. Certificate of Acknowledgement Form
7. Historic Landmark Information Form
8. Photographs
9. Village of Downers Grove Architectural and Historical Survey 2013

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 5329 Meadow Lane

under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Mid-Century Modern style home was constructed circa 1964.

The Mid-Century Modern style were popularized between 1935 and 1975. Within the architectural style, two categories of home were developed: ranch style and split-level. The split-level homes became more popular in the 1950's considering the floor plans made for a more efficient use of space. The use of brick, stucco and wood siding (installed both vertically and horizontally) varied depending on geography. Low-pitched hip roofs or low-pitched gabled roofs were the most common roof type associate with architectural style. Front entries were often set back and protected by the main roof. Another characteristic of the Mid-Century Modern house is its design relationship to the outdoors. To promote scenic views, designs often incorporated large windows and open floor plans.

This split three level Mid-Century Modern style home has a concrete foundation, a basement and low-sloped cross gabled roof. The home's exterior facades are composed of both brick and vertical cedar siding. The facades feature casement windows, vertical wood siding, a distinctive entry and a deep roof overhang around the house. Natural light is secured through the use of clerestory windows on both the front and rear facades. Additionally, the home includes a 2 ½ attached and heated garage.

The property at 5329 Meadow Lane was built by architect John Wendell in 1964 for John Mochel. The current occupants are the applicants, Louise and Peter Trucano who purchased the home in 2008. The Trucano's are the fifth owners 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 12.302.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 in 1964. 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 a Mid-Century Modern style home. The split three level Mid-Century has a low-sloped cross gabled roof, casement windows, deep

roof overhands, and utilization of vertical wood siding. The Downers Grove Village Wide Architectural and Historical Survey found this home would qualify as a contributing property in a historic district. 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 did receive one letter from a resident concerned with the age of the home and how appropriate the designation would be considering recent renovations. The age of the home is 55 years old, which makes the home eligible for landmark consideration. The Village records indicate that in 1997 a building permit was issued for an addition to the existing home. Comparing the original site plan to the updated plat of survey reveals that the addition was limited to an enclosed porch and deck addition on the rear of the home.

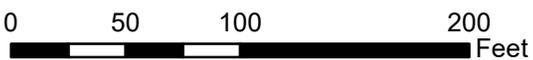
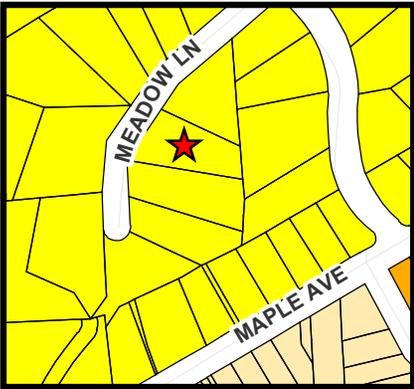
RECOMMENDATIONS

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 5329 Meadow Lane.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development



5329 Meadow Lane - Location Map





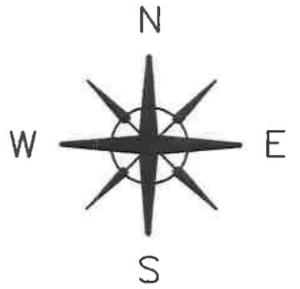
SCALE: 1" = 30 FEET

PLAT OF SURVEY

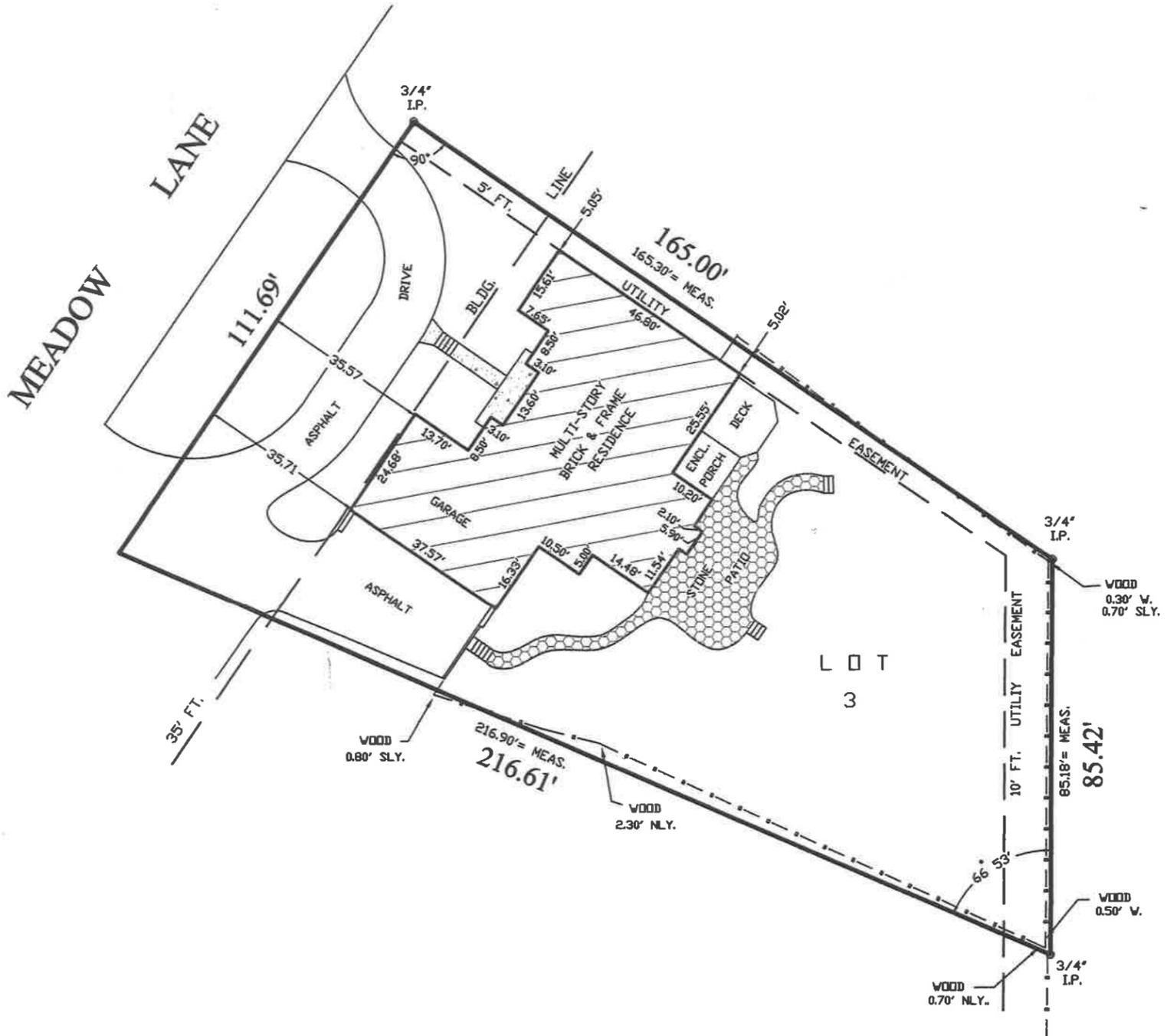
BY:

