

VILLAGE OF DOWNERS GROVE
Report for the Village
7/17/2018

SUBJECT:	SUBMITTED BY:
1514 Thornwood Drive - Historic Landmark	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 1514 Thornwood Drive a historic landmark.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the July 10, 2018 Village Council meeting. Staff recommends approval on the July 17, 2018 active agenda.

BACKGROUND

The petitioners are seeking a Historic Landmark Designation for their property at 1514 Thornwood Drive 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 1927.

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 home is one story, and includes features such as a Jerkinhead gable roof, partial front porch, and dark tapestry brick. These details are very common among Craftsman style bungalows. The home resides in the Bunge subdivision, and was purchased from Gordon and Dorothy Bunge. Gordon worked as an attorney for his uncle Gustav Bunge of the Tivoli Theater.

The homeowners have maintained many of the original exterior features including the front door and hardware, as well as the front porch window and address marker. The original partial height porch walls, brick

stair wing walls, and front windows were replaced in the late 1960s. However, the homeowner has restored these features to replicate the original style.

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 1927 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 a Craftsman bungalow architectural style. The home displays several features of a Craftsman style bungalow including dark tapestry brick, a Jerkinhead gable roof, partial front porch, and 3-over-1 double hung windows.

Public Comment

Five members of the public spoke in support of the petition at the June 20, 2018 ADRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated June 20, 2018

Minutes of the Architectural Design Review Board Hearing dated June 20, 2018

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Petitioner (Name) DATE: July 17, 2018

RECOMMENDATION FROM: (Board or Department) FILE REF:

NATURE OF ACTION: STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
[X] Resolution
Motion
Other

Motion to Adopt "A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 1514 THORNWOOD DRIVE", as presented.

[Handwritten signature]

SUMMARY OF ITEM:

Adoption of the attached resolution shall grant historic landmark designation for 1514 Thornwood Drive.

RECORD OF ACTION TAKEN:

[Three horizontal lines for recording action taken]

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 1514 THORNWOOD DRIVE**

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, Juanita Shaw ("Applicant") is the owner of a structure on the property legally described as follows:

LOT 14, THE WESTERLY 5 FEET (MEASURED ON BOTH THE NORTHERLY AND SOUTHERLY LINES) OF LOT 15 AND THAT PART OF LOT 13, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING FOR A PLACE OF BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 28 FEET TO A POINT; RUNNING THENCE NORTHERLY TO A POINT OF THE NORTHERLY LINE OF SAID LOT, 27 FEET WESTERLY OF THE NORTH EAST CORNER THEREOF; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTH EAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, IN BLOCK 2 OF BUNGE'S RESUBDIVISION, BEING A RESUBDIVISION OF BUNGE'S SUBDIVISION, IN THE NORTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT LOTS 4 AND 10 IN BLOCK 1 AND LOT 1 IN BLOCK 4 OF SAID SUBDIVISION, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED ON APRIL 3, 1925 AS DOCUMENT 190677, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 1514 Thornwood Drive, Downers Grove, IL 60516
(PIN: 09-18-201-042)

WHEREAS, a bungalow structure (built circa 1927) is on the property; and

WHEREAS, on June 20, 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 1514 Thornwood Drive, 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 1514 Thornwood Drive 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.

