VILLAGE OF DOWNERS GROVE
Report for the Village

12/10/2019

SUBJECT:	SUBMITTED BY:
Historic Landmark Designation - 5329 Meadow Lane	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 5329 Meadow Lane a historic landmark.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION
This item was discussed at the December 3, 2019 Village Council Meeting.

Staff recommends approval on the December 10, 2019 active agenda.

BACKGROUND

The petitioner is seeking a Historic Landmark Designation for their property 5329 Meadow Lane under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Mid-Century Modern architectural style house was constructed circa 1964.

Existing House
The Mid-Century Modern Style incorporated the use of brick, stucco and wood siding (installed both vertically and horizontally). The most common roof types associated with this architectural style were low-pitched hip roofs or low-pitched gabled roofs with a deep overhang. The deep roof overhang served to protect the entry that was often setback from the front facade. Additionally, the architectural style aimed to establish a relationship to the outdoors by incorporating large windows and open floor plans.

The split three level Mid-Century Modern style home has a concrete foundation, a basement, and a low-sloped cross gabled roof. Exterior building materials include the use of both brick and cedar. The facades feature casement windows, vertical wood siding, a distinctive entry and a deep roof overhang around the house. Natural light is secured through the use of clerestory windows on both the front and rear facades

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 1964 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 the Mid-Century Modern architectural style.

Public Comment

Four members of the public spoke in support of the petition at the November 20, 2019 ADRB meeting.

ATTACHMENTS

Resolution
Aerial Map
Staff Report with attachments dated November 20, 2019
Minutes of the Architectural Design Review Board Hearing dated November 20, 2019.

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Petitioner (Name) **DATE:** December 10, 2019

RECOMMENDATION FROM: _____ (Board or Department) **FILE REF:** _____

NATURE OF ACTION:

__ Ordinance

X Resolution

__ Motion

__ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 5329 MEADOW LANE", as presented.

SUMMARY OF ITEM:

Adoption of the attached resolution shall grant historic landmark designation for 5329 Meadow Lane.

RECORD OF ACTION TAKEN:

_____

_____

_____

I\mw\cas.19\5329-Meadow Lane-Hist-Landmark

RESOLUTION NO. _____

A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 5329 MEADOW LANE

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, Louise and Peter Trucano ("Applicant") are the owners of a structure on the property legally described as follows:

LOT THREE (3) IN THE MEADOWS, A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 31, 1961 AS DOCUMENT R61-16166, AND CERTIFICATE OF CORRECTION FILED OCTOBER 19, 1966 AS DOCUMENT R66-41680, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 5329 Meadow Lane, Downers Grove, IL 60515
PIN 09-07-408-002

WHEREAS, a Mid-Century Modern style structure (circa 1964) is on the property; and

WHEREAS, on November 20, 2019, 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 5329 Meadow Lane, 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 5329 Meadow Lane 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.

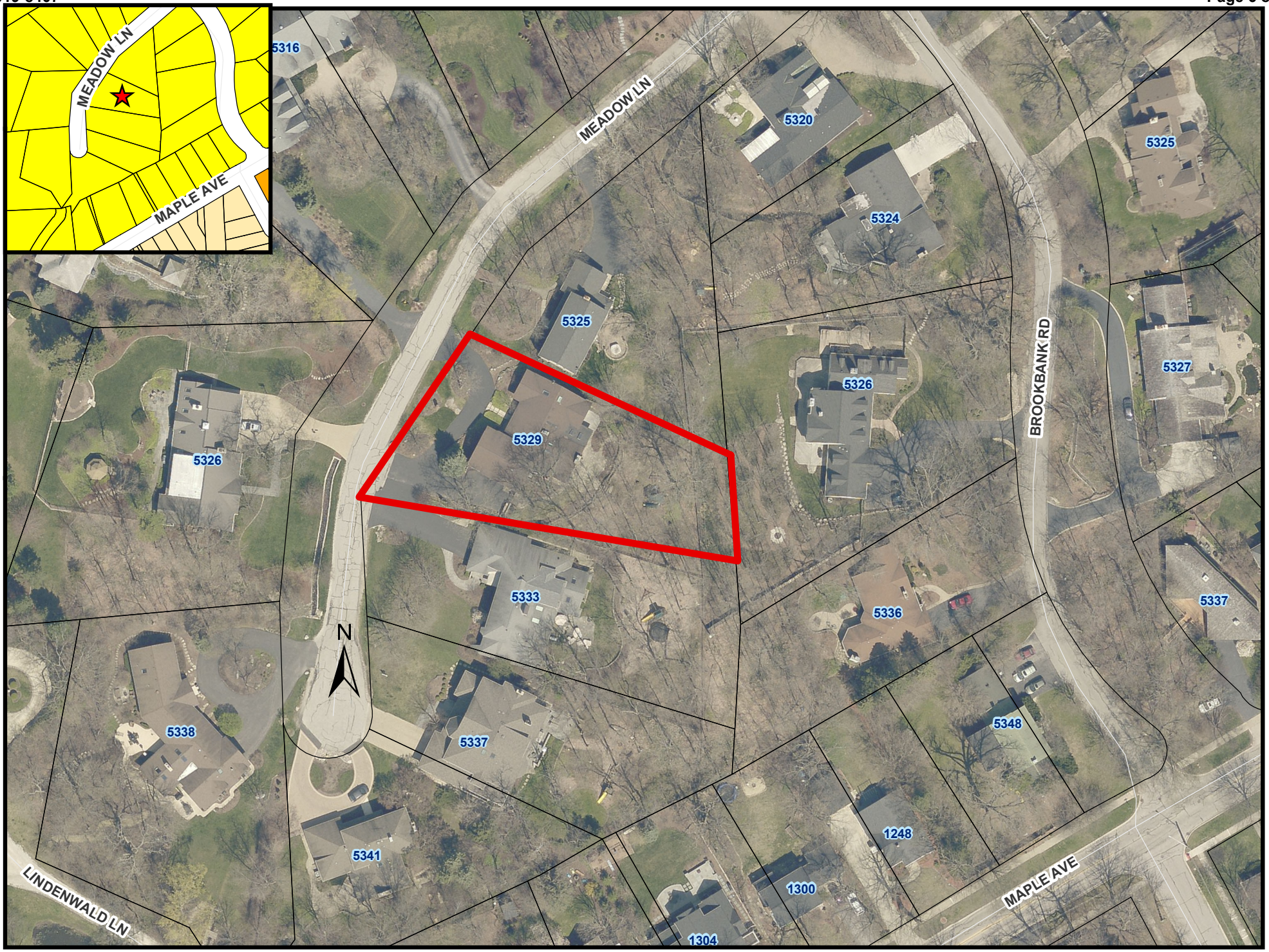
Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

_____
Mayor

Passed:
Published:

Attest:_____
Village Clerk

1\mw\res.19\5329-MeadowLane-Landmark-19-ADR-0005



0 50 100 200 Feet

5329 Meadow Lane - Location Map

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VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
NOVEMBER 20, 2019 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
19-ADR-0005 5329 Meadow Lane	Designation of a Historic Landmark	Flora Ramirez Development Planner

REQUEST
The petitioners are seeking a Historic Landmark Designation for their home at 5329 Meadow Lane based on the criteria that the property represents the distinguishing characteristics of an architectural style.

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

GENERAL INFORMATION

OWNER/PETITIONER: Louise and Peter Trucano
5329 Meadow Lane
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Mid-Century Modern
BUILDING DATE: Circa 1964
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 17,824 Square Feet
PIN: 09-07-408-002

ANALYSIS

SUBMITTALS
This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Original Architectural Drawing Set
5. Owner Consent Form
6. Certificate of Acknowledgement Form
7. Historic Landmark Information Form
8. Photographs
9. Village of Downers Grove Architectural and Historical Survey 2013

PROJECT DESCRIPTION
The petitioners are seeking a Historic Landmark Designation for their property at 5329 Meadow Lane

under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The Mid-Century Modern style home was constructed circa 1964.