ANDREW J. TOBIN

339-B WEST RIVER ROAD ELGIN, ILLINOIS 60123 847-695-4235



LOT THREE (3) IN THE MEADOWS, A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT R61-16166, AND CERTIFICATE OF CORRECTION FILED OCTOBER 19, 1966 AS DOCUMENT R66-41680, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS) COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

DATED: SEPTEMBER 20, 2008

PREPARED FOR: SECURITY TITLE INC.

PROPERTY ADDRESS: 5329 MEADOW LANE

DOWNERS GROVE, ILLINOIS

SURVEY ORDER NO: 08411

BY: Andrew J. Tobin
PROFESSIONAL LAND SURVEYOR
LICENCE NO. 35-3519
EXPIRES 11/30/08

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL. ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION. COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.



- INDICATES FOUND STAKE ○
- INDICATES SET STAKE ●
- CHAIN LINK FENCING —x—x—
- WOOD FENCING —·—·—
- INDICATES CONCRETE [stippled pattern]



Historic Landmark Information Form

Property Address 5329 Meadow Lane, Downers Grove, IL. 60515

Date of Construction 1964

Architectural Style Midcentury Modern

Architect (if known) John Wendell

Number of Stories Split Level Basement (Y/N) yes

Foundation Materials (Concrete, Concrete Block, Wood, Stone, Brick, N/A)

Concrete

Exterior Wall Materials (Concrete, Wood, Stone, Brick, Vinyl, Other, N/A)

Brick, wood (cedar)-vertical siding

Roof Type (Gabled, Cross-Gabled, Hipped, Hipped-Gable, Shed, Gambrel, Flat, Other, N/A)

Low-sloped Gable

Roof Materials (Metal, Wood Shingle, Wood Shake, Composition, Slate, Tile, Other, N/A)

Asphalt shingles

Window Type (Double-Hung, Awning, Casement, Hopper, Other, N/A)

Casement

Window Materials (Wood, Aluminum, Vinyl, Other, N/A)

Aluminum-clad wood - Marvin windows

Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)

Glass and wood frame door

Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)

Original brick chimney, vertical siding,
vertical accents by entry



Certificate of Acknowledgement Form

I, Louise Trucano / Peter Trucano, attest, as the owner(s) of the property located at 5329 Meadow Lane (PIN # 0907408002), 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:

Louise K. Trucano /
Printed Name of Owner

Louise K. Trucano
Signature of Owner

Sept. 23, 2019
Date

File Number (Village Use Only)

Historic Landmark Designation Project Summary/Narrative Letter

Property Address: 5329 Meadow Lane

Applicants: Louise and Peter Trucano

History of the Property and Homeowners

This mid-century modern home was designed and built by architect John Wendell in 1964 for the Mochel family. It was built on the meadow of General Ducat's property, hence the name "Meadow Lane" for the street. When the Mochels expressed interest in building a home, Mr. Wendell showed them the homes he built in Hinsdale, which were traditional, colonial style homes. Doris Mochel expressed her preference for a more contemporary, modern home.

John and Doris Mochel moved into the house in 1965 with their three daughters and one son. The house has three split levels, plus a basement. The exterior is brick and cedar, with casement windows. The vertical wood siding is a feature of mid-century architecture, as well as the wide roof overhang around the house. One of the two fireplaces has the original brick.

Mr. Wendell designed many features in this five bedroom home specifically for the Mochel family. One bathroom features a double vanity, with separate rooms for a toilet and bathtub, ahead of its time in 1964. The laundry room is on the same level as the garage, rather than the basement which was more typical of the time period, and includes a built-in ironing board. The attached 2 ½ car garage is heated, allowing them to wash cars in 20 degree weather. They had underground garbage cans with heavy iron lids, located just outside the back door. The house also had custom retractable window screens that were pulled down when the windows were opened. It had an intercom system for the family to communicate within the home. The house also has a first floor room for a home office.

John Mochel was the third generation owner of Mochel Hardware store, a long-time fixture on Main Street. He still has an invoice for the purchase of a carriage by General Ducat from when his grandfather ran the store. During the time they lived in the house, two of their daughters held their weddings there, and their son Larry's parties were legendary. They have many fond memories of the home they owned until 1996.

