

VILLAGE OF DOWNERS GROVE
Report for the Village
1/18/2022

SUBJECT:	SUBMITTED BY:
Historic Landmark Designation - 5834 Middaugh Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 5834 Middaugh Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for the 2021-2023 include *Steward of Financial, Environmental and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval of the Historic Landmark Designation at the Village Council's discretion. The Historic Preservation and Design Review Board (HPDRB) recommended unanimously (4:0) that Landmark Designation be approved.

BACKGROUND

The petitioners are seeking a Historic Landmark Designation for their property at 5834 Middaugh Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance and Sections 12.302.B.1 and 12.302.B.3, which respectively stated that the property (1) has significant value as part of historic characteristics of the community and (2) that the property represents the distinguishing characteristics of an architectural style. The Mid-Century Modern Ranch style home was constructed in 1954.

The subject house at 5834 Middaugh Avenue exhibits features of a Mid-Century Modern Ranch style with certain Prairie Style elements. The home represents a low rectangular form with asymmetrical projections and attached garage, a low pitched roof and large picture window. The Prairie Style elements include a cross-hopped roof with extended overhanging eave, a broad chimney, horizontally-oriented brick veneer and ribbon awning windows. As noted in the petitioner's submission, the original clapboard wood siding was covered with aluminum clapboard style siding in 1985. Additionally, it is noted that two additions were constructed on the home in 2008 along the west (rear) side of the home (not visible from the right-of-way). A sunroom was placed on the home in addition to the enclosing of a screened porch behind the garage.

Analysis of Significance

The HPDRB found that the house meets the landmark designation criteria found in Sections 12.302.A (*The proposed landmark is over fifty (50) years old*) and 12.302.B.3 (*The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials*) of the Historic Preservation Ordinance.

As noted above, the applicant is also seeking landmark designation based on the criteria found in 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*). The HPDRB unanimously found that the home did not meet this criteria and removed it from their recommendation.

Public Comment

Five members of the public spoke in support of the petition at the December 15, 2021 ADRB meeting.

ATTACHMENTS

Resolution

Aerial Map

Staff Report with attachments dated December 15, 2021

Minutes of the Historic Preservation Design Review Board Hearing dated December 15, 2021

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 5834 MIDDAGH 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, Gordon and Nancy Goodman ("Applicant") are the owners of a structure on the property legally described as follows:

LOT 12 IN POWER'S RESUBDIVISION OF LOTS 108, 126, 127, 134 AND 135 IN BRANIGAR BROTHERS' DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT OF SAID RESUBDIVISION RECORDED ON NOVEMBER 21, 1952 AS DOCUMENT 668194 IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 5834 Middaugh Avenue, Downers Grove, IL 60516
PIN 09-18-212-022

WHEREAS, a Mid-Century Modern Ranch style structure (1954) is on the property; and

WHEREAS, on December 15, 2021, the Historical Preservation and 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 5834 Middaugh 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 5834 Middaugh 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.

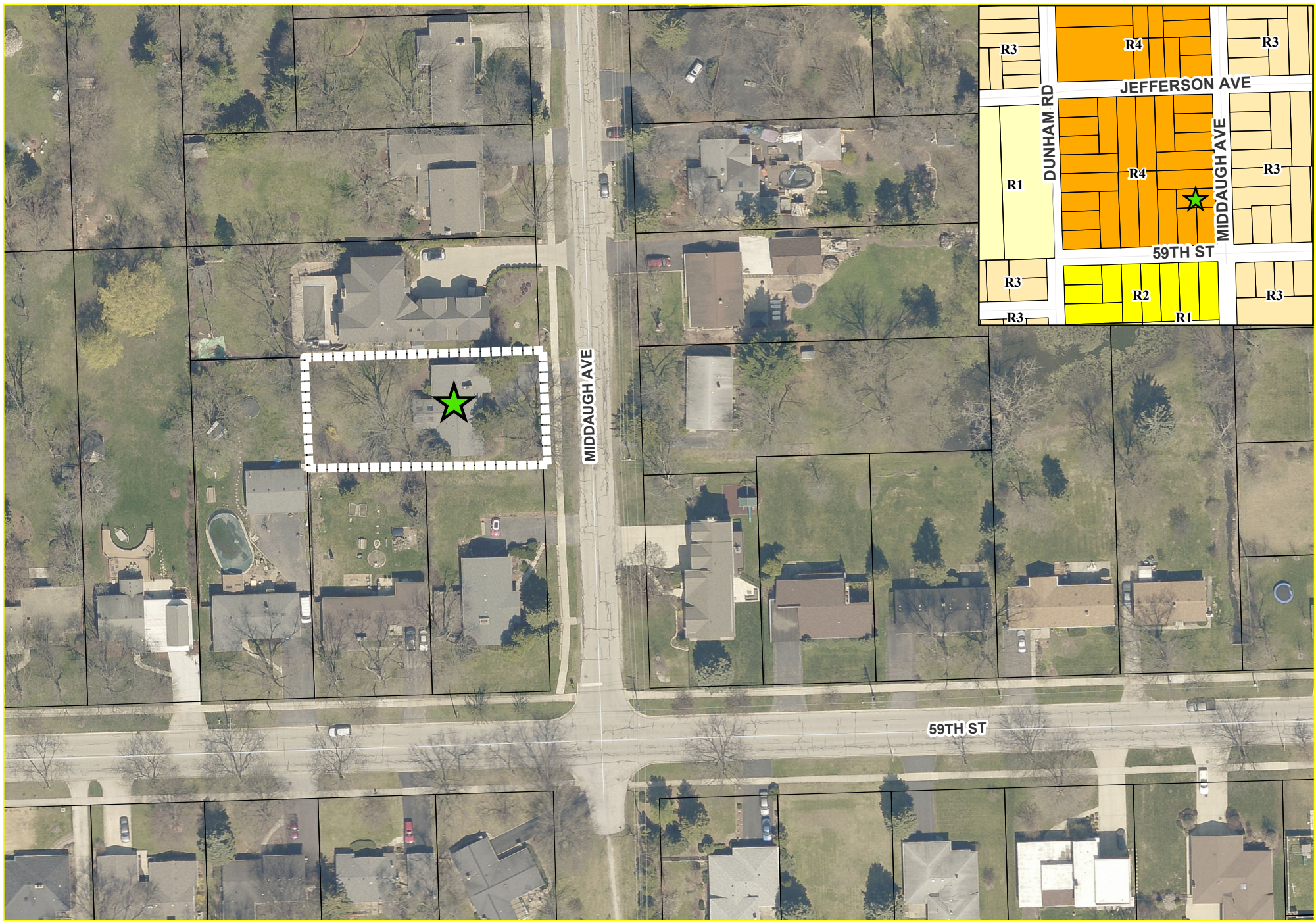
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

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



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Feet

5834 Middaugh Avenue - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
DECEMBER 15, 2021 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
21-ADR-0003 5834 Middaugh Avenue	Designation of a Historic Landmark	Jason Zawila, AICP Planning Manager

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 5834 Middaugh Avenue based on the criteria that the property has significant value as part of historic characteristics of the community and 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: Gordon and Nancy Goodman
5834 Middaugh Avenue
Downers Grove, IL 60516

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Mid-Century Modern Ranch
BUILDING DATE: 1955
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 11,623 Square Feet (0.25 acres)
PIN: 09-18-212-022

ANALYSIS

SUBMITTALS

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

1. Project Summary
2. Plat of Survey
3. Owner Consent Form
4. Certificate of Acknowledgement Form
5. Historic Landmark Information Form
6. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 5834 Middaugh Avenue under criteria 12.302.B.3 of the Historic Preservation Ordinance: (1) has significant value as part of historic characteristics of the community and (2) that the property represents the distinguishing

characteristics of an architectural style. The Mid-Century Modern Ranch style home was constructed in 1955.

The subject house at 5834 Middaugh Avenue exhibits features of a Mid-Century Modern Ranch style with certain Prairie Style elements. The home represents a low rectangular form with asymmetrical projections and attached garage, a low pitched roof and large picture window. The Prairie Style elements include a cross-hopped roof with extended overhanging eave, a broad chimney, horizontally-oriented brick veneer and ribbon awning windows.

As noted in the petitioner's submission, the original clapboard wood siding was covered with aluminum clapboard style siding in 1985. Additionally, it is noted that two additions were constructed on the home in 2008 along the west (rear) side of the home (not visible from the right-of-way). A sunroom was placed on the home in addition to the enclosing of a screened porch behind the garage.

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*, 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 1955. This criteria 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;**

While the house in question was part of a larger effort to increase the availability of the Village's housing stock in the 1950s it does not appear to have significant value as part of the construction of ranch homes during the 1950s in Downers Grove. This criteria is not met.

- 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 exhibits characteristics of a 1950s mid-century modern ranch style home. 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.

21-ADR-0003, 5834 Middaugh Avenue
December 15, 2021

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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 spoke with and received a letter from a nearby resident who expressed their opposition to the application. A second resident was seeking information about the case but did not offer their opinion. Landmarks Illinois has provided a letter of support for the nomination.

