

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
APRIL 14, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Historic Landmark Designation for 4943 Highland Avenue	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution has been prepared to designate the property at 4943 Highland Avenue, the Bunge House, as a historic landmark.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Preservation of our Residential and Neighborhood Character*. Supporting these goals are the objectives *Continuing Reinvestments in the Neighborhoods* and *Preservation of Neighborhoods*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the April 21, 2009 active agenda.

BACKGROUND

Ms. Lea Wayne is requesting her property at 4943 Highland Avenue be designated a historic landmark under criteria 12.400 (a, b, c, e and h) of the Historic Preservation Ordinance. The house is a good example of Victorian architecture and identifies with Mr. Gustav H. Bunge, the developer of the Tivoli Theater and Hotel, a founding father of the Downers Grove Sanitary District and a former Village attorney and elected official.

The three-story Victorian house was the Bunge family home and was originally located at the northeast corner of Highland and Warren Avenues. According to the *Downers Grove Reporter*, the construction of the Tivoli Theater led to the house being relocated to 4943 Highland Avenue circa 1927. Based on city directories, the Bunge family lived at the 4943 Highland location for approximately a decade before moving back into the Tivoli building.

Existing House

The house has remained relatively unchanged since 1904. The front (west) façade is a classic Victorian façade with a porch extending across the entire front façade. The detailed front door is on the north side of the façade adjacent to the three-sided two-story bay. A small second story balcony is also located on the main façade. The triangular section at the top of the front gable is extended forward and is articulated with a Palladian style window. The front gable is adorned with shingle siding.

The south façade also includes a two-story bay. The primary window on the bay includes a dining room stained glass transom window portraying a meal with a pig, fruits and vegetables. The side gable is detailed with shingles curving into a recessed Palladian style window.

The north façade includes a cantilevered wall extension where a window seat is located. The side gable is articulated as well, with shingles, a window row and an octagonal window. The rear (east) façade is unadorned, but a turret does protrude from the rear roof line.

Many original interior features of the house remain. These features include original five-panel doors with transoms and elaborate door plates and knobs, stained glass windows, intricately detailed staircase carvings, detailed floor radiators, detailed fireplace mantles and original wood flooring.

Analysis of Significance

The proposal complies with the following criteria for Landmark Designation:

- a) *Significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation* – The house was home to Mr. Bunge for approximately a decade at this location. Mr. Bunge enhanced the culture of the Village by being the developer and original owner of the Tivoli Theater and Hotel.
- b) *Identification with a person or persons who significantly contributed to the development of the community, county, State or Nation* – Mr. Bunge moved to the Village in 1891 and began practicing law in 1899 in Downers Grove. By 1904, records identify Mr. Bunge living in this home at the northeast corner of Highland and Warren Avenues. Circa 1927, the house was moved to 4943 Highland Avenue to make room for the Tivoli Theater and Hotel.

The entire Tivoli project was estimated to cost \$500,000 (approximately \$6.1M in 2009 dollars) and the *Downers Grove Reporter* noted it as the single largest development in the Village at the time. It was hoped the theater would attract people to Downers Grove while the hotel was seen as a needed Village amenity.

In addition to building the Tivoli, Mr. Bunge was active in the Village as he served as a member of the Board of Trustees. According to newspaper reports, Mr. Bunge was a leader in extending storm and sanitary sewers and sidewalks within the Village. When it was determined that the Village could not continue providing sanitary services, Mr. Bunge worked to organize the Downers Grove Sanitary District. Downers Grove was one of the first municipalities to organize a sanitary district.

- c) *Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction, or use of indigenous materials* – The house is representative of the distinguishing characteristics of a Victorian home. The characteristics include a full-width front porch with dentils, two-story bays on both the south and west façade, a cantilevered wall extension on the north façade and gable end detailing with shingles, curved recesses, and Palladian style windows.
- e) *Unique location or singular physical characteristics that make it an established or familiar visual feature* – The house is a good example of Victorian house architecture. The overall massing and detailing are in line with established Victorian styles.

h) A source of civic pride or identity for the community - The property is a source of civic pride based on Mr. Bunge's development of the Tivoli Theater and Hotel and his contribution to the development of the Village and Sanitary District.

