



**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.

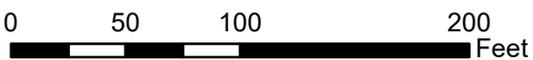
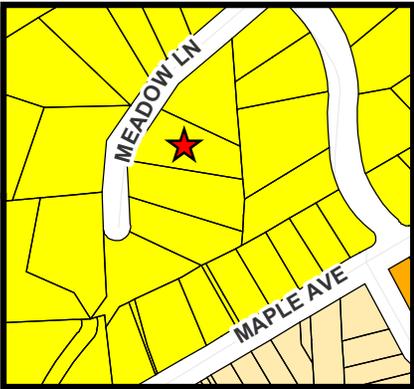
RECOMMENDATIONS

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





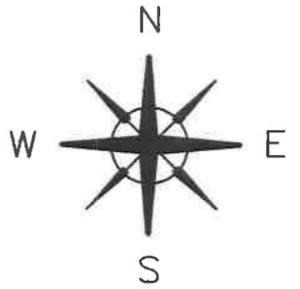
SCALE: 1" = 30 FEET

PLAT OF SURVEY

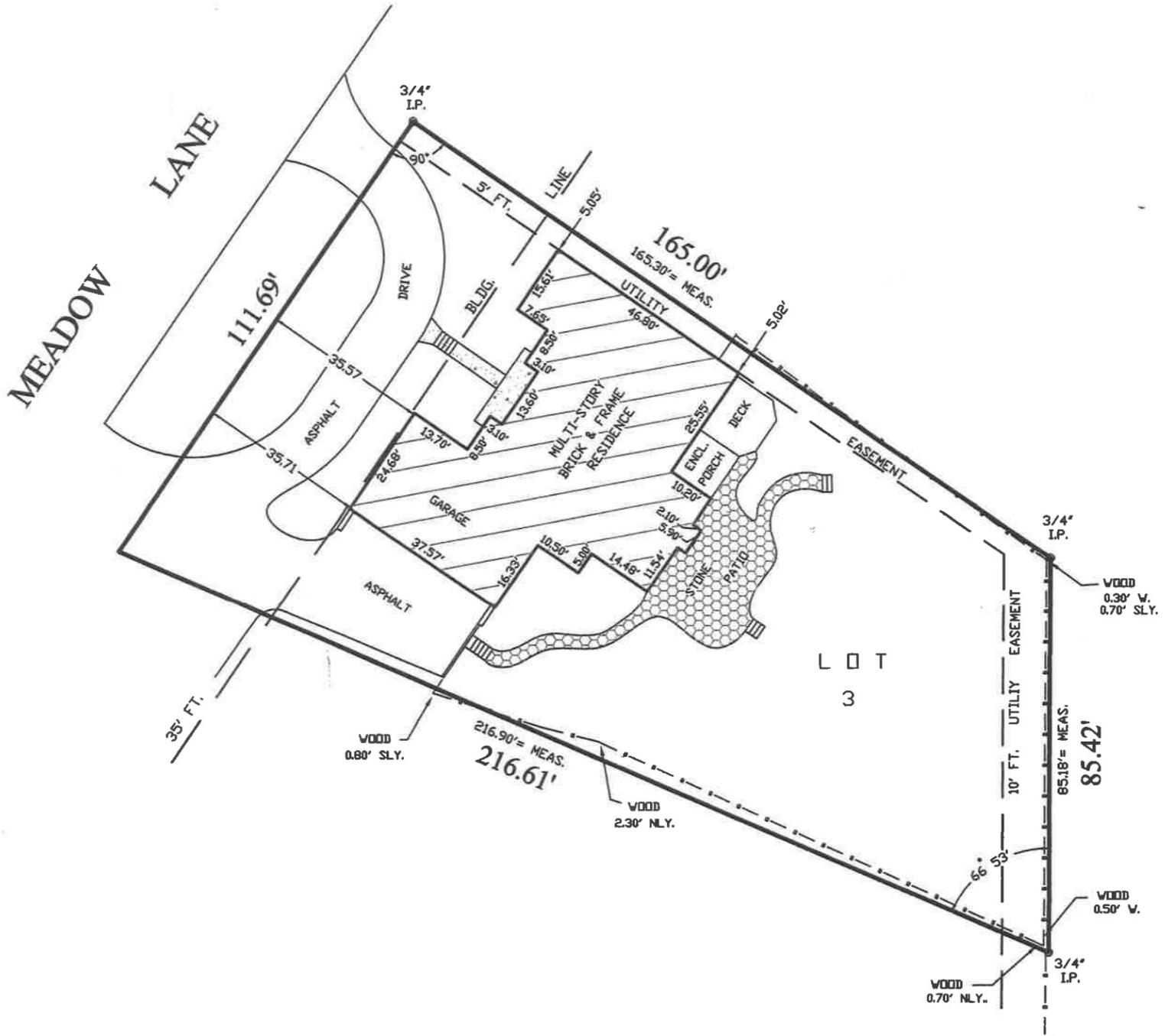
BY:

