



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, June 21, 2018
7:00 PM
Glen Ellyn Civic Center, Room 301

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call Historic Preservation Commission Meeting to Order**
- B. Approval of Minutes from the April 19, 2018 and May 17, 2018 HPC meetings**
 - 1. Draft Minutes - April 19, 2018 HPC Meeting
 - 2. Draft Minutes - May 17, 2018 HPC Meeting
- C. Public Comment**
- D. Old Business**
- E. New Business**
 - A. HPC Review - Phase 1 Metra Station Project Presentation
 - 1. Phase 1 Metra Station Project Review with HPC
 - B. Preliminary Landmark Determination
 - 1. Preliminary Landmark Determination - 371 Elm Street
 - 2. Preliminary Landmark Determination - 625 Midway Park
 - 3. Preliminary Landmark Determination - 869 Hillside Avenue
 - C. HPC Annual Awards Selection
 - 1. 2017 Historic Preservation Awards

F. Historical Society Business

G. Chairman's Report

H. Village Board Trustee Report

I. Staff Report

1. June HPC Information Memo

J. Confirmation of Next Meeting Date and Adjournment



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/21/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3389)

DOC ID: 3389

Draft Minutes - April 19, 2018 HPC Meeting

ATTACHMENTS:

- DRAFT 4.19.18 Minutes Historic Preservation Commission (PDF)

DRAFT
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 4/19/18

MEETING: Regular

CALLED TO ORDER: 6:56 p.m.

QUORUM: Yes

ADJOURNED: 9:00 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Darga, Dieter, Loftus, Manak and Veum-Welsh

EXCUSED: Commissioner Vavra

ALSO PRESENT: Associate Village Planner Purvis, Village Planner Sterrett, Village Trustee Senak, Recording Secretary Solomon, Lara Ramsey with Ramsey Historic Consultants, Frank Weidner and Mr. Weidner's family

A. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 6:56 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

Associate Village Planner Purvis introduced Village Planner John Sterrett who will be joining the next few HPC meetings as he will take over as HPC's Staff Liaison in the next few months.

B. Approval of February 15, 2018 Meeting Minutes and March 15, 2018 Minutes

A motion was made by Commissioner Darga and seconded by Commissioner Loftus to approve the minutes of February 15, 2018. The motion carried unanimously by a voice vote.

A motion was made by Commissioner Loftus and seconded by Commissioner Darga to approve the minutes of March 15, 2018. The motion carried unanimously by a voice vote with Commissioner Christiansen abstaining as she was not at this meeting.

C. Public Comment

None

D. New Business**1. Guest Speaker – Frank Weidner**

Mr. Frank Weidner, Former Village President from 1969-1973, presented a brief history of the redevelopment of the Civic Center as the Village Hall. Mr. Weidner stated they were very pleased with the outcome of the building and the use of the building today. Mr. Weidner stated the original Village Hall was in the basement of a building on Pennsylvania Avenue, next to the fire station. Mr. Weidner stated the Village offices and Police Department occupied 5,620 square feet, and it was not enough space for the Village's operations. Mr. Weidner stated at this same time, the School District and School Board President Dick Day were looking to move the Duane Street Junior High to another space. Mr. Weidner stated a deal was struck with the School Board, and the junior high become the Village Hall/Civic Center. Mr. Weidner stated the Village bought the former junior high for \$362,000, and the Village Board added an additional sales tax for a time to help with the cost. Mr. Weidner stated they did not need to do a referendum as no one in the Village was objecting to this. Mr. Weidner stated the Village's operations moved into the Civic Center in September 1971, and the building was in a good location as it was the geographic center of the Village and in the middle of the downtown area.

Chairman Marks stated it has been said the Civic Center is one of the best examples of re-adaptive use of a building.

Mr. Weidner thanked Megan at the Historical Society who helped do research and make copies of newspaper clippings. One of these newspaper clipping was shown of Mr. Weidner and another member of the Village Board holding a "Village Hall" sign. Commissioner Loftus stated that sign is now at the Historical Society.

Trustee Senak asked if there was any advice Mr. Weidner would give to the current Village Trustees. Mr. Weidner stated all the Trustees have been good over the years, but have gotten very little credit. Mr. Weidner stated it was good to see Trustees from all walks of life.

One of Mr. Weidner's daughters stated Mr. Weidner was a great visionary and instrumental in getting the Village Links property purchased. Mr. Weidner's daughter stated in 1969, President Nixon's daughter Trish came to the Weidner home to deliver the check from the government to help with the purchase price of this property.

Chairman Marks thanked Mr. Weidner for his service to the Village and his time this evening.

A five-minute break was taken, and the meeting continued at 7:34 p.m.

Commissioner Dieter entered the meeting at 7:44 p.m.

2. Preservation Event on May 17, 2018

Lara Ramsey, with Ramsey Historical Consultants, stated she prepared a draft of what she will present at the May 17th event at the Lake Ellyn Boathouse. Ms. Ramsey stated the major points of the presentation will be around why historic preservation is important in Glen Ellyn, myths and misconceptions about historic preservation, tools and methods used for historic preservation including specific examples from Glen Ellyn, possible incentives and available resources. Ms. Ramsey stated she will also explain the relationship of Ramsey Historical Consultants with the Village.

Chairman Marks stated he would definitely like some quotes about historic/heritage tourism shared, and Ms. Ramsey stated she would add some quotes to her presentation. Chairman Marks stated he would like it emphasized that the guidelines are not overly restrictive.

Commissioner Christiansen stated it would be good for Ms. Ramsey's presentation to be on the Village's website.

Village Planner Purvis stated she will prepare a one-pager with information and links on historic preservation.

Ms. Ramsey stated there is room in the presentation for photos and asked that any photos or quotes are sent to her in the next week. Ms. Ramsey stated she will have the final draft presentation then sent to Village Planner Purvis by the end of next week.

Trustee Senak stated it would be good to work in an appeal for people to participate in the rehab for the McKee House.

Ms. Ramsey asked about the HPC's presentation to which Chairman Marks stated Commissioner Loftus will do this part. Ms. Ramsey asked if a homeowner who has been through the design review process or landmarking process will be speaking. Village Planner Purvis stated she will contact Joanne McDonald, who resides at 250 Regent, about this.

Commissioner Manak stated he would like copies of the landmarking ordinance available for the attendees to take with them. Village Planner Purvis stated she will have

the criteria list ready. Chairman Marks stated the new historic preservation brochures should be available at the meeting as well.

Village Planner Purvis stated invites will go out to anyone in the Village who has a plaqued home or a home in one of the surveys and all of the downtown businesses. Commissioner Christiansen stated invites should be sent to the real estate offices as well.

Village Planner Purvis stated she contacted the Park District to find out what presentation pieces are available for use, and there is no overhead or computer so Ms. Ramsey would have to bring her laptop for the presentation. Village Planner Purvis stated there is a TV that the laptop can be plugged into for the presentation, but it would be good to have some hard copies of the presentation available that can be passed around if need be. Village Planner Purvis stated she will check the availability of a screen at the Boathouse. Village Planner Purvis stated Village Planner Sterrett will be attending this event as Village Planner Purvis will be out of state that week.

Commissioner Christiansen stated it would be good to have the coloring sheets at the event. Village Planner Purvis stated she will ensure the coloring sheets are available.

Chairman Marks asked if someone from the McKee Group will speak. Village Planner Purvis stated she has not spoken to anyone on this. Chairman Marks stated he will contact Linda Gilbert about this.

There was a discussion regarding the order of the program, and it was decided that Ms. Ramsey would do her presentation then someone from the McKee Group could speak. After this, there would be a short intermission, and then Ms. McDonald could speak and Commissioner Loftus could finish up by speaking on the landmarking process. Ms. Ramsey stated she will answer questions as well.

Commissioner Manak stated former HPC Commissioner John Schreiber should be invited to which Village Planner Purvis stated she would do this.

E. Old Business

1. Historic Preservation Commissioner Informational Memo, April 2018

Coloring Contest

Village Planner Purvis showed a picture of the Coloring Contest flyer and stated the Historical Society needs to be added to the flyer as they are helping with the prizes. Village Planner Purvis stated for the prizes, the Glen Ellyn Historical Society (GEHS) will be donating 4 tickets to Tavern Days and free family memberships to the Historical Society for each of the 4 winners as well as giving a 10% discount on the prizes purchased at the Historical Society's store.

For the volunteers at the Taste of Glen Ellyn, Commissioners Christiansen and Darga are volunteering on Saturday, and Commissioners Loftus and Veum-Welsh are volunteering on Sunday. Commissioners Loftus and Veum-Welsh will do the coloring contest judging at 4:30 p.m. on Sunday.

Chairman Marks asked if information about the coloring contest could get into the Glen Ellyn News and the Daily Herald. Commissioner Christiansen stated she would work on this.

Historic Preservation Annual Awards

Village Planner Purvis stated she did receive one more nomination form and is expecting another nomination form soon. Chairman Marks stated there is a home on Highland Avenue built by Ray Whalen Builders that looks like a New England home. It was determined that this work was done in 2018 so this home could be eligible next year for an award.

Chairman Marks stated due to the Preservation Event in May, the HPC will vote on the Historic Preservation Annual Awards at the June meeting. Chairman Marks asked Village Planner Purvis to send an updated list of nominated homes to the HPC so the commissioners can drive by these homes.

New Historic Preservation Brochures

The new brochures were passed out to the commissioners.

Ada Harmon Wild Flower Preserve

Village Planner Purvis showed before and after pictures of the Ada Harmon Wild Flower Preserve and stated the Village's Public Works just completed the restoration of the 1920's structure which used to be a running waterfall. Village Planner Purvis stated Public Works is looking into the cost to possibly make this structure a waterfall once more.

F. Historical Society Business

Chairman Marks stated Glen Ellyn Historical Society (GEHS) Executive Director Hall could not make the meeting as she is ill.

Commissioner Manak stated the 5th Annual Vintage Auto Fest will be Saturday, June 2, 2018 from 10:00 a.m. to 3:00 p.m. Commissioner Manak stated this is a free event to the public, but car owners will need to pay an entry fee. Commissioner Manak stated there will be educational programs in the History Center basement as well during this fest. Chairman Marks stated the Historical Society is looking for volunteers to help at the auto fest.

G. Chairman's Report

Chairman Marks referred to the memo he passed around regarding the condition of Stacy's Tavern Museum. Chairman Marks stated he walked through Stacy's Tavern, and there are several issues that need to be address including water damage and peeling plaster on the second floor, the foundation and rusting steel support posts in the basement, the replacement of the roof, the needed painting of the exterior and the need to examine the gutters for leaks and overflow. Chairman Marks stated he is concerned about these issues and the need to get these issues resolved.