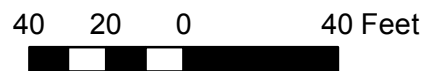
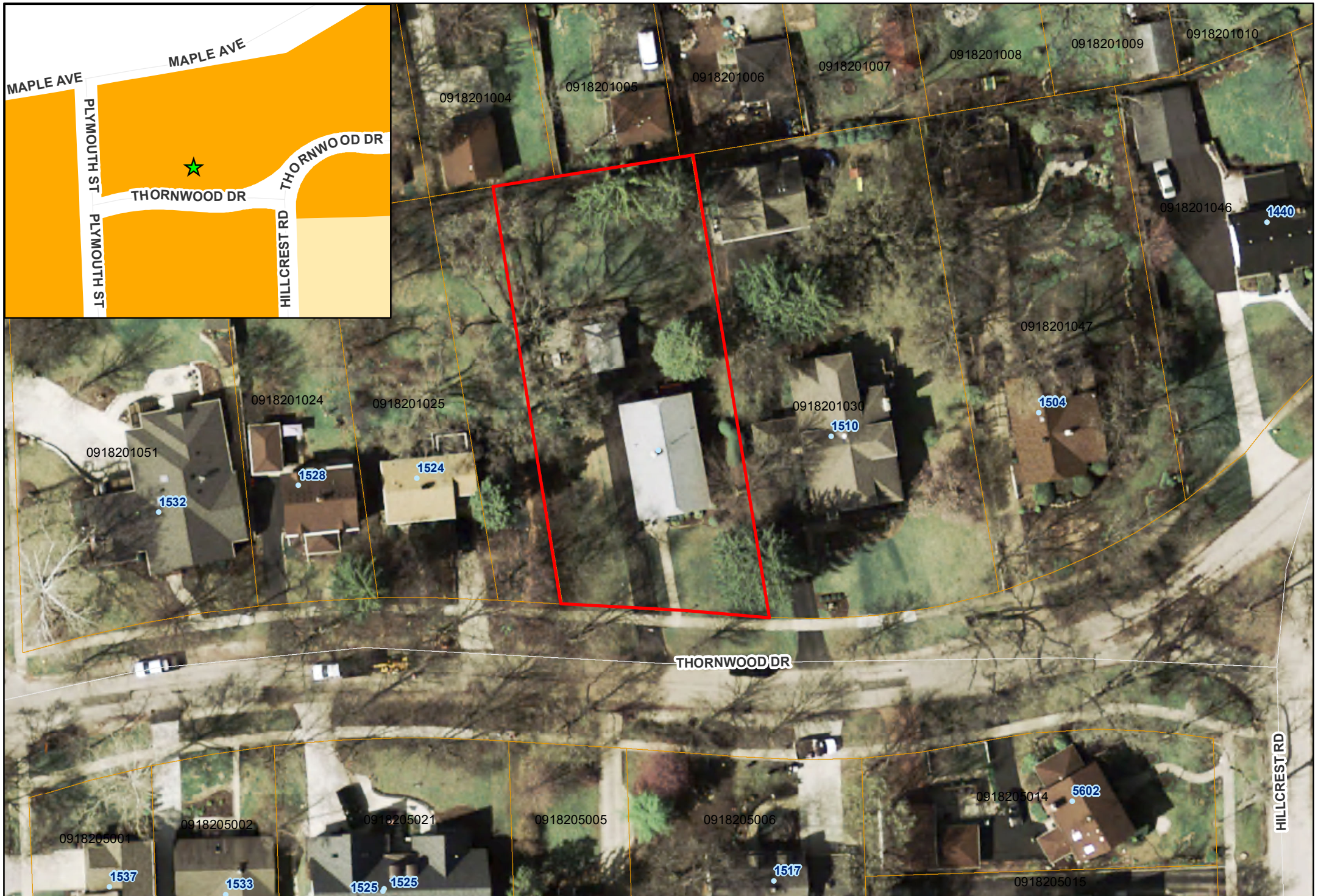
Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



1514 Thornwood Location Map





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

SUBJECT:	TYPE:	SUBMITTED BY:
18-ADR-0004 1514 Thornwood Drive	Designation of a Historic Landmark	Devin Kamperschroer Planning Intern

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 1514 Thornwood Drive based on the criteria that the house 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: Juanita Shaw
1514 Thornwood Dr
Downers Grove, IL 60516

APPLICANT: Pamela Shaw
1514 Thornwood Dr
Downers Grove, IL 60516

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Bungalow
BUILDING DATE: Circa 1927
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 16,550 square feet (.38 acres)
PIN: 09-18-201-042

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/Applicant Narrative
3. Plat of Survey
4. Owner Consent Form
5. Certificate of Acknowledgement Form

6. Historic Landmark Information Form
7. Photographs with descriptions

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 1514 Thornwood Drive under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The bungalow was built circa 1927.

The bungalow architectural style was one of dominant building forms in Downers Grove commonly built from 1890 to 1930. They can also feature different architectural styles. 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 different styles have other features: the Craftsman may have wood clapboard siding and exposed roof rafters; Prairie style may have wide eaves and stucco cladding; and the Chicago Bungalow is entirely constructed in brick.