The Trucanos are the fifth owners of the house, purchasing the home in 2008. They are personal friends of the Mochels and were excited to purchase their home. They have replaced the windows to match the original, and maintained the original exterior.

How the Proposed Designation meets the Landmark Designation Criteria

The home meets the Landmark Designation Criteria as follows:

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

The house was built in 1964 by architect John Wendell. This criterion is met.

B. *“That one or more of the following conditions exists:*

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

This house is an excellent example of mid-century modern design, with a brick and vertical cedar exterior and low, overhanging roof lines. The low-sloped, gabled roof overhangs the front entry. It features casement windows, typical of the time period.

Photographs:

Front elevation, facing west. Photograph taken in spring 2019.



Rear elevation, facing east, with original brick fireplace. Photograph taken in spring 2019.



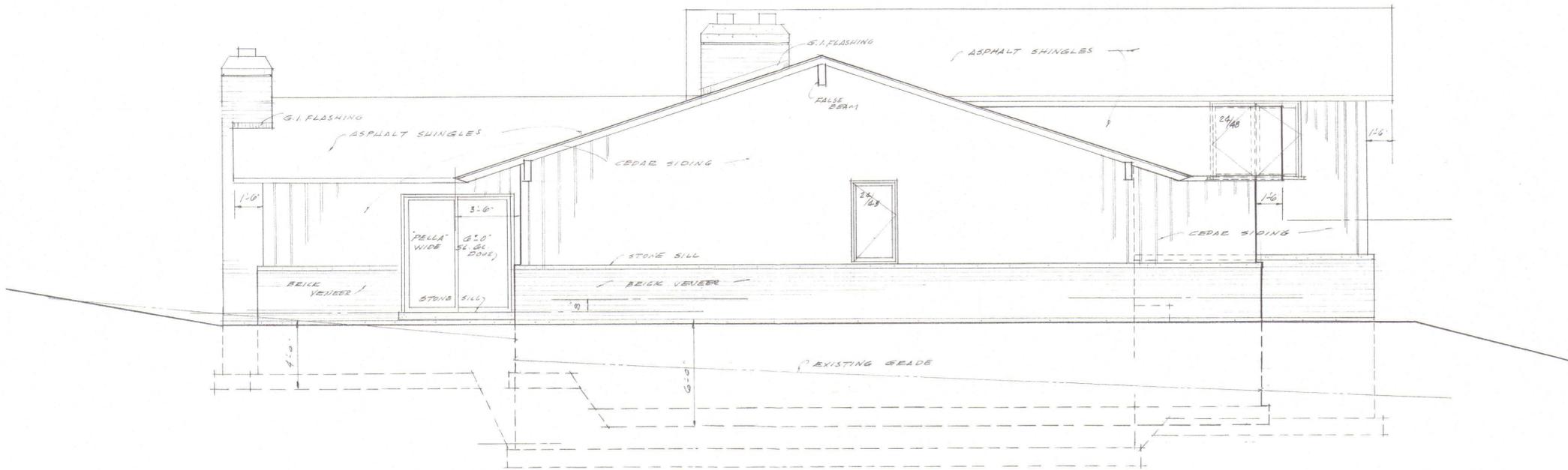
Side elevation of the house, facing south. Photograph taken October 2019.



Vertical siding accents near the front entrance. Photograph taken September 2019.

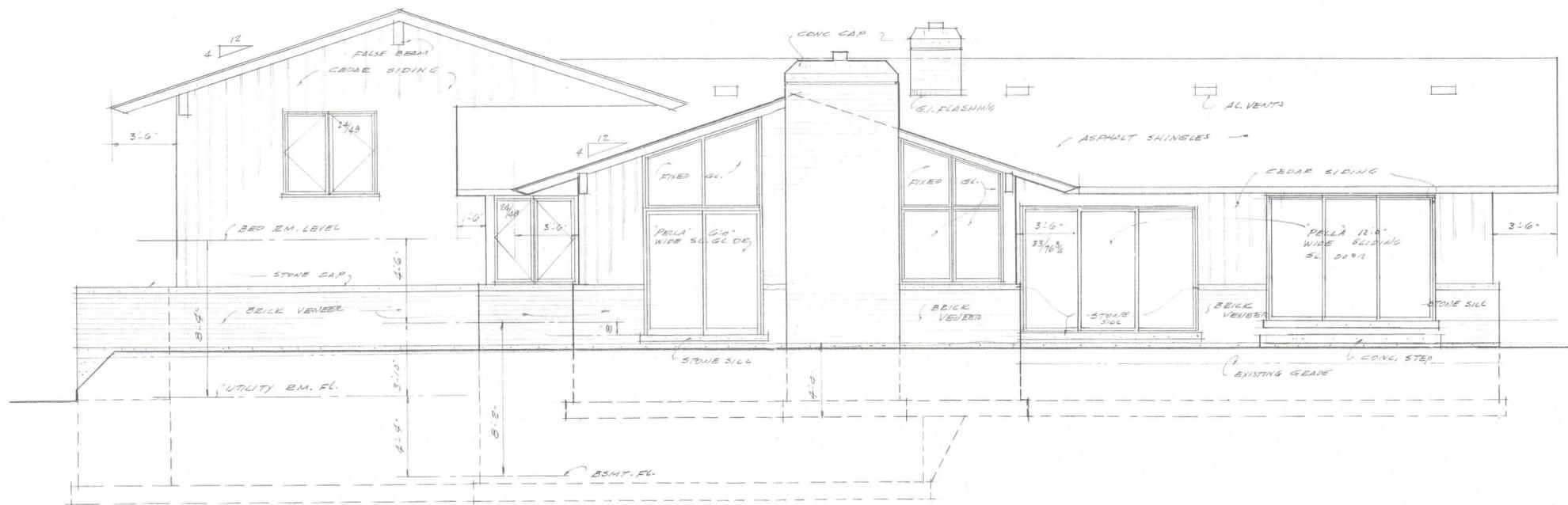


Plat of Survey
Provided to the Village on October 3, 2019.