H. Village Board Trustee Report

Trustee Senak showed a picture of the street resurfacing projects that will happen this summer for Main Street and Park Boulevard. Trustee Senak stated these projects will be done at different times.

Trustee Senak stated the work on the Taylor Street Pedestrian Underpass should start this summer, and the Environmental Commission is working with the Art Institute on possible art or a mural for inside this tunnel.

Trustee Senak stated the Village Board has discussed an ordinance to regulate the interceptors for Fats, Oils and Grease (FOG) as well as passing a Tobacco 21 ordinance raising the age to 21 to purchase tobacco products.

Trustee Senak stated the Village Board is working on a resolution that would encourage the lawmakers in Springfield to enact reasonable firearm regulations and legislation.

Trustee Senak stated he is trying to encourage the Village Board to contribute more to mental health programs and facilities. Trustee Senak stated the Village Board did already approve a contribution to the Glen Ellyn Youth and Family Counseling Service; however, he would like to see more done. Commissioner Dieter stated he would like to see more on this, including a possible ordinance.

I. Staff Report

Items were discussed previously in the meeting.

J. Confirmation of Next Meeting Date and Adjournment

Village Planner Purvis stated the next meeting/event will take place on Thursday, May 17, 2018 at 7:00 p.m. at the Lake Ellyn Boathouse.

With no further business, a motion was made by Commissioner Manak and seconded by Commissioner Christiansen to adjourn the meeting. The motion carried unanimously by a voice vote, and the meeting was adjourned at 9:00 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kelly Purvis, Planner

**Historic Preservation Commission**

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/21/18 07:00 PM

Department: Historic Preservation Commission

Department Head: Kelly Purvis

Category: Minutes

Prepared By: Kelly Purvis

SCHEDULED**AGENDA ITEM (ID # 3391)**

DOC ID: 3391

Draft Minutes - May 17, 2018 HPC Meeting**ATTACHMENTS:**

- DRAFT 5.17.18 Minutes Historic Preservation Commission (PDF)

DRAFT
MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 5/17/18

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 9:00 p.m.

LOCATION: Lake Ellyn Boathouse

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Darga, Dieter, Loftus, Manak and Veum-Welsh

EXCUSED: None

ALSO PRESENT: Village Planner Sterrett, Planning Department Intern Clements, Village Trustee Senak, Recording Secretary Solomon, Glen Ellyn Historical Society Executive Director Karen Hall, Lara Ramsey with Ramsey Historic Consultants, various Glen Ellyn residents.

A. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:00 p.m., at the Lake Ellyn Boathouse at 645 Lenox Road, Glen Ellyn, Illinois.

Chairman Marks welcomed everyone to the Historic Preservation Commission Meeting/Event. Chairman Marks presented information on historic preservation in Glen Ellyn and stated too many architectural and historically-significant homes have been lost in recent years, and this is why the Historic Preservation Commission wants to ensure residents have the facts on historic preservation. Chairman Marks stated the Historic Preservation Commission (HPC) gives awards annually for Restoration of the Year, Remodeling Project of the Year, Streetscape Compatibility and Architectural Details, and the HPC will be voting on these awards at the June meeting. Chairman Marks stated the Glen Ellyn History Center is a great place to get information, and Glen Ellyn Historical Society Executive Director Karen Hall is there to help with this.

B. Lara Ramsey – Ramsey Historical Consultants – Information about Preservation Incentives for Commercial and Residential Properties.

Lara Ramsey, Principal with Ramsey Historical Consultants in Chicago, Illinois, presented background on herself and the work she has done for historic preservation in Glen Ellyn, including architectural surveys as well as helping with the Downtown Glen Ellyn National Historic Register nominations and the Lake Ellyn Boathouse National Historic Register nomination.

Ms. Ramsey presented information about preservation incentives for commercial and residential properties and gave a brief overview of the ins and outs of historic preservation. Ms. Ramsey stated historic preservation is a way to protect and honor places, people, events and ideas, and historic preservation is not anti-growth or anti-development.

Ms. Ramsey stated historic preservation is important for Glen Ellyn as it gives a sense a place, a sense of continuity and a connection to the past, environmental sustainability, and economic benefits. Ms. Ramsey stated the effect of teardowns has been felt in Glen Ellyn, and “Regret only goes one way.”

Ms. Ramsey reviewed information on the myths and misconceptions about historic preservation and how these ideas are incorrect. Ms. Ramsey spoke about the myths that historic preservation drives down property values, that if a property is on the National Register then an owner cannot make any changes to it and that if a property is landmarked then an owner cannot change the property in any way. Ms. Ramsey went on to talk about more myths, including historic preservation is bad for the local economy, preservation is more expensive than new construction, new houses have more to offer than older homes and that historic preservation violates property rights.

Ms. Ramsey discussed the Tools and Methods used for historic preservation, including documentation, designation, physical preservation and local recognition/rewards. Ms. Ramsey spoke about the incentives available to owners, including the Federal Historic Preservation Income Tax Credit for commercial properties, the Illinois Property Tax Assessment Freeze for residential properties and Preservation Easements. Ms. Ramsey discussed the resources available and showed a page of websites.

Ms. Ramsey opened up the floor for questions.

A resident stated since the historic home on Hill Avenue was torn down, the Ackerman House on St. Charles Road is now the oldest home in the Village. The resident stated a property owner can do whatever they want to a home. Ms. Ramsey stated this is a good point and hopes they can help residents see why preservation is important.

Chairman Marks stated there was a case before the Supreme Court in the 1960's where the Supreme Court ruled the town has a right to remain beautiful.

Commissioner Manak stated if a home is landmarked, there is not a 100% guarantee that the home will not be torn down, but landmarking a home is the best way to preserve a home.

C. John Sterrett – Village Planner – Information about Village Incentives

Village Planner Sterrett presented information on the Village's incentives and stated these are mainly focused on the downtown area. Village Planner Sterrett stated these awards include the Commercial Façade Improvement Award, the Downtown Interior Improvement Award and the Fire Prevention Award. Village Planner Sterrett stated the Village Board just approved the Fire Prevention Award for other businesses not in the downtown as well. Village Planner Sterrett stated you can contact Economic Development Coordinator Meredith Hannah for additional information on these.

D. Intermission

Chairman Marks stated they will take a 15-minute intermission at 8:04 p.m.

Commissioner Loftus called the meeting back to order at 8:19 p.m.

E. Tim Whelan and Linda Gilbert – Update on the Restoration of the McKee House

DuPage County Forest Preserve Commissioner Whelan provided an update on the restoration of the McKee House and relayed information on how the McKee House Preservation Group came into being. Forest Preserve Commissioner Whelan stated the McKee House is on St. Charles Road by Churchill Woods. Forest Preserve Commissioner Whelan explained the Intergovernmental Agreement (IGA) between the Village of Glen Ellyn and the DuPage County Forest Preserve about the McKee House property. Forest Preserve Commissioner Whelan stated the McKee House was built in 1936 by the DuPage County Forest Preserve. Forest Preserve Commissioner Whelan stated the McKee House Preservation Group was formed to create a proposal and timeline to rehabilitate the McKee House, and they are currently in the planning stages to raise funds to preserve the roof which is a priority. McKee House Preservation Group President Linda Gilbert showed current pictures of the exterior and the interior of the McKee House. Forest Preserve Commissioner Whelan stated they would like to see an adaptive re-use of the McKee House.

Chairman Marks stated they did a huge public-relations campaign when they started to restore Stacy's Tavern, and many people then got involved. Chairman Marks stated a big public-relations campaign would help to get the word out about the restoration of the

McKee House. Chairman Marks stated the McKee House is a part of the historical corridor along St. Charles Road.

F. Tim Loftus – Historic Preservation Commissioner – Information Regarding how to Landmark Your Property

Commissioner Loftus presented information on how to landmark your property and stated he will present information on the mechanics and process of how to landmark. Commissioner Loftus discussed the benefits of landmarking. Commissioner Loftus stated in the Village's Landmarking Ordinance, there are nine criteria for a landmark designation, and the property needs to meet two of these criteria. Commissioner Loftus stated a home does need to be at least 50 years old to qualify for landmarking, and consideration for landmark status is only limited to the exterior of the home. Commissioner Loftus stated the landmark application form is two pages and on the Village's website.

Commissioner Loftus stated on the Village's website, there is a page that describes what work can be done on landmarked homes, and what the HPC's requirements are.

G. Q&A

There was discussion regarding the tax assessment freeze, notifying your insurance company if you do landmark your home and the actual steps and process for landmarking from the application to the approval from the Village Board. Commissioner Loftus stated this landmarking status then would follow the home from owner to owner.

Chairman Marks thanked everyone for coming and thanked the speakers for their time. Chairman Marks stated anyone who is interested or has questions on landmarking or possible changes to a landmarked home is welcome at the Historic Preservation Meetings which are at 7:00 p.m. the third Thursday of every month on the 3rd floor of the Civic Center.

H. Confirmation of Next Meeting Date and Adjournment

The next meeting will take place on Thursday, June 21, 2018 at 7:00 p.m. at the Glen Ellyn Civic Center.

With no further business, the meeting was adjourned at 9:00 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kelly Purvis, Planner



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/21/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3378)

DOC ID: 3378

Phase 1 Metra Station Project Review with HPC

ATTACHMENTS:

- Memo for 6-21-18 Historic Preservation Meeting With Presentation (PDF)



MEMORANDUM

TO: Historic Preservation Committee
Kelly Purvis, Planner

FROM: Rich Daubert, Professional Engineer

DATE: June 14, 2018

RE: Glen Ellyn Metra Train Station Phase I Engineering Assignment
Project Review with Historic Preservation Committee

Background

On March 20, 2017, the Village Board approved an agreement with CDM Smith and KMI Architects for the completion of a Phase I (Preliminary) Engineering Study for the Glen Ellyn Metra Train Station and Grade-Separated Pedestrian Crossing Project.

The assignment includes developing preliminary plans and cost estimates for the project which will have been vetted by the public, staff, Village Board, Metra, IDOT, and Union Pacific Railroad. When complete, the Phase I Engineering Study will be used to apply for outside funding sources for the project.

The project is being administered by a Village work group consisting of two Village Board Trustees (Pryde and Ladesic) as well as staff from Public Works, Planning & Development, and Administration.

Work completed over the course of the last year has included an online survey, public workshop meeting, meetings with other project constituents including the Federal Highway Administration, Illinois Department of Transportation, Metra, Union Pacific Railroad. In addition, review of preliminary site and station improvement alternatives has been completed by the Village Board.