The property at 1514 Thornwood Drive displays many characteristics of the Craftsman style bungalow. The one-story building features a low pitched Jerkinhead (clipped) gable on its front elevation with wide eaves, dark tapestry brick, and a partial front porch. Recently, the property owners restored two features of the home. The brick partial height porch walls and brick stair wing walls were restored. Additionally the 3-over-1 double hung windows replaced a single large picture window. Both restorations are consistent with the original appearance of the home.

Although the detached garage is outside of the scope of this petition it is of interest to note that the recent renovation was designed to complement the main structure with a Jerkinhead gabled roof and similar siding.

The home is well maintained and the owners have carefully restored the above identifies features. In addition, the owners have also maintained several original features such as interior and exterior doors and hardware. The porch window is also original. Other characteristic features include original woodwork, plaster walls, and kitchen cabinetry, now moved to the basement.

The home was purchased by Juanita and Ralph Shaw from Gordon and Dorothy Bunge in 1953. Research from the applicant indicates that the previous owner, Gordon Bunge, worked as an attorney for his uncle, Gustav Bunge of the Tivoli Theater. The home itself is located in Block 2 of the Bunge subdivision, and additional research from the applicant shows that several other homes in the area were owned by members of the Bunge family in the 1930s.

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.

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 circa 1927 making it approximately 91 years old. This standard is met.

18-ADR-0004, 1514 Thornwood Dr
June 20, 2018

Page 3

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 the Craftsman Bungalow architectural style. The home is one story, with a low pitched jerkinhead (clipped) gable roof, wide eaves, a front porch, and tapestry brick. 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 that the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 1514 Thornwood Drive.

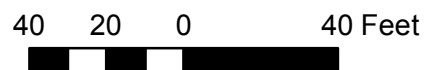
Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:dk
-att

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1514 Thornwood Location Map



**Historic Landmark
Project Summary/Narrative Letter**

Owner: Juanita Shaw
Applicant: Pamela Shaw

I respectfully request that the house located at 1514 Thornwood Drive, purchased by Juanita Shaw in 1953, from the Bunge family be designated as a Downers Grove Historical Landmark. The Shaw's are the second family to live in the home.

From research the house was built in 1927. Juanita Shaw and her husband Ralph Shaw, now deceased, purchased the home from Gordon and Dorothy Bunge in 1953. The 1930 U. S. census indicates that Ernest E. and Emma Bunge and their son Gordon, lived at 1514 Thornwood Drive. Gordon was an attorney who worked for his uncle, Gustav H. Bunge, a Downers Grove community leader, attorney, and developer of the Tivoli Theater and Hotel. Some research indicates the Gustav worked together in investments and real estate. The Plat of Survey indicates that the home is located "in block 2 of the Bunge Subdivision". In 1930 there were additional Bunge families on Thornwood Drive. George H. Bunge, son of Gustav, and his wife resided at 1409 Thornwood Drive. Carl and Lizzie Bunge lived at 1504 Thornwood Drive. Carl's relationship is unknown, but he was close to Gustav in age.

The house represents the distinguishing characteristics of a Craftsman style bungalow. The term "bungalow" is derived from the Hindi word "bangle" meaning a low house with a porch. Bungalows were built throughout the United states from 1890 to 1930 and are one of the dominant building forms found in Downers Grove. A bungalow can be defined as a one to one-and-a-half story house with a low-pitched gable or hip roof with wide eaves. The Craftsman style 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. The elements of the Craftsman bungalow which can be found on 1514 Thornwood Drive include a low-pitched jerkinhead (clipped) gable roof with wide eaves, dark Tapestry brick, and 3-over-1 double hung windows. Many of the original architectural features of the home are still present; including original interior and exterior doors and hardware, original porch window, original address plaque, original front and back shingles under the eaves, original crown, base, entry and window woodwork, plaster walls, and the original kitchen cabinet is used in another location of the home. In the 1960s the Shaws removed the original front porch of the home, recently the porch was replaced to replicate the original porch of the home.

1514 Thornwood Drive is an excellent example of a Craftsman style bungalow house with many of the original features still intact. Adding it to the list of Historical Landmarks will ensure 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 91 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 has most of the distinguishing characteristics of a Craftsman style bungalow. Some of these characteristics include:

- One-story
- Low-pitched jerkinhead (clipped) gable roof
- Wide eaves
- Front porch
- Tapestry brick

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.



SCALE: 1"=

Village Green Assoc.