Architectural Design Review Board (ADRB)

The ADRB considered the petition at their March 26, 2009 meeting. The ADRB found the request met the historic landmark standards for approval Section 12.400 (a, b, c, e and h) and unanimously recommended approval of the requested designation. Staff concurs with the ADRB recommendation.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated March 26, 2009

Minutes of the Architectural Design Review Board Hearing dated March 26, 2009

1904 Atlas of DuPage County photograph

RESOLUTION NO. _____

**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR
4943 HIGHLAND AVENUE**

WHEREAS, the Village of Downers Grove has adopted an Ordinance entitled the “Historic Preservation Ordinance”; and

WHEREAS, Section 12-300 of the Municipal Code sets forth landmark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, Lea C. Wayne (“Applicant”) is the owner of certain property legally described as follows:

Lot 8 and the north 6.5 feet of Lot 7, in Block 3 in Owner’s Subdivision of Lots 1, 2, 3 and 4 in Block 1 in Richmond and Whitney’s Addition to Downers Grove, in the East Half of the Northwest Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said Owner’s Subdivision recorded September 8, 1908 in Book 6 of Plats, Page 52, as Document 94524, in DuPage County, Illinois.

Commonly known as 4943 Highland Avenue, Downers Grove (PIN 09-08-118-008)

WHEREAS, there is a three-story Victorian structure on the property; and

WHEREAS, on March 26, 2009, the Architectural Design Review Board conducted a public hearing in connection with the aforesaid application, after notice of said hearing was duly given; and

WHEREAS, the Board rendered its decision on the aforesaid application, recommending that the property located at 4943 Highland Avenue, Downers Grove, Illinois, be granted Historic Landmark Designation; and

WHEREAS, certain applicable requirements of Section 12-400, Landmark Designation Criteria, of the Historic Preservation Ordinance relating to the granting of Historic Landmark Designation have been met.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. That the recitals contained in the Preamble hereto are incorporated as part of this Resolution.

Section 2. That the structure located on the property located at 4943 Highland Avenue is hereby granted Historic Landmark Designation.

Section 3. That the Village Clerk is hereby directed to file a certified copy of this Resolution in the Office of the DuPage County Recorder of Deeds and is further directed to transmit a copy of this Resolution to Downers Grove Historical Society and the Applicant.

Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:
Published:

Attest: _____
Village Clerk



4943 Highland Avenue Location Map

0 25 50 75 100 Feet





VILLAGE OF DOWNERS GROVE
REPORT FOR THE ARCHITECTURAL DESIGN REVIEW BOARD
MARCH 26, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
ADRB-01-09 4943 Highland Avenue	Designation of a Historic Landmark	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting the property at 4943 Highland Avenue be designated a landmark based on the criteria that the house is a good example of Victorian architecture and identifies with Mr. Gustav H. Bunge, the developer of the Tivoli Theater and Hotel, a founding father of the Downers Grove Sanitary District and a former Village of Downers Grove attorney and trustee.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/APPLICANT: Lea C. Wayne
4943 Highland Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Victorian
BUILDING DATE: circa 1883
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 8,451 square feet (0.194 acres)
PIN: 09-08-118-008

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. Owner Consent Form
4. Certificate of Acknowledgement Form
5. Significant Architectural Features Form
6. Photographs

PROJECT DESCRIPTION

The petition is to designate the property at 4943 Highland Avenue a historic landmark under criteria a, b, c, e, and h of the Historic Preservation Ordinance (Section 12.400). These applicable criteria, listed below, are based on the architectural character of the house and its significance associated with a person who significantly contributed to the development of the community. The house is a good example of Victorian architecture and was home to Mr. Gustav H. Bunge, the developer and original owner of the Tivoli Theater and Hotel.

The three-story Victorian house with a basement was the Bunge family home and was originally located at the northeast corner of Highland and Warren Avenues. According to the *Downers Grove Reporter*, the construction of the Tivoli Theater led to the house being relocated to 4943 Highland Avenue circa 1927. Based on city directories, the Bunge family lived at the 4943 Highland location for approximately a decade before moving back into the Tivoli building.