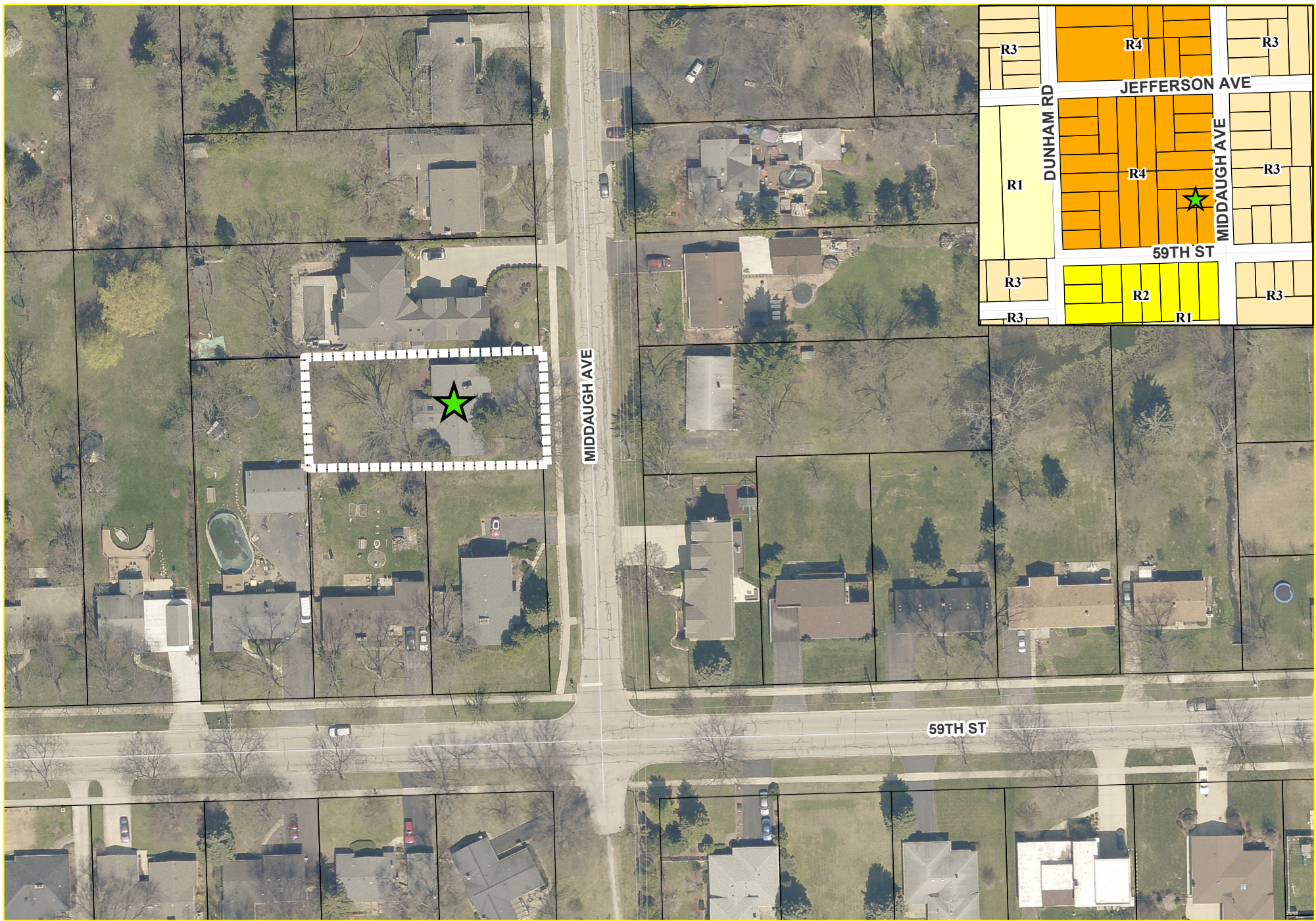
RECOMMENDATIONS

Staff recommends the Historic Preservation and Design Review Board make a recommendation to the Village Council regarding the local landmark status of 5834 Middaugh Avenue.

Staff Report Approved By:





Stan Popovich, AICP
Director of Community Development



0 25 50 100
Feet

5834 Middaugh Avenue - Location Map

 Subject Property
 Project Location



Historic Landmark Information Form

Property Address 5834 Middaugh Avenue, Downers Grove, IL 60516-1205

Date of Construction 9/10/1953 Building Construction Permit with 1955 as "Year Built" in Township Assessor's Records

Architectural Style Mid-century Modern with elements of Prairie style

Architect (if known) Malcolm B. Jaseph

Number of Stories one **Basement (Y/N)** Y

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

Concrete

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

Wood, Brick, Aluminum Siding & Hardie Board

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

Cross-Hipped-Gabled

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

Composition

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

Ribbon Style Awning, Double-Hung, Picture, Casement, Fixed and Sliding Door

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

Wood with Aluminum Storm Windows & Screens Together with Vinyl on West and North Sides

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

Flush wooden door with two 16" x 8" rectangular glass windows - one at and one above eye-level

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

Attached single car garage with overhead panel door.

Horizontal brick veneer around front door & living room windows

Flush wooden front door with two 16" x 8" rectangular glass windows - one at and one above eye-level together with two sliding window doors away from the street facing the rear patio

Historic Landmark Designation Project Overview

Property Address: 5834 Middaugh Avenue

Applicants: Gordon and Nancy Goodman

Legal Description

LOT 12 IN POWER'S RESUBDIVISION OF LOTS 108, 126, 127, 134 AND 135 IN BRANIGAR BROTHERS' DOWNERS GROVE FARMS, BEING A SUBDIVISION IN SECTIONS 17 AND 18 TOWNSHIP 38 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 21, 1952 AS DOCUMENT 68194, IN DUPAGE COUNTY, ILLINOIS.

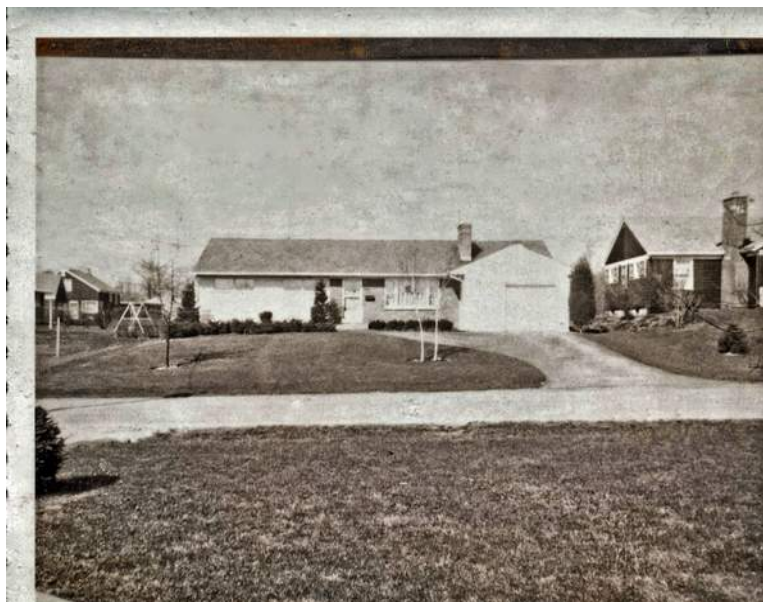
History of the Property and Homeowners

5834 Middaugh Avenue (PIN 09-18-212-022) is located within Power's Resubdivision of Branigar Brother's Downers Grove Farms, recorded in DuPage County November 21, 1952.

Ponstein Builders obtained a "Permit for Building Construction" dated September 10, 1953 for a "frame, single family, stone-veneer front dwelling [with] attached garage"¹ at this address. Malcolm B. Jaseph, Architectural and Structural Engineer, provided drawings for the residence, which passed its final inspection July 28, 1954.

Doris and John Mochel, Jr, purchased the residence at 5834 Middaugh Avenue from Ponstein Builders. The current owners, Nancy and Gordon Goodman, bought the residence from the Mochels in September 1965.²

Shortly after the Goodmans moved to 5834 Middaugh Avenue, Vaughn and Wilma Nelson, their neighbors across the street, gave them a Polaroid photograph of their new home that had been taken some time earlier, perhaps in the 1950s.



Early, perhaps 1950s, Polaroid photograph of 5834 Middaugh Avenue, Downers Grove, Illinois

1 Village of Downers Grove, Inspection Sheet, Date Stamped: SEP 9 1953, Address: 5834 MIDDGAUGH

2 The Mochels moved to their next Mid-Century Modern residence that had been designed and built for them in 1964 at 5329 Meadow Lane in Denburn Woods Section of Downers Grove, Illinois. The John and Doris Mochel House at 5329 Meadow Lane has local landmark status that was granted in December, 2019.

Mid-Century Modern Style Postwar Suburban Ranch House Architecture

The residence at 5834 Middaugh Avenue, Downers Grove, IL well represents identifying architectural features of Mid-Century Modern Ranch residences.³

The illustration, reproduced here on the right, was published by Ione R. Stiegler, FAIA⁴ to emphasize the following six characteristics of Mid-Century Modern Ranch architecture:⁵

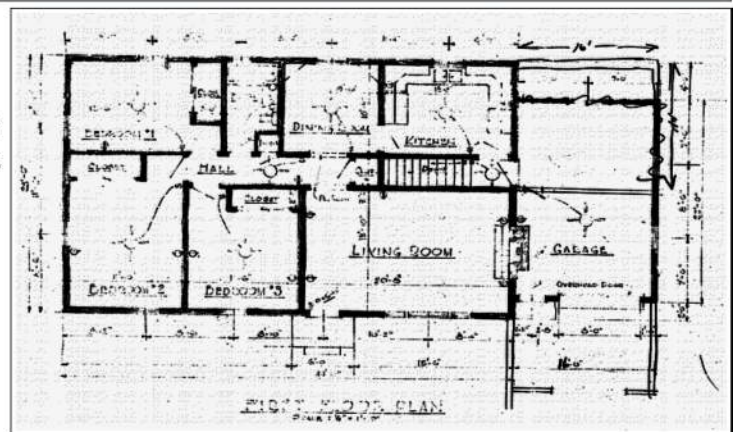
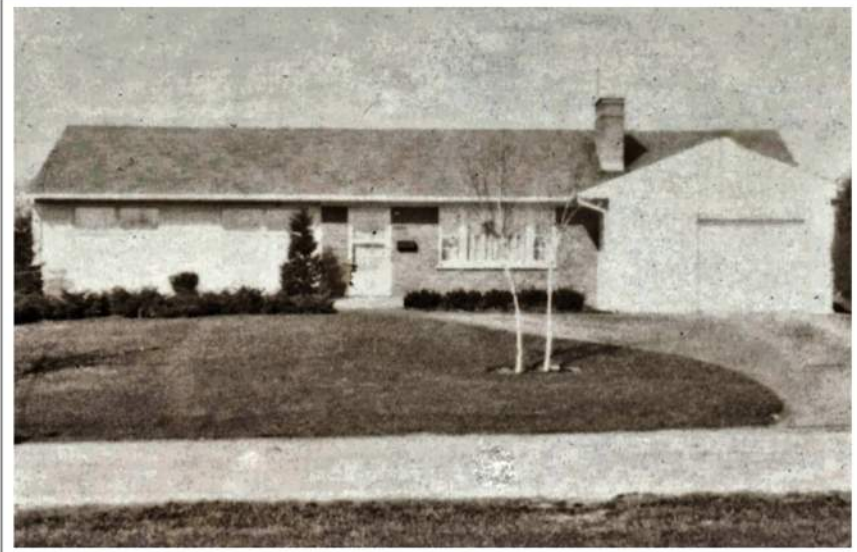
LOW AND WIDE
ASYMMETRICAL
PICTURE WINDOW
ATTACHED GARAGE
SHELTERED ENTRY
LOW-PITCHED ROOF

The image of the residence at 5834 Middaugh, depicted beneath Stiegler's illustration, displays that building's low, wide, asymmetrical overall design combined with an attached garage, low pitched roof and prominent picture window.

This particular house exhibits the features of mid-20th century Ranch style with Prairie style design elements. Exterior Ranch characteristics include a low rectangular form with asymmetrical projections, an attached garage, a low pitched roof and large picture window. Exterior Prairie style features include a cross-hipped roof with extended overhanging eave, a broad chimney, horizontally-oriented brick veneer and ribbon awning windows.

The house also represents features that are more general characteristics of postwar suburban housing. The floor plan of the house,⁶ shown here beneath the front elevation image, is quite typical for the period for a house of this size and price. North is to the right on the plan. The plan puts the private rooms on south end and the family/public/utility spaces on the north end – a separation of use very typical of postwar ranches.