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

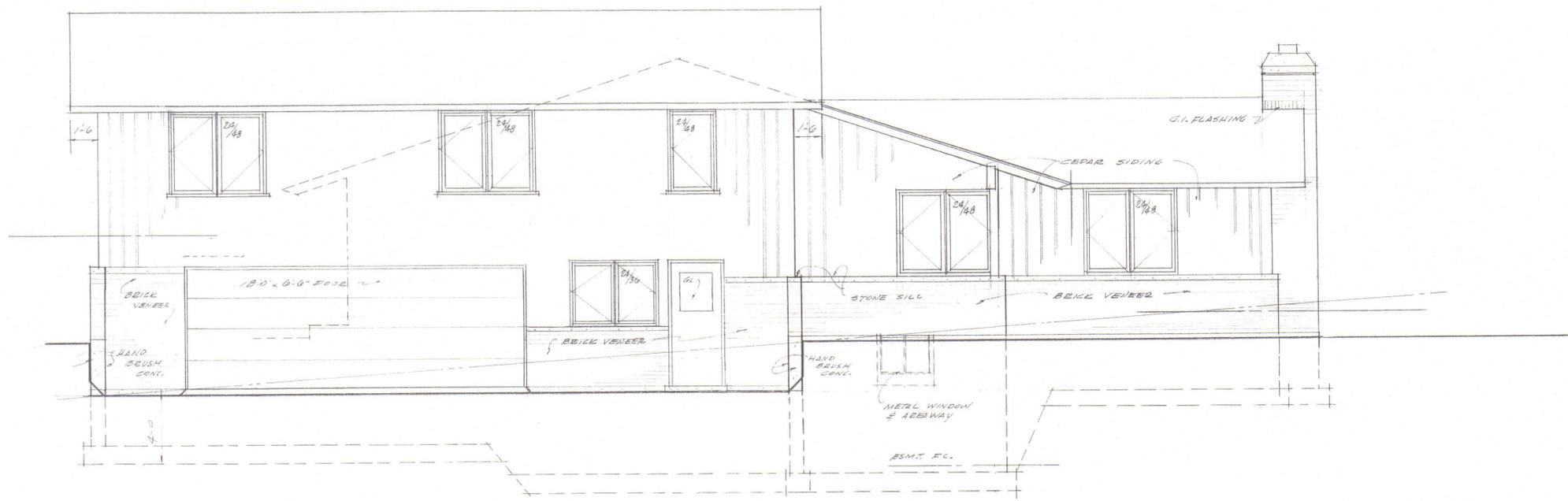


REAR ELEVATION

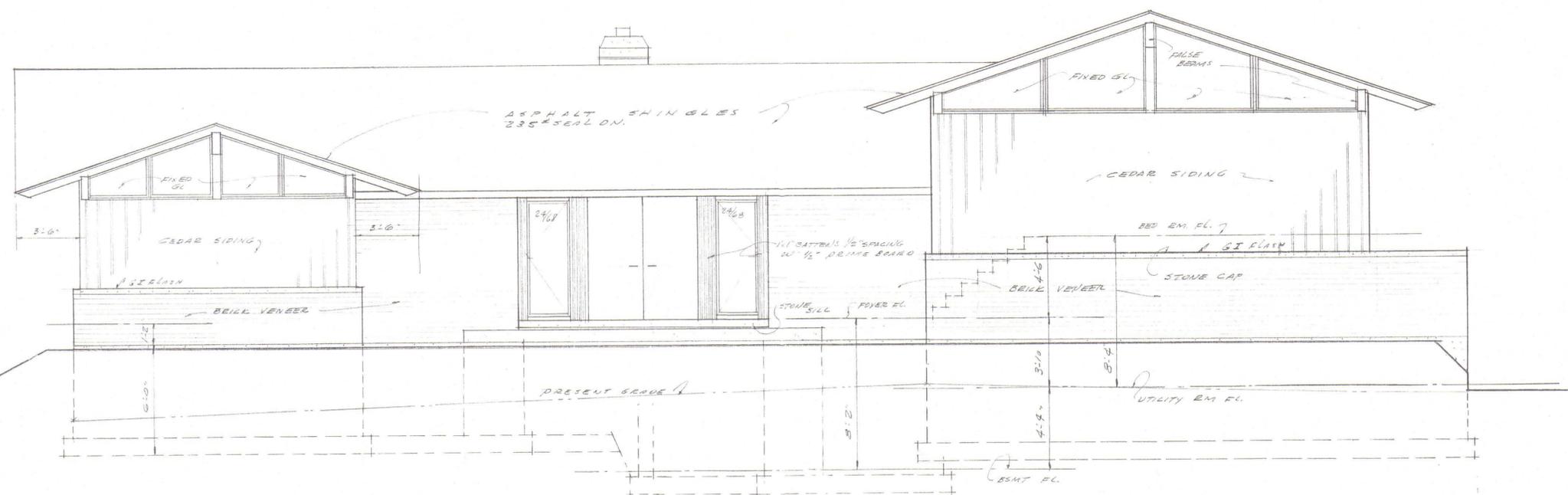
SCALE 1/4"=1'-0"

SHT. No.