Based on direction from the Village Board, the current proposed project scope for the final Phase I Engineering Study will include demolition and reconstruction of the train station along with the incorporation of a pedestrian underpass tunnel, replacement of the station platforms, and extensive site improvements to the adjacent roadways and parking lots. The current estimated cost of construction is \$19M.

Subject

Public Works and CDM Smith would like to review the project in further detail with the Historic Preservation Commission at its June 21, 2018 Committee Meeting. It is emphasized that the

station improvements are very conceptual in nature at this phase of the project.

Phase I Engineering places more emphasis on development of the footprint of the improvements, potential environmental and cultural impacts of the project, identification of required project permissions, identification of project scope and costs, and other various technical matters such as impacts on the adjacent roadway and pedestrian facilities.

Input on the conceptual project design by the Historic Preservation Commission is important to staff and the aforementioned project constituents. One of the more concerning matters of such a project is its potential impact on Historic Districts. This matter will be discussed in more detail with the Commission to determine if it has any reservations with the project, particularly as it relates to the “fit” of the station design into Glen Ellyn’s Central Business District. Again, staff emphasizes that the design is conceptual in nature with the specific materials and finishes to be selected during Phase II Engineering.

Glen Ellyn Professional Engineer Rich Daubert and CDM Smith Senior Project Manager Benjamin Harber will be present at the June 21, 2018 Historic Preservation Committee Meeting to present on the project. A summary of their presentation is attached for the Commission’s review in advance of the meeting.

Attachment

Historic Preservation Committee Meeting Presentation

Glen Ellyn Metra Station Phase I Planning HPC – Meeting/Discussion



June 21, 2018



**CDM
Smith**

Packet Pg. 19

Agenda

Discuss Current Station Area/Conditions

Discuss Current Study and Phase I Engineering

Where is the concept currently?

What elements are currently part of the concept?

IDOT Phase I Engineering Process

Request for preliminary project support from HPC

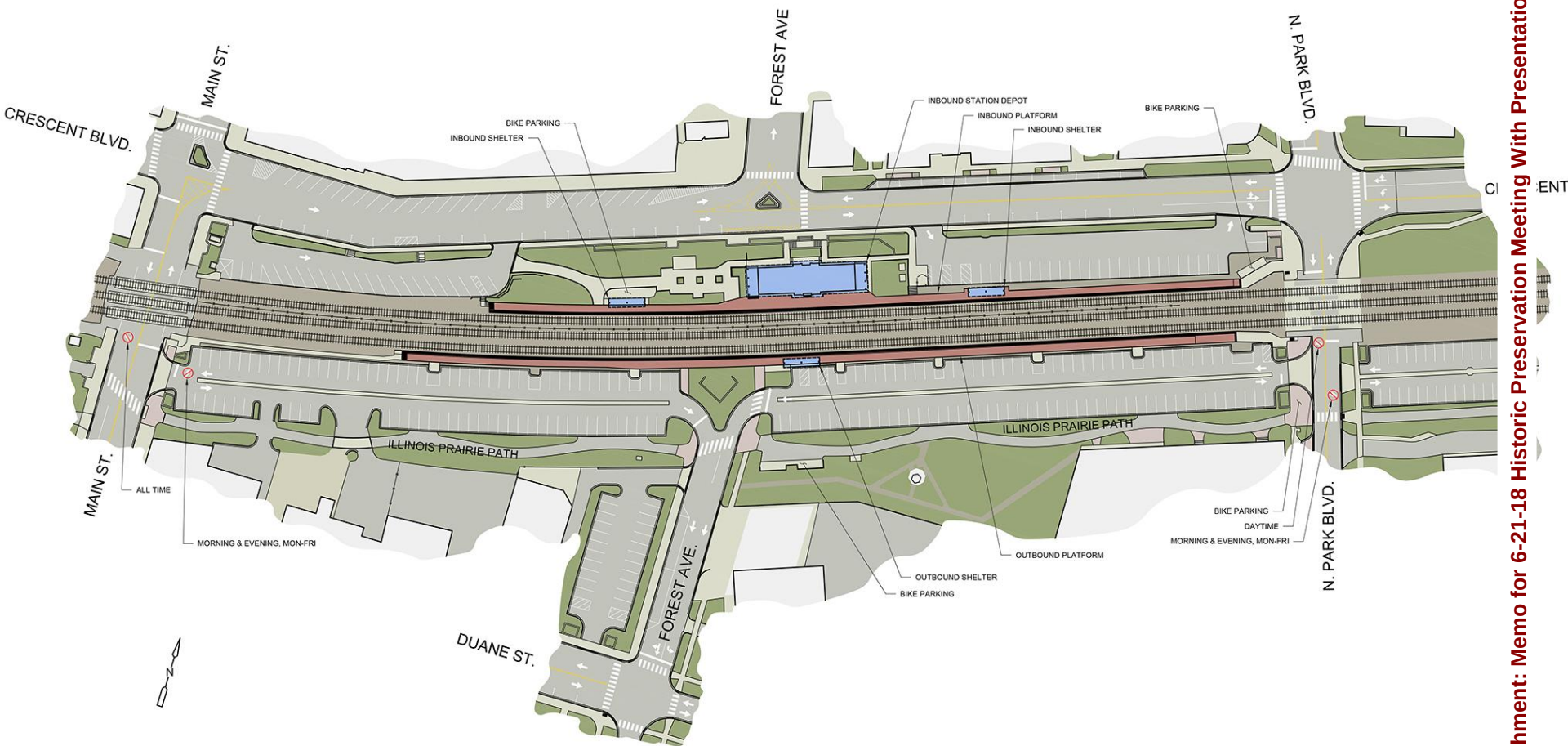
Future Steps/Phases

Phase I, Phase II and Phase III (Not currently funded)

Existing Site



Existing Site Plan



Existing Station - Site



Inbound Boarding



Stairs and Masonry-Aging



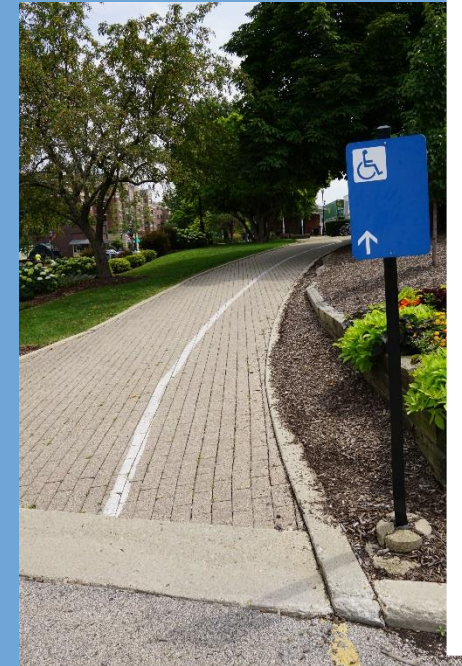
West End of Station Depot



East End of Station Depot



"Shelters" On Platform



Existing Ramp - ADA

Existing Station - Site



Tactile Warning



View Northwest Parking Southwest



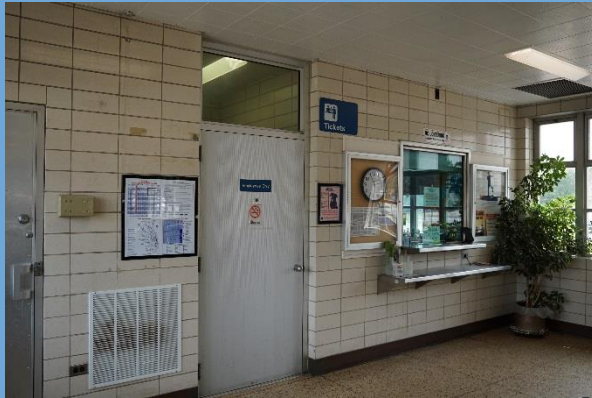
View South from Crescent and Park Blvd.

Existing Depot

- ✓ Station built in 1960s
- ✓ Downtown Character?
- ✓ Limited Updates
- ✓ Maintenance Issues
- ✓ Accessibility
- ✓ Capacity
- ✓ (Ridership has increased)



Aging Facade



Accessible Restrooms



Aging Infrastructure and Structure



Clean/Comfortable Waiting Area/Amenities – Accessible Restrooms

Project Objectives

✓ Downtown Context

- Station and Downtown Character

✓ Functional

- Adequate Space
- Heating/Cooling/Ventilation
- Seating Areas
- Amenities
- “Warming” Shelters

✓ Safety

- Pedestrian Grade Separation
- Access to the Station (Vehicular, Bike, Pedestrian)
- Traffic Patterns
- Mix of Parking (Angled/Parallel)

✓ Accessibility

- ADA Parking/Access
- Drop Offs (Car/Bus)
- Limit Obstacles (Distances/Stairs)



Attachment: Memo for 6-21-18 Historic Preservation Meeting With Presentation (3378 :