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.



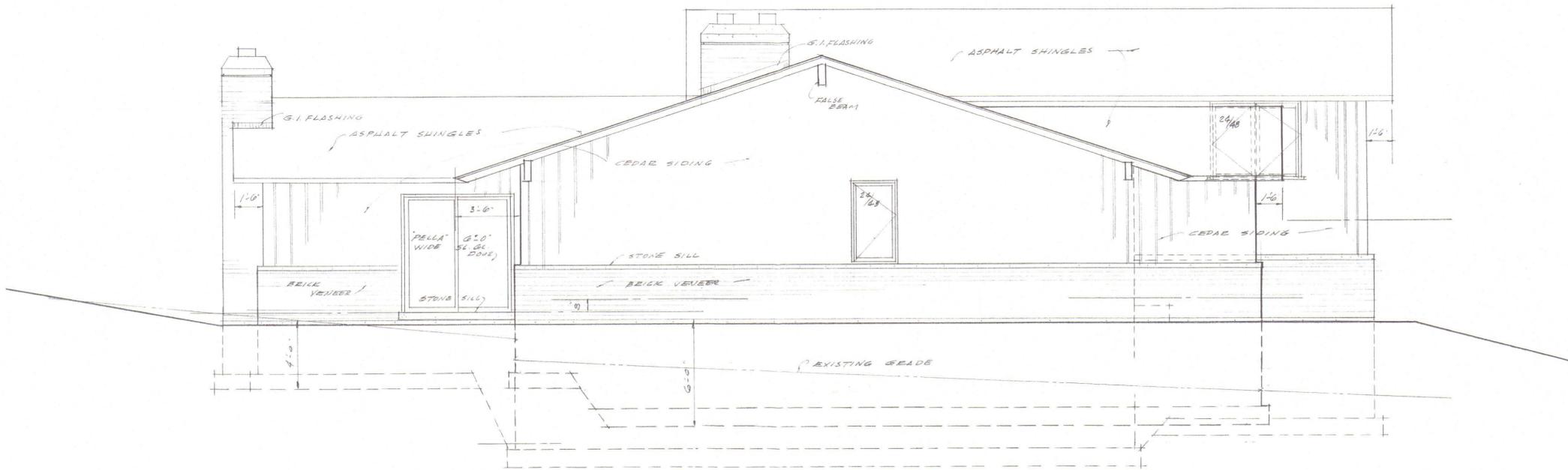
Side elevation of the house, facing south. Photograph taken October 2019.