65



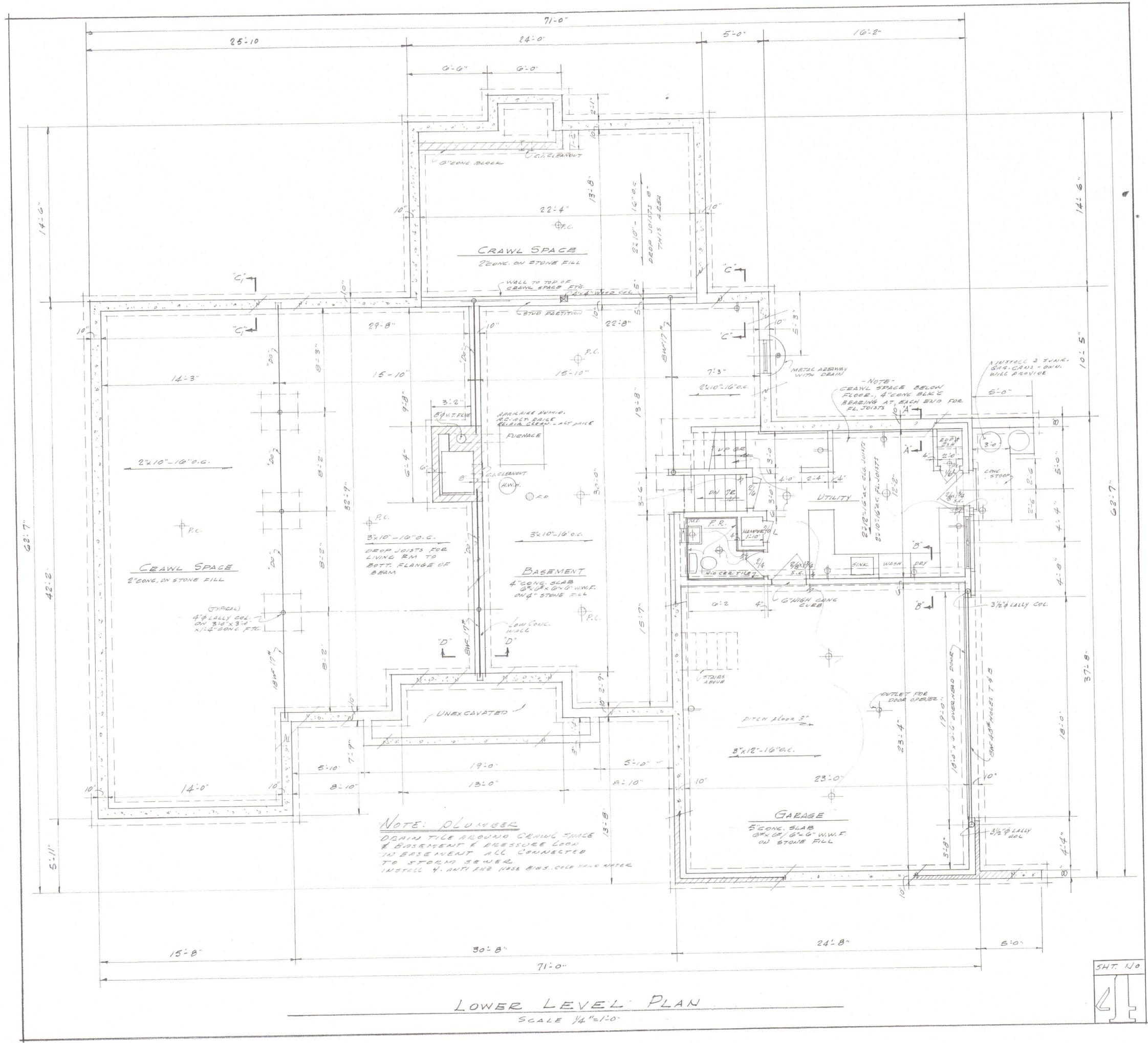
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