Glen Ellyn - 1926



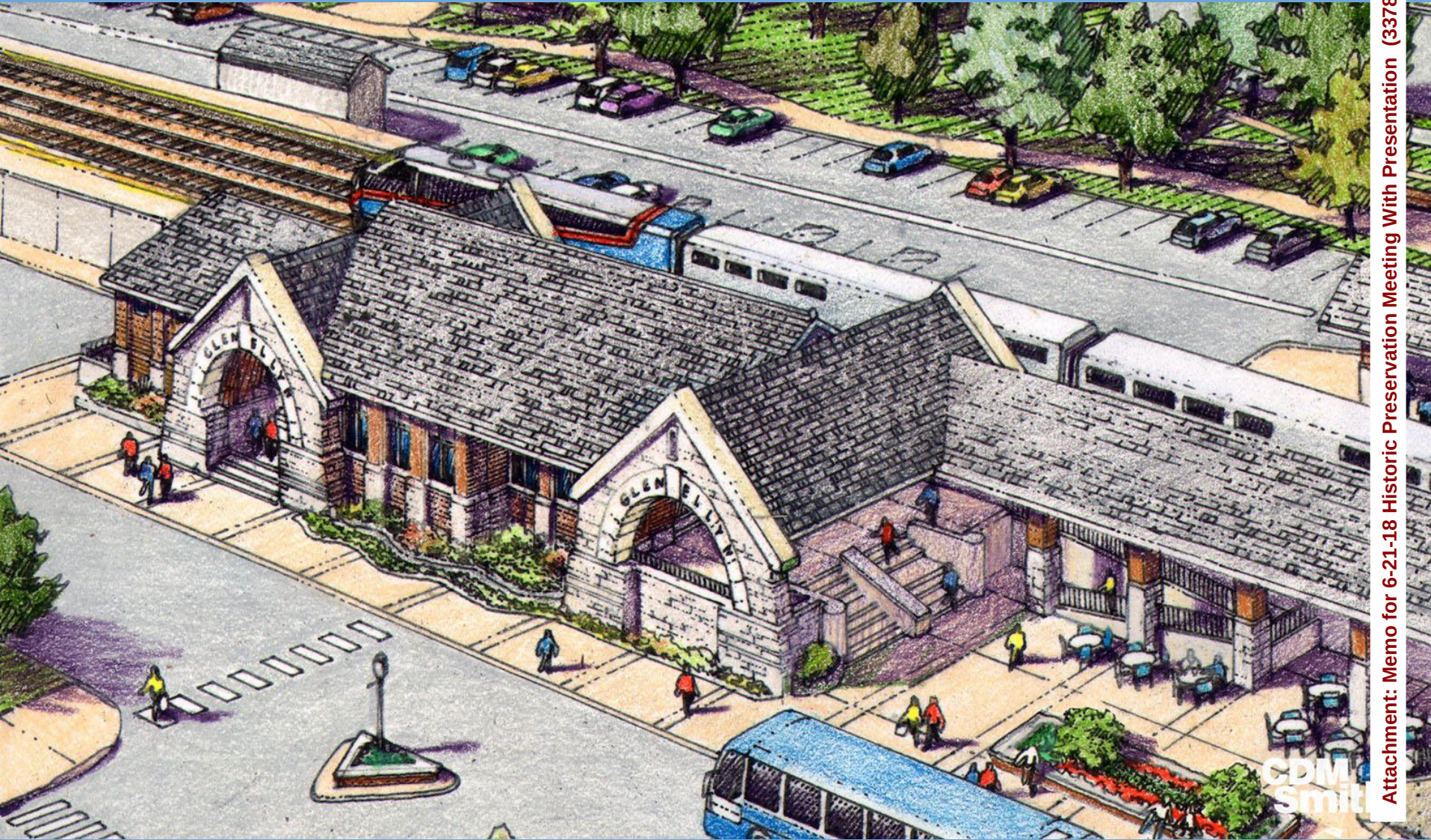
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Station and New Underpass/Site



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Attachment: Memo for 6-21-18 Historic Preservation Meeting With Presentation (3378 :

Station and New Underpass/Site



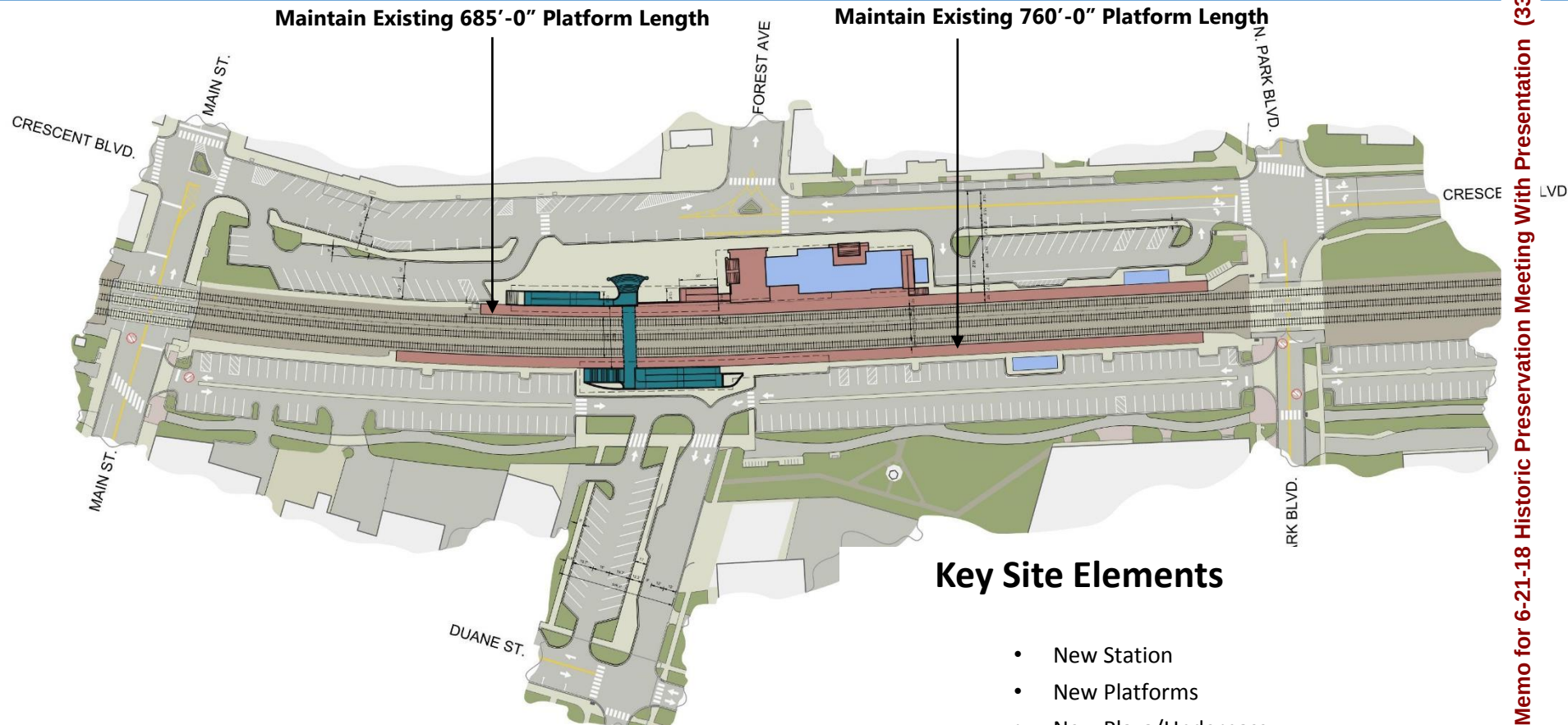
Attachment: Memo for 6-21-18 Historic Preservation Meeting With Presentation (3378 :

Station and New Underpass/Site

Benefits

- Coordinated Plan and Potential Single Phase of Downtown Station and Site Access/Amenities, Coordination with other Downtown Development
- Downtown Character
- Adequate Station Space for Current and Future Growth per Metra (Approx. 10%)
- Pedestrian Safety – Pedestrian Underpass and Ramps, Crosswalks, ADA
- Accessible Public Plaza
- Single and Highest Phase Grant Application Consideration and Agency Review
- Reduced Short/Mid Term Maintenance

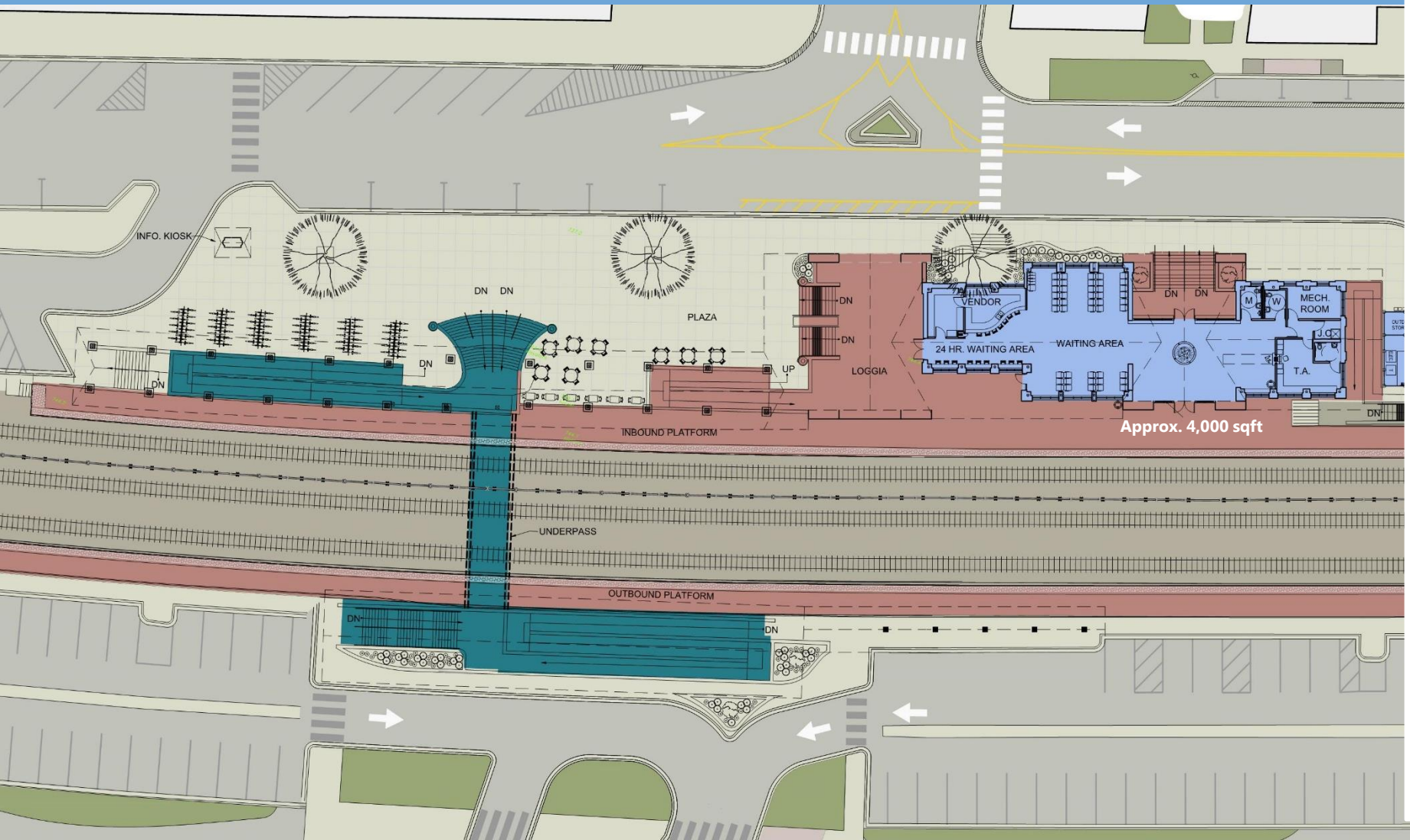
New Station and New Underpass/Site



Key Site Elements

- New Station
- New Platforms
- New Plaza/Underpass
- New Enclosed Waiting Stations
- Rebuilt North Lots
- Rebuilt and Relocated South Lots
- Rebuilt and Reconfigured South Forest Ave.

New Station and New Underpass/Site





Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/21/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3381)

DOC ID: 3381

Preliminary Landmark Determination - 371 Elm Street

Background: William Harty has submitted a Historical Landmark Nomination form and auxiliary materials on behalf of his mother, Mary Harty, the owner of the property located at 371 Elm Street, requesting that the Historic Preservation Commission recommend designation of her home as a Glen Ellyn Local Landmark. The home is a 1925 Farmhouse and is an example of vernacular homestead aesthetic that exemplifies the quaint feel of the Village. The petitioner provides that the house was owned by the Otis Spinner Family who owned a movie theatre in Glen Ellyn.