The Mid-Century Modern style were popularized between 1935 and 1975. Within the architectural style, two categories of home were developed: ranch style and split-level. The split-level homes became more popular in the 1950's considering the floor plans made for a more efficient use of space. The use of brick, stucco and wood siding (installed both vertically and horizontally) varied depending on geography. Low-pitched hip roofs or low-pitched gabled roofs were the most common roof type associate with architectural style. Front entries were often set back and protected by the main roof. Another characteristic of the Mid-Century Modern house is its design relationship to the outdoors. To promote scenic views, designs often incorporated large windows and open floor plans.

This split three level Mid-Century Modern style home has a concrete foundation, a basement and low-sloped cross gabled roof. The home's exterior facades are composed of both brick and vertical cedar siding. The facades feature casement windows, vertical wood siding, a distinctive entry and a deep roof overhang around the house. Natural light is secured through the use of clerestory windows on both the front and rear facades. Additionally, the home includes a 2 ½ attached and heated garage.

The property at 5329 Meadow Lane was built by architect John Wendell in 1964 for John Mochel. The current occupants are the applicants, Louise and Peter Trucano who purchased the home in 2008. The Trucano's are the fifth owners of the house.

COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE

The petitioner has outlined the request in the attached narrative letter and photographs. The petitioner will further address the proposal and justification to support the requested landmark designation at the public hearing.

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302.A and Section 12.302.B, as described below.

Section 12.302.A

The proposed landmark is either over fifty (50) years old; in whole or in part or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation; and

The house was constructed in 1964. This standard is met.

Section 12.302.B

That one or more of the following conditions exist:

1. **The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**
   This criteria does not apply.

2. **The property was owned by a person or persons of historic significance to the community, county, State or Nation;**
   This criteria does not apply.

3. **The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**
   Staff finds the property represents the distinguishing characteristics of a Mid-Century Modern style home. The split three level Mid-Century has a low-sloped cross gabled roof, casement windows, deep

roof overhands, and utilization of vertical wood siding. The Downers Grove Village Wide Architectural and Historical Survey found this home would qualify as a contributing property in a historic district.This criteria is met.

4. **The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**
   This criteria does not apply.

5. **An area that has yielded or may be likely to yield, information important in history or prehistory.**
   This criteria does not apply.

6. **A source of civic pride or identity for the community.**
   This criteria does not apply.

7. **The property is included in the National Register of Historic Places.**
   This criteria does not apply.

NEIGHBORHOOD COMMENT

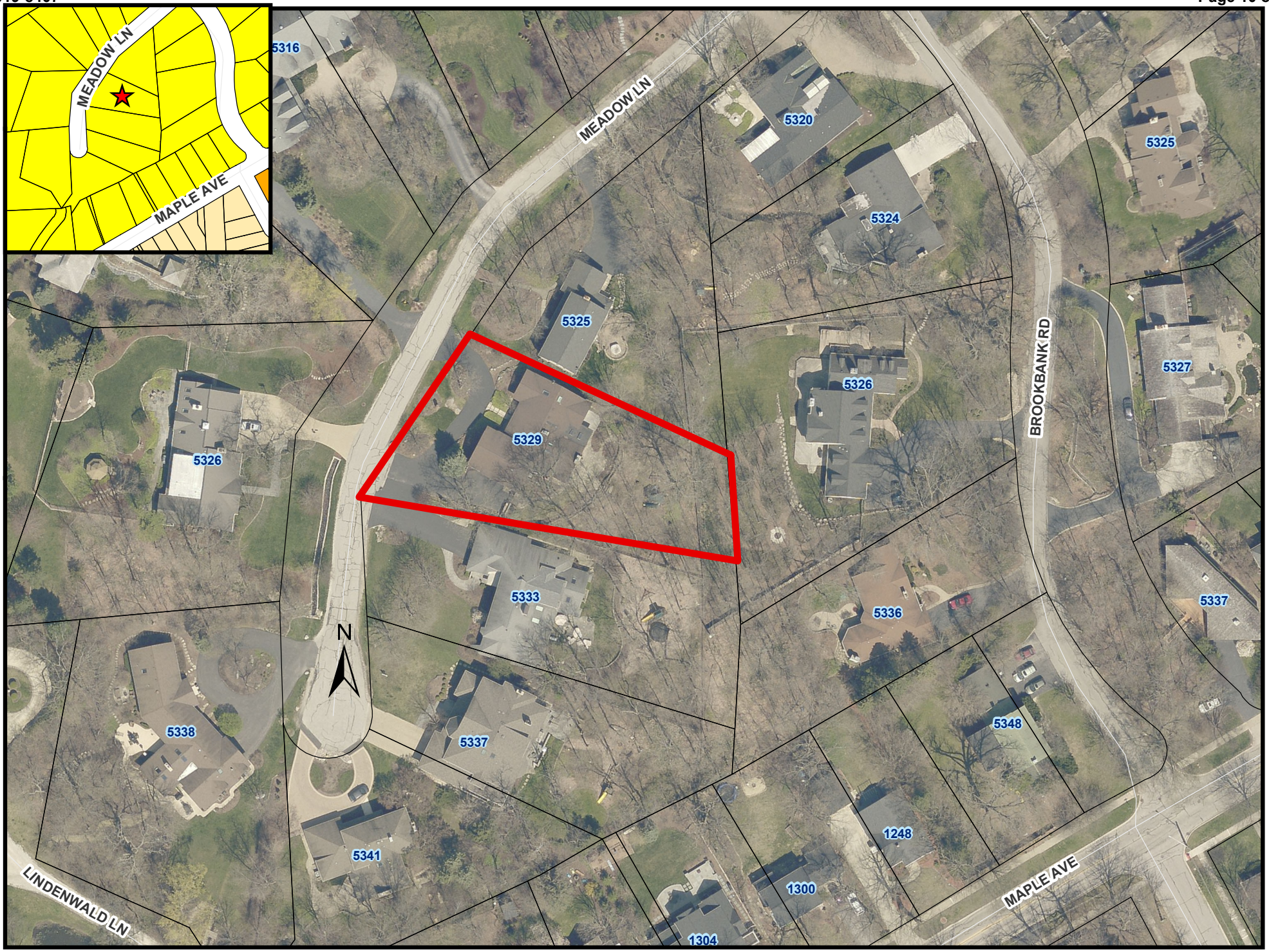
Staff did receive one letter from a resident concerned with the age of the home and how appropriate the designation would be considering recent renovations. The age of the home is 55 years old, which makes the home eligible for landmark consideration. The Village records indicate that in 1997 a building permit was issued for an addition to the existing home. Comparing the original site plan to the updated plat of survey reveals that the addition was limited to an enclosed porch and deck addition on the rear of the home.

RECOMMENDATIONS

Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 5329 Meadow Lane.

Staff Report Approved By:

_____
Stan Popovich, AICP
Director of Community Development



0 50 100 200 Feet

5329 Meadow Lane - Location Map

N

SCALE: 1" = 30 FEET

PLAT OF SURVEY

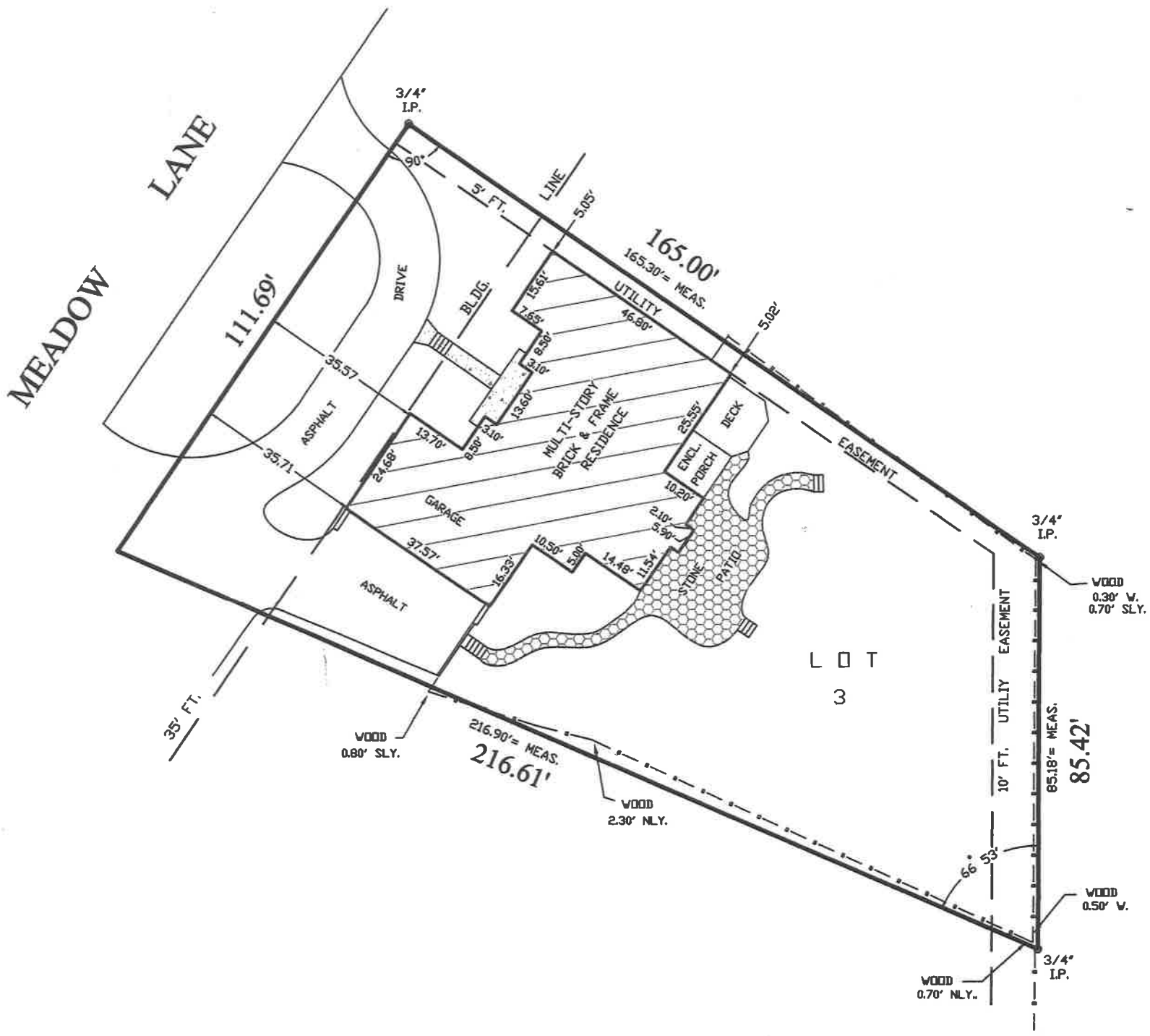
BY:

ANDREW J. TOBIN

339-B WEST RIVER ROAD ELGIN, ILLINOIS 60123 847-695-4235

N W E S

LOT THREE (3) IN THE MEADOWS, A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1961 AS DOCUMENT R61-16166, AND CERTIFICATE OF CORRECTION FILED OCTOBER 19, 1966 AS DOCUMENT R66-41680, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: _____
PROFESSIONAL LAND SURVEYOR
LICENCE NO. 35-3519
EXPIRES 11/30/08

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.
REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

ANDREW TOBIN 35-3519 PROFESSIONAL LAND SURVEYOR ILLINOIS ELGIN IL.

DATED: SEPTEMBER 20, 2008

PREPARED FOR: SECURITY TITLE INC.

PROPERTY ADDRESS: 5329 MEADOW LANE
DOWNERS GROVE, ILLINOIS

SURVEY ORDER NO: 08411

INDICATES FOUND STAKE ○
INDICATES SET STAKE ●
CHAIN LINK FENCING —×—×—
WOOD FENCING —▪—▪—
INDICATES CONCRETE

Historic Landmark Information Form

Property Address 5329 Meadow Lane, Downers Grove, IL. 60515

Date of Construction 1964

Architectural Style Midcentury Modern

Architect (if known) John Wendell

Number of Stories Split Level **Basement (Y/N)** yes

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

Exterior Wall Materials (Concrete, Wood, Stone, Brick, Vinyl, Other, N/A)
Brick, wood (cedar) - vertical siding

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

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

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

Window Materials (Wood, Aluminum, Vinyl, Other, N/A)
Aluminum-clad wood - Marvin windows

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

Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)
Original brick chimney, vertical siding, vertical accents by entry

Certificate of Acknowledgement Form

I, Louise Trucano/ Peter Trucano, attest, as the owner(s) of the property located at 5329 Meadow Lane (PIN # 09074080002), that I have received a copy of the Historic Preservation Ordinance and understand its requirements. I understand that if my property is designated a Historic Landmark, the property will be recorded as such with the County Recorder. I understand that I, or any future owners of the property, will require a Certificate of Appropriateness in order to undertake any minor or major exterior modifications as listed under Section 12.502 of the Historic Preservation Ordinance.

Attest: Louise K. Trucano/
Printed Name of Owner

Louise K. Trucano
Signature of Owner

Sept. 23, 2019
Date

File Number (Village Use Only)

Historic Landmark Designation
Project Summary/Narrative Letter

Property Address: 5329 Meadow Lane
Applicants: Louise and Peter Trucano

History of the Property and Homeowners

This mid-century modern home was designed and built by architect John Wendell in 1964 for the Mochel family. It was built on the meadow of General Ducat's property, hence the name "Meadow Lane" for the street. When the Mochels expressed interest in building a home, Mr. Wendell showed them the homes he built in Hinsdale, which were traditional, colonial style homes. Doris Mochel expressed her preference for a more contemporary, modern home.

John and Doris Mochel moved into the house in 1965 with their three daughters and one son. The house has three split levels, plus a basement. The exterior is brick and cedar, with casement windows. The vertical wood siding is a feature of mid-century architecture, as well as the wide roof overhang around the house. One of the two fireplaces has the original brick.

Mr. Wendell designed many features in this five bedroom home specifically for the Mochel family. One bathroom features a double vanity, with separate rooms for a toilet and bathtub, ahead of its time in 1964. The laundry room is on the same level as the garage, rather than the basement which was more typical of the time period, and includes a built-in ironing board. The attached 2 ½ car garage is heated, allowing them to wash cars in 20 degree weather. They had underground garbage cans with heavy iron lids, located just outside the back door. The house also had custom retractable window screens that were pulled down when the windows were opened. It had an intercom system for the family to communicate within the home. The house also has a first floor room for a home office.

John Mochel was the third generation owner of Mochel Hardware store, a long-time fixture on Main Street. He still has an invoice for the purchase of a carriage by General Ducat from when his grandfather ran the store. During the time they lived in the house, two of their daughters held their weddings there, and their son Larry's parties were legendary. They have many fond memories of the home they owned until 1996.

The Trucanos are the fifth owners of the house, purchasing the home in 2008. They are personal friends of the Mochels and were excited to purchase their home. They have replaced the windows to match the original, and maintained the original exterior.

How the Proposed Designation meets the Landmark Designation Criteria

The home meets the Landmark Designation Criteria as follows:

A. *"The proposed landmark is either over fifty (50) years old, in whole or in part."*

The house was built in 1964 by architect John Wendell. This criterion is met.

B. *"That one or more of the following conditions exists:*
3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials."

This house is an excellent example of mid-century modern design, with a brick and vertical cedar exterior and low, overhanging roof lines. The low-sloped, gabled roof overhangs the front entry. It features casement windows, typical of the time period.

