

VILLAGE OF DOWNERS GROVE
Report for the Village
5/15/2018

SUBJECT:	SUBMITTED BY:
1323 Maple Avenue - Historic Landmark	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 1323 Maple Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Steward of Financial, Environmental Sustainability and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the May 8, 2018 Village Council meeting. Staff recommends approval on the May 15, 2018 active agenda.

BACKGROUND

The petitioners are seeking a Historic Landmark Designation for their property at 1323 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The one-story Bungalow house was constructed around 1924.

Existing House

The bungalow architectural style was one of the dominant building forms in Downers Grove commonly built from 1890 to 1930. They typically are one to one-and-one-half stories in height, have a gently pitched gable or hip roof, and have full or partial front porches. The style presented a growing middle class population with a lower cost single family home that was still attractive and of high quality. The homes can also feature different architectural styles with unique design elements and handcrafted decorative arts.

The brick home is one-and-one-half stories in height with a low-pitched hipped roof and deep overhangs which is common to Chicago Bungalows. However, this home includes design elements that are common in other Bungalow styles. The offset recessed main entry was common in Prairie style houses. The Prairie style united tenets of the Arts and Crafts movement with design forms from local Chicago architects. When considering the Arts and Crafts movement, this style's features are evident in the house: the dark Tapestry

brick, 3-over-1 windows, deep overhangs, and changing masses hiding the one-and-one-half story, leading to a rich textured appearance.

In addition to the stylistic components, many original exterior features remain including: the original bead board tongue and groove wood on the porch ceiling and under the eaves, the front door that consists of mahogany wood and beveled glass, and the lead and stained glass windows on either side of the chimney.

Many of the interior architectural features are also original. At the petitioner's request, the detached garage is included in the scope of the landmarking. The brick garage has a hip roof and double-hung windows that match the primary structure. The structure at 1323 Maple Avenue is a custom designed bungalow, displaying a collection of features that pull from a variety of architectural styles.

Analysis of Significance

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A and 12.302.B.3. The house was constructed circa 1924 and is thus over 50 years of age as required by Section 12.302.A. The property must meet one of the criteria noted in 12.302.B and does meet criteria 12.302.B.3 as the house represents the distinguishing characteristics of bungalow architectural style. The home uniquely combines styles and forms with features including dark tapestry brick, 3-over-1 windows, deep overhangs, gently hipped roof and telescoping masses.

Public Comment

Four members of the public spoke in support of the petition at the April 18, 2018 ADRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated April 18, 2018

Minutes of the Architectural Design Review Board Hearing dated April 18, 2018

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 1323 MAPLE AVENUE**

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

WHEREAS, Section 12-301 of the Municipal Code sets forth landmark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, David and Carol Miller ("Applicant") are the owners of a structure on the property legally described as follows:

LOT 1 (EXCEPT THE EAST 26 FEET AND EXCEPT THE SOUTHEASTERLY 45.12 FEET THEREOF) AND THE NORTHEASTERLY 5 FEET OF LOT 4 MEASURED ALONG THE SOUTHERLY LINE OF MAPLE AVENUE (EXCEPT THE SOUTHEASTERLY 45.12 FEET) IN MILNES' SECOND SUBDIVISION, A SUBDIVISION OF A PART OF LOT 95 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1924 AS DOCUMENT NO. 177829, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 1323 Maple Avenue, Downers Grove, IL 60515
(PIN: 09-07-409-009)

WHEREAS, a 1924 bungalow structure is on the property; and

WHEREAS, on April 18, 2018, 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 1323 Maple Avenue, Downers Grove, Illinois, be granted Historic Landmark Designation; and

WHEREAS, certain applicable requirements of Section 12-302, 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 1323 Maple 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



0 10 20
Feet

1323 Maple Ave. - Location Map





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
APRIL 18, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-ADR-0002 1323 Maple Avenue	Designation of a Historic Landmark	Scott Williams, AICP Senior Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 1323 Maple Avenue 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/APPLICANT: David and Carol Miller
1323 Maple Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Bungalow
BUILDING DATE: Circa 1924
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 8,250 Square Feet
PIN: 09-07-409-009

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. Owner Consent Form
5. Certificate of Acknowledgement Form
6. Historic Landmark Information Form
7. Photographs with descriptions
8. 1933 Sanborn Map

18-ADR-0002, 1323 Maple Avenue
April 18, 2018

Page 2

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 1323 Maple Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The bungalow was constructed circa 1924.