Mr. Bunge was the developer and original owner of the Tivoli Theater and Hotel. Mr. Bunge also served two terms as a Village trustee, was the Village attorney for a number of years, was a founding member of the Downers Grove Sanitary District and served as the Sanitary District's attorney from its founding in 1921 through 1927. (*Downers Grove Reporter*, 1941)

The three-story Victorian house with a basement is constructed on a concrete and concrete block foundation. Original wood siding has been covered with vinyl siding. Many of the original windows have been replaced by modern windows. Asphalt shingles are affixed to the cross-gable roof.

The front (west) façade is a classic Victorian façade. A porch extends across the entire front façade and is detailed with dentils. The detailed front door is on the north side of the façade adjacent to the three-sided two-story bay. Transom windows on the first floor remain while transom windows on the second floor have been replaced. A small second story balcony is also located on the main façade. The triangular section at the top of the front gable is extended forward and is articulated with a Palladian style window. The front gable is adorned with shingle siding.

The south façade also includes a two-story bay. The windows on this façade are less detailed, although the primary window on the bay includes a dining room stained glass transom window portraying a meal with a pig, fruits and vegetables. The side gable is detailed with shingles curving into a recessed Palladian style window. Cornice brackets have been covered with modern siding.

The north façade includes a cantilevered wall extension where a window seat is located. The side gable is articulated as well, with shingles and a window row. An octagonal window provides additional detail at the top of the gable. The rear (east) façade is unadorned, but a turret does protrude from the rear roof line.

Many original interior features of the house remain. These features include original five-panel doors with transoms and elaborate door plates and knobs, intricately detailed staircase carvings, detailed floor radiators, detailed fireplace mantles and original wood flooring.

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 12.400 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Nominations have to meet at least one of the criteria to

apply for landmark status. Staff believes the request complies with *Landmark Designation Criteria a, b, c, e and h* as described below.

a. Significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;

The house has significant cultural value in the Village as it was Mr. Bunge's home for a decade at this location. Mr. Bunge enhanced the culture of the Village by being the developer and original owner of the Tivoli Theater and Hotel. Staff believes this criteria has been met.

b. Identification with a person or persons who significantly contributed to the development of the community, county, State or Nation;

Staff believes the house is historic based on its association with Mr. Gustav H. Bunge who significantly contributed to the development of Downers Grove through the construction of the Tivoli Theater and Hotel, his association with the Village as a trustee and attorney and his status as a founder and attorney of the Downers Grove Sanitary District.

A 1941 *Downers Grove Reporter* article notes that Mr. Bunge was born in Melzow, Germany on February 22, 1865. He immigrated to Chicago in 1872 with his parents and lived on a farm in Henry County. Mr. Bunge moved to Downers Grove in 1891 to serve as a station agent for the Chicago, Burlington and Quincy Railroad Company and began practicing law in 1899 in Downers Grove. It is unknown when he took up residence at 9 Highland Avenue at the northeast corner of Highland and Warren Avenues but Sanborn maps and phone directories identify him living at this location by 1905.

Mr. Bunge lived at this corner until circa 1927 when construction began on the Tivoli Theater and Hotel. A *Downers Grove Reporter* article from November 18, 1927 notes that "Mr. Bunge's residence is now being moved from the site." Records from the Downers Grove Township Assessor's office and the Downers Grove Historical Society indicate the house at 4943 Highland Avenue was originally located where the Tivoli building stands. Mr. Bunge appears to have lived in the house at 4943 Highland Avenue for approximately a decade beginning in 1927 or 1928. In 1938, phone directories list his home address as 5015 Highland Avenue, the Tivoli Theater and Hotel.

Mr. Bunge hired Van Gunten and Van Gunten architects of Chicago to design the Tivoli and J.T. Schless & Company to construct the building. The entire building project was estimated to cost \$500,000 (approximately \$5.9M in 2009 dollars) and was noted as the single largest development in the Village at the time. (*Downers Grove Reporter*, 1927) It was hoped the theater would attract people to Downers Grove while the hotel was seen as a needed Village amenity.