Photographs:

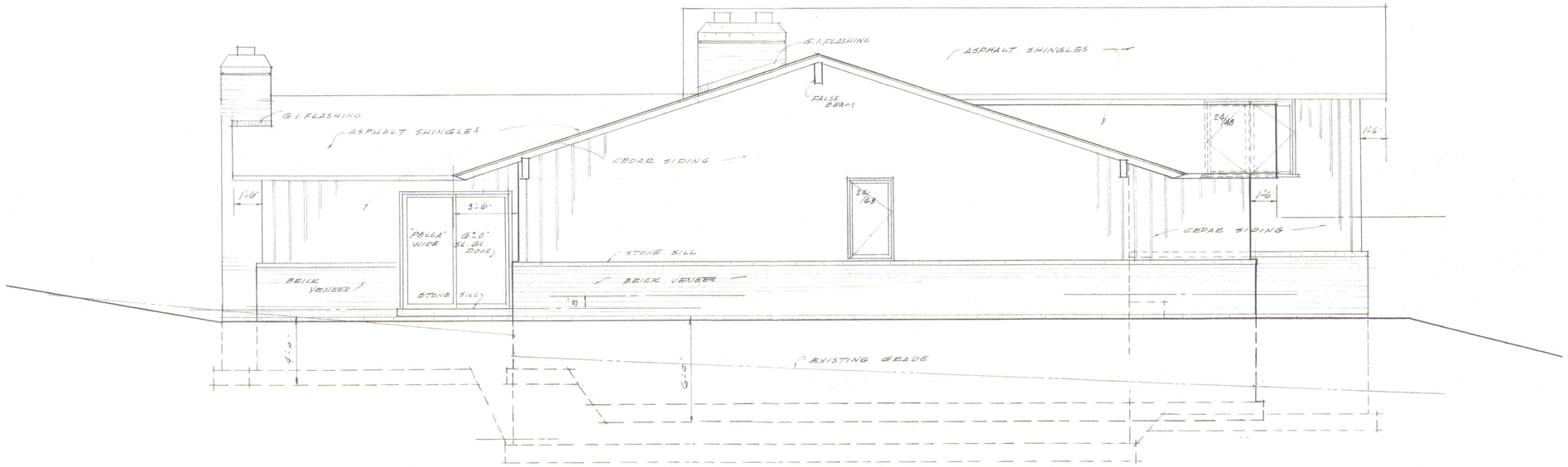
Front elevation, facing west. Photograph taken in spring 2019.

Rear elevation, facing east, with original brick fireplace. Photograph taken in spring 2019.

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

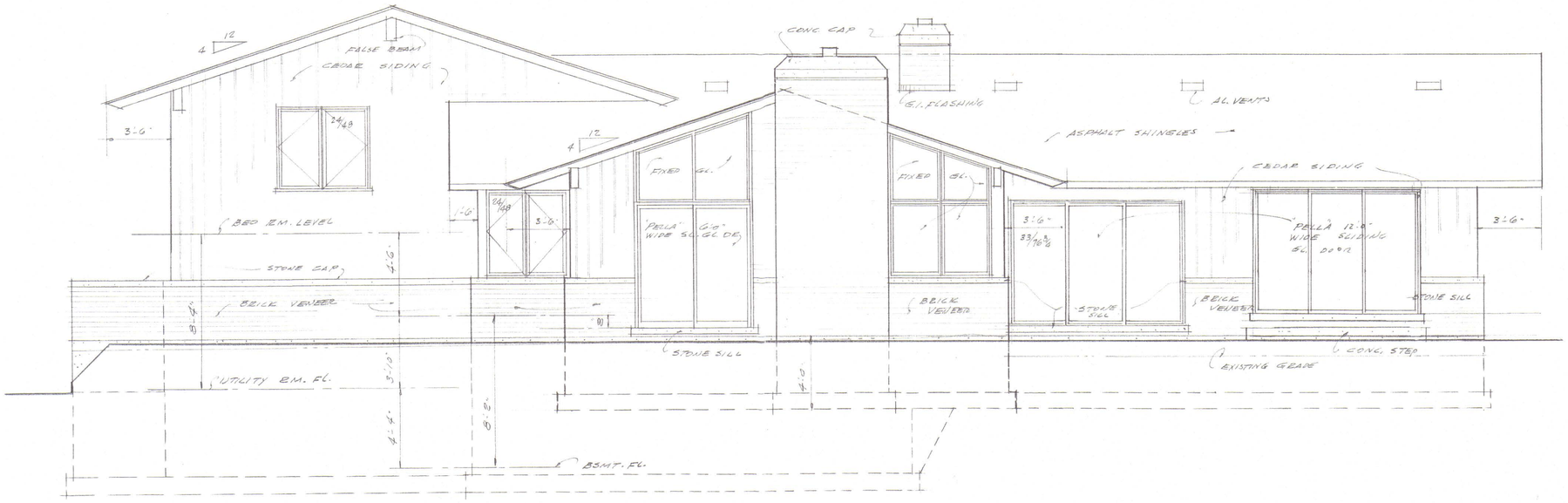
Vertical siding accents near the front entrance. Photograph taken September 2019.

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



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

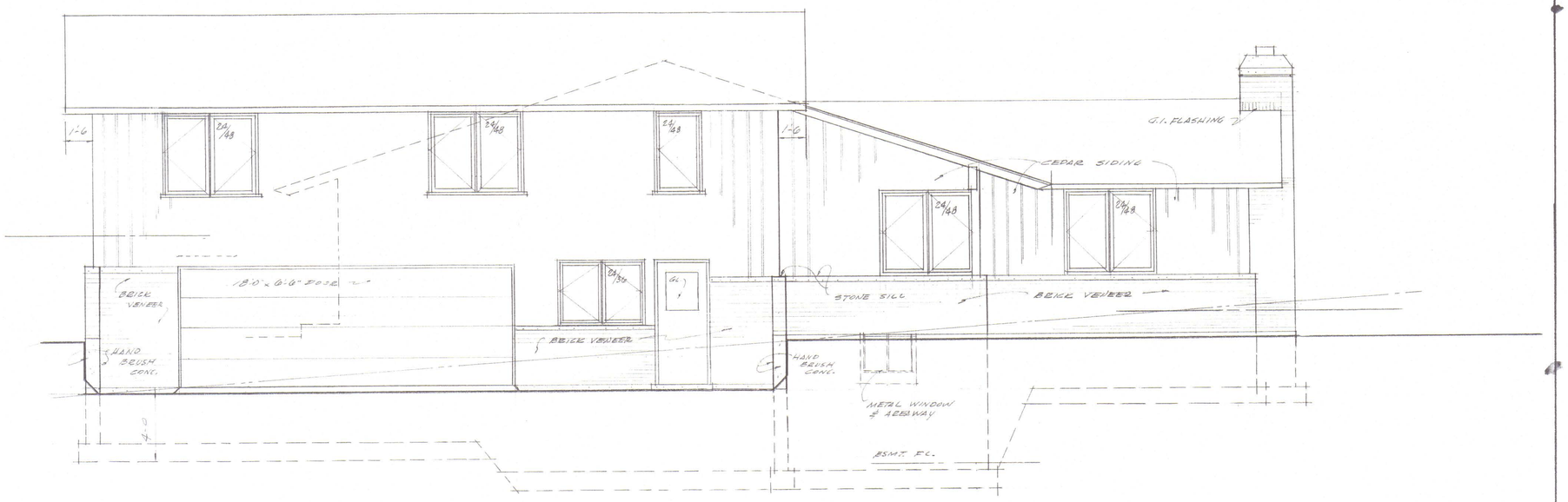


REAR ELEVATION

SCALE 1/4"=1'-0"

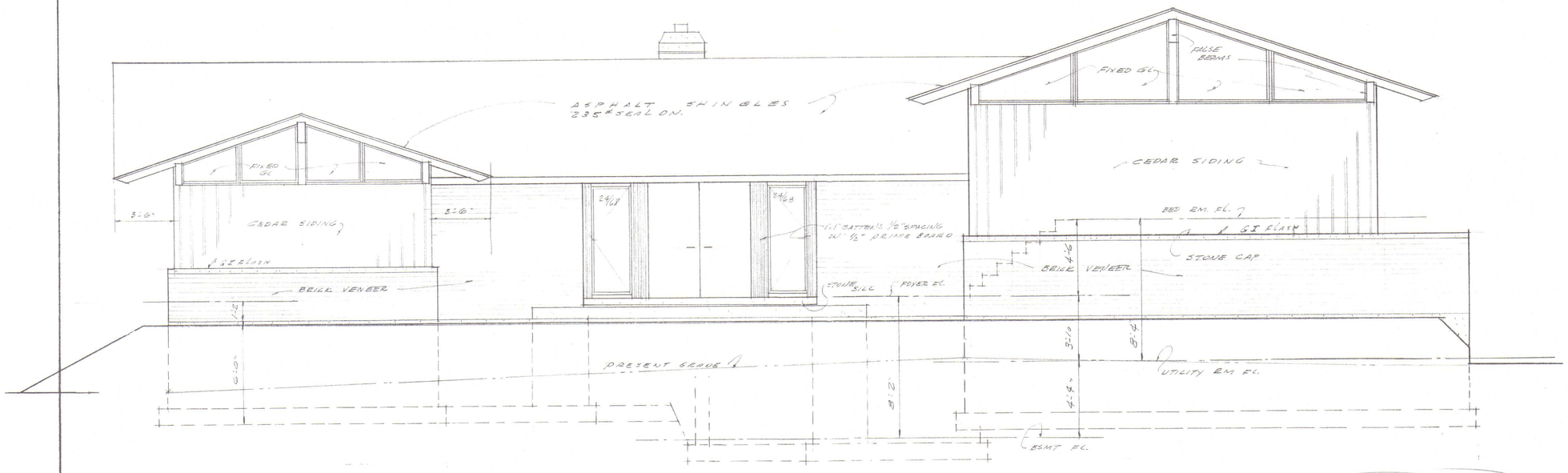
SHT. NO.