Process: Sections 2-13-3 and 2-13-4 of the Village Code indicate that landmarking is a two-step process whereby the Historic Preservation Commission may make a preliminary determination of landmark status when a property meets the Village's landmarking criteria, a public hearing is then scheduled to provide the opportunity for public input and at the conclusion of the hearing the commission will decide by vote if the property shall be recommended to the Village Board for a landmarking designation.

Criteria: In accordance with section 2-13-3(B) of the Village Code, the Commission may, by resolution, make a preliminary determination of landmark designation; provided that the proposed structure is at least 50 years old and meets at least two of the criteria for landmark designation. The petitioner has indicated that he believes that the home meets the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. It be one of the few remaining examples of a particular architectural style;

Action Requested: The Commission is being asked to make a preliminary determination as to whether 371 Elm Street meets the landmarking criteria set forth in section 2-13-3(A) of the Village Code. If the Commission determines that the property qualifies as a Glen Ellyn Landmark, a public hearing will be scheduled for the July 19, 2018 Historic Preservation Commission meeting.

Attachment: Historical Landmark Nomination Form
Photos of the property

CC: Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner

X:\Plandev\PLANNING\HPC\Landmarked Properties\Elm 371\051418 Preliminary Review.doc

ATTACHMENTS:

- 371 Elm St. - Nomination (PDF)

CLEAR PAGE

GLEN ELLYN HISTORIC PRESERVATION COMMISSION
HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received _____

1. Name of Property/Site: _____

2. Address of Property: 371 Elm St.3. Please indicated the year of construction: 1928

4. Attach photographs of the property site itself as well as important features (if available).

5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?

☐

Illinois Register

☐

National Register

☐

Glen Ellyn Historical Society Plaque

6. Please indicate which of the following criteria apply to the property. (Check all that apply).

☒

Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;

☒

Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

☒

Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;

☐

Its location as a site of an important archaeological, significant historic, or natural event;

☐

Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;

☒

It be one of the few remaining examples of a particular architectural style;

☐

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

☐

Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

CLEAR PAGE

- ☐ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;
- ☐ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.
- ☐ Other reasons. Please specify. _____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

The Otis Spinner family were the 1st owners. They owned a local movie theatre. They also owned the lot east of 371 (375) they sold it with the stipulation that the house to be built had to be set back so as not to interrupt the open view.

8. Name, address, telephone number and email of the property owner(s).

Name: Mary Harty
 Address: 371 Elm St.
 Phone Number: 708-702-9431 (son William mobile)
 Email: baxter1982@aol.com

9. Name, address, telephone number and signature of person(s) submitting this nomination.

(If other than the property owner).

Name: William Harty
 Address: 633 Davis Terrace, BE
 Phone Number: 708-702-9431

William Harty 5/2/18
 Signature Date

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission
 C/O: Staff Liaison
 Village of Glen Ellyn
 535 Duane Street
 Glen Ellyn, Illinois 60137

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR

MAIL PAYMENT TO: P.O. BOX 4208, CAROL STREAM, IL 60197-4208

PAY ON-LINE AT: www.duPAGECOUNTY.IL.GOV

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDQ2018 0000781 1 AV 0878 Q1

06-10-207-031

HARTY, MARY R

371 ELM ST

GLEN ELLYN IL 60137

ON OR BEFORE:

JUNE 1, 2018

PAY:

\$2,892.93

PAYING LATER:

PAY THIS AMOUNT:

JUN 1 THRU 30

\$1,000.00

JUL 1 THRU 31

\$1,000.00

AUG 1 THRU 31

\$1,000.00

SEP 1 THRU 30

\$1,000.00

OCT 1 THRU 31

\$1,000.00

NOV 1 THRU 14

\$1,000.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2017 BILL AFTER OCTOBER 31 REQUIRES A CASHIER'S CHECK OR MONEY ORDER

CHECK BOX AND COMPLETE CHAIR OF ADDRESS ON

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 14, 2

1051020703145036000028929331

ON OR BEFORE:

AUG 31, 2018

PAY:

\$2,892.93

2051020703145036000028929332

Rate 2016	Tax 2016	Taxing District	Rate 2017	Tax 2017
		** COUNTY **		
1110	80.78	COUNTY OF DU PAGE	1052	80.29
0241	17.53	PENSION FUND	0227	17.31
0384	26.40	COUNTY HEALTH DEPT	0340	26.03
0133	8.67	PENSION FUND	0130	8.01
1417	103.12	FOREST PRESERVE DIST	1207	92.05
0097	7.06	PENSION FUND	0099	7.56
0176	12.80	DU PAGE AIRPORT AUTH	0168	12.88
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
0457	33.26	MILTON TOWNSHIP	0440	34.24
0723	52.01	MILTON TWP ROAD	0710	54.16
0026	1.81	PENSION FUND	0024	1.83
5184	377.29	VLG OF GLEN ELLYN	5083	308.16
3120	227.72	VLG GLEN ELLYN LIBR	3082	235.08
0242	17.81	PENSION FUND	0202	15.40
3853	280.42	GLEN ELLYN PARK DIST	2088	226.38
0128	9.31	PENSION FUND	0122	8.30
0107	7.78	GLEN ELLYN MOSQ DIST	0108	8.08
		** EDUCATION **		
36300	2,588.13	GRADE SCHOOL DIST 41	33258	2,536.43
0871	83.38	PENSION FUND	0824	82.84
23446	1,708.38	HIGH SCHOOL DIST 87	22959	1,751.08
0684	42.60	PENSION FUND	0443	33.78
2626	181.28	COLLEGE DU PAGE 502	2431	105.52
00213	5,837.82	TOTALS	7.5860	5,785.88

Mailed to:
HARTY, MARY R
371 ELM ST
GLEN ELLYN IL 60137

Property Location:

371 ELM ST
GLEN ELLYN, 60137

Township Assessor:

MILTON
630-653-6220

Tax Code:

6036

Property Index Number:

05-10-207-031

CHANGE OF NAME/ADDRESS:
COUNTY CLERK 630-407-5540

TIF Frozen Value	
Fair Cash Value	26
Land Value	26
+ Building Value	68
= Assessed Value	80
x State Multiplier	1
= Equalized Value	80
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Not Taxable Value	71
x Tax Rate	7
= Total Tax Due	5,77
- Less Advance Payment	
= Net Tax Due	5,77

* S OF A FACTOR 1.0416

Attachment: 371 Elm St. - Nomination (3381 : Preliminary Landmark Determination - 371 Elm Street)

2017 DuPage County Real Estate
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187Office Hours - 8:00 am - 4:30 pm, Mon-Fri
Telephone - (630) 407-6900

Packet Pg. 38



Attachment: 371 Elm St. - Nomination (3381 : Preliminary Landmark Determination - 371 Elm Street)



Attachment: 371 Elm St. - Nomination (3381 : Preliminary Landmark Determination - 371 Elm Street)



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/21/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3380)

DOC ID: 3380

Preliminary Landmark Determination - 625 Midway Park

Background: Alan and Beth Lanning, owners of the property located at 625 Midway Park have submitted a Historical Landmark Nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of their home as a Glen Ellyn Local Landmark. The home is a 1953 Mid-Century Modern designed by Buderus and Siegwart design firm, known for their reinterpretation of European Modernism for the Midwestern landscape. The firm also won the 1953 “House of the Year” award from Better Homes and Gardens for the design of this home. The petitioner provides that the style was influenced by the spare forms of International style architecture with an emphasis on sensitivity to the physical site and how the building complements the natural wooded environment much like with the work done by Frank Lloyd Wright.

The petitioners have gone to great lengths to restore and preserve the property as a whole. Layers of exterior paint were meticulously sanded away to preserve the cypress planks. The long covered stairway leading from the north side exit and garage door were replaced with salvaged cypress planks by the petitioners to accentuate the influencing nature on the style of the home, the petitioners have focused on the landscaping on the property and were granted the local Shade Garden of the Year Award for 2003.

The house was rated as having significant architectural distinction in the 2007 Granacki Historic Consultants survey.

Process: Sections 2-13-3 and 2-13-4 of the Village Code indicate that landmarking is a two-step process whereby the Historic Preservation Commission may make a preliminary determination of landmark status when a property meets the Village’s landmarking criteria; a public hearing is then scheduled to provide the opportunity for public input and at the conclusion of the hearing the commission will decide by vote if the property shall be recommended to the Village Board for a landmarking designation.

Criteria: In accordance with section 2-13-3(B) of the Village Code, the Commission may, by resolution, make a preliminary determination of landmark designation, provided that the proposed structure is at least 50 years old and meets at least two of the criteria for landmark designation. The petitioners have indicated that they believe that the home meets the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;

3. It be one of the few remaining examples of a particular architectural style;
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Action Requested: The Commission is being asked to make a preliminary determination as to whether 625 Midway Avenue meets the landmarking criteria set forth in section 2-13-3(A) of the Village Code. If the Commission determines that the property qualifies as a Glen Ellyn Landmark, a public hearing will be scheduled for the July 19, 2018 Historic Preservation Commission meeting.

Attachment: Historical Landmark Nomination Form
Photos of the property

CC: Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner

X:\Plandev\PLANNING\HPC\Landmarked Properties\Midway 625\052918 Preliminary Review.docx

ATTACHMENTS:

- 625 Midway Park - Nomination (PDF)

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GLEN ELLYN HISTORIC PRESERVATION COMMISSION
HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

RECEIVED

MAY 22 2018

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

Date Received _____

1. Name of Property/Site: _____

2. Address of Property: 625 MIDWAY PARK3. Please indicated the year of construction: 1953

4. Attach photographs of the property site itself as well as important features (if available).

5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?

☐ Illinois Register ☐ National Register ☐ Glen Ellyn Historical Society Plaque

6. Please indicate which of the following criteria apply to the property. (Check all that apply).

☒ Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;

☐ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

☒ Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;

☐ Its location as a site of an important archaeological, significant historic, or natural event;

☐ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;

☒ It be one of the few remaining examples of a particular architectural style;

☒ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

☐ Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

Attachment: 625 Midway Park - Nomination (3380 : Preliminary Landmark Determination - 625 Midway Park)

CLEAR PAGE

- ☐ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;
- ☐ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.
- ☐ Other reasons. Please specify. _____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

Architects Buderus & Siegwald won the 1953 "House of the Year" Award from Better Homes and Gardens. More about the house, the architects, and the mid-century modern style can be found in the attached house walk brochure. The house was rated as significant (possessing architectural distinction) in the 2007 Grandack Historic Consultants Survey.