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

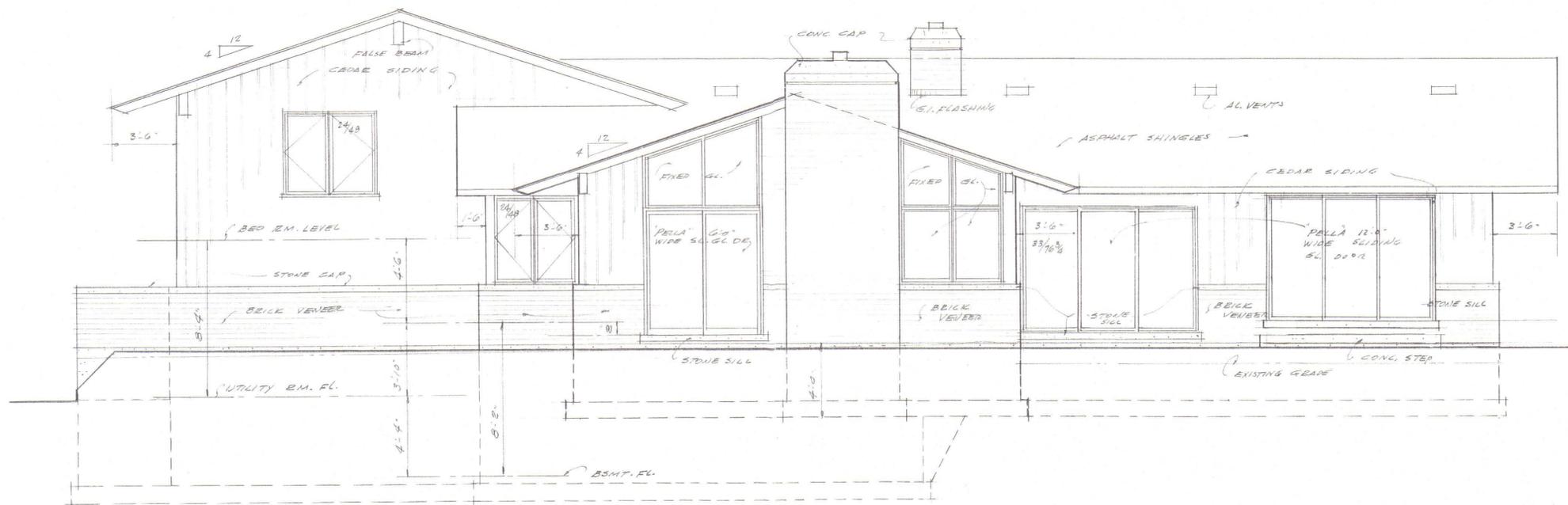


Plat of Survey
Provided to the Village on October 3, 2019.



