

**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
MINUTES OF JUNE 20, 2018 MEETING**

Ch. Davenport called the June 20, 2018 meeting of the Architectural Design Review Board to order at 7:01 PM and requested a roll call.

**1. ROLL CALL**

**PRESENT:** Ms. Acks, Ms. Chalberg, Mr. Lerner, Mr. Riemer,  
Ch. Davenport

**ABSENT:** Ms. Hollweck, Mr. Larson

**STAFF:** Planning Manager Rebecca Leitschuh  
Planning Intern Devin Kamperschroer

**VISITORS:** Pamela Shaw, Petitioner, 1514 Thornwood Dr.  
Chuck & Byron Holtzen, 5226 Carpenter St.  
Amy & David Gassen, 5320 Benton Ave.  
Rich Kulovany, 6825 Camden

**2. APPROVAL OF APRIL 18, 2018 MINUTES**

**Mr. Riemer moved, seconded by Ms. Chalberg, to approve the minutes of the April 18, 2018 meeting as presented.**

**Ch. Davenport abstained from the vote, as he was not present at the meeting.**

**The Motion passed 4:0:1 by voice vote.**

**3. PUBLIC HEARING**

Ch. Davenport explained that there was one public hearing before the Board seeking landmark designation for property located at 1514 Thornwood Drive, 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 18-ADR-0004: A petition seeking Historic Landmark Designation for the property commonly known as 1514 Thornwood Drive, Downers Grove, IL (PIN 09-18-201-042). The property is located on the north side of Thornwood Drive, approximately 300 feet east of the intersection of Plymouth Street and Thornwood Drive. Pamela Shaw, Petitioner and Juanita Shaw, Owner.**

Planning Manager Rebecca Leitschuh introduced Devin Kamperschroer, Planning Intern, who is working with the Village for the summer. Mr. Kamperschroer, recent graduate of Iowa State University, said his degree is in Community and Regional Planning.

Mr. Kamperschroer explained that the subject property is located at the intersection of Thornwood Drive and Plymouth Street. The applicant purchased the home in 1953. Characteristics of the home, which is a Craftsman style bungalow, include a low-pitched Jerkinhead clipped gable on the front elevation with wide eaves, dark tapestry brick, and a partial front porch. In the late 1960s the home underwent changes with the restoration of the partial height porch walls and brick stair wing walls. They also replaced the 3-over-1 double-hung windows with a single large picture window. Mr. Kamperschroer said that both restorations were consistent with the original appearance of the home. Features that remain from the original house are the porch window, address markers, front door and hardware. Although not part of the petition before the Board, the interior of the home includes the original floor plan, woodwork, plaster walls, doors, hardware, and original kitchen cabinets that have been moved to the basement. The detached garage, not included in the scope of the request for landmark designation, has been designed to complement the main house with a Jerkinhead gabled roof and similar siding.

Mr. Kamperschroer noted that the applicant's research indicates that the previous owner of the home, Gordon Bunge, worked as an attorney for his uncle, Gustav Bunge of the Tivoli Theater, and the house is located in the Bunge subdivision. Additional research from the applicant shows that members of the Bunge family owned several other homes in the area in the 1930s.

Based on criteria for the Standards of Approval, Mr. Kamperschroer said that the home is approximately 91 years old and holds true to many of the characteristic styles of the Craftsman Bungalow.

Ms. Chalberg said that restoring the windows and the front porch make a huge difference in the whole feeling of the home. She added that the brick match is remarkable and it looks wonderful.

Applicant Pamela Shaw said that she wanted to bring the original windows back to the home as well as the porch. They added the two-car garage and used the windows from the previous garage. They attempted to keep the integrity of the home's architectural design. They also attempted an update of the bathroom, but when they removed the floor tile the original ceramic tiles were too stained to be kept. She said they are only the second family to live in the home.

Ms. Chalberg commented that many homes are updated according to the times. Looking at the triple windows on the home now, there was obviously a purpose to those windows when the home was originally built.

There being no further comments from the Board, Ch. Davenport called upon any members of the public who wished to comment on the petition.

1. Rich Kulovany of 6825 Camden Road said he supports this petition and noted that a home does not have to be fancy or ornate to qualify for landmark designation. This home brings out the original representation of the Bungalow style. He said it was fun working with the applicants and learning why it was important to the owners to protect the home.
2. Chuck Holtzen of 5226 Carpenter Street expressed her support of the request and said she thinks it's awesome.
3. Byron Holtzen of 5226 Carpenter Street said he also supported this petition, especially because it is nice to see a house this size be protected. He is tired of seeing houses this size be torn down and he appreciates the owners applying for landmark status.
4. Amy Gassen of 5320 Benton Avenue thanked the homeowners for deciding to landmark this home. It's especially exciting that it is the first home in that neighborhood that they have seen for landmark designation. Hopefully this will encourage other homeowners of this type of building to landmark their homes as well.
5. David Gassen of 5320 Benton Avenue said he strongly supports this application.

There being no further discussion or comments, Ch. Davenport closed the opportunity for further public comment and opened the discussion to deliberation by the Board.

Mr. Lerner said he was pleased to see this come before the Board. It is exactly the type of home they have seen being torn down. The application is significant toward preserving this style of home. He's pleased to see the home being restored to its original state.