When the Tivoli Theater opened on Christmas Day 1928 it was billed as "The Wonder Theater of Suburban Chicago." The second theater in the United States to be designed and built for talking movies had an estimated opening day crowd of more than 4,000 people. (*Downers Grove Reporter*, 1928) The Tivoli continues to be one of the most recognized buildings in the Village today.

In addition to building the Tivoli, Mr. Bunge was active in the Village as he served as a member of the Board of Trustees. According to newspaper reports, Mr. Bunge was a leader in extending storm and sanitary sewers and sidewalks within the Village. When it was determined that the Village could not continue providing sanitary services, Mr. Bunge worked to organize the Downers Grove Sanitary District. Downers Grove was one of the first municipalities to organize a sanitary district.

c. Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;

The house at 4943 Highland Avenue is representative of the distinguishing characteristics of a Victorian home. The characteristics include a full-width front porch with dentils, two-story bays on

both the south and east façade, a cantilevered wall extension on the north façade and gable end detailing with shingles, curved recesses, and Palladian style windows. Staff believes this standard has been met.

- d. Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**
Staff does not believe this criterion applies.
- e. Unique location or singular physical characteristics that make it an established or familiar visual feature;**
The house is a good example of a Victorian house. The overall massing and detailing are in line with established Victorian styles. Staff believes the house meets this criterion.
- f. Character as a particularly fine or unique example of a utilitarian structure, including but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;**
Staff does not believe this criterion applies.
- g. Area that has yielded or may be likely to yield, information important in history or prehistory.**
Staff does not believe this criterion applies.
- h. A source of civic pride or identity for the community.**
Mr. Bunge was the original developer and owner of the Tivoli Theater and Hotel. The Tivoli was a source of civic pride when it opened and continues to be a source of civic pride today. Mr. Bunge's contributions to the development of the Village through his work as a trustee and attorney, in addition to his contributions to the establishment of the Downers Grove Sanitary District also are a source of civic pride. Staff believes the house is a source of civic pride.

NEIGHBORHOOD COMMENT

Staff has not received any written neighborhood comment regarding the proposal at this time.

RECOMMENDATIONS

Staff believes the proposal complies with criteria a, b, c, e and h for Landmark Designation listed above. The house is a good example of Victorian period architecture and given Mr. Bunge's involvement as the developer and original owner of the Tivoli Theater and Hotel, one of the most recognizable and historic buildings in the Village, staff believes the house at 4943 Highland Avenue should be designated a historic landmark.

Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4943 Highland Avenue.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

REFERENCES

Bill Bunge, written correspondence to Downers Grove Historical Society, date unknown.

City Directory of Downers Grove. 1903, 1905, 1922, 1925, 1927, 1929, 1933, 1935, 1938.

“Downers Grove, Illinois.” December, 1927. Sanborn Fire Insurance Map.

“Downers Grove, Illinois.” July, 1921. Sanborn Fire Insurance Map.

“Downers Grove, Illinois.” March, 1933. Sanborn Fire Insurance Map.

Downers Grove Reporter, “Banquet opens Tivoli Theatre,” December 28, 1928.

Downers Grove Reporter, “G.H. Bunge, Dean of DuPage Co. bar dies of auto accident injuries,” October 30, 1941.

Downers Grove Reporter, “Mrs. G.H. Bunge, 52-Year resident, is buried Monday,” 1945.

Downers Grove Reporter, “Term lease of Bunge Theatre is over \$300,000,” November 18, 1927.

Downers Grove Reporter, “Tivoli Theater here Christmas,” December 28, 1928

Downers Grove Township Assessor, personal communication to Stan Popovich, March 4, 2009.

February 2009

Dear Board Members

I am the owner of 4943 Highland Avenue. I would like to respectfully request that this home be designated as a Historic Landmark.

To the best of my knowledge, the home was built in 1883. The original owner was George Bunge – who with his son was the builder/owner of the Tivoli Movie Theater. I have been told that the house originally stood where the Tivoli is today – and was moved to its current site in 1927. Originally the land also included the lot to the south – today's plot 09-08-118-09.

Many of the original architectural features are still present and make this home unique.