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

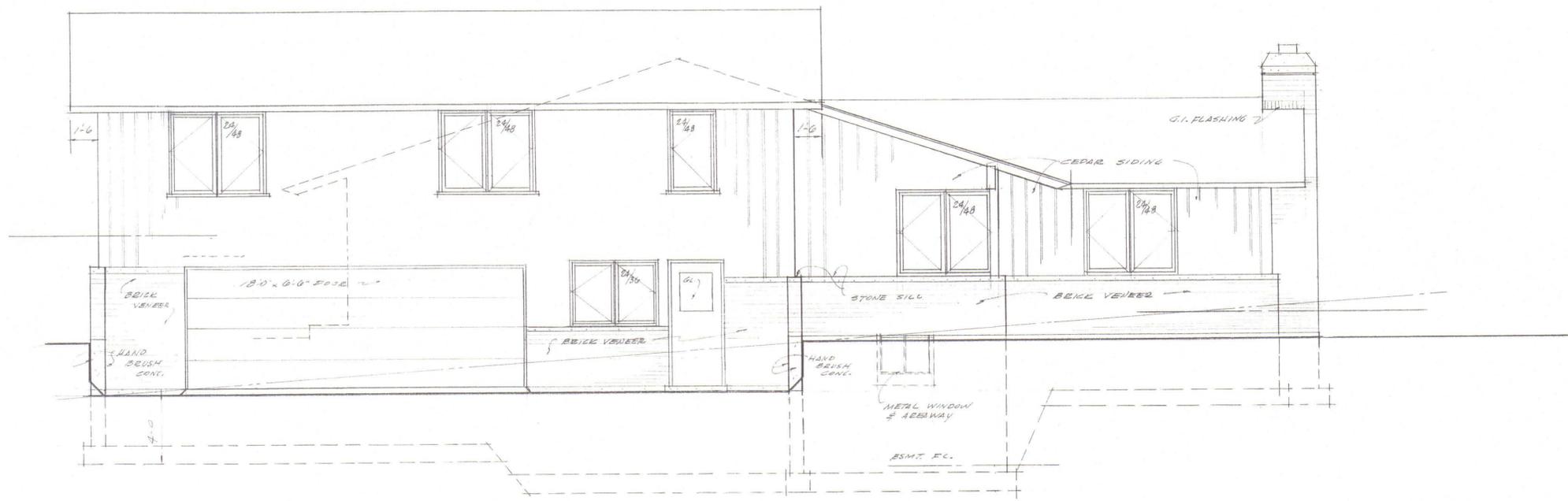


REAR ELEVATION

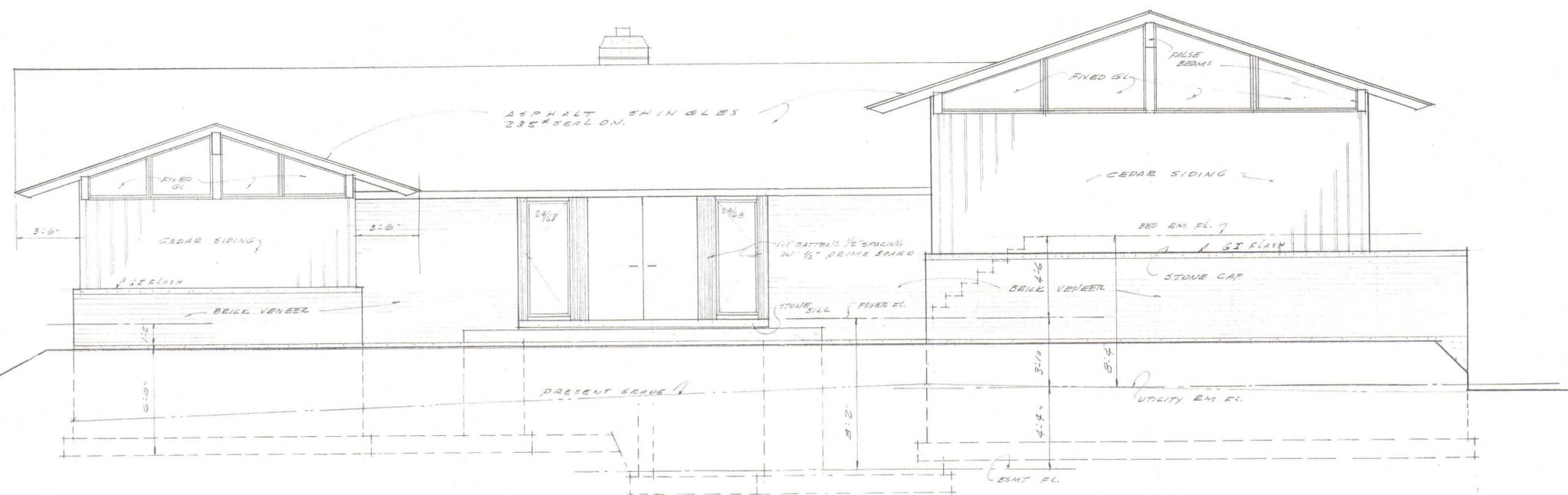