The bungalow architectural style was one of the dominant building forms in Downers Grove commonly built from 1890 to 1930. They typically are one to one-and-one-half stories in height, have a gently pitched gable or hip roof, and have full or partial front porches. The style presented a growing middle class population with a lower cost single family home that was still attractive and of high quality. The homes can also feature different architectural styles with unique design elements and handcrafted decorative arts.

The structure at 1323 Maple Avenue is a custom designed bungalow, displaying a collection of features that pull from a variety of architectural styles. The brick home is one-and-one-half stories in height with a low-pitched hipped roof and deep overhangs. For the preceding reasons, at first glance the home appears to be a Chicago Bungalow. However, per comments shared by the State Historic Preservation Office, the overall combination of design elements varies from the typical Chicago Bungalow. For example, the main entry is fully on the side, farther back than in a typical Chicago bungalow, entering into a separate vestibule rather than directly into the main living room. Instead, the offset recessed main entry was common in Prairie style houses. However again, the home cannot be identified as strictly Prairie style design. The Prairie style united tenets of the Arts and Crafts movement with design forms from local Chicago architects, in an attempt to develop a uniquely American architectural style. When considering the Arts and Crafts movement, the State highlighted features important to that movement; specifically the dark Tapestry brick, 3-over-1 windows, deep overhangs, and changing masses, leading to a rich textured appearance.

This home offers the unique combination of the aforementioned various movements and styles. In addition to the stylistic components, many original exterior features remain including: the original bead board tongue and groove wood on the porch ceiling and under the eaves, the front door that consists of mahogany wood and beveled glass, and the lead and stained glass windows on either side of the chimney. Also unique to a bungalow, there is a narrowing aspect of the structure with the second story pushed back, hiding its bulk.

Many of the interior architectural features are also original and include leaded glass enclosed built-in book cases that flank the fireplace, natural finished hardwood floors, beveled glass doors, woodwork and other features. The footprint of the house has not changed since it was originally constructed. At the petitioner's request, the detached garage is included in the scope of the landmarking. The brick garage has a hip roof and double-hung windows that match the primary structure. The garage door is a replacement door. If landmarked, the garage will be subject to the same Certificate of Appropriateness (COA) process should any renovations or changes be proposed.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative summary 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 12.302A and Section 12.302.B, as described below.

18-ADR-0002, 1323 Maple Avenue
April 18, 2018

Page 3

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 around 1924. 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 bungalow. The structure with dark tapestry brick, 3-over-1 windows, deep overhangs, and telescoping masses combine to give the house a rich, textured appearance and intimate scale. It uniquely combines stylistic features and form from multiple architectural styles and movements of its time. 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 has not received any neighborhood comments regarding the proposal at this time.

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 1323 Maple Avenue.

Staff Report Approved By:



18-ADR-0002, 1323 Maple Avenue
April 18, 2018

Page 4

Stan Popovich, AICP
Director of Community Development

SP:sw

-att

P:\P&CD\PROJECTS\ADRB\PROJECTS\2018 Petitions\18-ADR-0002-1323 Maple Avenue\Staff Report 18-ADR-0002 1323 Maple Avenue.doc