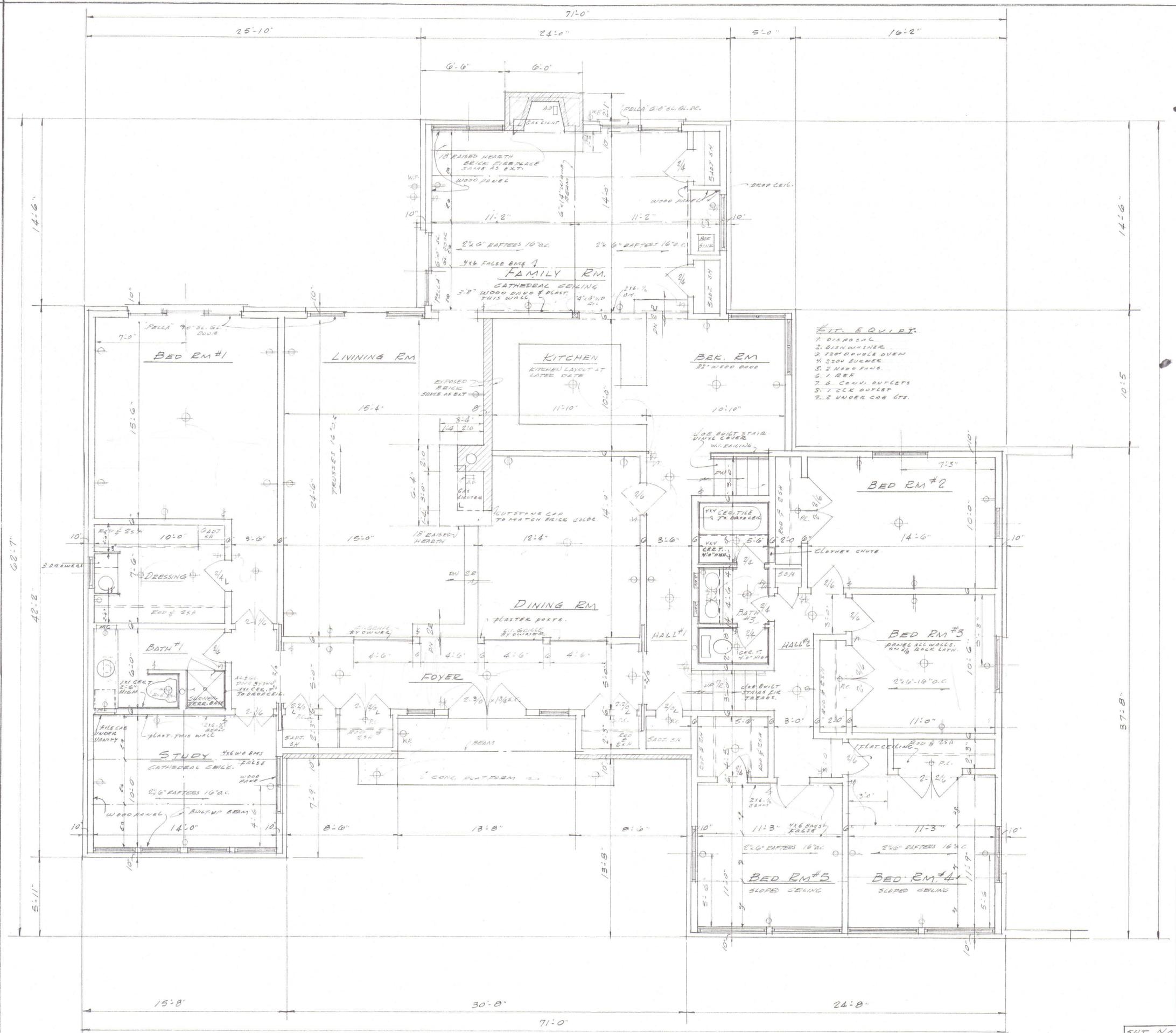
5929 MEADOW

REVISIONS	DATE	RESIDENCE FOR	SHT. NO.
	NOV. 6/64	MRS. J. MICHEL	11
		MEADOW LANE OWNERS TRUST	
	JAN. 1966	A. W. WENDELL & SONS	
		GENERAL CONTRACTORS.	



NOTE: PLUMBER
 DRAIN TILE AROUND CRAWL SPACE
 #1 BASINENT & PRESSURE LOCK
 TO BASEMENT ALL CONNECTED
 TO STORM SOWER
 INSTALL 4" ANTI FREE HAZE BINS. COULD HAVE WATER

LOWER LEVEL PLAN
 SCALE 1/4" = 1'-0"



- KIT. EQUIPT.**
1. DISPOSAL
 2. DISHWASHER
 3. IRON DOUGLE OVEN
 4. SINK
 5. 2 HOOD FANS
 6. 1 REF.
 7. 6 CONV. OUTLETS
 8. 1 CK OUTLET
 9. 2 UNDER CAB LTS.

UPPER LEVEL PLAN
SCALE 1/4" = 1'-0"