The front door is wood and leaded glass and is approximately 3" thick. It is hung with decorative brass hinges. The front foyer has quarter sawn oak paneling. All of the first level floors are also quarter sawn oak.

One working fireplace remains in the front parlor with the original tile surrounding the face of the fireplace and what appears to be the original ornamental grate. Originally the fireplace burned coal and the coal doors are still present on the side of the house going into the basement.

The first floor has two leaded glass windows in the front two parlors, a stained glass window in the dining room, and a unique "3D", two part stained glass window in the foyer.

The front open staircase to the third floor is adorned with double turned spindles and has beautifully carved newel posts. Between the first and second floor there is a small window seat. There is also a back staircase from the first floor to the second floor.

All of the doors are the raised 5 panel style with working transoms above each door. The door knobs and plates are ornate brass which were electroplated with copper- the more "upscale" metal of the day. There are two swinging doors from the kitchen: one to the dining room and one to the front foyer.

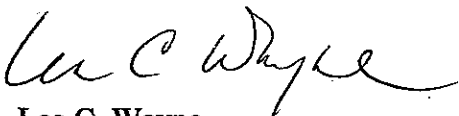
There are 4 bedrooms on the second floor and one has a stained glass window. Second floor hallways have quarter sawn oak flooring.

The third floor also has original oak floors and a "turret" ceiling in the sitting area. The home is heated with hot water heat and has many ornamental radiators.

Many of these features are shown in the attached pictures.

This home is a wonderful example of Victorian Architecture and design and would be a beautiful addition to the Downers Grove Historic Landmarks, preserving it for years to come.

Respectfully Submitted –



Lea C. Wayne



4943 Highland Avenue Location Map

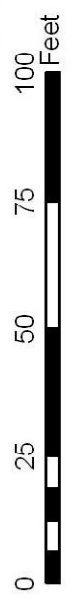




Figure 1. West facade



Figure 2. Northwest corner



Figure 3. Southeast corner



Figure 4. Second story of west facade



Figure 5. Front porch



Figure 6. Front door



Figure 7. Staircase



Figure 8. Newel post detailing



Figure 9. Five panel door



Figure 10. Door knob and plate detailing



Figure 11. Dining room window



Figure 13. Foyer window



Figure 13. Radiator



Figure 14. Mantle detailing

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

MARCH 26, 2009, 7:00 P.M.

Chairman Davenport called the February 26, 2009 meeting of the Architectural Design Review Board to order at 7:05 p.m. and asked for a roll call:

PRESENT: Chairman Davenport, Mrs. Falco, Mr. Pappalardo, Mr. Russ

ABSENT: Mrs. Acks, Mrs. Dunham, Mr. Mattheis,

STAFF

PRESENT: Mr. Jeff O'Brien, Planning Manager, Mr. Stan Popovich, Village Planner

VISITORS: Ms. Lea Wayne, 4943 Highland Avenue, Downers Grove, Mr. Ken Lerner, 4933 Whiffin Place, Downers Grove

REMARKS FROM THE CHAIR - None

APPROVAL OF MINUTES

The draft minutes of the February 26, 2009 meeting were approved on motion by Mr. Russ, seconded by Mrs. Falco. Motion carried by voice vote of 4-0.

OLD BUSINESS - None

NEW BUSINESS

- A. FILE ADRB-01-09** A Petition seeking a historic landmark designation for the property located on the east side of Highland Avenue, approximately 50 feet north of Rogers Street, commonly known as 4943 Highland Avenue, Downers Grove, IL (PIN 09-08-118-008); Lea C. Wayne, Petitioner and Owner

Mr. Popovich discussed the petition before the board was to landmark the home (dating from circa 1884) at 4943 Highland Avenue based on numerous criteria, including the fact that it was a very good example of Victorian architecture; it is identified with Mr. Gustav H. Bunge as the developer of the Tivoli Theater and one of the founding fathers of the village's Sanitary District; and Mr. Bunge was a former village attorney and trustee. Mr. Popovich presented a photograph of the home from 1904. He reported the home was originally located at Highland and Warren Avenues, where the current Tivoli exists. The house was moved to its current location in circa 1927 to make way for the construction of the Tivoli Theater and Hotel. Per village directories, the Bunge family lived in the home for about 10 years.