0 10 20
Feet

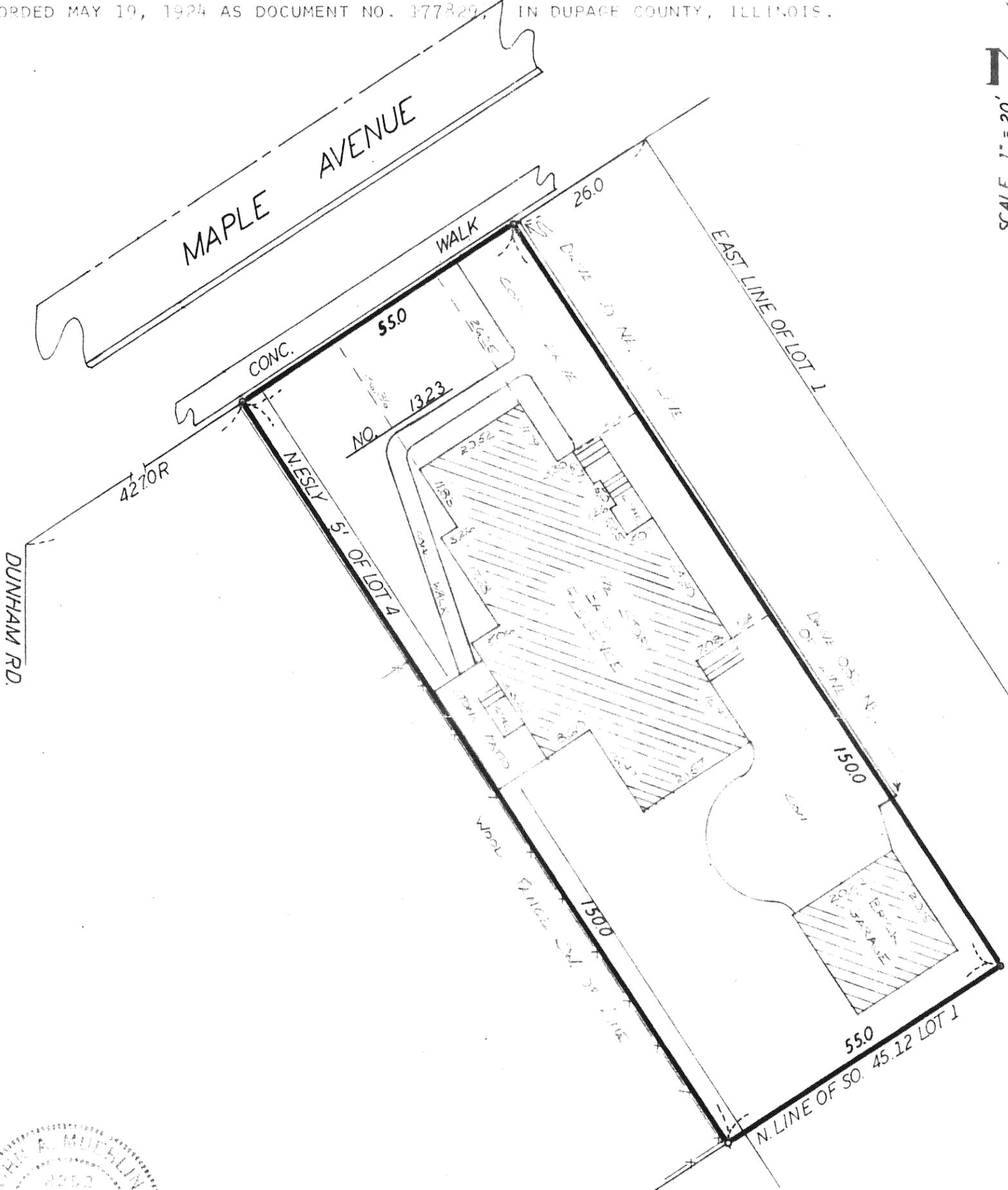
1323 Maple Ave. - Location Map



PLAT OF SURVEY

OF

LOT 1 (EXCEPT THE EAST 26 FEET AND EXCEPT THE SOUTHEASTERLY 45.12 FEET THEREOF) AND THE NORTHEASTERLY 5 FEET OF LOT 4 MEASURED ALONG THE SOUTHERLY LINE OF MAPLE AVENUE (EXCEPT THE SOUTHEASTERLY 45.12 FEET) IN MILNES' SECOND SUBDIVISION, A SUBDIVISION OF A PART OF LOT 95 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 7, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1924 AS DOCUMENT NO. 177829, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF DUPAGE S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, IL.