6D



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

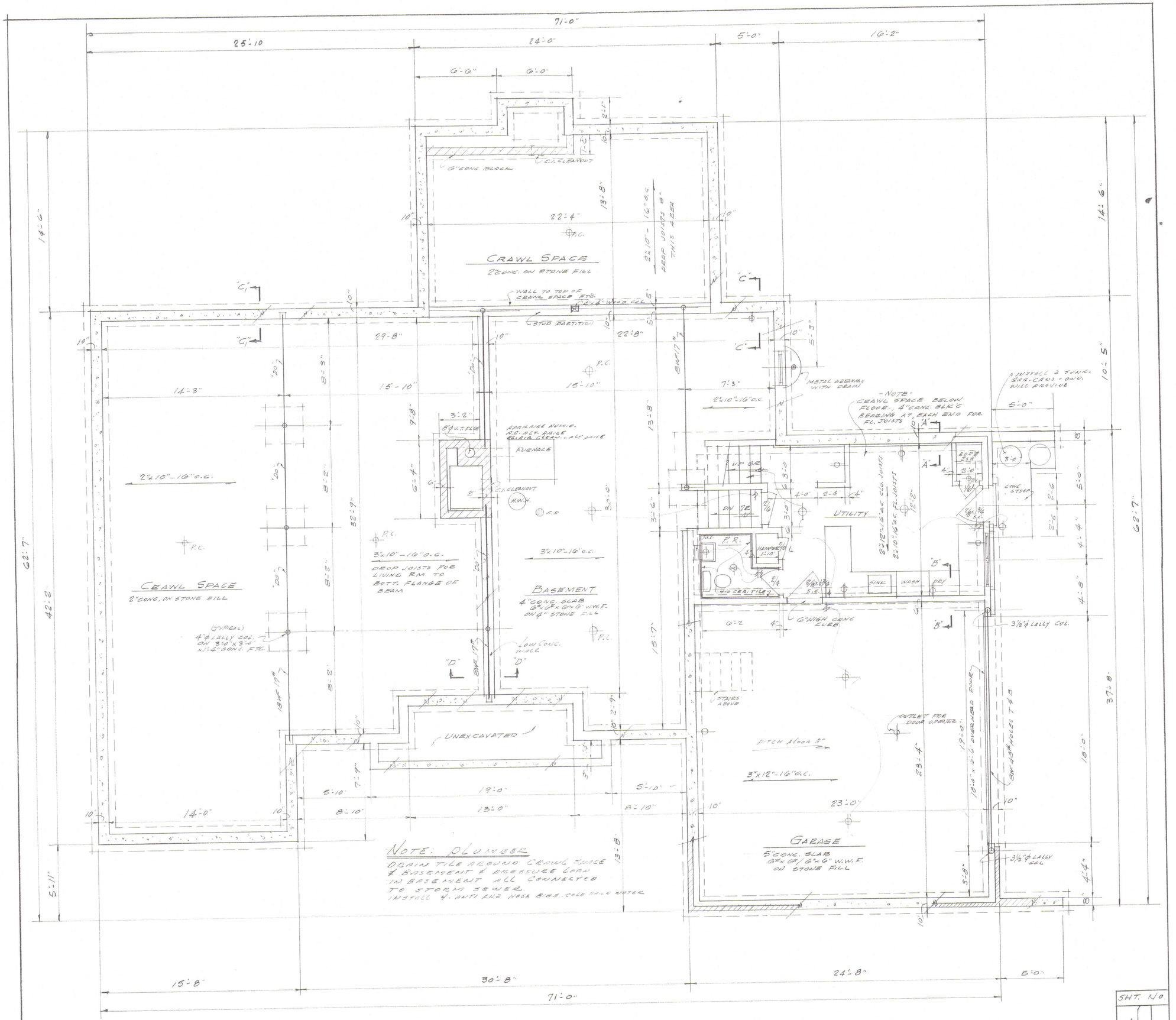


FRONT ELEVATION

SCALE 1/4"=1'-0"

5329 MEADOW

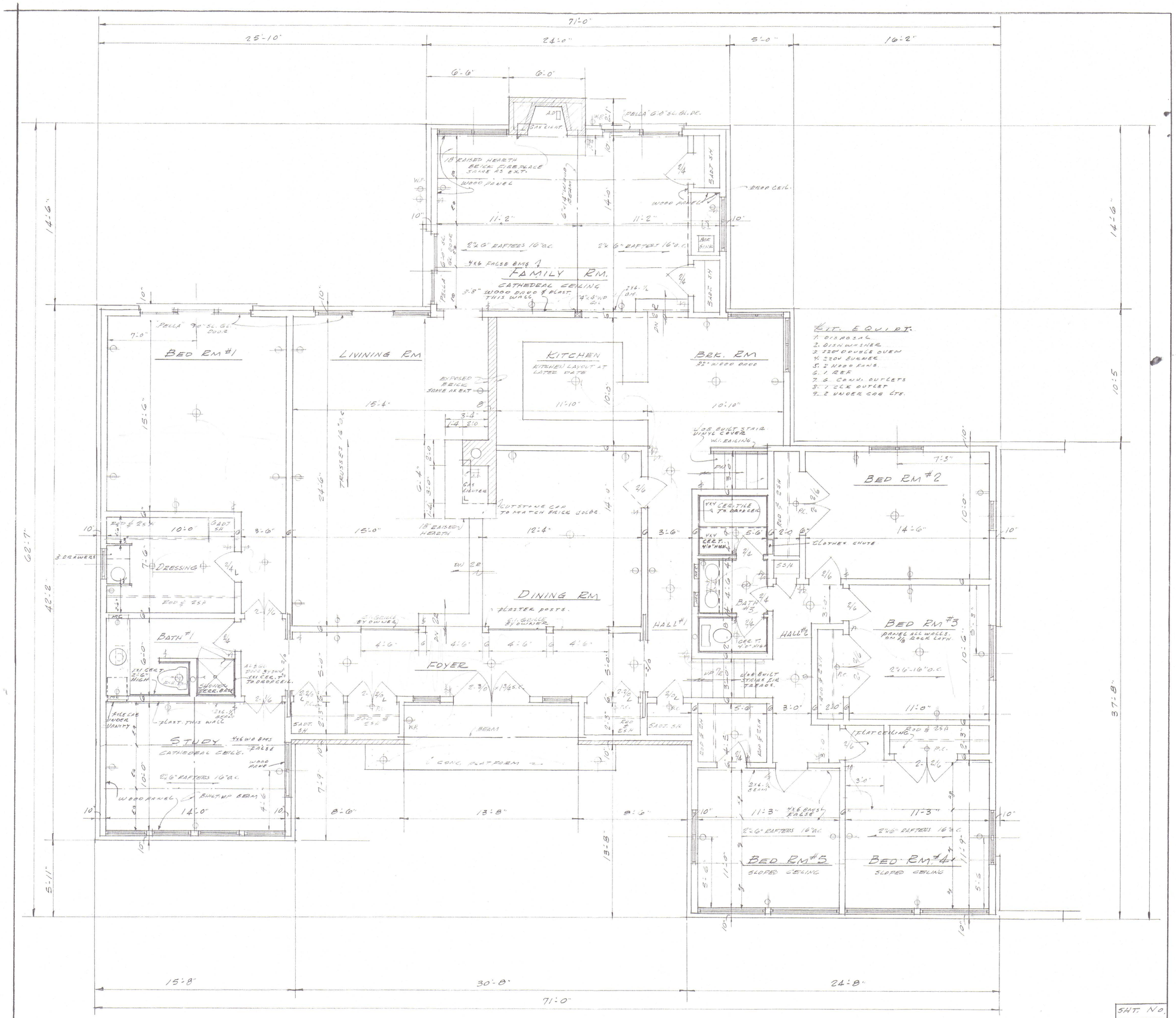
REVISIONS	JOB #941	RESIDENCE FOR	SHT. NO.
	NOV 6/64	MR & MRS. J. MOCHEL	1
	DRAWN BY	MEADOW LANE DOWNERS GROVE	
	AWW & SO	A.W. WENDELL & SONS	
	CHECKED BY AWW	GENERAL CONTRACTORS.	