Small, two-story houses in the prewar period have a natural separation between private and public space



³ Ione R. Stiegler, <https://isarchitecture.com/style-101-mid-century-ranch/>

⁴ Ione R. Stiegler, <https://isarchitecture.com/studio/ione-r-stiegler/>

⁵ Ione R. Stiegler, <https://isarchitecture.com/style-101-mid-century-ranch/>

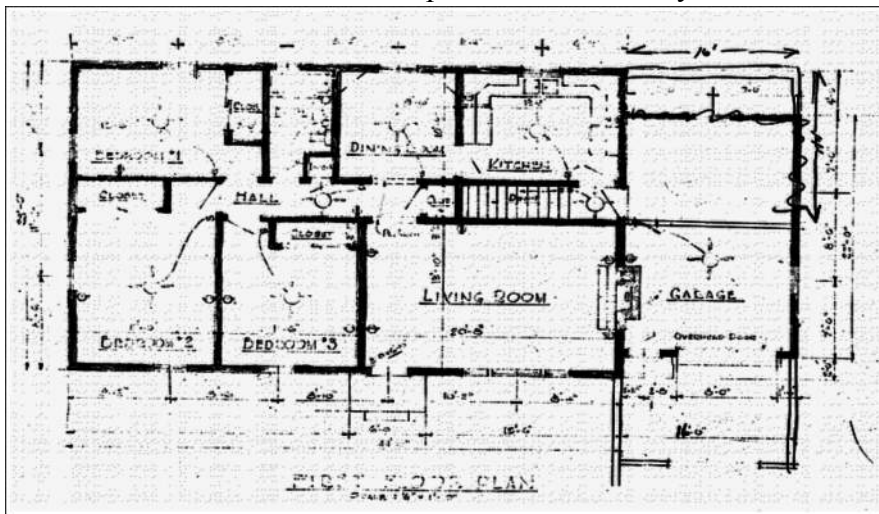
⁶ The Village's building permit file for 5834 Middaugh contains drawings for this residence including the first floor plan shown here. The interior layout of the home as it was constructed turned out to be very closely the same as the layout in the drawings.

in that the bedrooms are always upstairs. One-story, prewar houses tended to put bedrooms in the back, away from the street where it's quieter.

Prewar subdivisions tended to follow the pattern of the historic city grid: relatively narrow but deep lots with mid-block alleys, depending on the city or suburb. Middle-class houses tended to be deep and not so wide. Garages were detached and towards the back of the lots, sometimes accessed through the alleys and sometimes through narrow or shared drives from the front. Exceptions abound, of course, especially in Downers Grove. But as new subdivisions were created in the postwar period, planners and developers tended not to continue the established street grid. Arterials stayed on the grid, typically, but the developments were platted with curving streets and cul de sacs with fewer points of access from those arterials. Alleys were eliminated, which meant all garages were accessed from the street.

With lots becoming wider, the ranch house could now claim the entire width of the lot so that it looked larger. They were not perpendicular to the street (like typical prewar houses), but parallel to it with some of that width taken up by street-accessed garages. That linear spread enabled ranch houses to place the bedrooms at the end of a long hall that connected them to the public spaces on the other end of the house. This is the case here.

Let's look a bit more at the floor plan. The main entry is into the SE corner of the living room without a foyer.



Placing the entrance in this corner of the living room puts the entrance more towards the center of the mass of the house: giving the entry more visual primacy from the curb and visually separating the main entrance from the garage.

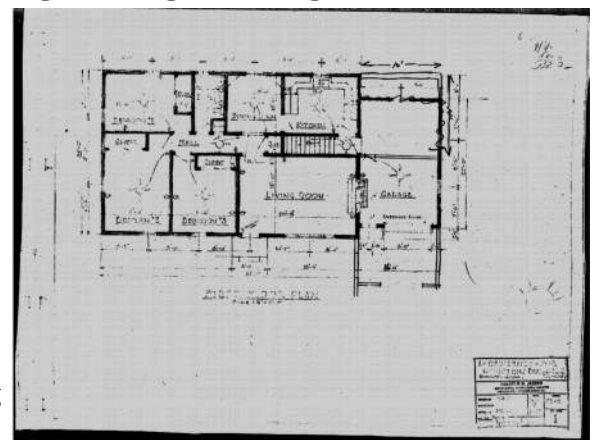
The absence of a foyer/vestibule in a house of this size is indicative of the period and evokes the postwar trend towards informality. Most traditional, prewar houses of this square footage had foyers, or 'halls.' The foyer has been so thoroughly eliminated in the present floor

plan that the guest coat closet is near the dining room. Guests entering this house are immediately in the living room with the family. This house is still transitioning towards informality – the dining room is still separate from the kitchen and living room. But even with this simple, straightforward plan, one may view the absence of a foyer as evidence of increasing informality, a characteristic trend in postwar suburban housing.

Architectural Engineer's Drawings and Exterior Design Changes During Construction

The Village's building permit file for 5834 Middaugh is unusual in that it contains the architectural engineer's drawings for this residence which was built *circa* 1953. No other building permit file from this period, which has been provided in response to various FOIA requests for properties neighboring to 5834 Middaugh, contains architectural drawings for this era. Sadly, the quality of images that can be reproduced from the Village's microfilmed building permit file does leave much to be desired.

In the opinion of Illinois Deputy State Historic Preservation Officer Anthony Rubano, "Having an original elevation drawing and an early historic photo of a house like this is itself amazing and very unusual. You know exactly how it was built, down to the original landscaping, which gives you a perfect opportunity

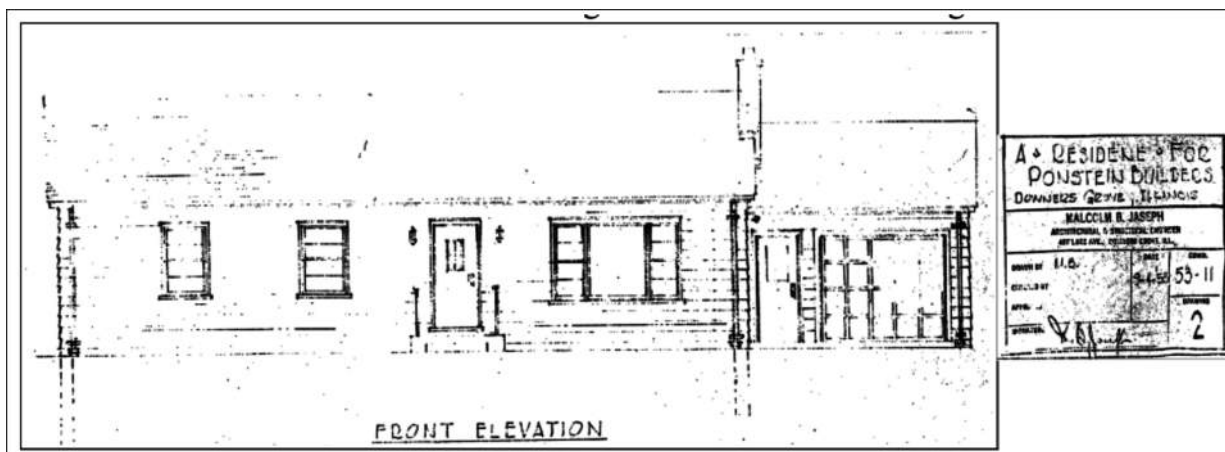


Drawing 1 of A RESIDENCE FOR
PONSTEIN BUIDERS by MALCOLM B. JASEPH

to dissect the changes between them.⁷⁷

Although the interior layout of the home as it was constructed turned out to be very closely the same as that shown in Malcolm B. Jaseph's Drawing 1, a comparison of the exterior design drawings with features that show up in the neighbor's early Polaroid reveals substantial exterior design modifications were made in the field during construction.

The Front Elevation Drawing shows one double-hung window for each of the two front bedrooms and a picture window with two narrower double-hung side windows for the living room.



Detail of Drawing 2 of A RESIDENCE FOR PONSTEIN BUIDERS by MALCOLM B. JASEPH



Detail of early Polaroid photograph of 5834 Middaugh Avenue, Downers Grove, Illinois

The home was, however, actually built with four ribbon awning bedroom windows on its east elevation rather than the two tradition double hung bedroom windows shown in the architectural engineer's drawing. The garage's front elevation and its roof orientation turned out to be substantially different from what is shown in Malcolm Jaseph's drawing. The house was built with brick-veneer front wall for the living room in place of the "stone-veneer front" itemized in the building permit file, which in turn had replaced the 10" siding that appears

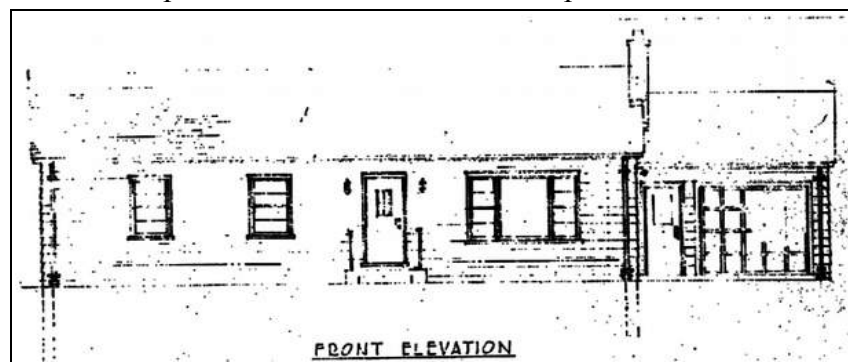
⁷⁷ Anthony Rubano, Private Email communication on 11/16/21 at 7:44 PM

to be indicated in the above Detail of Drawing 2 and that is called out in the Typical Wall Section Detail pictured on page 11 below. All other exterior walls were finished with 10”-clapboard wood siding.

The fact that during its construction the exterior design of this house was substantially modified from the drawings of architectural and structural engineer Malcom B. Jaseph is quite consistent with the growing awareness, and increasing popularity throughout the country during the early 1950s of building designs that originated in California during the 1930s and 1940s, most particularly, the Mid-Century Modern Ranch House.⁸

The change in the front elevation from original drawings to as-built specifications provides a spectacular example of how a traditionally styled ranch house could be transformed into a contemporary design.

The floor plan is a ranch-type, but the elevation drawing suggests a more traditional exterior style, irrespective of the floor plan. It would have had 10” clapboards and a main entry somewhat in the center of the house



(minus garage), flanked by coach lights and approached by a stoop with iron railings. All it's missing are the traditional window shutters.