THIS 3RD DAY OF JUNE, A.D. 1980.

John A. Muehling
ILLINOIS LAND SURVEYOR #2252

MUEHLING SURVEYING CO.	
ORDERED BY: <u>FIRST UNITED REALTY</u>	PROJECT NO: <u>80-14045</u>
PO BOX 608	NAPERVILLE ILL. PH: 420-2808

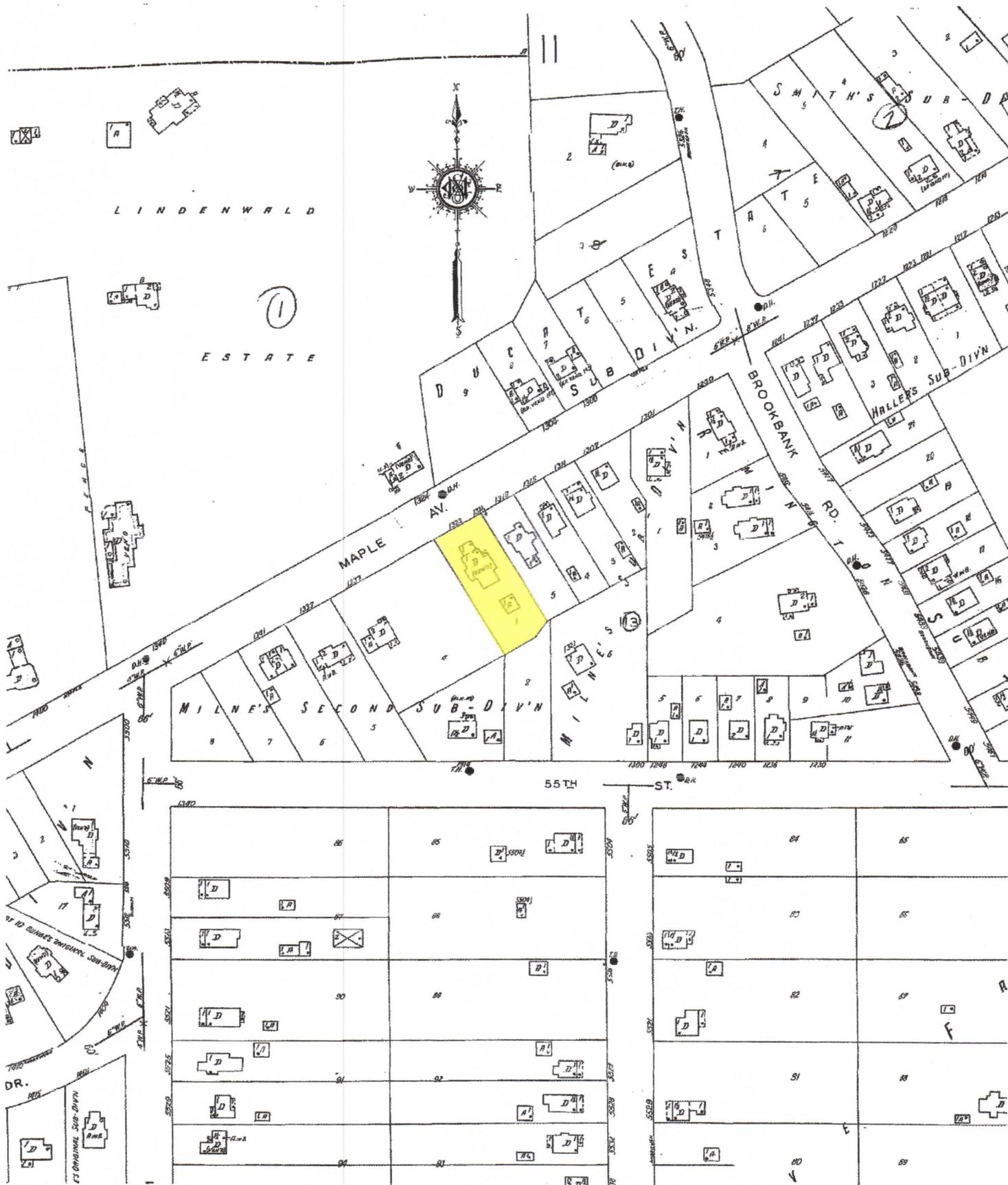


Photo #11: 1933 Sanborn Map

Summary/Narrative Letter

Owners/Applicants: David and Carol Miller

We respectfully request that the house located at 1323 Maple Avenue and which is owned by David and Carol Miller (1980 to present) be designated a Downers Grove Historic Landmark.

The real estate listing when we purchased the house in 1980 indicated that the home was built in 1928. A former neighbor, Raymond Bolte, who worked for Mochel's Hardware/Lumber Company at that time remembered hauling the building materials for this house to the building site. That being said, the Township Assessor's Records indicate construction in 1920.

The house can be characterized as a Bungalow. It is of a unique customized style which incorporates elements of the Arts & Crafts Craftsman (Craftsman) style, Frank Lloyd Wright's Prairie Style and the Chicago Bungalow.

The term "bungalow" is derived from the Hindi word "bangle" meaning a low house with a porch. By definition a bungalow is a one to one-and-a-half story house with a low pitched gable or hip roof and wide eaves. Bungalows were built throughout the United States from 1890 – 1930, and are one of the dominant building forms of Downers Grove. The special features of the Bungalow includes a low cost single family house that offered style, convenience, simplicity, and sound construction often with handcrafted decorative arts, i.e. leaded and stained art glass, art tile, and hand crafted metal work.

The house at 1323 Maple Ave. is a spacious one-and-one-half story all face-brick custom designed Bungalow. It incorporates certain elements of the Craftsman style which was derived out of sympathy for the ideals and design aesthetics of the Arts and Crafts Movement. This movement valued hand craftsmanship, natural materials and simplicity in design that differed from prior Victorian-Era excesses and ornamentation.

Indicative of the Craftsman Style are the dark Tapestry brick, 3-over-1 sash, deep overhangs, and telescoping masses that combine to give the house a rich, textured appearance and intimate scale that were so important to the Arts & Crafts Movement. The second floor is pushed off the front to hide its bulk; its jerkinhead dormer is common to Arts & Crafts bungalows and cottages.