8. Name, address, telephone number and email of the property owner(s).

Name: ALAN & BETH LANNING
 Address: 625 MIDWAY PARK
 Phone Number: 630 341-6236
 Email: ALX42@ME.COM

9. Name, address, telephone number and signature of person(s) submitting this nomination. (If other than the property owner).

Name: _____
 Address: _____
 Phone Number: _____
 Signature: Alan W. Lanning Date: 5/18/2018

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission
 C/O: Staff Liaison
 Village of Glen Ellyn
 535 Duane Street
 Glen Ellyn, Illinois 60137



preserving GLEN ELLYN



SATURDAY, OCTOBER 23, 2004

seminar & house tour

PRESERVATION SEMINAR

Main Street Recreation Center
501 Hill Avenue, 10:00 - 12:00

The seminar, sponsored in cooperation with the Elmhurst Historical Society, will feature internationally renowned real estate consultant and preservation expert, Donovan Rypkema, speaking on "Property Rights and the Historic Preservation."

FOR TICKET INFORMATION
PLEASE CALL LYN HAITHCOX
630.469.6633

HISTORIC HOUSE TOUR

1:30 - 5:30 pm, Tour of six historic
Glen Ellyn Homes, includes:

455 Carleton - 1920 Cottage
625 Midway Park - 1952 Contemporary
546 Forest - 1923 Bungalow
404 Prospect - 1893 Victorian
342 Montclair - 1917 Craftsman Bungalow
567 Taylor - 1920s Tudor

TICKET DONATIONS

\$25 for Citizens for Glen Ellyn Preservation members
\$30 for non-members before October 16
\$35 for non-members after October 16

1952
Manning House
625 Midway Park



History

Constructed in 1952 for A. L. Manning, this striking contemporary home almost seems to materialize from its wooded surroundings. The area is actually a part of the old Wrightwood subdivision, a tract of forested land that had been known as the Free Methodist Campgrounds, where camp meetings had been held every summer since the 1890s. In 1926 it was sold to W. H. Wright and Company, who subdivided it for development. The first home in the area was built in 1928.

The architects for this home were Buderus and Siegart. Buderus was a graduate of the University of Illinois and was a professor of architecture at U of I at Navy Pier. He was one of a number of young architects in the Chicago area of this time who were trying to reinterpret the clean lines of European Modernism for the Midwestern landscape, using local, natural materials.

House Style

The Contemporary house style generally refers to architect-designed houses built from the late 1940s until approximately 1980. After World War II, housing styles showed a drastic change from the previous decades. For the most part, the Craftsman, Tudor and Colonial houses that filled many small town neighborhoods gave way to the simpler forms of the ranch, split-level and a pared-down version of Tudor, known as Minimal Traditional. Contemporary style, which was less common, was typically a one-of-a-kind design, created for a specific site. The style reflected the influence of the spare forms of International style architecture, as well as the emphasis on sensitivity to the physical site in the work of Frank Lloyd Wright. Typical elements of contemporary architecture are a stark simplicity of line and strong over-all horizontality. Most of these homes are one-story and have flat roofs, ribbon windows and/or window walls, wide eaves and little or no decorative detailing. The entire structure is integrated into the landscape, in part through form, and in part through the use of predominantly local, natural building materials such as wood, stone and brick, that help tie the structure to the earth. The floor plan is typically asymmetrical, often with separate wings for specific functions. Rarely is space wasted on areas that would only exist "for show."

GLEN ELLYN HOUSE STYLES QUIZ

Do any of these houses look familiar?

Draw a line from the house style to its picture.



5



2



6



7

1. Four-Square

2. American Tudor

3. Spanish Eclectic

✓ 4. Contemporary

5. Ranch

6. International Style

7. Craftsman

8. Victorian



4



3



1



3

Visit Citizens for Glen Ellyn Preservation at
www.glenellynpreservation.org



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/21/18 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3383)

DOC ID: 3383

Preliminary Landmark Determination - 869 Hillside Avenue

Background: Ian and Liz Dawson, owners of the property located at 869 Hillside Avenue have submitted a Historical Landmark Nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of their home as a Glen Ellyn Local Landmark. The home is a 1923 Bungalow. The Petitioner provides that the house has notable architectural features including cedar shingles and an uninterrupted belt band around the entire façade of the house, (see attached photos). The home was recently renovated and an addition was added in the rear of the building to expand the kitchen. The homeowners took special care to ensure that the addition kept the character of the home by using building materials and a building scale that would match the original construction. This includes no notching on the widows or belt band as well as mimicking the decorative block bricks on the foundation of the addition to match the original foundation.

Process: Sections 2-13-3 and 2-13-4 of the Village Code indicate that landmarking is a two-step process whereby the Historic Preservation Commission may make a preliminary determination of landmark status when a property meets the Village's landmarking criteria; a public hearing is then scheduled to provide the opportunity for public input and at the conclusion of the hearing the commission will decide by vote if the property shall be recommended to the Village Board for a landmarking designation.

Criteria: In accordance with section 2-13-3(B) of the Village Code, the Commission may, by resolution, make a preliminary determination of landmark designation, provided that the proposed structure is at least 50 years old and meets at least two of the criteria for landmark designation. The petitioners have indicated that they believe that the home meets the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials.

Action Requested: The Commission is being asked to make a preliminary determination as to whether 869 Hillside Avenue meets the landmarking criteria set forth in section 2-13-3(A) of the Village Code. If the Commission determines that the property qualifies to be a Glen Ellyn Landmark, a public hearing will be scheduled for the July 19, 2018 Historic Preservation Commission meeting.

Attachment: Historical Landmark Nomination Form
Photos of the property

CC: Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner

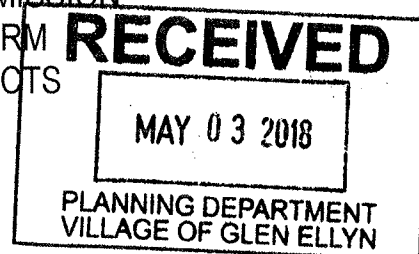
X:\Plandev\PLANNING\HPC\Landmarked Properties\Hillside 869\052318 Preliminary
Review.doc

ATTACHMENTS:

- 869 Hillside Ave. - Nomination (PDF)

CLEAR PAGE

GLEN ELLYN HISTORIC PRESERVATION COMMISSION
 HISTORICAL LANDMARK NOMINATION FORM
 FOR INDIVIDUAL BUILDINGS OR ART OBJECTS



Date Received _____

1. Name of Property/Site: 869 Hillside Avenue
2. Address of Property: 869 Hillside Avenue, Glen Ellyn, 60137
3. Please indicated the year of construction: 1923
4. Attach photographs of the property site itself as well as important features (if available).
5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?
- ☐ Illinois Register ☐ National Register ☐ Glen Ellyn Historical Society Plaque
6. Please indicate which of the following criteria apply to the property. (Check all that apply).
- ☒ Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
- ☒ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
- ☒ Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
- ☐ Its location as a site of an important archaeological, significant historic, or natural event;
- ☐ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
- ☐ It be one of the few remaining examples of a particular architectural style;
- ☐ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
- ☐ Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)

CLEAR PAGE

☐ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

☐ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

☐ Other reasons. Please specify. _____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

This is a bungalow built in 1923. The materials used/scale of building materials have been accurately followed in keeping with the original in the 2017/2018 kitchen extension construction project that followed after the 2017 Zoning Board hearing and subsequent Glen Ellyn board approval. It is a modest sized home and following the construction project we feel it has a pathway to its 100 year anniversary and onwards into the next 100 years.

8. Name, address, telephone number and email of the property owner(s).

Name: Ian and Liz Dawson

Address: 869 Hillside Avenue, Glen Ellyn, IL 60137

Phone Number: 630 913 1355 & 630 913 1354

Email: ianpdawson@mac.com

ianpdawson@mac.com

9. Name, address, telephone number and signature of person(s) submitting this nomination.

(If other than the property owner).

Name: _____

Address: _____

Phone Number: _____

Signature: Ian Dawson

May 3rd 2018

Signature

Date

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

THIS DOCUMENT PREPARED BY:

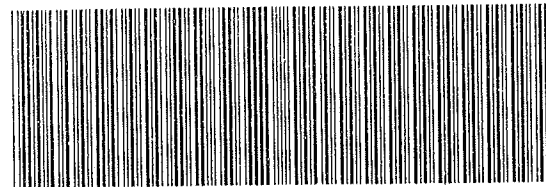
Kurt A. Carlson
 Stock, Carlson, Flynn & McGrath, LLC
 124C South County Farm Road
 Wheaton, IL 60189

MAIL TAX BILL TO:

Ian P. Dawson and M. Elizabeth Dawson
 869 Hillside Ave.
 Glen Ellyn, IL 60137

MAIL RECORDED DEED TO:

Ian P. Dawson and M. Elizabeth Dawson
 869 Hillside Ave.
 Glen Ellyn, IL 60137

**FRED BUCHOLZ****DUPAGE COUNTY RECORDER**

AUG.26,2014

RHSP 3:28 PM

QCD

05-12-317-015

002 PAGES**R2014-077349****QUIT CLAIM DEED****Statutory (Illinois) – Tenancy by the Entireties**

THE GRANTOR(S), **Ian P. Dawson**, and **M. Elizabeth Dawson** (a/k/a Margaret E. Dawson), husband and wife, of 869 Hillside Ave., Glen Ellyn, IL 60137, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to **Ian P. Dawson** and **M. Elizabeth Dawson**, husband and wife, of Glen Ellyn, State of Illinois, **not as Tenants in Common, or as Joint Tenants, but as Tenants by the Entireties**, all interest in the following described real estate situated in the County of DuPage, State of Illinois, to wit:

THE NORTH 100 FEET OF THE EAST 50 FEET (AS MEASURED ON THE NORTH LINE) OF LOT 2 IN BLOCK 11 IN THAIN'S ADDITION TO GLEN ELLYN, IN SECTIONS 11, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Permanent Index Number(s): 05-12-317-015

Property Address: 869 Hillside Ave., Glen Ellyn, IL 60137

Dated this 25th day of August, 2014.