A review of the various facades followed, noting the dentil details and transom windows on specific facades. Just about all of the windows have been replaced and the original wood siding has been covered up by vinyl siding. Other original details followed. The east façade has a turret which creates some interest on the façade. The house remains close to its original.

Mr. Popovich walked through the landmark designation criteria that the structure met:

Criteria a - The house is significant in that it was Mr. Bunge's home, who eventually developed the Tivoli Theater and Hotel.

Criteria b - The house is historic in that it is associated with Mr. Gustav Bunge, who was a village trustee, attorney, and who developed the Tivoli Theater. He was also a founding father of the Sanitary District and was very active in the village, as reported by early newspapers. His contributions were many.

Criteria c - The house represents Victorian architecture very well. Details followed.

Criteria e - The house represents a very good example of a Victorian house and the overall massing and detailing are in line with other Victorian styles.

Criteria h - Again, the house represents a very good example of a Victorian house and with Mr. Bunge's development of the Tivoli, it is a source of civic pride.

Due to the above criteria, staff believes the house should become a historic landmark and requests this board to forward a positive recommendation to the Village Council.

Board members voiced very positive comments about the home, noting the strong support for landmarking. Chairman Davenport believed the 1904 photograph was well received and said much about the history of the home.

Petitioner, Ms. Lea Wayne, 4943 Highland Avenue, Downers Grove, spoke of her passion for the home, which she has resided in for the past 16 years. She stated the interior was in very good condition when she moved in and the rooms were laid out very well. She hoped by landmarking the house, it would preserve it for the future. It was the first time she saw the 1904 photograph.

Member, Mrs. Falco, added that her own mother would remind her when she was a child that the home was relocated to make room for the Tivoli. She continues to educate potential real estate buyers about the home and about Downers Grove, in general.

Chairman Davenport added that this petition was a good example of what the board intended and will enhance the home's value. He hoped this landmark designation would bring forward other petitioners.

Chairman Davenport opened up the meeting to public comment.

Mr. Ken Lerner, 4933 Whiffin Place, Downers Grove, was pleased to see the home up for landmarking designation. It was an splendid example of a home for its period and its association

with a very important person in the village was a positive. He appreciated the owner coming forward.

Ms. Wayne, Petitioner, stated staff was very helpful in getting the petition together and the process was very simple.

MR. PAPPALARDO MADE A MOTION THAT THE ADRB MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO APPROVE THE REQUEST FOR LANDMARK STATUS FOR 4943 HIGHLAND AVENUE BASED ON STAFF'S FINDINGS, AS PRESENTED, SECONDED BY MR. RUSS. ROLL CALL:

**AYE: MR. PAPPALARDO, MR. RUSS, MRS. FALCO, CHAIRMAN
DAVENPORT
NAY: NONE
MOTION CARRIED. VOTE: 4-0**

NEW BUSINESS

Mr. O'Brien updated the board on the village's Façade Improvement Program, noting that next month this board will have the first façade application for the Gatto's Restaurant. The applicant seeks facade improvements as well as life safety upgrades to the building. Staff explained it has received a couple of applications for construction projects that were completed prior to the design guidelines being implemented. He said staff is following up and working with those applicants to reach their goal. Details followed. Chairman Davenport asked that staff provide future staff reports on such matters and that score sheet information is provided to the applicants. As to the process, staff confirmed that this board will receive staff reports and will still be making petition recommendations to the village council. Mr. O'Brien noted the score sheets are a part of the application packet.

Mr. O'Brien reported the Historic Preservation Plan was well received by the Village Council. Details followed.

Mr. O'Brien stated the above landmark petition will be at an April workshop meeting.

For informational purposes, Mr. Russ stated he will not be participating in any façade improvement hearings because he is the former chairman of the Downtown Management Board and is currently the legal counsel for that board.