1323 Maple also includes elements of the Prairie Style, including the low pitched hip roof with wide (2½') eaves; grouped, double hung windows (three over one) accented by horizontal stone detail (creating a banded look); and a sun room across the street facade. The main entry is fully set back on the side, farther back than in a typical Chicago bungalow, and enters into a separate

vestibule rather than directly into the main living room. The set back of the main entry is not uncommon in Craftsman houses, but was typical in true Prairie Style homes.

The Chicago Bungalow shares many of the design characteristics of the Craftsman and Prairie Styles including one-and-a-half stories with a low pitched hip roof and double hung windows. Unlike the Craftsman Style houses whose exteriors were typically constructed of wood clapboards, shingles, or stucco; Chicago Bungalows have all brick exteriors. 1323 Maple has deeply textured, face brick all around.

Most of the original architectural features of the home are still present including bead board tongue and groove wood on the porch ceiling and under the eaves, beveled glass and mahogany wood front door, leaded and stained glass windows on either side of the face brick chimney. The detached two car garage has a hip roof, face brick construction, and double hung, three over one, banded windows (identical to the house). On the inside of the house original features include leaded glass enclosed built-in book cases flanking the natural brick fireplace which are all spanned by a 16' mantel. Other original features include: natural finished hardwood floors throughout the main level, floor to ceiling built-ins (butler's pantry, linen/storage cupboard, and bathroom storage cupboard), natural finished mahogany woodwork in the "front rooms" and painted yellow pine woodwork in the "back rooms" on the main level, and original mahogany or other wood doors and hardware throughout. The second half story was possibly finished sometime after the original construction of the house. It has solid pine wood paneling in the landing and one bedroom. The original flooring on the second level is asphalt tile. There is a spacious walk-in attic off the landing on the second level.