Ian P. Dawson

M. Elizabeth Dawson

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)

Photo 1

From: Ian Dawson ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:25 PM
To: Ian P. Dawson ianpdawson@mac.com

ID



Sent from my iPhone

THE HOUSE FEATURES AN UNINTERRUPTED BELT BAND AROUND THE ENTIRE HOUSE, INCLUDING WITHIN THE FRONT PORCH SPACE (SEE NEXT PHOTO). THERE IS NO NOTCHING AROUND ANY WINDOW ON THE HOUSE AND THIS BAND, THIS IS MAINTAINED WITH THE NEW ADDITION

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)

PHOTO

E.B.3.a

From: Ian Dawson ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:25 PM
To: Ian P. Dawson ianpdawson@mac.com

ID



REC
BA
IN A
INTER 1
R

Sent from my iPhone

↑
NO NOTCHING OF BELT BAND
AROUND THIS OR ANY
WINDOW ON HOUSE

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)

Photo 5

ID

From: Ian Dawson ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:25 PM
To: Ian P. Dawson ianpdawson@mac.com



Sent from my iPhone

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)

From: Ian Dawson ianpdawson@me.com
 Subject:
 Date: May 3, 2018 at 12:26 PM
 To: Ian P. Dawson ianpdawson@mac.com



Sent from my iPhone

CEDAR SHINGLES ABOVE LOWER BAND
 NEW CEDAR CLAPBOARD BELOW LOWER
 BAND STITCHED/RAKED INTO THE
 ORIGINAL (WHITE PAINTED)

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)

photo

From: **Ian Dawson** ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:26 PM
To: Ian P. Dawson ianpdawson@mac.com

ID



←
BELT
BAN

Sent from my  iPhone

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)

From: Ian Dawson ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:27 PM
To: Ian P. Dawson ianpdawson@mac.com



Sent from my iPhone

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)

From: Ian Dawson ianpdawson@me.com
 Subject:
 Date: May 3, 2018 at 12:26 PM
 To: Ian P. Dawson ianpdawson@mac.com



Sent from my iPhone

IN THE 1920'S THE BLOCK BUILT FOUNDATION HAD DECORATIVE BLOCKS/ROCK FACE BLOCK ON THE ABOVE GRADE COURSES. THESE WERE OFTEN HAND PRESSED ON SITE DURING THE BUILD.

THOUGH WE HAVE BUILT THE EXTENSION WITH A CONTIGUOUS POURED CONCRETE METHOD, WE HAVE MATCHED THE DECORATIVE BRICK EXACTLY (PATTERN) BY HAVING A 2" BRICK LEDGE AT CONCRETE POUR, THEN ADDING 2" CONCRETE FACE BLOCKS WITH THE SAME EXACT PATTERN

Photo 8

ID

From: Ian Dawson ianpdawson@me.com
Subject:
Date: May 3, 2018 at 12:26 PM
To: Ian P. Dawson ianpdawson@mac.com



Sent from my iPhone

Attachment: 869 Hillside Ave. - Nomination (3383 : Preliminary Landmark Determination - 869 Hillside Avenue)



Historic Preservation Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/21/18 07:00 PM

Department: Historic Preservation Commission

Department Head: Kelly Purvis

Category: Discussion Item

Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3376)

DOC ID: 3376

2017 Historic Preservation Awards

Each year the Commission considers projects completed in the prior calendar year that have helped preserve the Village's historic character for four awards: *Restoration of the Year*, *Remodeling Project of the Year*, *Streetscape Compatibility*, and *Architecture Details*. This year, information about the Historic Preservation Annual Awards was distributed widely through the following channels: the Village's quarterly newsletter, e-news blasts, on the electronic message board downtown, on the Village's Facebook and Twitter accounts, and a letter was sent to the Village's database of builders. Over the last several months, the Commission has been talking about possible nominations and encouraging members of the community to submit award nominations for exemplary projects. Nominations were accepted for projects completed in 2017 that were submitted to Village staff between January 1st and April 30th; each submittal was required to provide a brief description of the project, and before and after photos.

Eight project nominations were received:

- | | |
|---------------------------|---|
| • 497 Arbor Court | Restoration of the Year |
| • 356 Anthony Street | Streetscape Compatibility |
| • 210 Glenwood Avenue | Remodel of the Year & Restoration of the Year |
| • 210 Glenwood Avenue | Remodel of the Year (nominated twice) |
| • 599 Hawthorne Boulevard | Remodel of the Year & Restoration of the Year |
| • 580 Lakeview Terrace | Remodel of the Year |
| • 449 Longfellow Avenue | Remodel of the Year & Restoration of the Year |
| • 439 Pennsylvania Avenue | Remodel of the Year |

Action

The Commission is being asked to review each of the award nominations listed above and to select one project for each type of award. The award winners will be recognized at the Village Board meeting on July 23, 2018.

Attachment: (8) Project Nominations
Award Descriptions

Cc: Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner

X:\Plandev\PLANNING\HPC\Awards\2017 Awards\Memo 062117.docx

ATTACHMENTS:

- 497 Arbor Court (PDF)
- 356 Anthony Street (PDF)
- 210 Glenwood Ave (PDF)
- 210 Glenwood Ave - Nomination 2 (PDF)
- 599 Hawthorne Blvd (PDF)
- 580 Lakeview Terrace (PDF)
- 499 Longfellow Ave (PDF)
- 439 Pennsylvania Ave (PDF)
- Award Descriptions (PDF)

CLEAR FORM

HISTORIC PRESERVATION AWARD NOMINATION FORM

Nominations accepted annually from January 1st through April 30th for projects completed the previous year. If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".

Please consider: 497 Arbor Court, Glen Ellyn, IL

(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

☐ Remodel of the Year

☒ Restoration of the Year

☐ Streetscape Compatibility

☐ Architectural Details

Owner Claudia Harty

Address 363 May Ave., Glen Ellyn, IL

Phone or e-mail claudia1ann@att.net

Architect _____

Address _____

Phone or e-mail _____

Contractor Audet Carpentry, Inc.

Address 1203 Walnut St., St. Charles, IL 60174

Phone or e-mail 630.546.1922 * audetcarpentry@gmail.com

Landscape Architect _____

Address _____

Phone or e-mail _____

Nominated by Curt Audet

Address 1203 Walnut St., St. Charles, IL 60174

Phone or e-mail 630.546.1922 *audetcarpentry@gmail.com

Date 1.31.18

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission **Or via email to:** kpurvis@glenellyn.org

535 Duane Street

Glen Ellyn, IL 60137

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.

Project Description: Removal and replacement of damaged concrete side porch, and accompanying columns, lattice and flat roof and pergola. Replacement of architectural details on front roof, columns and lattice-work.



1203 Walnut St., St. Charles, IL 60174
630-546-19122 * audetcarpentry@gmail.com

PROJECT: Harty Home, 497 Arbor Court

COMPLETED: March 2017

OWNER: Claudia Harty; 363 May Ave., Glen Ellyn, IL

CONTRACTOR/DESIGNER: Audet Carpentry, Inc.

BEFORE PICTURES:



Passion * Integrity * Excellence



1203 Walnut St., St. Charles, IL 60174
630-546-19122 * audetcarpentry@gmail.com

AFTER PICTURES:



Attachment: 497 Arbor Court (3376 : 2017 Historic Preservation Awards)

*Passion * Integrity * Excellence*



1203 Walnut St., St. Charles, IL 60174
630-546-19122 * audetcarpentry@gmail.com



Attachment: 497 Arbor Court (3376 : 2017 Historic Preservation Awards)

Passion * Integrity * Excellence



1203 Walnut St., St. Charles, IL 60174
630-546-19122 * audetcarpentry@gmail.com



Attachment: 497 Arbor Court (3376 : 2017 Historic Preservation Awards)

Passion * Integrity * Excellence

CLEAR FORM

HISTORIC PRESERVATION AWARD NOMINATION FORM

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If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".*

Please consider: 356 Anthony Street
(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

- | | |
|---|--|
| ☐ Remodel of the Year | ☐ Restoration of the Year |
| ☒ Streetscape Compatibility | ☐ Architectural Details |

Owner Jeffrey & Mallory Poe
Address 356 Anthony Street
Phone or e-mail jeffrey.poe@53.com

Architect Studio One Architects
Address 1105 Burlington Ave Ste 6, Western Springs, IL 60558
Phone or e-mail (708) 783-1124

Contractor Ligman Construction
Address 261 Newton Avenue, Glen Ellyn, IL 60137
Phone or e-mail (630) 709-6440

Landscape Architect _____
Address _____
Phone or e-mail _____

Nominated by Ben Livermore
Address 444 Turner Avenue
Phone or e-mail (630) 632-9955

Date 04/23/2018

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission **Or via email to:** kpurvis@glenellyn.org
 535 Duane Street
 Glen Ellyn, IL 60137

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.

The following nomination for the Streetscape Compatibility Award puts forth the renovation to **356 Anthony Street**, Glen Ellyn. The nomination recognizes the vision, creativity, aesthetics and craftsmanship of the architect, Studio One Architects, and general contractor, Ligman Construction.

356 Anthony is the fifth home in four years that Studio One and Ligman Construction have partnered to renovate in Glen Ellyn. Ligman Construction and Studio One had the vision to renovate the early 1900's 1,100 square foot one and half story home located at 356 Anthony into a fully renovated ~2,900 square foot two story home that blends into the neighboring homes on Newton and Anthony Streets.

The vision of the project was centered on utilizing the existing foundation of the home. The original home was well positioned on the property and is structurally sound. The soundness of the foundation gave Studio One and Ligman Construction a 1,000 square foot first story palette, and an outsized corner lot to build upon. The original first floor brick façade was salvaged and the window placement was also maintained on the first floor.

The collaboration and experienced eye of both Studio One and Ligman Construction has positively changed the appearance of the corner of Newton and Anthony Streets. The now existing, renovated, new home takes on the timeless character, charm and architectural quality seen throughout Glen Ellyn.



Attachment: 356 Anthony Street (3376 : 2017 Historic Preservation Awards)

CLEAR FORM

HISTORIC PRESERVATION AWARD NOMINATION FORM

Nominations accepted annually from January 1st through April 30th for projects completed the previous year. If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".

Please consider: 210 Glenwood Avenue
(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

☒ Remodel of the Year

☒ Restoration of the Year

☐ Streetscape Compatibility

☐ Architectural Details

Owner Russell & Julie Snow
Address 210 Glenwood Avenue
Phone or e-mail 630/881-7385 rjsnow10yahoo.com

Architect Rick Rearick Architects
Address 155 N. Park Blvd
Phone or e-mail 630/373-1654 rickrearick@gmail.com

Contractor Thomas Gorton Homes
Address 587 Phillips Avenue, Glen Ellyn
Phone or e-mail 630/240-7126 tom@thomasgortonhomes.com

Landscape Architect Green Grass, Inc.
Address 1597 Warren Avenue, Downers Grove, IL 60515
Phone or e-mail 630/353-1709 contact@greengrasslandscape.com

Nominated by Tom Evans
Address 587 Phillips Avenue, Glen Ellyn
Phone or e-mail 630/240-7126

Date 4/10/18

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission
 535 Duane Street
 Glen Ellyn, IL 60137
Or via email to: kpurvis@glenellyn.org

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

April 10, 2018

Dear Commission,

Please consider the residence at 210 Glenwood Avenue for both Remodel of the Year and Restoration of the year.