SCALE 1/4"=1'-0"

SHT. No.

65



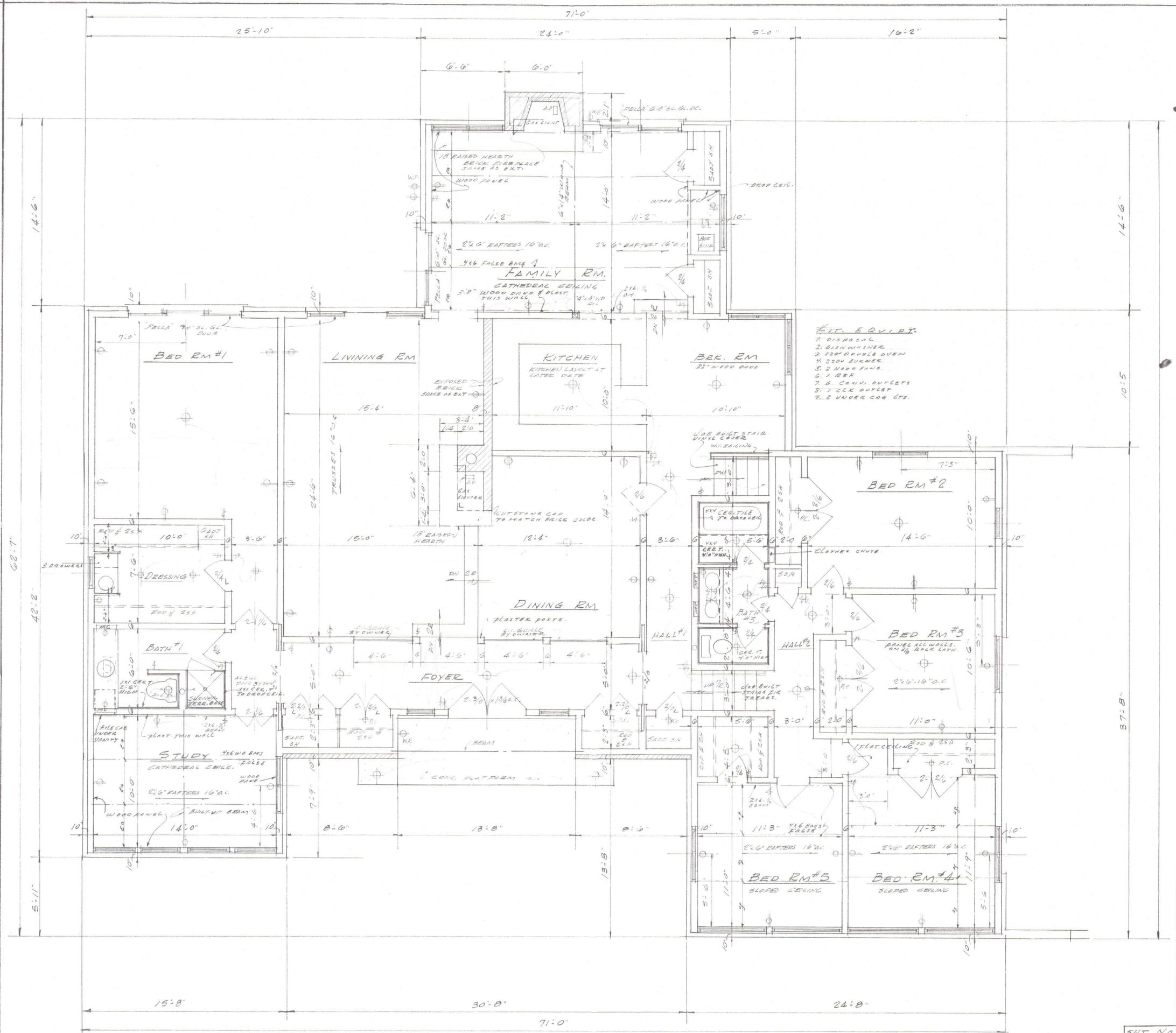
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