The house sets into the side of a hill with the west elevation foundation below grade and the east elevation above grade with day light windows and a grade level door to the driveway from the east side of the basement. Exterior reproduction mission style lighting was installed at the front entrance of the house in the 1980s. When four courses of roofing materials were removed in the 1990s it was found that the original roof was of wooden shakes. The new and present roof is asphalt shingles. When the home was rewired in 1990's, the original wall sconces in the living room were restored with mission style reproductions of metal and stained glass. The wrought iron fencing on the perimeter of the west side yard was installed in the late 1980's. There have been no alterations to the original footprint of this home. There is evidence that at some time there was an awning on the west facing kitchen window, but the only thing remaining of the awning is a part of the hardware that attached it to the house.

The 1323 Maple Ave. house and garage are an example of a custom designed Bungalow that, to the best of our knowledge, is unique to Downers Grove and the surrounding area. Adding it to the list of local Historic Landmarks will ensure that it is acknowledged as such and that it is preserved in the future.

Landmark Designation Criteria

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

The proposed landmark is 94 years old and meets the criteria.

Section 12.302.B

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;

The property is a Bungalow of a unique customized style that features characteristics of the Craftsman, Prairie and Chicago styles. Some of these characteristics include:

Bungalow:

- One-and-a-half story
- Low-pitched hipped roof
- Wide eaves
- Front porch

Arts and Crafts (Craftsman) Style:

- Dark Tapestry brick
- 3 over 1 double hung windows
- Telescoping masses
- Jerkinhead (clipped) dormer

Prairie Style:

- Grouped double hung windows
- Horizontal stone window sill detail
- Set back main entry

Chicago Bungalow Style:

- Brick exterior

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.



Photo #1: Front (North) Elevation – 7/9/2017



Photo #2: Front (North) Elevation – 7/9/2017



Photo #3: View from Northeast – 7/9/2017



Photo #4: Dormer with clipped gable on East elevation – 9/10/2017



Photo #5: Living Room - fireplace, built-ins, and leaded glass windows – 9/12/2017



Photo #6: Living Room - fireplace, built-ins, and leaded glass windows – 9/10/2017



Photo #7: Living Room – beveled glass doors – 9/12/2017



Photo #8: Built-in butler's pantry - 9/12/2017



Photo #9: Original door hardware – 9/10/2017



Photo #10: Garage – view from Northwest – 9/12/2017

PUBLIC HEARING FILE 18-ADR-0002: A petition seeking Historic Landmark Designation for the property commonly known as 1323 Maple Avenue, Downers Grove, IL (PIN 09-07-409-009). The property is located on the south side of Maple Avenue, approximately 415 feet southwest of the intersection of Brookbank Road and Maple Avenue. David and Carol Miller, Petitioners and Owners.

Scott Williams, Senior Planner for the Village of Downers Grove, identified the property located on the south side of Maple Avenue, approximately 415 feet southwest of the intersection of Brookbank Road and Maple Avenue, as a single family detached structure with a rear detached garage. The structure was constructed around 1924, and referring to a map from 1933, Mr. Williams said that there have been no major changes. The home is a custom designed bungalow with a collection of features from a variety of bungalow styles. He noted that bungalows were a dominant building form in the Village from 1890 to 1930 and were an affordable high quality housing style for a growing middle class of that period.

Mr. Williams said that the subject home has a gently hipped roof with large overhangs with tiered groupings of eaves. The brick home is one-and-one-half stories in height and made of dark brick. It has a recessed side entryway, with a door made of mahogany with beveled glass. There are stained glass windows on either side of the chimney and 3 over 1 windows framed by a sill detail. He noted the Jerkin-head dormers on the building as well. The detached garage is a miniature version of the primary building with the overhanging eaves, and double-hung windows. Mr. Williams then referenced many of the interior architectural features including leaded glass built-in bookcases flanking the fireplace, natural finished hardwood floors, beveled glass doors and woodwork.