SHT. NO 4

LOWER LEVEL PLAN

SCALE 1/4" = 1'-0"



UPPER LEVEL PLAN

SCALE 1/4"=1'-0"

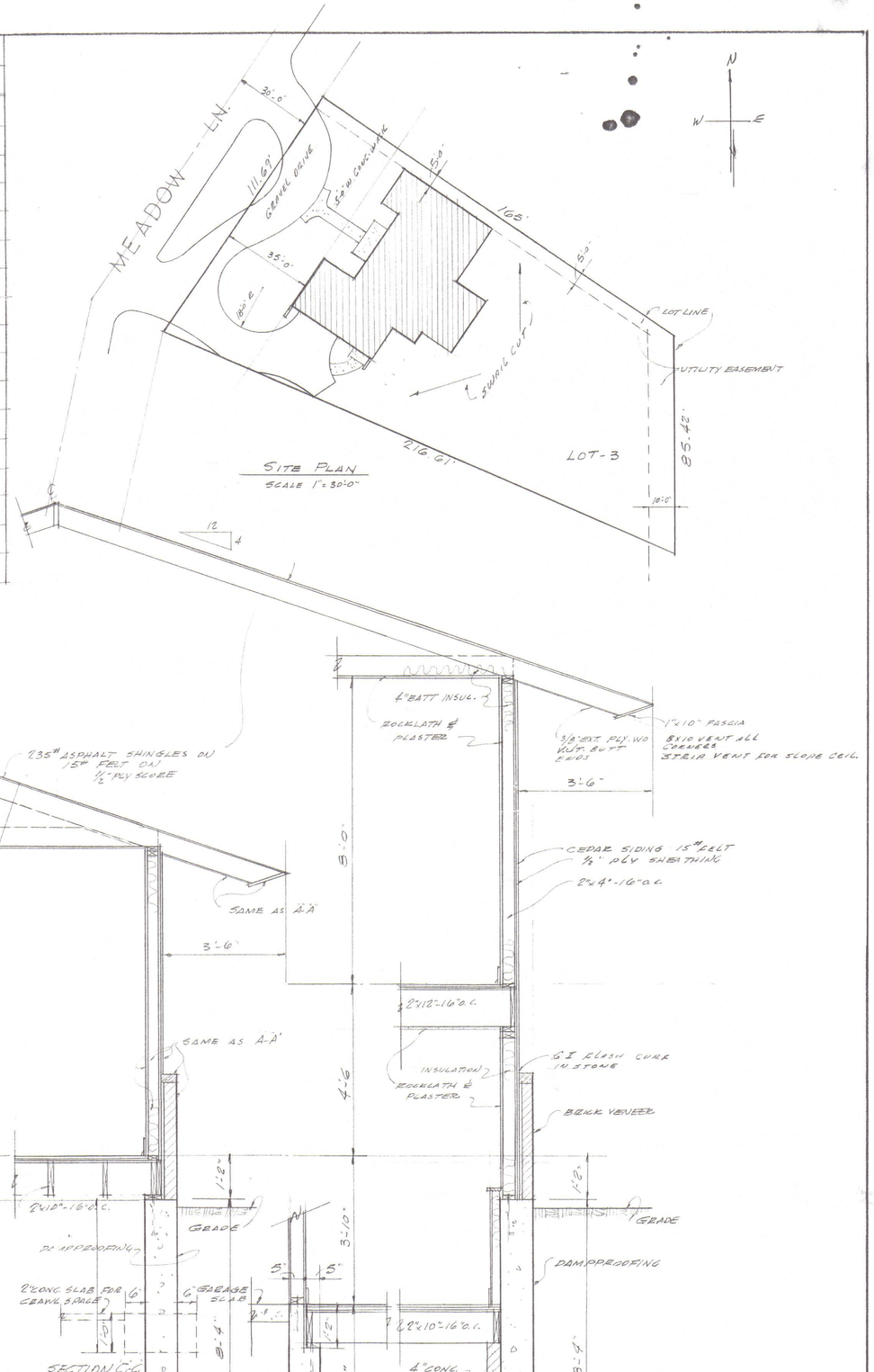
SHT. NO. 3

ROOM FINISH SCHEDULE

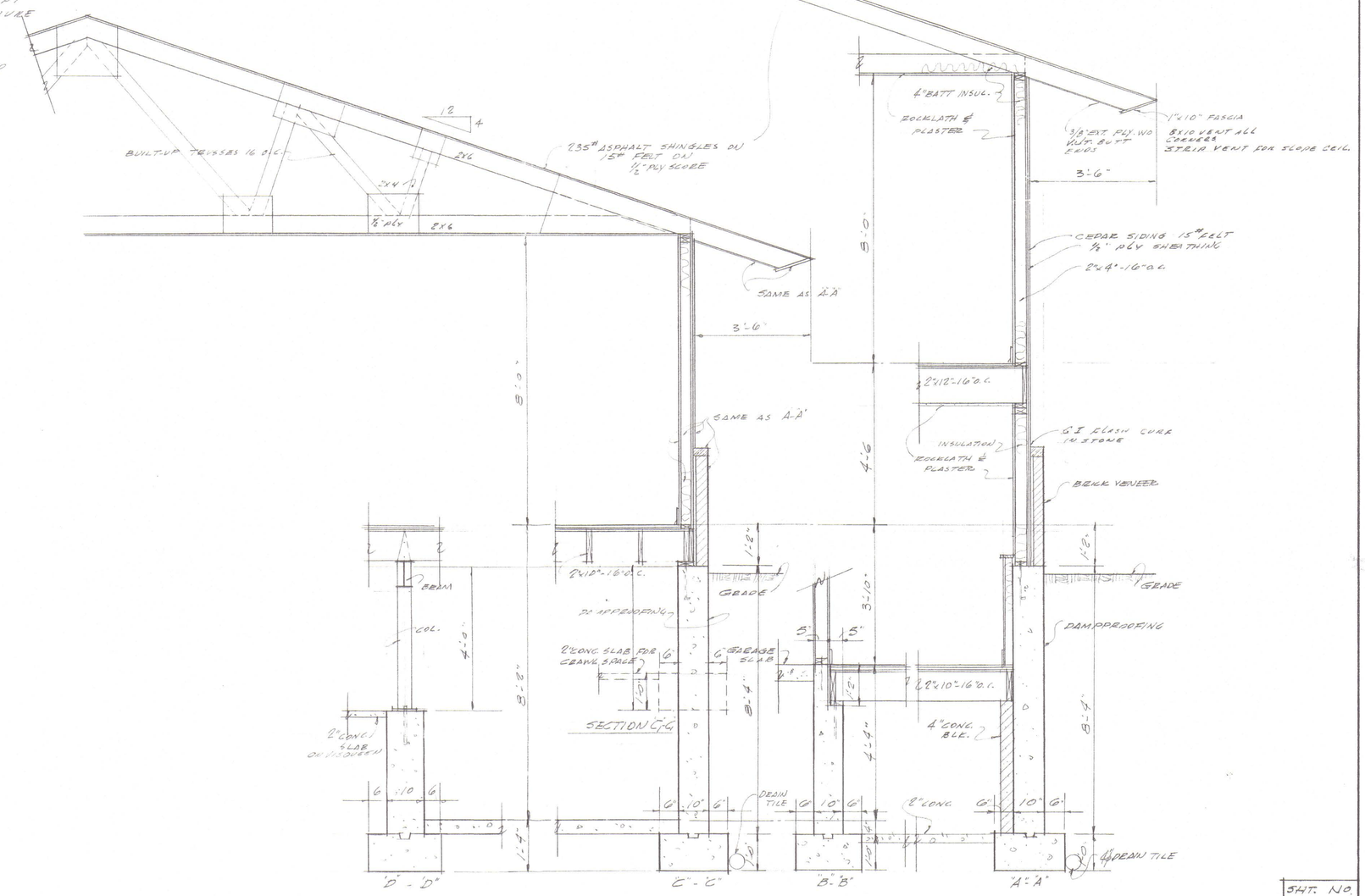
RM. NAME	FLOOR	BASE	WALLS	CEILING	CEIL. MOLD.	SPECIAL
FOYER	SLATE - VIN. IN ALL IN CLOSETS.	2¼" MOD. WD	R.K.L. & PLST.	R.K.L. & PLST	-	-
LIVING RM.	5/8 PLYSCORE	"	" PART EXPOSED BRICK	"	-	-
DINING RM.	"	"	"	"	-	-
FAMILY RM.	VIN. ON 5/8 PLYSCORE	¼ RO	PART R.K.L. & PLAST + 70 4/0" PLY PANEL ON ROCK LATH	SLOPE CEIL. R.K.L. & PLST EXCEPT BM. CEIL.	WOOD MOLD AT ALL WOOD WORK	PREFIN. BAR CAB FORMICA TOP
KITCHEN	"	2¼ MOD WP.	R.K.L. & PLST PART EXPOSED BRICK	R.K.L. & PLST.	-	PREFIN. KIT. CAB. FORMICA TOP.
BRK RM.	"	"	R.K.L. & PLST 32" WOOD GOOD 70 4/0" ON ROCK LATH	"	-	-
HALL #1 & #2	5/8 PLYSCORE (VIN. IN CLS)	"	R.K.L. & PLST.	"	-	-
BED RM #1, #2 & #3	5/8 PLYSCORE	"	R.K.L. & PLST BR #3 VG 4/0 PANEL ON ROCK LATH.	"	BR #3 WOOD MOLD AT ALL WOOD WORKS	-