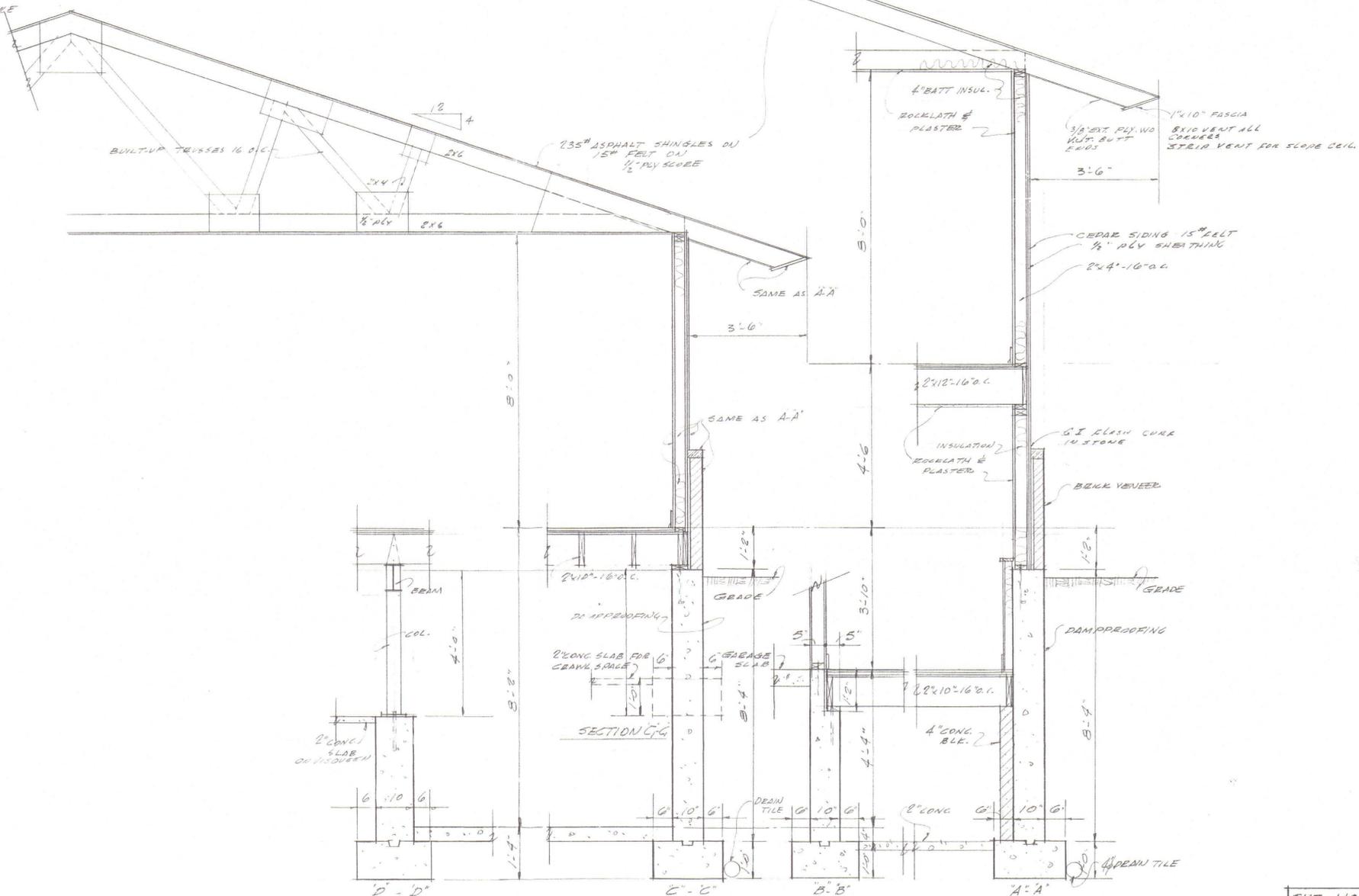
SHT. NO.
63

ROOM FINISH SCHEDULE

RM. NAME	FLOOR	BASE	WALLS	CEILING	CEIL. MOLD.	SPECIAL
FOYER	SLOPE VINYL ON CLOSETS	2 1/4" MDO W.P.	R.L. & PLST.	R.L. & PLST.	-	-
LIVING RM.	3/8 PLYSCOPE	"	" PART EXPOSED BRICK	"	-	-
DINING RM.	"	"	"	"	-	-
FAMILY RM.	1/2" MDO W.P.	4" x 2"	DRY BR L & PLST " 70% PLY PANEL ON BRICK LATH	SLOPE CEIL. R.L. & PLST EDGE BRICK CEIL.	WOOD MOLD AT ALL WOOD MOLD	DEERIN. BAR CAB FORMICA TOP
KITCHEN	"	3/8" MDO W.P.	R.L. & PLST PART EXPOSED BRICK	R.L. & PLST.	-	DEERIN. KIT. CAB. FORMICA TOP
BK. RM.	"	"	R.L. & PLST 32" WOOD 70% PLY ON BRICK LATH	"	-	-
HALL #1 & #2 (HALLWAYS)	3/8 PLYSCOPE	"	R.L. & PLST.	"	-	-
BED RM #1, 2 & 3	3/8 PLYSCOPE	"	R.L. & PLST BRICK 70% PLY PANEL ON BRICK LATH	"	BRICK WOOD MOLD AT ALL WOOD MOLD	-
BED RM #4 & #5	"	"	R.L. & PLST.	R.L. & PLST EDGE WOOD BRICK CEIL.	-	-
STUDY	"	1/4" x 2"	30# PANEL ON R.L. BOTH WALL PLASTER	"	WOOD MOLD	NOTICE HOLE CUT FOR RICE CAB.
BATH #1 & #2	CER. TILE SEE PLAN	CER. TILE BASE	R.L. & PLST CER. TILE DOOR SEE PLAN	R.L. & PLST.	-	DEERIN. VANITY CAB'S WITH FORMICA TOP
DRESSING RM.	3/8 PLYSCOPE	2 1/4" MDO W.P.	R.L. & PLST.	"	-	DEERIN. VANITY CAB'S WITH FORMICA TOP
UTILITY RM.	VINYL ON 3/8 PLY	"	"	"	-	DEERIN. CAB'S WITH FORMICA TOP
P.R.	"	CER. TILE	R.L. & PLST CER. TILE 4.0" HIGH	"	-	-
GARAGE	CONC.	NOVE	DRY. CONC. STEEL WALLS R.L. & PLST.	"	-	-
BASEMENT	"	"	"	UNFIN.	-	-