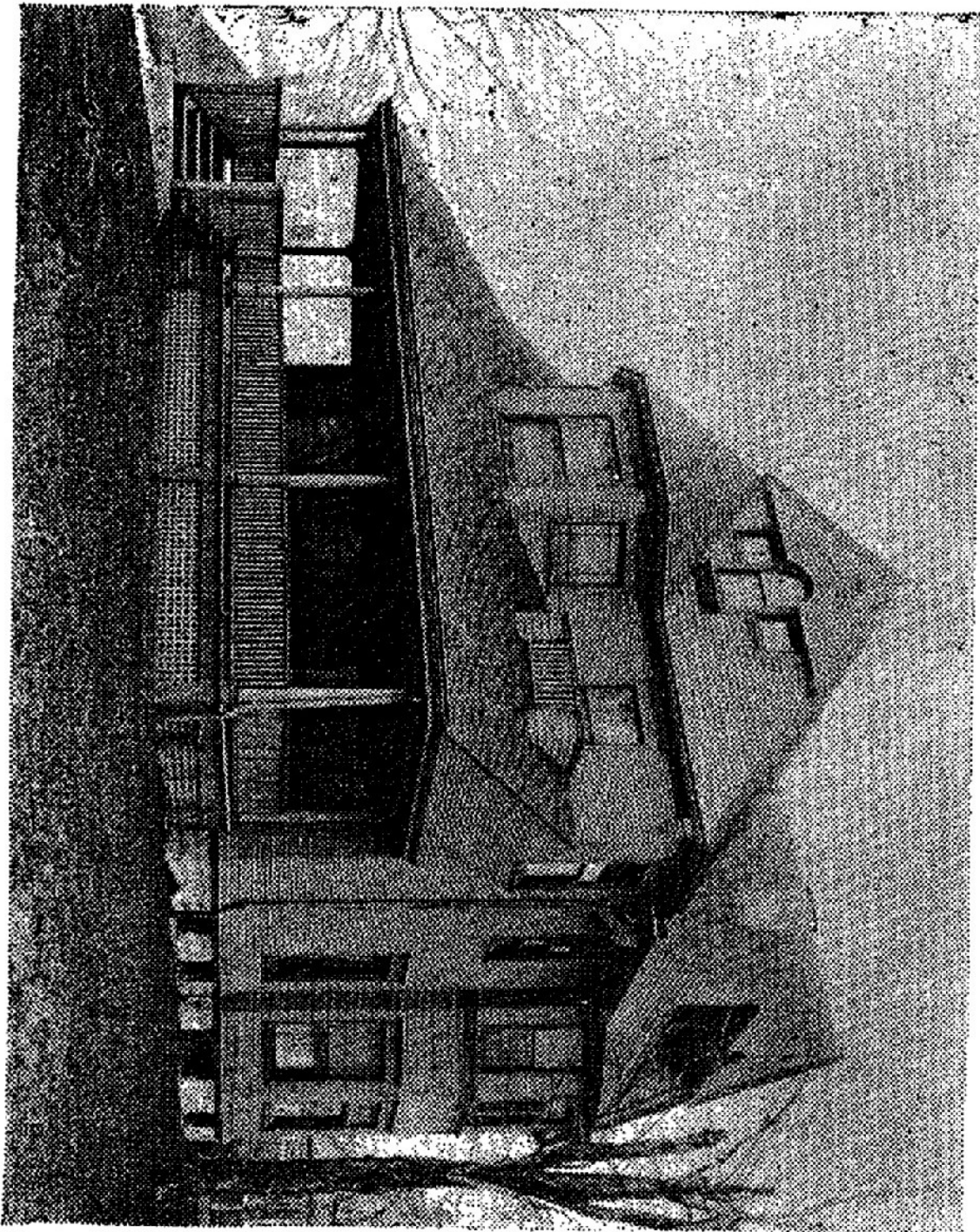
PUBLIC COMMENT - None

ADJOURNMENT

MR. RUSS MOVED TO ADJOURN THE MEETING. MR. PAPPALARDO SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 7:30 P.M. MOTION CARRIED.

/s/ Celeste K. Weilandt
Celeste K. Weilandt

(As transcribed by MP-3 audio)



**RESIDENCE OF G. H. BUNGE,
DOWNS GROVE.**