BED RM #4 & #5	"	"	R.K.L. & PLST.	R.K.L & PLAST FALSE WOOD BM CEIL.	-	-
STUDY	"	¼" RO	70 PANEL ON R.K.L. BATH WALL PLASTER	"	WOOD MOLD	NOTICE HOLE CUT FOR FILE CAB.
BATH #1 & #2	CER. TILE SEE PLAN	CER. TILE BASE	R.K.L. & PLAST CER. TILE PART SEE PLAN	R.K.L. & PLAST.	-	PREFIN. VANITY CABS WITH FORMICA TOP
DRESSING RM.	5/8 PLYSCORE	2¼" MOD W.P.	R.K.L. & PLAST.	"	-	PREFIN VANITY CAB WITH FORMICA TOP
UTILITY RM	VINYL ON 5/8 PLY	"	"	"	-	PREFIN CABS WITH FORMICA TOP.
P.R.	"	CER. TILE	R.K.L. & PLAST CER. TILE 4'-0" HIGH	"	-	-
GARAGE	CONC.	NONE	PART. CONC. STUD WALLS - R.K.L. & PLAST.	"	-	-
BASEMENT	"	"	"	UNFIN.	-	-

NOTE: VINYL PRICE ALLOW. $9.00/□YD INSTALLED

ALL DOORS: FLUSH BIRCH EXCEPT THOSE MARKED "L" SHALL BE LOUVRE WITH PANEL BELOW.
ALL DOOR TRIM & JAMB BIRCH DESIGN - USE 2¼ OGEE MOLD
ALL WINDOWS SHALL BE TRIMMED FULL BOUND WITH METAL CASING BEAD.



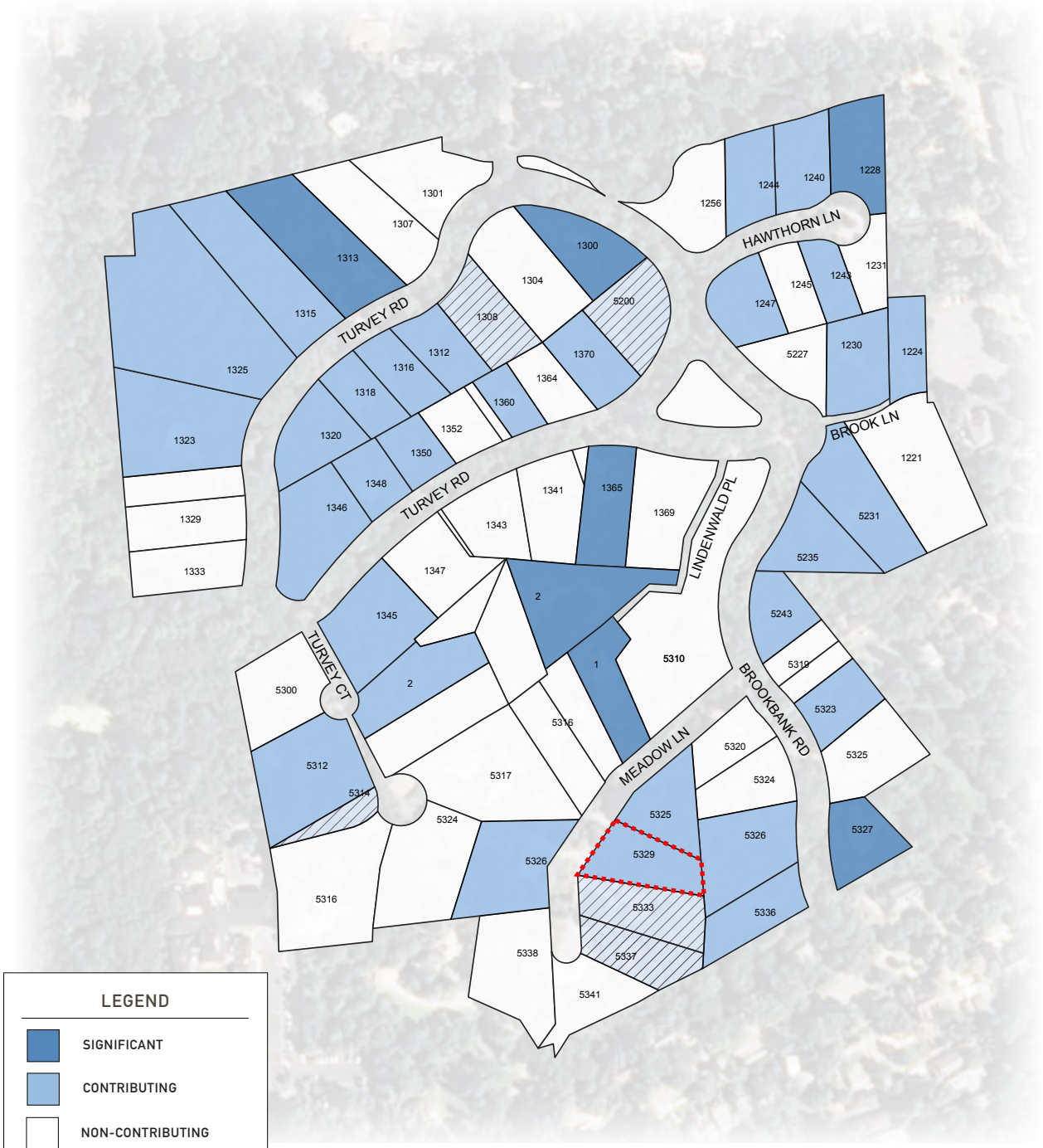
SITE PLAN
SCALE 1" = 30'-0"



TYPICAL SECTIONS
SCALE 1/2" = 1'-0"