As built, it's completely different. Textural changes like mixing exterior materials were common in contemporary ranch houses. We often see masonry used up to the window sills and then clapboard above, or accent panels of brick or stone juxtaposed against

shingles or vertical siding. In this house, a panel of brick has been added to the north end of the main mass to increase the asymmetry of the overall composition. The enlarged garage created an L-shape to the overall footprint, which again increases its asymmetry. The original, vertically proportioned, punched windows in the bedrooms were changed to horizontally proportioned “ribbon windows” – emphasizing horizontal overall proportions, so important to progressive, contemporary ranches. The foregoing changes are indicative of Prairie Style influences affecting construction of this house.



The original elevation drawing had windows separated from the eaves by a clapboard depth, so that they read as traditionally placed fenestration punched into the wall plane. As built, the front windows were slid up to just below the eave, separated by a thin fascia, which accentuated the horizontal line of the roof overhang and eliminated the punched look of the windows. The picture window is actually a “Chicago window” – a fixed large central pane flanked by operable sashes. It's a window type that had been around for over 50 years by the time this house was built. Comparing the elevation drawing of the window with what was built one sees that its proportions look to be far more horizontal; it looks as though the window turned out wider than planned.

One last thing. In the elevation drawing, because the garage is deemphasized, the chimney is at the end of the gable and parallel with the north elevation. This is reminiscent of Colonial houses with chimneys in their end gables. The garage was enlarged in construction, which gave the house an L-shape. The chimney appears to be built wider in its east-west direction than what is shown on the drawing. It seems wider than is functionally required as shown in the North Elevation photograph on page 16 below. That additional width helps to visually

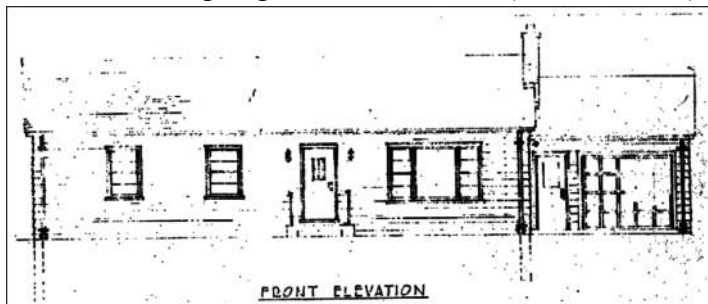
⁸ According to [an article in Wikipedia](#), “Cliff May (1903–1989) was an architect practicing in California best known and remembered for developing the suburban Post-war “dream home” (California Ranch House), and the Mid-century Modern. ... During the 1940s and 1950s, his work was featured in many publications including Architectural Forum, American Home, California Arts and Architecture, Architectural Digest, House Beautiful, Sunset Magazine, Modernism Magazine, Southern California Quarterly, among others.”

anchor the main mass of the house to the garage. The chimney acts as a hinge connecting the main mass of the house with the garage “wing.” This is also typical of contemporary ranches of the period, which had wide, massive chimneys, like Wright houses, to balance and anchor the dynamic, horizontal proportions.

The design drawings show a ranch-house floor plan with an exterior design treatment that is quite traditional. What was built is far more “contemporary” in style and more automobile-based than what had been designed. Although the changes may seem slight, in the world of suburban housing they are pronounced.

The changes reflect a growing preference for horizontal proportions with strong asymmetry and an overt embrace of the automobile – all of which are hallmarks of American, postwar, middle-class suburbia. As detailed below, the changes made during construction of this house embody and symbolize a revolutionary transformation of suburban life as it changed into an automobile-centric new way of life.

The main change to the plan between what was designed and built is the garage. The original plan and elevation had a garage recessed behind (to the west of) the plane of the main elevation with a lower gable roof than that of the main house. This would have given the garage a subservient visual role in the house. It would still have been an attached garage, but it would have read like a dependency, architecturally speaking.



Prewar houses often had detached garages behind the main house. Attached garages existed, but they were unusual, even on more expensive houses. In the 1910s-

20s, cars were loud, messy, dirty, smelly. And rich people had chauffeurs. By the postwar period, cars were more reliable, easier to drive, quieter, etc. And most people drove their own cars, so attached garages made sense.

The first design of the house made the garage look more like a detached, traditional garage. As built, it was enlarged and became a prominent feature of the house that dominates the north half of the building. It now advances towards the street beyond the plane of the house and is defined by its own front-facing cross gable. The ridge beam of the main gable is continuous to the north elevation of the house. So as built, the garage became a larger, far more visually assertive component, and that speaks directly to the rise of auto-dependency in postwar suburbia.



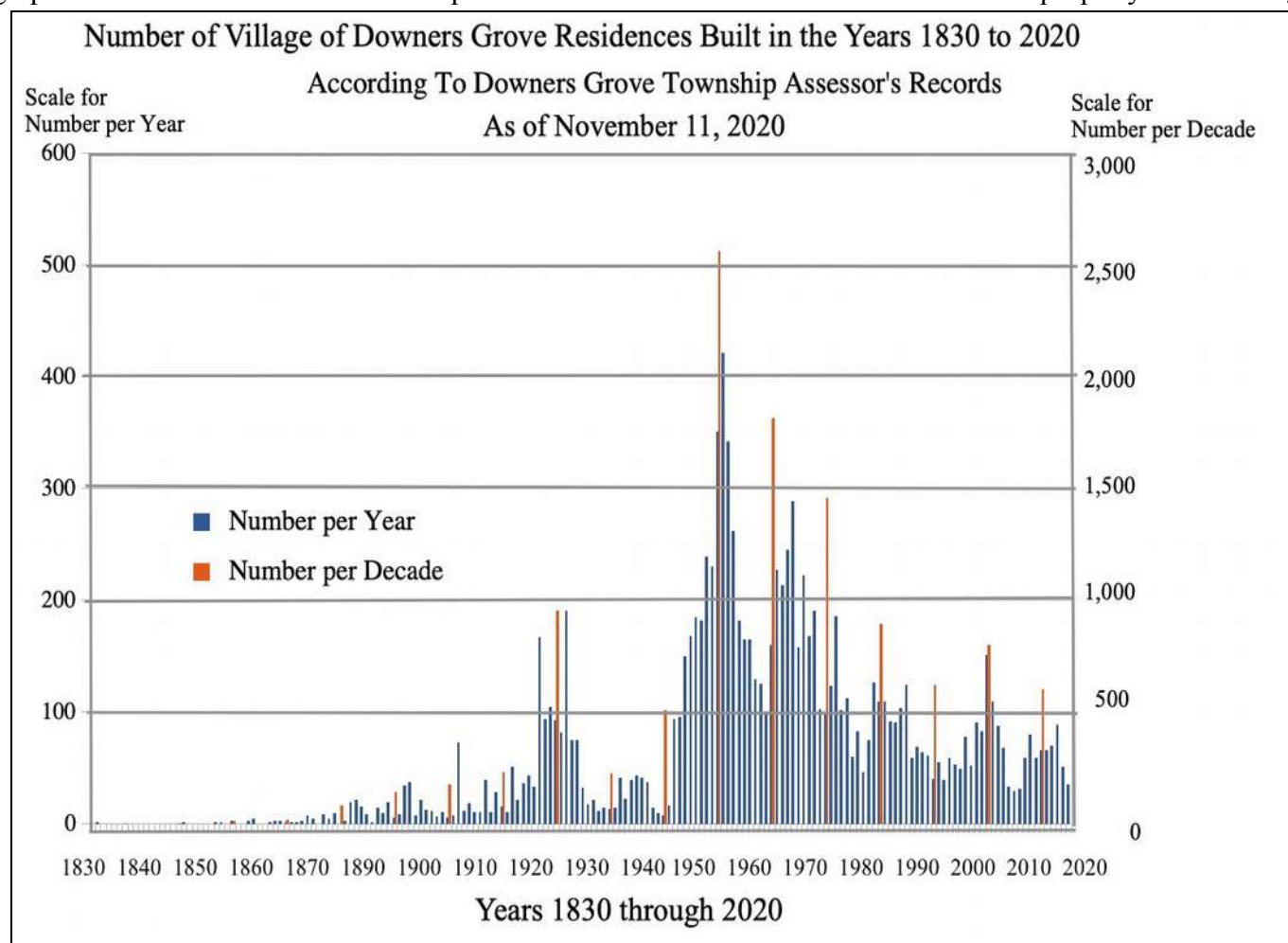
There was no separate front walk in the landscape, as was so common – a front walk that either connected straight east to the sidewalk or that came out from the entrance and slowly curved north to connect to a straight driveway. Per the photo, the front door was accessed by a curving, widened driveway, which presumably would accommodate an additional car, as in the current Google Street-view photo. In this way, the typical, pedestrian-based, traditional front walk (to what would have been a traditional, coach-lit front entrance) was subverted in favor of a huge, car-hungry driveway.



Google Street-view October 2018

Historical Significance of Downers Grove Residences Built in Middle of the Twentieth Century

Population of the Village of Downers Grove increased by 66.8% during the 1950s – from 10,886 in the 1950 census to 18,154 in the 1960 census. This period of dramatic growth is well depicted by the following bar graph of the Downers Grove Township Assessor's "Year Built" data for all residential property in the Village.