Mr. Williams said the house was constructed around 1924 and Staff believes the structure to have various movements and combinations of bungalow styles and meets the criteria established for landmark designation. He said that Staff recommends a positive recommendation be forwarded to the Village Council for landmark status for the home at 1323 Maple Avenue.

Mr. Lerner said that the description includes, in addition to the term Jerkin-head, the term Tapestry brick. He asked for an explanation of that term. Mr. Williams replied that was the terminology received from the State and he didn't have a definition of that term. Ms. Leitschuh agreed, saying it came directly from the State's Historic Preservation office and she did not know the meaning of the term. She suggested that perhaps the Petitioners and other local experts would be able to address that in their presentation. It could relate to a variation in color or simply be a decision by the builder.

Ms. Leitschuh said the landmarking process does not weigh the interior of the building into the decision, and does not affect the compliance with the Ordinance.

Mr. David Miller of 1323 Maple Avenue, owner of the subject home, said they moved from Michigan and looked for homes in the western suburbs. His wife was concerned because they hadn't seen anything she liked, and interest rates were very high. They were able to purchase the home at an interest rate discount and have grown to love the home. They moved there in 1980. They were recently contacted by someone and asked if they would consider landmarking their

home. He said they went through the process because they feel it is proper to preserve some of the older architecture in the Village. It is a well constructed home that shows the workmanship that was done back in time. By going through the process, they felt they were part of keeping the history of the building going. He mentioned a trip he and his wife took long ago to North Carolina and a woman who told them how much she loved Downers Grove because of the streets, trees, diversity of the homes, etc. Another time he spoke to a company in Minneapolis and the woman told him how much she loved the town of Downers Grove. There has been a repetition through their lives here of people who appreciate the diversity of homes in the Village. Being involved in the architectural preservation of their home has been good for them. Mr. Miller said there is a lot of history in the development of this area. He and his wife want to look up additional history of their home including architectural history and former owners.

Ms. Chalberg thanked the Millers for coming with their petition. She commented on the interior of the home and how well it has been maintained. It adds much to the home.

Mrs. Miller said they have moved a few times due to her husband's work, and in the past it has always been someone else making the decision. But today she can say she is looking for a home with design integrity and trees, and she has found it. She thanked the Village for the opportunity to landmark their home.

Ch. Larson also thanked the owners, noticing how many of the original features of the home the Millers have preserved to keep the home appropriate to its original character. He also enjoyed reading all of the information presented by the Millers about the building's history.

In response to a Board member, Mrs. Miller said they are also landmarking the garage.

Amy Gassen of 5320 Benton Avenue expressed her gratitude to the Millers for bringing their home to the landmarking process. As far as the Tapestry brick, she has not heard that term before, but it apparently has to do with the texture of the brick from the little research she did on that term. She indicated that the Millers could join in the historic home program with the Downers Grove Historical Museum to obtain further information on the home's previous owners and history.

Rich Kulovany of 6825 Camden supported this petition, saying they have gone to several homes encouraging people to participate in the landmarking program, and they are strangers to these homeowners. The Millers knew enough about their home where they wanted to protect it for future generations. One of the first things you notice about the home is that it is brick all the way around with a deep texture, which differs from what has become known as the Chicago Bungalow that has common brick on the sides. A lot of thought went into the construction of this home.

Chuck Holtzen of 5226 Carpenter Street said it is exciting that there are two landmarked homes almost directly across the street from each other. She supports this petition.

Kathy Nybo of 5253 Blodgett of Friends of the Edwards House commented that the efforts done to preserve homes on Maple Avenue are wonderful. This home is a custom home where the

builder took the extra effort. The Millers have given a gift to the community by landmarking their home.

There being no further comments, Ch. Larson 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 18ADR0002, property located at 1323 Maple Avenue, Downers Grove. Mr. Riemer seconded the Motion.

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

All in favor. The Motion passed unanimously.

Ms. Leitschuh said that the First Reading of this petition would be before Council on Tuesday, May 8, 2018.