SHT. NO. 5

MAP 3: SURVEY AREA 1 MAP



LEGEND

- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING
- NOTEWORTHY BUILDING LESS THAN 50 YEARS OLD
- POTENTIAL NATIONAL REGISTER DISTRICT
- VACANT/PARKING LOT

Downers Grove Village Wide Architectural and Historical Survey

General Information

Street Number: 5329

Former Street Number:

Street: MEADOW LANE

PIN Number(s): 0907408002

Construction Date/Other Year: 1964

Architect: A.W. Wendell & Sons

Current Function/Category: Single Family Residential Building

Historic Function: Single Family Residential Building

Listing in Existing Survey:

Photo 1

Evaluation

Condition: Excellent

Integrity: Excellent

Secondary Structure: Attached Garage

Secondary Structure Condition:

Secondary Structure Integrity:

Landmark/National Register: No

Significant: No

National Register Criterion:

Contributing to a National Register District: C

Potentially Contributing to a National Register District:

Noteworthy Buildings Less Than 50 Years Old: No

Reason for Significance:

Architectural Descriptions

Architectural Classification/Style: Mid-Century Modern

Ornamentation:

Building Form: Ranch

Number of Stories: 1

Current Wall Material 1: Brick

Current Wall Material 2: Vertical Wood Siding

Original Wall Material 1: Brick

Original Wall Material 2: Vertical Wood Siding

Wall Detailing/Ornamentation:

Storefront Material:

Roof Type: Cross gabled

Roof Material: Asphalt Shingle

Alterations:

Roof Ornamentation: Deep Eaves

Foundation Material/Form:

Door Detailing: Sidelights

Porch:

Dormers:

Window Type: Casement

Window Configuration: 1 over 1

Window Material: Wood

Window Detail: Paired

Window Storms: No

Significant Features: distinctive entry, clerestory windows in gables

Downers Grove Village Wide Architectural and Historical Survey

Research Information

Original Building Owner: Mr & Mrs J. Mochel

Historic Name:

Current Name:

Construction Cost: 38,000.00

Architect 1 Information: A.W. Wendell & Sons

Architect 2 Information:

Contractor Information: A.W. Wendell & Sons

Developer Information:

Research/Archival Information:

Permit: Yes

Subdivision: The Meadows

Landscape/Streetscape:

Sears Catalog Home:

Photo 2

Photo 3 / Historic Photo

Notes

Survey Information

Preparer: Doug Gilbert

Survey Date: April 16, 2013

DRAFT MINUTES

PUBLIC HEARING FILE 19-ADR-0005: A petition seeking a Historic Landmark Designation for the property commonly known as 5329 Meadow Lane, Downers Grove, IL (PIN 09-07-408-002). Louise and Peter Trucano, Petitioner and Owner.

Staff Presentation:

Ms. Flora Ramirez, Development Planner for the Village of Downers Grove, stated that the property is located 5329 Meadow Lane. The petitioner is seeking landmark designation for their property representing the Mid-Century Modern style of architecture. The house was built circa 1964, and Ms. Ramirez displayed photographs of the house and reviewed the architectural features of home. This split three level Mid-Century Modern style home has a concrete foundation, a basement and low-sloped cross gabled roof. The home's exterior facades are composed of both brick and vertical cedar siding. The facades feature casement windows, vertical wood siding, a distinctive entry and a deep roof overhang around the house. Natural light is secured through the use of clerestory windows on both the front and rear facades. Additionally, the home includes a 2 ½ attached and heated garage.

Mr. Renner asked if there was an addition on the rear façade.

Ch. Davenport explained that the rear addition was the enclosed porch off of the back on the existing conditions photo. He also included that the roof line had been modified as well.

Mr. Zawila noted that staff had a hidden slide depicting the original plat and the updated plat that that clearly indicated the location of the addition.

Ms. Ramirez stated that based upon the findings as stated in Staff's Report dated November 20, 2019 Staff finds the petition complies with the criteria in Section 12.302 for Landmark Designation and recommends a positive recommendation from the Board to the Village Council.

There being no additional comments at this time, Ch. Davenport asked the Petitioner if they wanted to add any information.

Petitioner's Presentation:

Mr. Trucano, 5329 Meadow Lane Downers Grove, IL shared that he and his wife were lucky to be able to purchase this home a few years ago. He believed that the Mid-Century Modern home was a good category for the home. He said the home was built in 1964 by two people they have known for most of the forty years that they have lived in Downers Grove, Doris and John Mochel. Mr. Trucano got to know Mr. Mochel as he ran his hardware store and he was working on the homes he had in Downers Grove. He went on to state that the home was modern for being built that long ago. They have lived in several old homes and they appreciate the modern features: the laundry room and a central vacuum system. Mr. Trucano also said that another feature that was not mentioned was the way the home fits the topography of the landscaping. He said there

is a good connection with the home and the back forested area and the front gardens. Mr. Trucano shared that they have had five homes in Downers Grove all within walking distance of downtown. He said that before, there were a variety of home older homes to choose from and not so much now. Mr. Trucano suggested that Downers Grove should work on trying to keeping older homes in town. This home is planned very well and built very well and he anticipated that it will have no problem lasting another 50 years. Mr. Trucano also mentioned that John Wendell constructed the home. He said that with regards to the rear elevation there was a change to the roofline. Mr. Trucano also stated that they have restored some of the original elements to the home.

There being no additional comments at this time, Ch. Davenport asked the public had any comments.

1. Byron Holtzen, 5226 Carpenter Street, Downers Grove, IL stated that he supported the petition. He also noted that this was the youngest oldest house to petition for landmark designation.

2. Christine Martin, 701 Maple Avenue, Downers Grove, IL said that she worked with Irene Hogstrom, the Trucano's, and the Mochel's on this petition and it was an absolute pleasure working with all four of them. She especially enjoyed learning about the Mochel hardware store. She thanked the Mochel's for landmarking their older home and the Trucano's for landmarking their current home.

3. Irene Hogstrom, 1232 Gilbert Avenue, Downers Grove, IL thanked the Trucano's and Mochel's for bringing this home forward for landmarking. She recognized Ms. Mochel for having the vision to build a contemporary home at the time. When they were looking to build a new home Mr. Wendell showed her more traditional colonial type house and she said no she wanted a modern home. She hoped that the board would approve the petition as it would be a first of this architectural style and a wonderful addition.

4. Amy Gassen, 5320 Benton Avenue, Downers Grove, IL expressed support for the petition and thought it was great to see a new style added to the collection of homes. She thanked the Trucano's for making the decision to landmark their home.

There being no additional comments, Ch. Davenport closed the public portion of the meeting.

Board's Deliberation:

Ms. Acks stated that it was exciting to have a Mid-Century home in the loop.

Mr. Lerner asked about the underground trash cans. Ms. Mochel, present in the audience, stated that she was the original owner and explained how the underground trash cans operated. She also offered her experience living in the home. Chairman Davenport mentioned that he had relatives in Michigan that had a similar design.

DRAFT MINUTES

Mr. Lerner stated it was nice to see a split level home added to the collection. He inquired about the letter that was submitted to the Village. Mr. Zawila stated that staff did receive one letter from a resident concerned with the age of the home and how appropriate the designation would be considering recent renovations. He clarified that the age of the home is 55 years old, which makes the home eligible for landmark consideration. Comparing the original plans to the current home, with the exception of the rear addition, the integrity of the original home has been maintained. Chairman Davenport also mentioned that having an addition on the home does not necessarily disqualify someone from being eligible for a landmark designation. From the audience, Ms. Gassen mentioned that the most difficult part of landmarking a home is the decision to do it and I still believe it.

Ch. Davenport thanked the petitioners and stated that it was exciting to have a Mid-Century home part of our catalogue. He mentioned there is a variety of reasons a home is landmarked and this home certainly qualifies for the architectural features, but who knows after several years this home may be know for the Mochel's contributions to this community. He then called for a Motion.

Mr. Lerner moved that based on Staff's findings the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 5329 Meadow Lane. Mr. Reimer seconded the Motion.

AYES: Ms. Acks, Mr. Lerner, Mr. Renner, Mr. Riemer, Ch. Davenport
NAYS: None

The Motion passed unanimously.