Mr. Riemer asked whether the second floor was finished. Ms. Shaw said it has not been finished. It is a small home and would have been torn down, especially because it's on a very large lot. She said her father used to comment about all of the big houses on postage stamp sized lots.

Ch. Davenport said that we need homes like this in Downers Grove and he is glad to see that this home will not be torn down.

Ms. Chalberg raised a question as to whether neighboring property owners are notified when a home receives "landmark status." She thinks it would be nice to send out information regarding the home's general history, why it was landmarked, and how to go about landmarking. The purpose of the landmark program is to promote landmarking buildings that meet the criteria. She suggested sending out about 100 cards to neighbors to promote the program.

Ms. Holtzen noted that when their home was landmarked, a new neighbor commented to her that they were so excited to know they were buying a house across the street from a landmarked home.

Ms. Leitschuh explained that whenever there is an application made to the Village, Staff mails notices of the Public Hearing directly to homeowners residing within 250' of the subject property. She described that mailing. Anyone interested would have been informed of the specifics of the proposed landmark through the direct mailing, with links for additional information. Ms. Chalberg said that the mailing does not include what is included in the Board's application packet.

Ms. Leitschuh said she thinks it is a good idea, but she is just cautious of the additional amount of work when neighbors are already through multiple avenues (onsite signage, direct mailers, website, newspaper). She said the State Statute does not require notifications within 250' of the subject property. She would discourage going beyond that standard radius as Staff often hears from people who are contacted asking why they are being notified about the petitions before the Village.

Ch. Davenport suggested they consolidate a narrative about the subject property as well as the legal information announcing the Public Hearing.

A question was asked as to how many homes would be contacted within a 250' radius, and Staff responded there would be about 50.

Ms. Chalberg said that even with the signage in front of the property, there is nothing that is being sent out to surrounding neighbors now that explains the rationale behind the landmarking process, although she acknowledged the Hometown Times, and other social media sites.

There being no further comments, Ch. Davenport 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 18ADR0004 for property located at 1514 Thornwood Drive, Downers Grove. Ms. Acks seconded the Motion.**

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

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

Ms. Leitschuh said that the First Reading of this petition would be before Council on Tuesday, July 10, 2018.

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**4. OLD BUSINESS** – There was none.

**5. NEW BUSINESS**

**Downers Grove Historical Society: Historic Homes update and educational programming update**

Amy Gassen of 5320 Benton Avenue commented about the follow-up postcards discussed earlier. She thinks it is a good idea but suggested that some of the organizations might be able to get together as a project.

Ms. Gassen explained that she was present to discuss the Downers Grove Historical Society and Downers Grove Museum Historic Home Program. She wanted to update the Board on what was once called the Centennial Home program that was active from about 1980 to 2015. There were about 35 homes, which were recognized for being at least 100 years old. When the Village began its changes to the Historic Preservation Ordinance, it occurred to the Historical Society it would be good to align the programs. That is when they switched to the Historic Home Program jointly with the Downers Grove Museum. The criteria was changed to include homes fifty-years old or more. She provided the names of people serving on the Committee.

Requirements for the Historic Homes Program are more intense as the owners are required to provide an application packet including all deed research, property tax records, and information on the original owners and year of construction. The Committee reviews the application to approve it or not. The homeowner then can purchase a plaque for their home to include general information. The program was unveiled in 2016 and since then 17 homes have been recognized. She described the 17 homes approved by the Committee, adding that there is a map on their website of the homes, including those landmarked. Everything including documentation is preserved for future generations to learn about the history of the homes.

Ms. Gassen noted that their Committee has been presenting an educational series and the third event takes place July 12<sup>th</sup> discussing Architectural Styles of Downers Grove presented at Emmett's at 7:00 PM. She noted that there is a wait list but recommended that people put their name on the list.

Mr. Lerner said he particularly liked that they are preserving the history by maintaining all of the documentation on the properties for future generations.

## **6. PUBLIC COMMENT**

Chuck Holtzen presented an update on "Kit Homes" and establishing a "thematic district" in Downers Grove. She noted that since the April 13<sup>th</sup> meeting, there have been a couple of homes thought to be kit homes, but they have learned they are not. One of them has been owned since 1925 and the history indicates that the builder copied its design from a Sears' Home. Another home in town listed as a Sears' Home has been shown to be a copy as well. Ms. Holtzen said they have come a long way since the 90's when the kit home fever took hold, and even though they have lost two homes as copies, hopefully more will be gained. She said they will continue review of three homes that have applications under consideration. Ms. Holtzen said many people are concerned about the resale value of their property, which may be an issue in preventing them from applying. It is important that when homes come up for sale that it can be

shown that landmarking or placing a home in a thematic district does not create a negative impact.

Ms. Leitschuh said that a thematic district could have a combination of “contributing” and “significant” structures. The way the Village’s Ordinance is written, and individual landmark property could be included in thematic districts.

Ms. Holtzen referred to a Four Square that has had changes made to the front porch. The owners are very interested in applying as part of a thematic district.

## **7. ADJOURNMENT**

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

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

Ch. Davenport adjourned the meeting at 7:58 PM.

Respectfully submitted,

/s/ Tonie Harrington