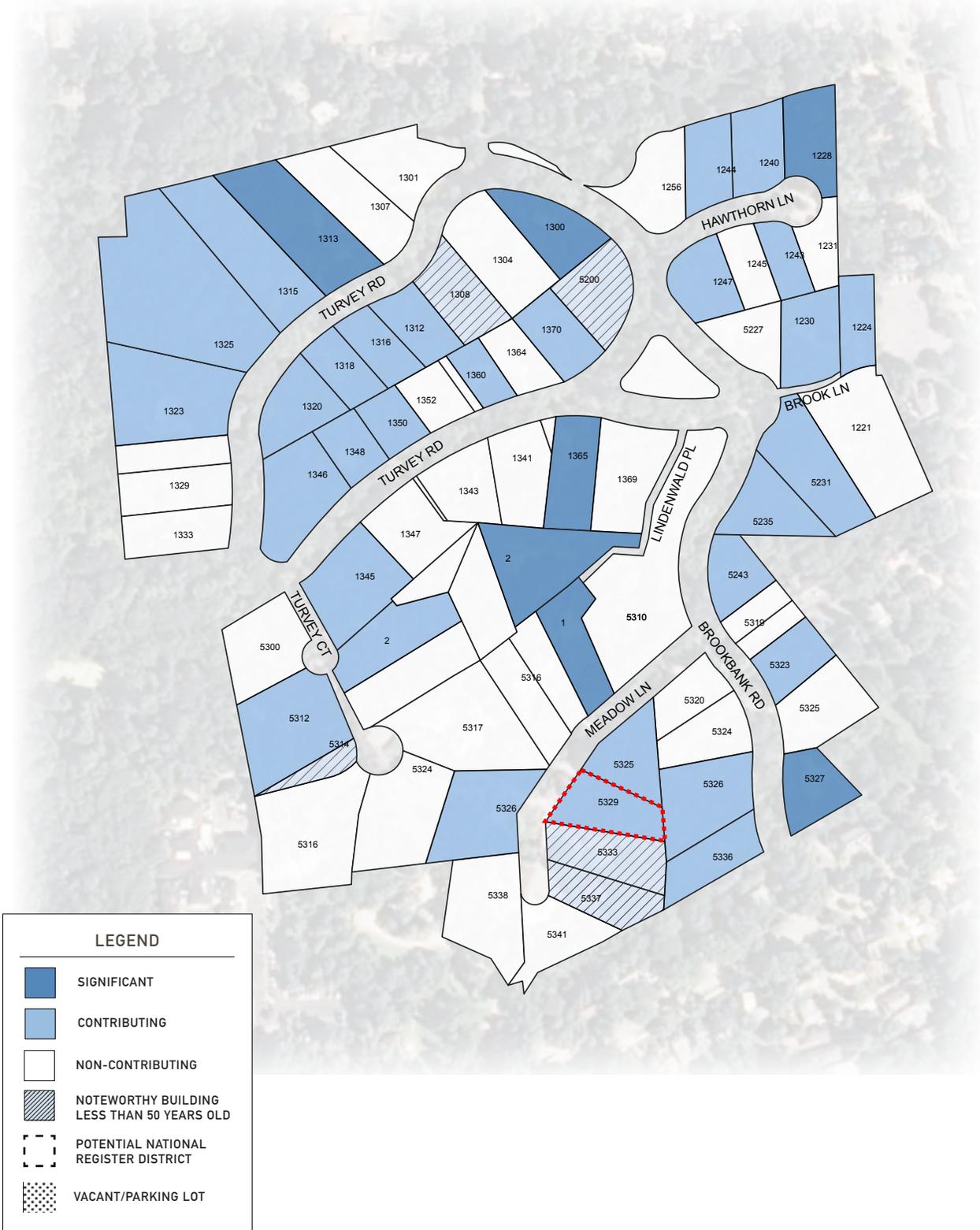
NOTE:
VINYL PRICE ALLOW. \$9.00/DY INSTALLER

ALL DOORS. FLUSH BIRCH EXCEPT
THOSE MARKED "L" SHALL BE LOUVER
WITH PANEL BELOW.
ALL DOOR TRIM & JAMB BIRCH
DESIGN. USE 2 1/4" DADO MOLD
ALL WINDOWS SHALL BE TRIMMED
FULL BOUND WITH METAL
CRANK BEAD.



TYPICAL SECTIONS
SCALE 1/8" = 1'-0"

MAP 3: SURVEY AREA 1 MAP





Research Information

Original Building Owner: Mr & Mrs J. Mochel

Historic Name:

Current Name:

Construction Cost: 38,000.00

Architect 1 Information: A.W. Wendell & Sons

Architect 2 Information:

Contractor Information: A.W. Wendell & Sons

Developer Information:

Research/Archival Information:

Permit: Yes

Subdivision: The Meadows

Landscape/Streetscape:

Sears Catalog Home:

Notes

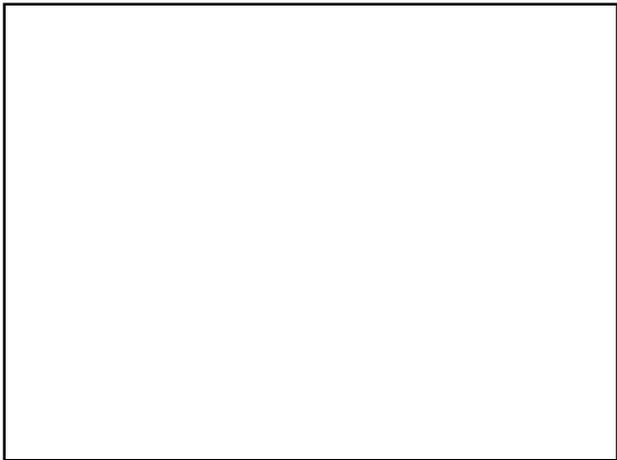


Photo 2

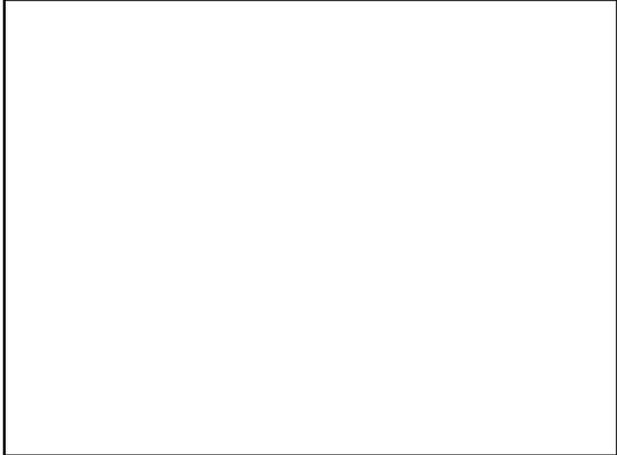


Photo 3 / Historic Photo

Survey Information

Preparer: Doug Gilbert

Survey Date: April 16, 2013