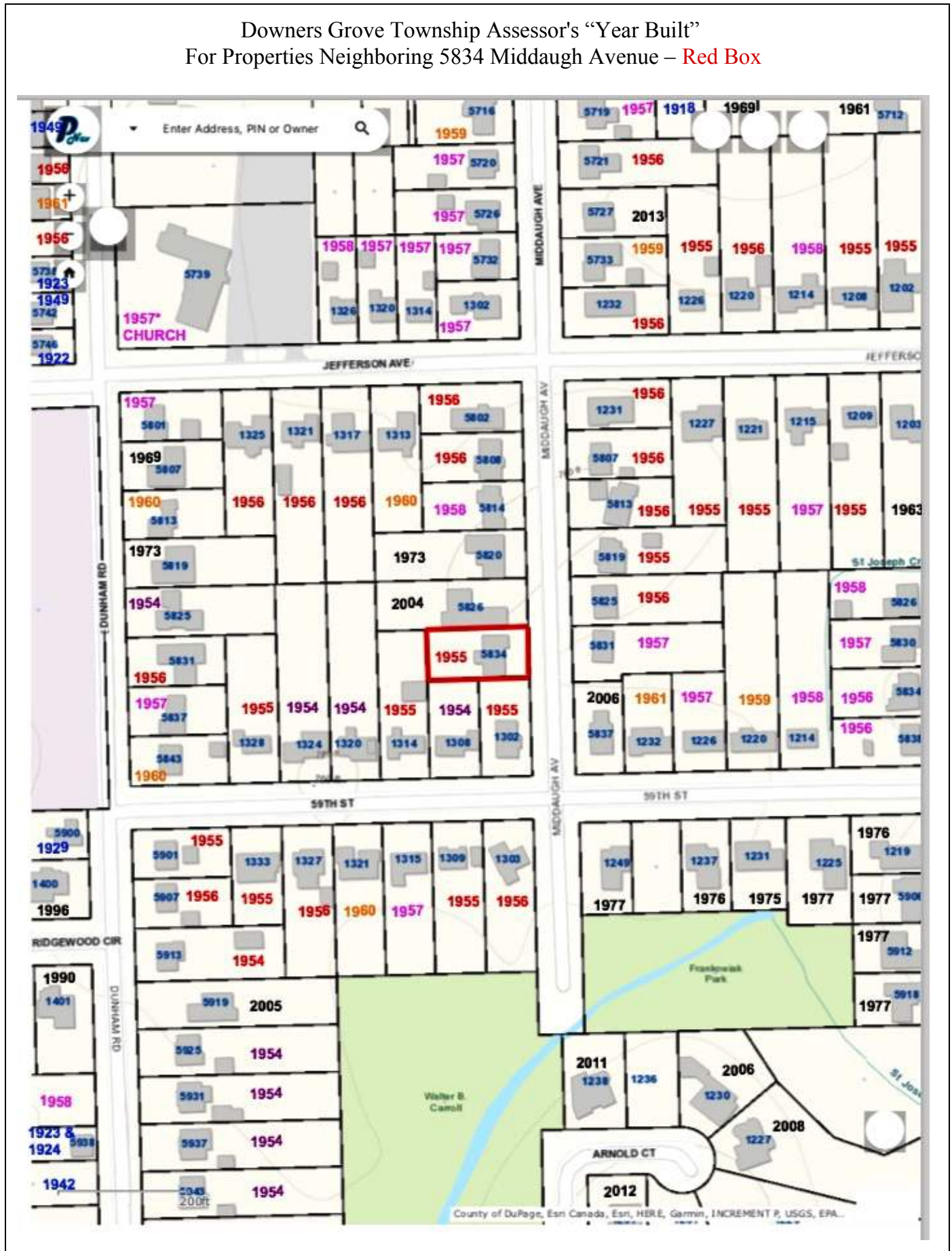
The number of residences built each year in the Village is plotted by year for the years 1830 through 2020. The number of residences constructed in each decade is also displayed.

Downers Grove's residential developments during the 1950s significantly transformed what had been a small, historically rural village into a substantially larger and more diverse community. Local builders like Ponstein Builders seem to have supplied much of the community's residential construction in the 1950s, working at times with local architects such as Malcolm Jaseph. Conferring landmark status on certain of the houses built in the 1950s, which are now over 60 years old, can provide the community with an important means of taking note of the historic and cultural significance of its decades of major population growth in the middle of the Twentieth Century.

The Downers Grove Township Assessor has assigned a "Year Built" of 1955 to the home at 5834 Middaugh Avenue. The Township Assessor's "Year Built" entries for all residential property in the Village provide important data about the history of residential construction in the neighborhood of 5834 Middaugh Avenue.

Conversion of open fields to housing during the 1950s is well represented in the neighborhood around 5834 Middaugh Avenue. The following illustration depicts properties in this neighborhood labeled according to Township Assessor's "Year Built." Dates range from 1918 through 2013. More than 72%, 75 out of 104 properties in this roughly six block area have a "Year Built" date during the period 1949 through 1961, making this neighborhood a prime candidate to be recognized, at least in part, as an historic district of Mid-Twentieth Century Population Growth in Downers Grove.

Downers Grove Township Assessor's "Year Built"
For Properties Neighboring 5834 Middaugh Avenue – Red Box



Properties in the immediate neighborhood of 5834 Middaugh were developed with custom-built homes during the 1950's, predating the type of larger scale and more homogeneous developments that came to Downers Grove in the 1960's and 70's, such as the Orchard Brook Development, just west of Highland Avenue along Lacey Creek.

Downers Grove Development Department files provide clear evidence that homes in the neighborhood of 5834 Middaugh Avenue are custom-built homes.

Power's Resubdivision at 59th Street and Middaugh Avenue, in which the property at 5834 Middaugh Avenue is located, provides a prime case in point. Power's Resubdivision of Branigar Brothers Downers Grove Farms was platted for 30 building lots in 1952. Subsequently, in 1955, two of those initial lots were split thereby yielding 2 additional lots for a total of 32 lots all together.

Building inspection records from the Downers Grove Development Department show that 26 different general contractors worked with a wide variety of architects to construct 32 custom-built, single-family homes on the lots in Power's Resubdivision, all of which were built in the years 1953 through 1961.

GENERAL CONTRACTOR	ARCHITECT	FILE DATE	STREET NUMB.	STREET
B&J CONSTRUCTION 5467W DOWNERS GROVE		08/31/53	1314	59TH
BELCON BLDRS. 2N330 VIRGINIA ST. GLEN ELLYN	ALBERT H NEMOEDE 4921 FOREST AVE D.G.	03/20/61	1232	59TH
BYRON WILSON 3 S OAK ST HINSDALE ILL	NATIONAL PLAN SERVICE CHICAGO ILL.	01/18/56	5830	BROOKBANK
CASTLEWOOD HOMES, INC. D.G.	CLARENCE NEWTON VILLA PARK, ILL.	12/21/54	5901	DUNHAM
CASTLEWOOD HOMES, INC. D.G.	GEORGE LYTLE DEARBORN MICHIGAN	06/01/59	5843	DUNHAM
CASTLEWOOD HOMES, INC. OGDEN AVE. D.G.	GEORGE LYTTE DEARBORN MICHIGAN	03/15/55	5907	DUNHAM
CENTURY BUILDERS 315 W OGDEN DG	J J PLUHAR 102 S ADAMS WESTMONT	07/25/56	1226	59TH
CENTURY BUILDERS 315 W OGDEN DG	J J PLUHAR 102 S ADAMS WESTMONT	07/25/56	1238	59TH
CENTURY BUILDERS 315 W OGDEN DG	J J PLUHAR 102 S ADAMS WESTMONT	02/18/58	1220	59TH
ESTERBROOK HOMES, INC. 8911 BURLINGTON, BRKFLD	SIMPSON-PECK CHICAGO, ILL.	07/23/56	1214	59TH
FRANK PEARSON 8907 SO. MAIN ST. D.G.	ALWIN CASSENS JR. VALLEY STREAM N.Y.	06/01/59	1321	59TH
H. CLARK CONST. CO. 908 55ST ST. DOWNERS GROVE	STOCK	02/23/53	5825	DUNHAM
HERITAGE HOME BUILDERS 1560 75TH ST.	POLLMAN HOMES DETROIT MICHIGAN	06/06/56	1313	59TH
HOMECRAFTER BUILDERS INC 4100 WASHINGTON ST D G	J A BARNES 4019 WASHINGTON ST D G	04/26/55	5834	BROOKBANK
HOWARD R BRENNER 6832 S JUSTINE CHGO IL		04/06/53	1308	59TH
J. S. KEPLER	RAY CARLSTEDT DUNHAM RD. DOWNERS GROVE	09/28/55	5838	BROOKBANK
JOHN FIORELLI 2050 GRANT ST D.G.	D.W. WHITLOCK, DOWNERS GROVE, ILL	01/09/57	5837	DUNHAM
JOS. SKEREP & CO	JOS. KLECKA	06/23/53	1324	59TH
JOS. SKEREP & CO	JOS. KLECKA	07/06/53	1320	59TH
KURGHOFF, C L & CO OGDEN AVE D G	PRIVATE PLANS	11/21/56	5826	BROOKBANK
KURGHOFF, O L & CO OGDEN AVE D G	PRIVATE PLANS	09/12/56	5831	MIDDAUGH
LADDIE GARGULAK 1309 59TH ST D.G.		09/25/56	1309	59TH
MODERN-AIRE 523 OGDEN AVE., D.G.	SCHOLZ HOMES INC. (YOUNG MODERN SERIES) TOLEDO, OHIO	02/22/55	5825	MIDDAUGH
NORMAN S. SCHILLER 5312 MAINS ST. D.G.	NORMAN S. SCHILLER 5312 MAINS ST. D.G.	05/23/53	5831	DUNHAM
OWNER BOX 433 WESTMONT	RAYMOND F HOULIHAN AZURE PLAN 1 CHICAGO	03/02/53	5826	MIDDAUGH
PAUL BACKLUND	DAVID H HAMBERG	08/24/53	1328	59TH
PONSTEIN BLDRS 610 SUMMIT DG	M.B.JASEPH 407 LAKE DG	09/09/53	5834	MIDDAUGH
UNKNOWN - BUILDING INSPECTION SHEET MISSING	UNKNOWN - BUILDING INSPECTION SHEET MISSING	~ 1953	1333	59TH
WILLIAM WALZ 1225 WARREN AVE.,D.G.	WEYERHAUSER 4 SQUARE PLAN #5127	06/06/53	5913	DUNHAM

POWER'S RESUBDIVISION GENERAL CONTRACTORS AND ARCHITECTS IN THE 1950s

The residences surrounding 5834 Middaugh Avenue, as displayed below, include a wide range of styles and types of homes. The street-view appearance has been substantially modified from the 1950-60s era appearance for only four residences, those located at 5826 & 5837 Middaugh Avenue, 5834 Brookbank Avenue, and 1333 59th Street.



*GOOGLE STREET VIEWS OF EXISTING RESIDENCES THAT ARE NEAR 5834 MIDDLEAUGH AVENUE
OVERLAYING A PLAT-BOOK IMAGES OF
POWER'S RESUBDIVISION R1952-668194 & POWER'S RESUBDIVISION UNIT 3 R1955-745116*

The Home Today

These days, except for the growth of trees and other landscaping materials, the home at 5834 Middaugh Avenue looks the same from the street as it did in the neighbor's Polaroid photograph.