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

5929 MEADOW

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



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

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

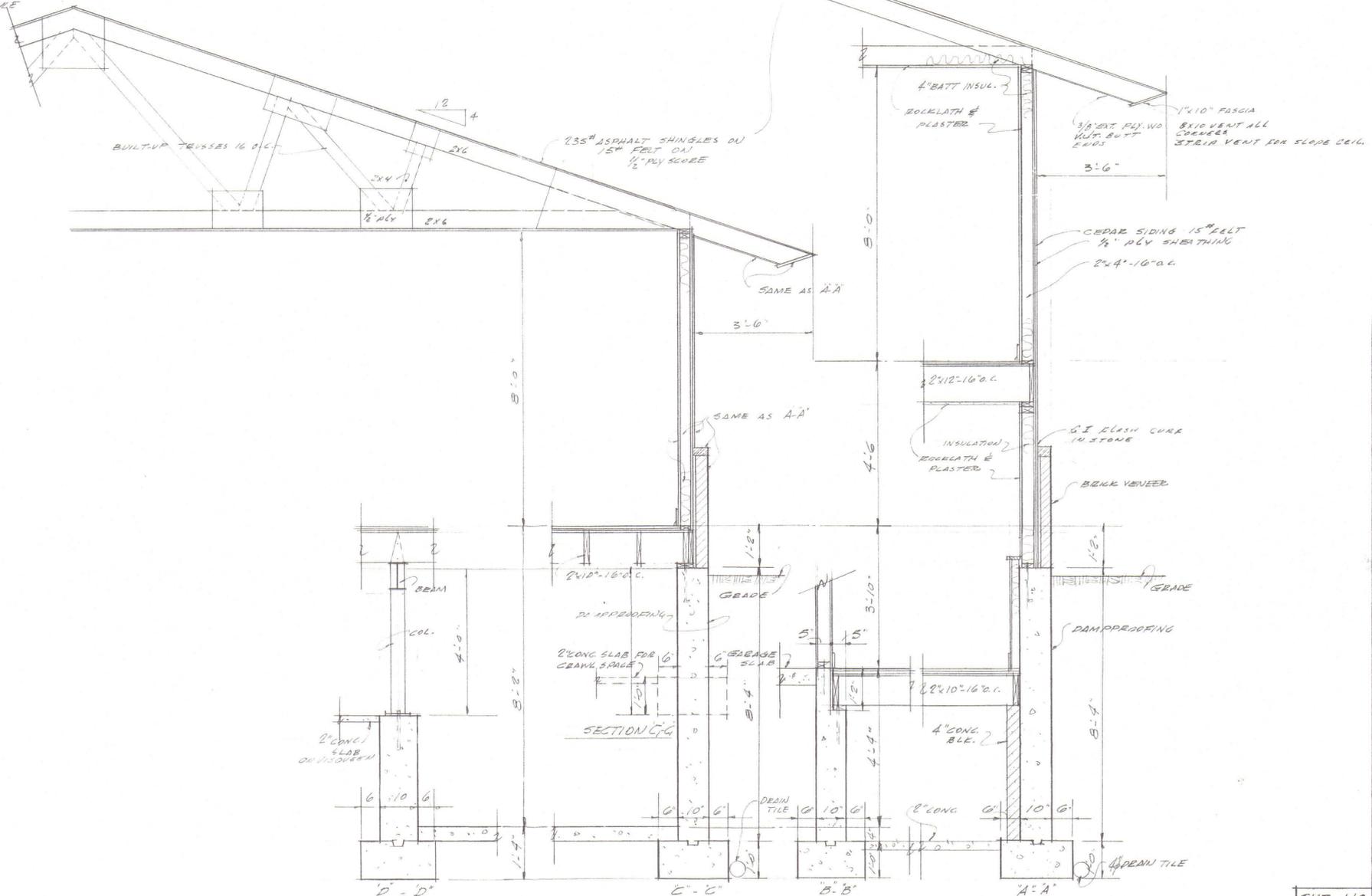
SHT. NO.
63

ROOM FINISH SCHEDULE

RM. NAME	FLOOR	BASE	WALLS	CEILING	CEIL. MOLD.	SPECIAL
FOYER	SLOPE VIN. ON PLY IN CLOSETS	2 1/4" MDO W.P.	R.L. & PLST.	R.L. & PLST.	-	-
LIVING RM.	3/8" PLYSCORE	"	"	"	-	-
DINING RM.	"	"	"	"	-	-
FAMILY RM.	VIN. ON 3/8" PLYSCORE	1/2" DO	DRY R.L. & PLST " 70% PLY PANEL ON EDGE LATH	SLOPE CEIL. R.L. & PLST EDGE BR. 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 EDGE LATH	"	-	-
HALL #1 & #2 (WINDERS)	3/8" PLYSCORE	"	R.L. & PLST.	"	-	-
BED RM #1, 2 & 3	3/8" PLYSCORE	"	R.L. & PLST 80% PLY PANEL ON EDGE LATH	"	BRASS WOOD MOLD AT ALL WOOD MOLD	-
BED RM #4 & #5	"	"	R.L. & PLST.	R.L. & PLST EDGE WOOD BR. CEIL.	-	-
STUDY	"	1/4" DO	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" PLYSCORE	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.	-	-