Plat of Survey



OF PROPERTY DESCRIBED AS: LOT 14, THE WESTERLY 5 FEET (MEASURED ON BOTH THE NORTHERLY AND SOUTHERLY LINES) OF LOT 15 AND THAT PART OF LOT 13, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING FOR A PLACE OF BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 28 FEET TO A POINT; RUNNING THENCE NORTHERLY TO A POINT ON THE NORTHERLY LINE OF SAID LOT, 27 FEET WESTERLY OF THE NORTH EAST CORNER THEREOF; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE NORTH EAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, IN BLOCK 2 OF BUNGE'S RESUBDIVISION, BEING A RESUBDIVISION OF BUNG'S SUBDIVISION, IN THE NORTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT LOTS 4 AND 10 IN BLOCK 1 AND LOT 1 IN BLOCK 4 OF SAID SUBDIVISION, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED ON APRIL 3, 1925 AS DOCUMENT 190677, IN DUPAGE COUNTY, ILLINOIS.

See Sheet 2 for Drawing

STATE OF ILLINOIS)
COUNTY OF KANE) SS

We, Village Green Assoc., do hereby certify that we have surveyed the above described property according to the official record; and that the above plat correctly represents said survey. Encroachments noted thusly. *

J. M. Elmer

PROFESSIONAL LAND SURVEYOR NO. 35-2158

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 DEED FOR EASEMENTS AND BUILDING LINES.

Village Green Assoc.

81 MARKET STREET
ELGIN, ILLINOIS 60123

Phone (708) 695-4235

THIS SURVEY ONLY VALID WHEN ACCOMPANIED BY EMBOSSED SEAL!!

o INDICATES IRON STAKE
x-x INDICATES FENCING
□ INDICATES CONCRETE

BUYER:

DATED: February 10, 1994

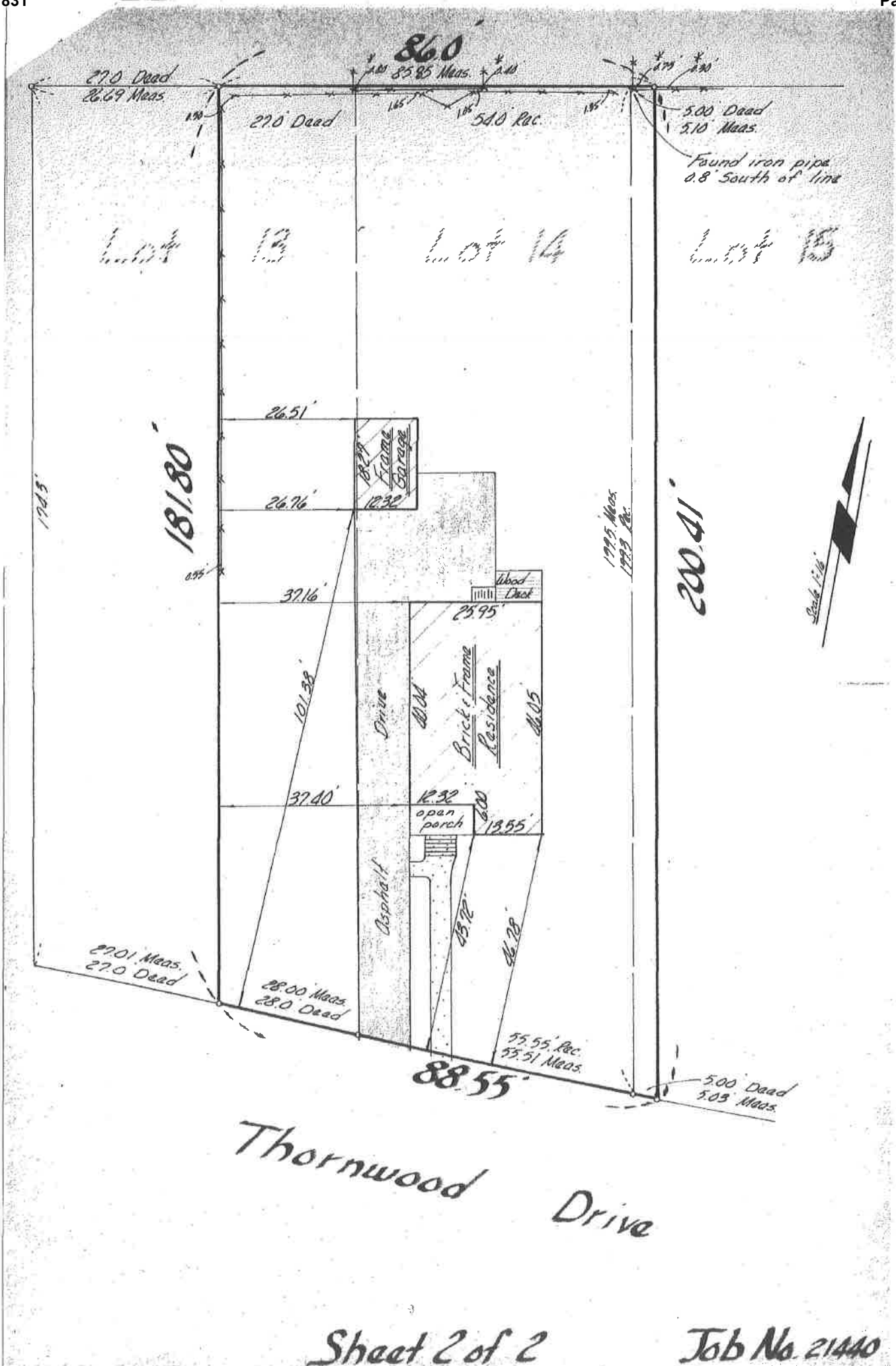
PREPARED FOR

Juanita Shaw

PROPERTY ADDRESS 1514 Thornwood
Downers Grove, Illinois

ORDER NO. 21440

Sheet 1 of 2



Thornwood Drive



Historic Landmark Information Form

Property Address 1514 Thornwood Drive, Downers Grove, IL 60516

Date of Construction circa 1927

Architectural Style Bungalow (Craftsman Style)

Architect (if known) unknown

Number of Stories 1 Basement (Y/N) Yes

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

Concrete block

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

Brick

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

Jerkinhead (clipped) gable

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

Asphalt Shingle

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

Double-Hung

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

Vinyl

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

Wood panel

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

- original bungalow porch window
- all original interior and exterior doors and hardware
- plaster walls

1514 Thornwood Drive



Exterior of the home- 2017

1514 Thornwood Drive



Exterior front of the home- 1953

Front Entry to the House



Original front door with original hardware



Original porch window



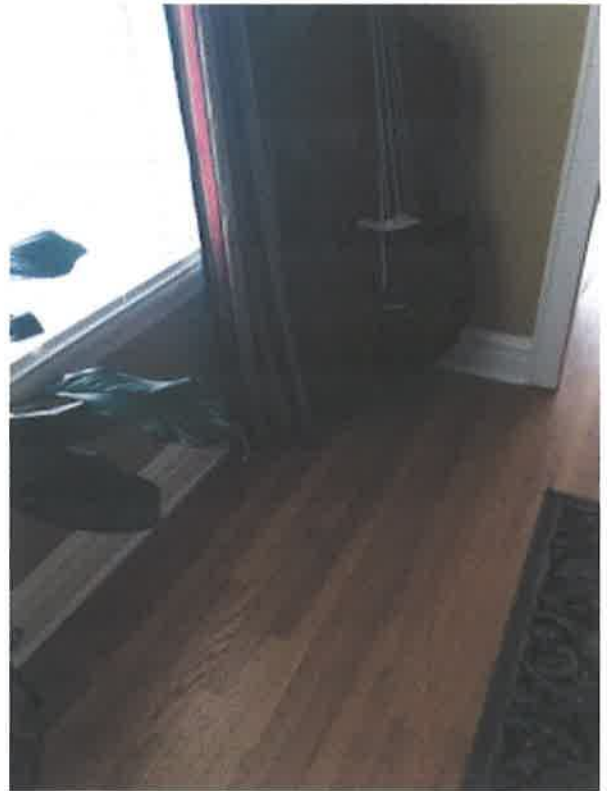
Original address marker

Front Entry to the House



Original front door and hardware

Interior- Original hardwood floors and woodwork



Interior

Original Interior of the back door with original hardware-off of the kitchen



Original kitchen cabinets with original hardware, now in use in the basement.



Example of an Interior Door- original with Original hardware



DRAFT MINUTES

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

DRAFT MINUTES

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.

DRAFT MINUTES

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.

DRAFT MINUTES

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

DRAFT