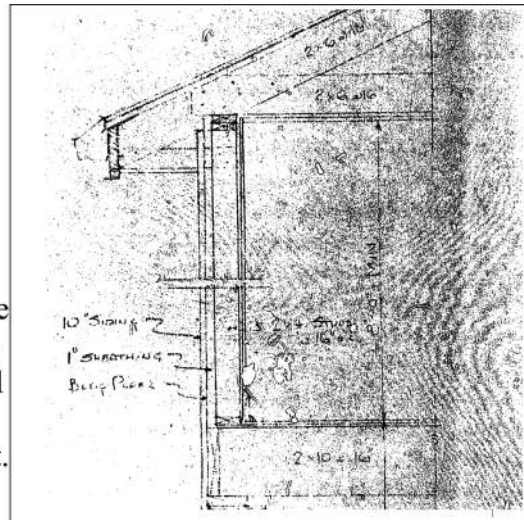


*5834 Middaugh Avenue
August 2012 Google Maps Street View*

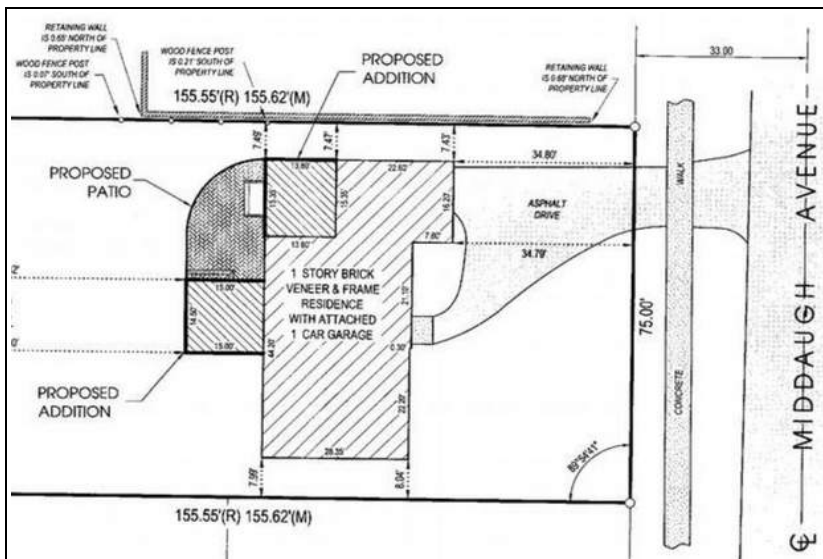
When the original 10"- clapboard wood siding was covered with 10"- clapboard-style aluminum siding in 1985 the appearance of the house was carefully preserved. The typical wall cross section depicted in the 1953 Drawing 2 clearly specifies 10" Siding.

The addition in 2008 of a new 15'x14.5' sunroom adjoining the dining room on the west side of the building together with the enclosing of the screened porch behind the garage, using vinyl windows, and the addition of a west-side patio have also preserved the building's unchanged appearance from the street.

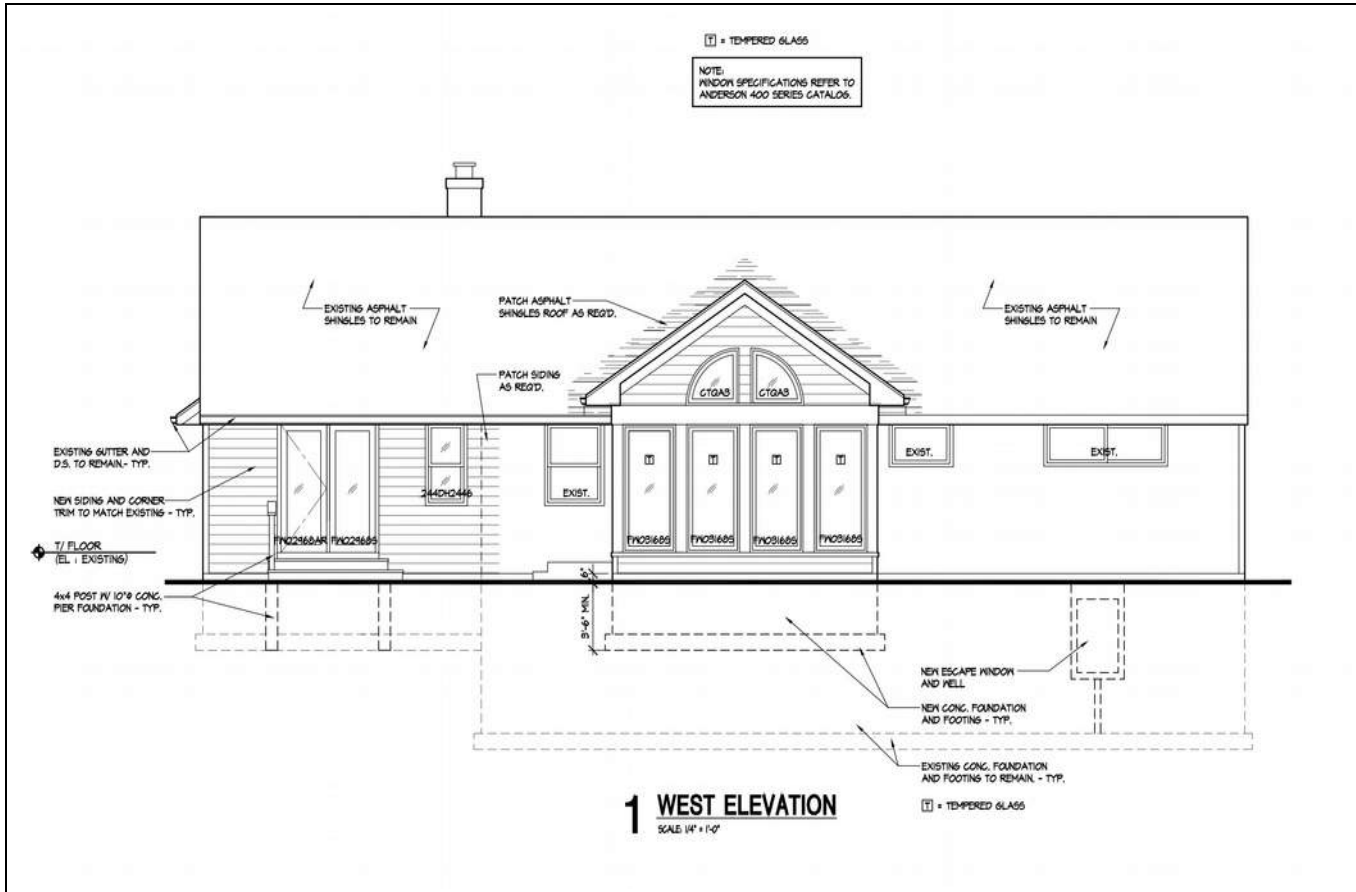
At desirable locations like this one that are not protected by landmark status, home buyers may purchase historic 1950s ranch homes and then make changes, such as popping the roof for a second floor, which significantly alter and destroy the historic character of the homes and their neighborhood.



*Typical Wall Section
Detail from 1953 Drawing 2,
September 1953*



*Detail from Plat of Survey for
Proposed House Addition,
April 2008*



Detail from David Schaefer Architects Sheet A2 for Goodman Addition, April 2008



West Elevation of 5834 Middaugh Avenue, April 2020

How the Proposed Designation Meets the Landmark Designation Criteria

The home meets the Landmark Designation Criteria as follows:

The proposed landmark is over fifty (50) years old in part.

The house at 5834 Middaugh Avenue was built *circa* 1953. Records of the Village of Downers Grove contain the VILLAGE OF DOWNERS GROVE BUILDING INSPECTION SHEET for 5834 Middaugh date stamped SEP 9 1953 and a PERMIT FOR BUILDING CONSTRUCTION issued to Ponstein Builders on September 10, 1953 together with a notation indicating the Final Inspection on July 28, 1954 was “OK.”

In 1985, 10”-clapboard-style aluminum siding was placed over the home's original 10”-clapboard wood siding. In 2008, the originally screened-in rear porch was enclosed at the same time that a 15'x14.5' sunroom with vinyl windows and a small paved patio were added behind the house. In each case, the home's street-view appearance was carefully preserved so that the home's current appearance from Middaugh Avenue matches its appearance in a neighbor's early, perhaps 1950s, Polaroid photograph.

The house is currently, for the most part, *circa* 67 years old. The criterion is met.

The property represents the distinguishing characteristics of an architectural period and style.

The 5834 Middaugh Avenue residence exhibits features of mid-20th century Ranch style with Prairie style design elements. The house has the low, wide, asymmetrical overall appearance combined with an attached garage, low pitched roof and picture window that characterize Mid-Century Modern Style Ranch Houses.⁹ Exterior Prairie style features include a cross-hipped roof with extended overhanging eave, a broad chimney, horizontally-oriented brick veneer and ribbon awning windows. The current street-view appearance of the house closely matches its 1950s era street-view appearance in a contemporary Polaroid photograph.

This house represents the Mid-Century Modern Style Ranch House of the 1950s with Prairie style design elements. Moreover, as detailed on page 6, design changes made during construction of this house embody and symbolize a revolutionary transformation of suburban life as it changed into an automobile-centric new way of life. The criterion is met.

The property has a significant value as part of the historic characteristics of the community.

The house at 5834 Middaugh Avenue was built as part of the Village's transformative increase in the number of its residential properties during the 1950s. The Downers Grove Township Assessor has assigned 1955 as the “Year Built” for this house. Population of the Village increased by 66.8% during the 1950s – from 10,886 in the 1950 census to 18,154 in the 1960 census.

The house at 5834 Middaugh Avenue and over half of its neighboring houses are evidence of the substantial conversion of Downers Grove's open fields to housing during the 1950s. More than 72% of its near neighboring properties (75 out of 104) have a Township Assessor's “Year Built” during the years 1949 to 1961. In the future, this particular custom-built house with its 1950s era street-view appearance may be identified as a significant, contributing structure within a sizable district of custom-built, historically well-maintained, modestly-priced, single-family, Mid-Twentieth Century residences.¹⁰

This house and its neighborhood are historically significant artifacts of mid-twentieth century residential growth that transformed Downers Grove from a small, rather rural village with predominantly local commerce into a substantially larger and more diverse, automobile-centric suburban community. The criterion is met.

⁹ Ione R. Stiegler, <https://isarchitecture.com/style-101-mid-century-ranch/>

¹⁰ It seems noteworthy how much of the Village's residential construction during the 1950s and 1960s was completed by local Downers Grove resident builders rather than by regional or national companies. Construction work by Ponstein Builders, namely brothers William and Jack Ponstein along with their wives, children and children's spouses, contributed materially to the Village's growth of housing stock over many years. Investigation of residential building permits issued throughout Downers Grove could reveal just how widespread was the influence of particular Downers Grove resident builders and Downers Grove resident architects, such as Ponstein Builders and Malcolm B. Jaseph.

Discussion

Not being architectural historians ourselves, we are very fortunate to have received professional commentary about our home, highlighting its special features as a Mid-Century Modern Ranch House as well as calling attention to and analyzing its significance as representing general trends for mid-century suburban housing.

We are deeply grateful to Douglas Gilbert for introducing us to Anthony Rubano and to Anthony for helping us begin to understand the evolution of traditional pre-Second World War suburban housing into the unprecedented new world of postwar, mid-Twentieth Century suburbs like the one that grew into present-day Downers Grove. We have incorporated our new understandings throughout this Project Overview – sometimes paraphrasing what Anthony had written to explain the ideas to us, but often simply repeating Anthony's words.¹¹

In October 2021, we wrote to Douglas E. Gilbert,¹² who replied,

“I got your message while I was out of town doing field work (another architectural survey).

“I read through your report and it looks very nicely done. Very professional and thorough. It certainly is a Mid-Century Modern ranch. One minor quibble is that the ranch is a house type and the style is Mid-Century Modern. Much the way bungalows of the 1910s and '20s would often be built in a Craftsman style. But the explanation of the ranch is spot on.