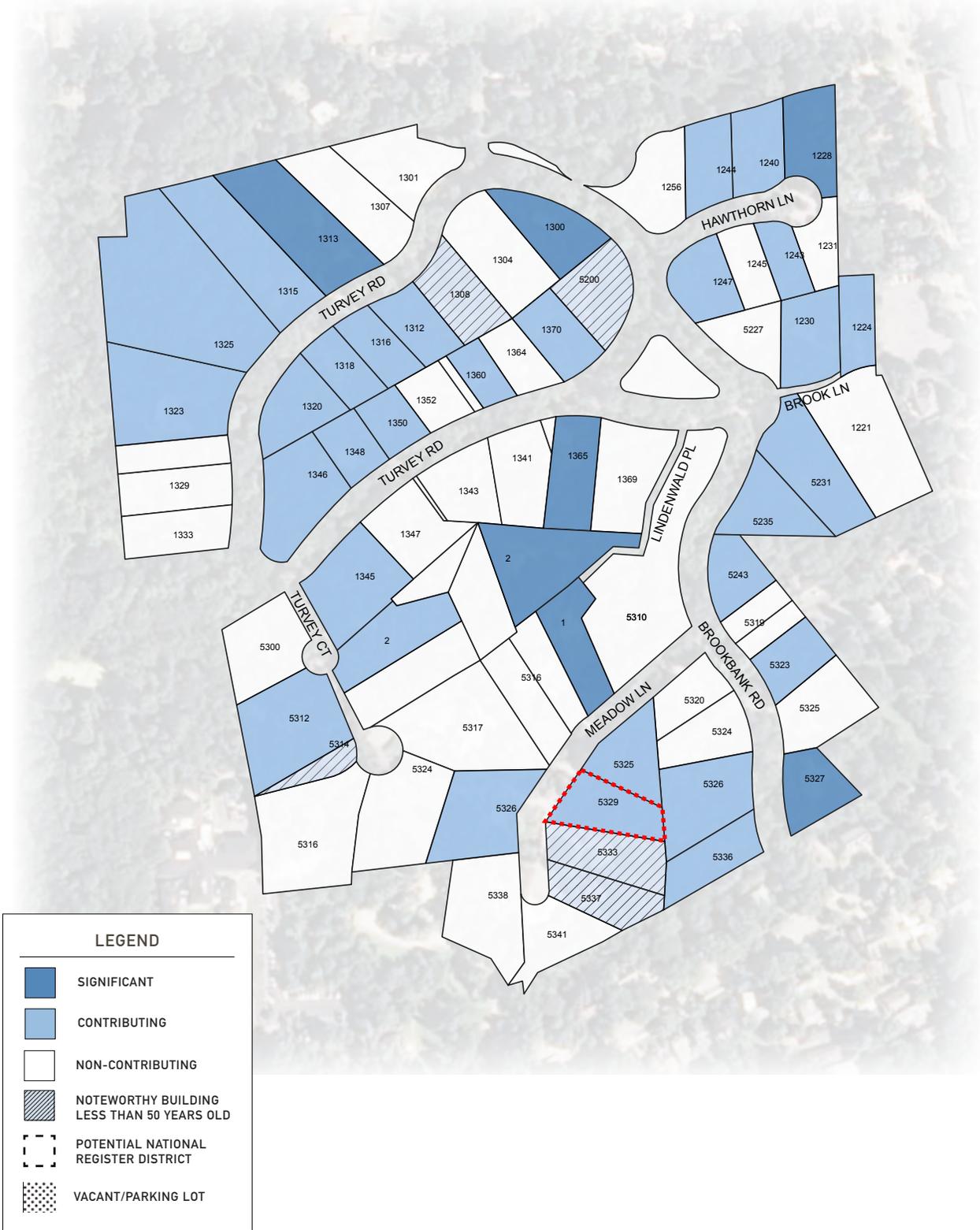
NOTE:
VINYL PRICE ALLOW. \$9.00/DY INSTALLER

ALL DOORS. FLUSH BIRCH EXCEPT
THOSE MARKED "L" SHALL BE LOUVER
WITH PANEL BELOW.
ALL DOOR TRIM & JAMB BIRCH
DESIGN. USE 3/4" DROD 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



TO: VILLAGE OF DOWNERS GROVE- ARCHITECTURAL DESIGN REVIEW BOARD Nov,5,2019

ATTN: MICHAEL DAVENPORT , CHAIRPERSON

SUBJECT: ~~REF: 19-ADR-GCOS: 5329 MEADOW LANE, PIN 09-07-408-002~~

DEAR MR. DAVENPORT,

CONCERNING THE NOVEMBER 20,2019, REVIEW OF THEC SUBJECT RESIDENCE PETITION
SEEKING A HISDTORIC LANDMARD DESIGNATION,

MAY WE COMMENT AS FOLLOWS:

C'MON, ARE YOU KIDDING, THIS HOUSE WAS BUILT IN 1965 AND THEN EXTENSIVELY
RENOVATED IN 1999.!!

YOU CAN VERIFY THIS ON THE INTERNET. IT IS A BASIC HOUSE WITH WOODEN SIDES, AND
NOT CONDUSIVE TO ARCHITECTURAL DESIGN...

IN THE RENOVATION PROCESS, SKYLIGHTS WERE ADDED, AND NUMEROUS WINDOWS
ADDED.

WHERE DO YOU DRAW THE LINE ??? THERE IS NOTHING UNIQUE IN THE STRUCTURAL DESIGN
THAT WOULD FALL INTO HISTORIC LANDMARK DESIGNATION. 1965/ 1999// HISTORIC ?????

C'MON ... ,LET'S NOT LET POLITICS FALL INTO THIS CATEGORY, OTHERWISE YOU MIGHT AS
WELL DISBAND THE "ARCHITECURAL DESIGN REVIEW COMMITTEE...of Downers Grove.

People of the Denburn Woods

P.S. There are numerous other houses in the Denburn Woods that would fit into the category of
"Historic Landmark Designation"