“It is good that you point out the aluminum siding matches the exposure of the original. Having the original plan and a historic photo help a lot to understand the design and that it has not changed much at all (at least in front).”¹³

In November, we revised our draft application to take into account what village staff members told us at our preliminary meeting with them. When we asked Doug Gilbert for his comments on our revised draft Project Overview, he answered, in part,

“I’ll try and take a look at your revisions and offer feedback. My time is pretty limited but hopefully in the next few days or next week I can do so (I’m on vacation this week).

“In the meantime, I’m copying Anthony Rubano with the State Preservation Office. He is an expert on Mid Century Modern and ranches and might be able to offer his input.”¹⁴

Deputy State Historic Preservation Officer Anthony Rubano promptly sent an Email message that said, in part,

“This is a fascinating issue and one that I really would like to spend more time discussing. But here is a first impression – Looking at Downers Grove’s preservation ordinance, it seems that relying on criterion 4 for designation may not be correct. To me, criterion 3 makes more sense. See:

https://downersgrove.municipalcodeonline.com/book?type=ordinances#name=Sec_12.302_Landmark_Designation_Criteria
For criterion 4, you would first have to establish that the architect responsible for the house is a 'master' – whatever that even means. 'Work of a master' is an old National Register term. I don’t know what a 'master architect' is. Presumably, it’s one whose 'master' status has been agreed upon before in a previous landmark nomination. Otherwise, you’d have to argue for it yourself here.

“But criterion 3 (specifically 12.302.b.3) is one that involves contextualizing the house into the era of its construction in such a way that it is clear that the house 'represents the distinguishing characteristics of an architectural period, style, type, method of construction.' It doesn’t need to be the first or the best or the only or the last. It needs to 'represent.' So before we get into the nitty gritty of this house, please reimagine how your house could fit into criterion 3 (and only criterion 3). You begin to do that on page [13], but there is more that needs to happen here.”¹⁵

11 Anthony Rubano, Private Email communication on 11/16/21 at 7:44 PM

12 We know Doug Gilbert through his involvement with our community's unsuccessful efforts to prevent the destruction of the Edwards House. Please refer to the website of Douglas E. Gilbert Architect, Inc. for information about his experience in architectural history and preservation of urban environments: <http://www.dgilbertarchitect.com/profile.html>

13 Douglas E. Gilbert, Private Email communication on 10/10/21 at 9:16 PM

14 Douglas E. Gilbert, Private Email communication on 11/10/21 at 5:11 PM

15 Anthony Rubano, Private Email communication on 11/12/21 at 10:04 AM

After calling our attention to The Richard Roytek House¹⁶ located in Mattoon, Illinois as a typical ranch house listed on the National Register of Historic Places, Anthony Rubano went on to say,

“The Roytek House being listed as a Ranch House can suggest to skeptics that postwar houses of a relatively common but distinctive type can be significant. Your house may not be the greatest Ranch House ever, whatever that might even mean. It doesn’t have to be to be significant [to satisfy criterion 3]. But that it was changed to a Contemporary styled Ranch in elevation from a more traditional starting point, and that we can exactly document that shift is what I think is so cool here.”¹⁷

At its Annual Awards Reception on September 30, 2021, the Community Foundation for the Land of Lincoln recognized Anthony Rubano's educational efforts to advance the preservation and understanding of our historic heritage.¹⁸

2021 SPRINGFIELD PRESERVATION AWARDS

Educational Efforts That Advance the Preservation and Understanding of Our Historic Heritage

Anthony Rubano, state deputy historic preservation officer

Anthony Rubano was selected based on more than two decades of work with the state’s Historic Preservation Agency and for leading Pied Piper historic downtown architectural tours for many years. Pursuing a lifelong interest, Rubano earned a master of architecture degree from University of Illinois Urbana-Champaign with a specialization in history and preservation.

In the Chicago area, Rubano has been involved in noteworthy projects like the transformation of the elaborate Chicago Athletic Association on Michigan Avenue into a hotel using federal historic tax credits and assisting Neighborhood Housing Services of Chicago with a National Register of Historic Places designation for its historic Greystone rowhouses. In Springfield, Rubano is credited for his leadership in the restoration of Union Station on Madison Avenue, a project that restored a significant element of the city skyline with a faithful reconstruction of the huge clock tower that had been removed in the 1940s.

According to Rubano, each of us writes ourselves into history by how we improve, change, experience – and yes, even destroy – our communities.

“Each of our communities is a continually evolving collage,



Anthony Rubano leads an architectural walking tour with a stop at Temple B'Rith Shalom.

shaped over many decades by people with diverse experiences and contributions that shape the sense of place in its buildings, neighborhoods and heritage,” he said. “In my opinion, connecting to our built environment, understanding, enhancing and sustaining that sense of place, are the ultimate goals of historic preservation.”

¹⁶ According to [an article in Wikipedia](#), The house was added to the [National Register of Historic Places](#) on February 22, 2011.

¹⁷ Anthony Rubano, Private Email communication on 11/29/21 at 1:36 PM

¹⁸ [As reported by the Springfield Business Journal, September 2021](#)

Photographs and Plats of Survey



East Elevation April 14, 2020



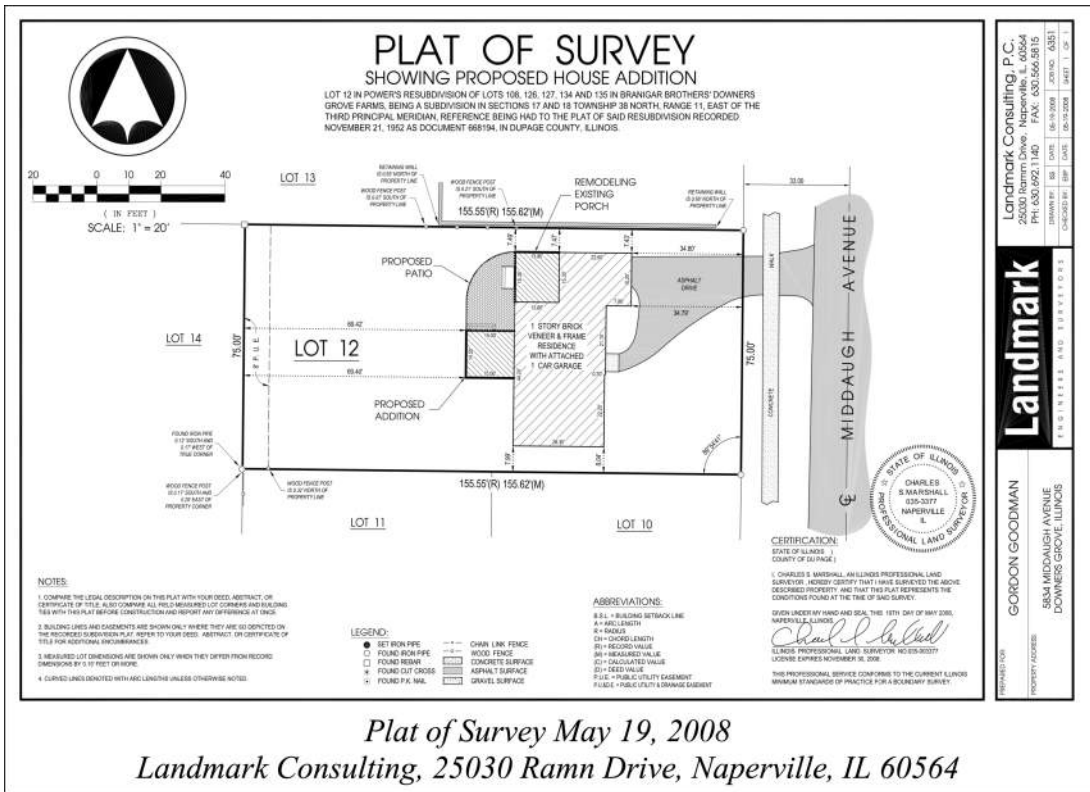
South Elevation April 14, 2020



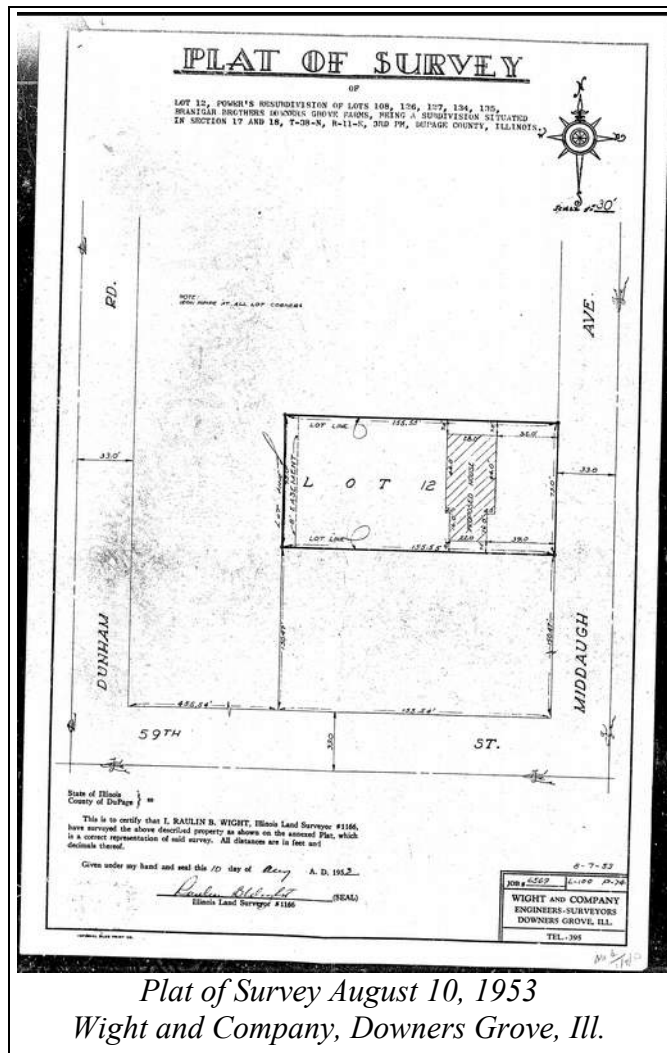
West Elevation April 14, 2020



North Elevation November 25, 2021



Plat of Survey May 19, 2008
Landmark Consulting, 25030 Ramn Drive, Naperville, IL 60564



Plat of Survey August 10, 1953
Wight and Company, Downers Grove, Ill.

12/6/21, 9:37 AM

The Village of Downers Grove Mail - Downers Grove Local Landmark Ordinance and Additional Information

**VILLAGE OF
DOWNERS GROVE**

Jason Zawila <jzawila@downers.us>

Downers Grove Local Landmark Ordinance and Additional Information

Matt Stone [REDACTED]
To: Jason Zawila <jzawila@downers.us>

Mon, Nov 29, 2021 at 2:54 PM

Hi Jason,

Thank you for speaking with us today regarding reference 21-ADR-0003; 5834 Middaugh Avenue. We are against our neighbor's submission for the following reasons.

1. The property appears to lack historic architectural significance, interest, or character relative to other properties in the neighborhood
2. Other homeowners are not seeking similar designations to form a district
3. A historic designation will prevent improvements in neighborhood character and property value, such as a tear down/rebuild, therefore lowering property value
4. There have been a number of tear down/rebuild homes in the neighborhood that have improved property values. It is unclear what value this designation would provide the community given there is no other demand for that designation in this part of Downers Grove. Given the increase in demand from homeowners to conduct a tear down/rebuild coupled with the anomalous request for a historical designation, the probability is much higher that a historical designation will destroy value to the community versus add value

It is unclear how this historical designation would benefit the community in any way. We really enjoy all that Downers Grove has to offer and would like to see the village continue to improve. Thank you.

Matt and Laura Stone
[REDACTED]

Sent from my iPhone

On Nov 29, 2021, at 1:43 PM, Jason Zawila <jzawila@downers.us> wrote:

It was a pleasure speaking to you both. Below are the informational items I mentioned. As I noted in our call; if you want to provide written comments, I kindly ask that they be submitted to my office by next Wednesday so I can include them in the packet. As I also noted you can attend the meeting in person and offer comments too.

Local Landmark Ordinance

This [link](#) will take you directly to the local landmark ordinance. Sec 12.302 is where you will find the Landmark Designation Criteria.

Local Landmark Overview

In addition to the ordinance provided above, we also have a [page](#) that speaks generally to the local landmarking process. Here you will find many examples of past local landmarks in addition to other information about the program.

Historic Preservation and Design Review Board

This [link](#) will take you to the landing page for the HPDRB. From here you can view past agendas of example local landmark cases that went through the process. This page is also where the packet will be uploaded by the end of business December 10th.

Jason Zawila, AICP | Planning Manager | Community Development Department



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Richard A. Miller

30 N. Michigan Ave.
Suite 2020
Chicago, IL 60602
www.Landmarks.org

December 9, 2021

Amy Gassen, Chair
Downers Grove Historic Preservation and Design Review Board
Village of Downers Grove
801 Burlington Ave
Downers Grove, IL 60515

RE: 5834 Middaugh Avenue, Downers Grove

Dear Chairman Gassen and Members of the Board,

It has been brought to our attention that the long-time owners of 5834 Middaugh Avenue have nominated their home for Downers Grove landmark designation. Landmarks Illinois is a statewide historic preservation advocacy organization that provides tools and resources people need to save the special places in their communities. We commend the owners for having the foresight to protect their historic home and agree that it merits local landmark recognition and protection.

The mid-century home built in approximately 1955 at 5834 Middaugh Avenue is representative of rapid postwar housing development in Chicago's western suburbs. While considered humble in design and scale today, it is reflective of what was the desired ideal home of the time for a middle class family. Its ranch-style design features and amenities are intact. It has excellent historic integrity and has had only one other owner previous to the Goodman family, who purchased the home in 1965.

The home is located in the Powers Resubdivision, which was laid out in 1952 to include 30 building lots, with two added in 1955. Lots were individually purchased and homes were custom designed and built by numerous builders and architects in the Chicago and Great Lakes region. This particular home was issued one of the first building permits in the subdivision in 1953 and was designed and built by a Downers Grove team, adding to the significance of its local history. Acknowledging and protecting examples of Downers Grove's mid-century housing, now past the 50-year mark, is just as important to the village's architectural legacy as are homes built in the Victorian, Tudor-Revival and Foursquare styles.

Homes in Downers Grove from this period continue to be at risk of replacement. We hope the Board will give serious consideration to this nomination so that an early example of post-war housing in Downers Grove is protected.

Sincerely,

Lisa DiChiera
Director of Advocacy

cc: Stan Popovich, Director, Community Development, Downers Grove
Pierce Downer's Heritage Alliance
Downers Grove Historical Society

**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF DECEMBER 15, 2021, 7:00 P.M.**

FILE 21-ADR-0003: A petition seeking a Historic Landmark Designation for the property located at 5834 Middaugh Avenue, Downers Grove, IL (PIN 09-18-212-022). Petitioner and Owner, Nancy and Gordon Goodman.

Chairwoman Gassen swore in those individuals who would be speaking on the petition.

Jason Zawila, Planning Manager, reviewed the petitioner's request for historic landmark designation. A current site plan for the Mid-Century Modern Ranch home was placed on the overhead for review. The home was originally constructed in 1955 (it was later clarified that the construction date should be 1954) and has an addition dating from 2008. The home meets criteria from the village's ordinance, specifically, that the home is over 50 years old and possesses distinguishing characteristics of an architectural style, which is the Mid-century Modern Ranch style home. Staff recommended this board make a recommendation to the Village Council regarding the petitioner's request.

Petitioner, Dr. Gordon Goodman, 5834 Middaugh Avenue, reviewed his slide presentation and spoke about discovering much information about the architecture of his home, the history behind the neighborhood, and his email correspondence with Mr. Anthony Rubano, the State of Illinois Historic Preservation Agency. Mr. Goodman reviewed the original characteristics of his home, including the Prairie-style vertical brick on the front façade, the large front picture-window, the original fireplace with similar brickwork, and the fact that the home was purchased from prior owners, Doris and John Mochel, of Mochel Hardware Store. In 2008, he and his wife added a rear addition (western facade) to the home in order to preserve the original street appearance of the home. He summarized for board members 1) how the home qualified for local landmark designation, 2) staff's analysis of the application, and 3) how former owner, Doris Mochel was responsible for making changes from the drawings to construction. Mr. Goodman noted he did cover the home's 10-inch wood clapboard siding with 10-inch aluminum siding and the paint color may have changed. Other documentation in support of the landmark designation was also shared. Photos of other homes in the neighborhood were reviewed by Mr. Goodman.

Chairwoman Gassen invited discussion from the board members. None followed. She then invited public comment.

Ms. Jean Follett, 629 W. Elm Street, Wheaton, former chairwoman of the Hinsdale Preservation Commission and board member of Landmarks Illinois shared she has worked in preservation for over 40 years. She believed a better job was needed to preserve the Mid-Century Modern structures since they were rapidly disappearing in many suburban areas. She stated the structure was well-documented, had a local builder and almost every home in the area had a local builder, which was very unusual for the time period. She, as well as Landmarks Illinois, supported the landmark nomination.

Mr. Robert Sworski, 4922 Cornelle Avenue, Downers Grove, due to his job, had seen many of the homes in the village and explained the Mid-Century Modern that was presented was appropriate for the street, its placement on the lot was appropriate, and it was very organic, along with the neighborhood. He appreciated the diversity of housing saying the home portrayed a sense of place.

Ms. Irene Hogstrum, 1232 Gilbert Ave., Co-chair of the Edwards House, expressed support for the landmarking of the Middaugh ranch home. She appreciated the diverse housing stock in the village and believed the application was a very good example of post-war housing.

Mr. Tim Chen, 1308 59th Street, spoke how he previously got to know many of the original owners when he moved into the neighborhood 23 years ago. He stated the character of the neighborhood is determined by the people living in the area and it would be a shame to lose the home to a larger home, citing a large home north of the site. The area was desirable for young families due to three nearby schools.

Mr. Peter Gruen, 59th Street, a resident, strongly supported the landmark status for the Goodmans' home. He explained how the (original) homes of the area have been part of people's lives for many years, and they were a reminder of very happy days.

Ms. Nancy Goodman, applicant, 5834 Middaugh, stated that in order to achieve sustainability, people have to reuse a modest home that is very livable instead of wasting resources by replacing it. A smaller home leaves room for nature which helps mitigate carbon in the air, which is leading to global warming.

Chairwoman Gassen invited the petitioner to return to respond to board member questions.

Comments/questions centered around the significant research that was done and a survey dated October 10, 1953 which did not match the house, wherein Mr. Goodman explained that was the change referred to earlier from when the survey was actually done to when the house was changed and sold to the Goodman's in 1965. Chairwoman Gassen extended her appreciation to the Goodman's for bringing their proposal forward and for speaking to State preservationists. She asked if the emails from such persons could be preserved by the village or the museum. She further asked where the "prairie-style elements" came from, wherein it was explained that Mr. Rubano brought it to the Goodmans' attention. In closing, Mr. Goodman extended appreciation to the board, neighbors, staff and his wife regarding the proposal.

Chairwoman Gassen closed public comment and opened up the matter to member deliberation.

Chairwoman Gassen further inquired of staff how many other landmarks the village landmarked under Criteria No. 1 [under 12.302.B.], which staff indicated were six structures that used that criteria, as part of their application. Further clarification followed from staff on how previous cases were recommended to the Village Council. It was stated that with previous cases a recommendation was made based on the specific criteria that the board felt was met with each case. It was further clarified by staff, that when the ordinance was updated in 2014, there was a process put in place, for applicants to amend applications if other criteria [under 12.302.B] were met in the future.

Chairwoman Gassen shared how she reviewed applications, personally; and, in looking at Criteria Nos. 1 and 3 [under 12.302.B.], she disagreed with Criteria No. 1 [under 12.302.B.] and preferred to remove it. Mr. Reimer agreed that Criteria No. 1 3 [under 12.302.B.] did not apply. Mr. Lerner stated that it appears that a majority of applications that come in apply Criteria No. 3 [under 12.302.B]. Staff clarified that at least 22 applications have used that criteria in addition to others for their respective cases. Other board members pointed out this board wanted to make the preservation process as simple as possible too.

Dialog then followed on the motion's wording. Member comments followed that the "prairie-style" elements should probably not be categorized and not appropriate for the home's style.

Another member voiced that Criteria No. 2 [under 12.302.B.] could have been used (and met) by Mr. Goodman because he qualified with his assistance in preserving Lyman Woods, the preservation of the 1846 Blodgett House, and as well as founding the Pierce Downer Heritage Alliance organization. He further serving on the Illinois Environmental Council for Du Page County, the Downers Grove Environmental Concerns Commission and on boards for the Citizens for Advocacy Center in Elmhurst, along with a number of other organizations. Board members also appreciated the Polaroid photograph of the home. Chairwoman Gassen, on behalf of the Historical Society/Museum suggested that Mr. Goodman submit his documentation for the Honorary Historic Home program so that the home's information could be stored in the museum.

Chairwoman Gassen entertained a motion.

Mr. Reimer made a motion that based on 12.302.A and 12.302.B.3 the HPDRB recommends that the Village Council provide landmark status to the property located at 5834 Middaugh Avenue. Second by Mr. Lerner. Roll call:

AYE: Reimer, Lerner, Styczynski, Gassen

NAY: None

Motion passed unanimously.

/s/ Celeste K. Weilandt
(As transcribed by MP-3 audio)