This home was built in the early 1950's. It has both a cinder block foundation and cinder block walls. The home was purchased in the Fall of 2016. It was owned by a bank and had gone through mold remediation and had been neglected for years. Much time, money and effort, in the early days of this project, was spent in getting the basement water tight. The house went through an entire face lift inside and out. Below is a list of the major changes.

Exterior Alterations to this house included:

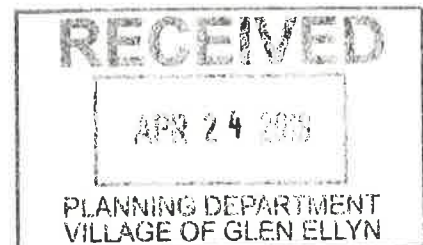
1. Bumping out the back wall of the kitchen and garage 6 feet.
2. Building a full length shed dormer on the back second floor.
3. Covering the cinder block exterior with Hardie-Board Lap siding
4. New covered porch and garage door
5. New roof
6. New windows
7. New landscaping

Interior Alterations to this house included:

1. New kitchen
2. New master bath
3. New mudroom
4. New powder room
5. New second floor bath
6. New hardwood floors throughout

Thank you for your consideration.

Thomas Evans
President
Thomas Gorton Homes
587 Phillips Avenue
Glen Ellyn, Illinois



Attachment: 210 Glenwood Ave (3376 : 2017 Historic Preservation Awards)

210 Glenwood Avenue Before



Attachment: 210 Glenwood Ave (3376 : 2017 Historic Preservation Awards)

210 Glenwood Avenue After Construction



CLEAR FORM

HISTORIC PRESERVATION AWARD NOMINATION FORM

Nominations accepted annually from January 1st through April 30th for projects completed the previous year. If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".

Please consider: 210 Glenwood

(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

☒ Remodel of the Year

☐ Restoration of the Year

☐ Streetscape Compatibility

☐ Architectural Details

Owner JULIA & RUSSELL SNOW

Address 210 GLENWOOD

Phone or e-mail rjsnow10@yahoo.com 630 474 9320

Architect RIK & ASHLEY REARICK

Address 155 N. PARK GLEN ELLYN

Phone or e-mail 630-373-1654

Contractor THOMAS GORTON HOMES

Address 587 PHILLIPS GLEN ELLYN

Phone or e-mail tom@thomasmortonhomes.com 630 373 1654

Landscape Architect —

Address —

Phone or e-mail —

Nominated by BILL KEEL

Address 470 ARLINGTON GLEN ELLYN

Phone or e-mail botbtem@aol.com

Date 2/20/18

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission

535 Duane Street

Glen Ellyn, IL 60137

Or via email to: kpurvis@glenellyn.org

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.

This home at 210 Glenwood was unoccupied for at least a year and the property was slowly showing signs of neglect. The Snow family bought the home in September of 2016 and started the restoration shortly thereafter. The completion date was in August of 2017. At first glance it does not look as though much was done, but at closer examination you can see that a dormer was added, fixtures were added, landscaping was improved and a new fence was installed.

Our family is especially grateful since we live in the neighborhood and were able to see firsthand what was happening to the property.



BEFORE

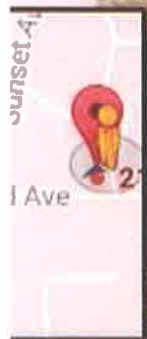
210 GLENWOOD



BEFORE



Wood Ave
n, Illinois
ogle, Inc.
w - Jun 2012



Attachment: 210 Glenwood Ave - Nomination 2 (3376 : 2017 Historic Preservation Awards)





CLEAR FORM

HISTORIC PRESERVATION AWARD NOMINATION FORM

*Nominations accepted annually from January 1st through April 30th for projects completed the previous year.
If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".*

Please consider: 599 Hawthorne Blvd
(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

☒ Remodel of the Year

☒ Restoration of the Year

☐ Streetscape Compatibility

☐ Architectural Details

Owner Nancy B. Keeney
Address 599 Hawthorne Blvd
Phone or e-mail 630-430-4009 Nansc430@aol.com

Architect Shatton Architects Rene Shatton
Address Seattle, WA
Phone or e-mail Shattonarchitects@comcast.net

Contractor Malay Homes
Address Downers Grove, IL
Phone or e-mail malayhomes@yahoo.com

Landscape Architect Michael Spatola - Ross and Jack's
Address Elmhurst, IL
Phone or e-mail Michael@rossandjacks.com

Nominated by Nancy Keeney
Address 599 Hawthorne Blvd, GE IL 60137
Phone or e-mail 630-430-4009 Nansc430@aol.com

Date 4/25/2018

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137
Or via email to: kpurvis@glenellyn.org

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.

HISTORIC PRESERVATION AWARD NOMINATION

April 8th, 2018

I am nominating 599 Hawthorne Blvd. for a Restoration or the Remodeling Award for 2017.

I hired Rene Stratton as my architect as I wanted to maintain the original character of the home. The exterior brick for the addition was matched with existing brick for a seamless transition. New hardwood floors were also matched to existing hardwoods and sanded and stained the same color. Custom matching baseboards and crown molding were also added to match existing ones. The electrical was also upgraded with energy efficient LED lights. A new kitchen with custom inlaid cabinets, oversized island, SUB-ZERO and Wolf appliances were also added along with a butler's pantry for extra storage. Also added was a breakfast eating room, a great room with bar with ice and wine appliances, master bedroom with on-suite bathroom, large master closet with custom built-ins. An additional hall bathroom on the second floor and a new oversized two-car garage were added to the existing home.

The first floor powder room was completely gutted with added square footage. The old garage was converted into a home-gym. Also a mudroom with built in lockers was added and the living space in the basement was retrofitted. The attic was stripped down to the wooden studs, spray foamed for maximum insulation, heat and A/C added, and turned into a art room and lounge area.

As the house sits on a hill, the existing cement retaining walls, staircase and walkway were all replaced with stone. The old wooden deck was removed and replaced with a stone patio and dramatic limestone stairway.

A total of 60 windows were replaced with custom wood windows to keep in character with the house.

The link below shows the house before any work was done. If you copy/paste the link into a browser, you can view the realtor's pictures of the house when I purchased it in 2015.

<https://www.redfin.com/IL/Glen-Ellyn/599-Hawthorne-Blvd-60137/home/18134984>

Pictures below are after work was completed.



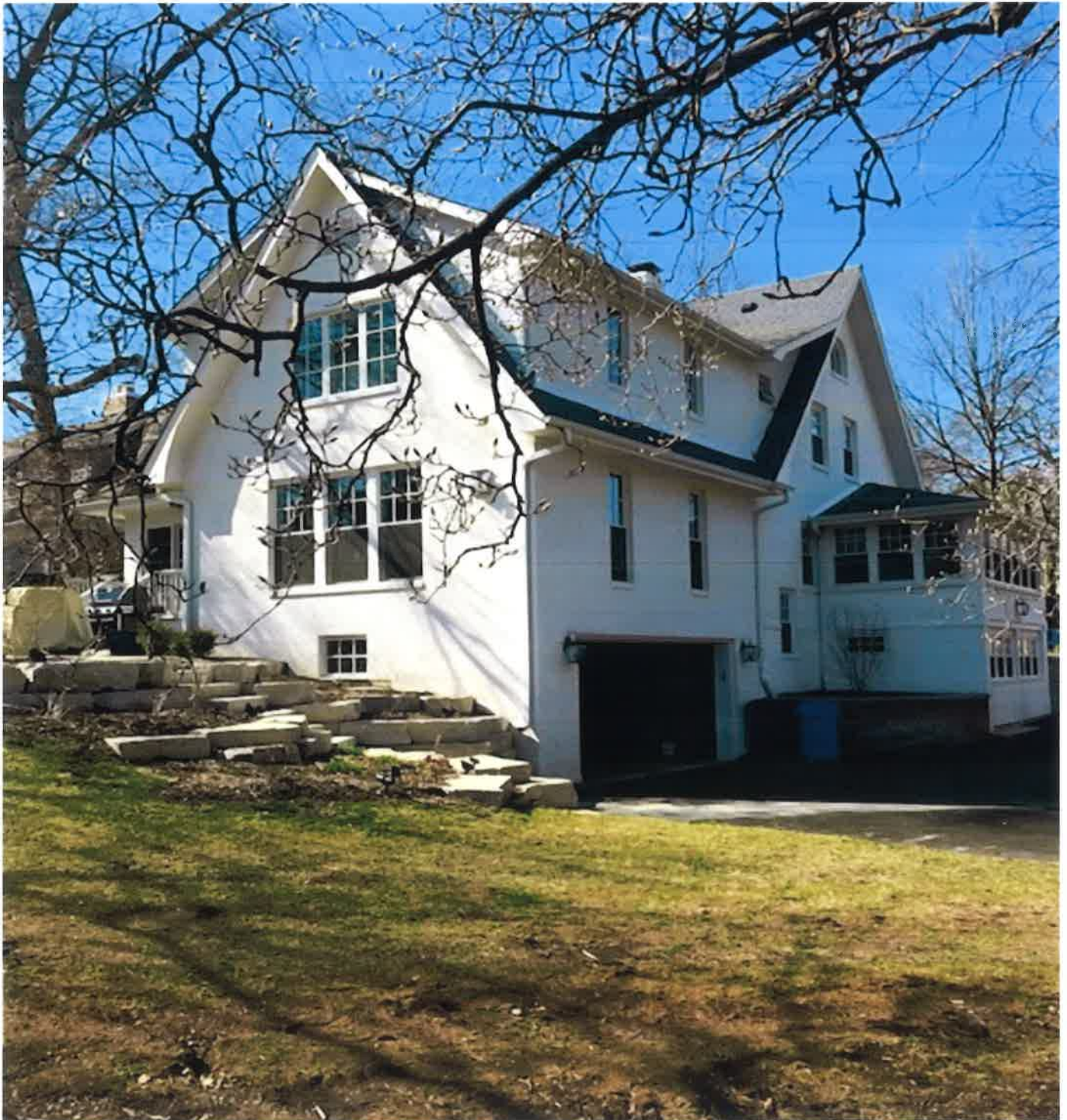
Attachment: 599 Hawthorne Blvd (3376 : 2017 Historic Preservation Awards)



Attachment: 599 Hawthorne Blvd (3376 : 2017 Historic Preservation Awards)



Attachment: 599 Hawthorne Blvd (3376 : 2017 Historic Preservation Awards)



Attachment: 599 Hawthorne Blvd (3376 : 2017 Historic Preservation Awards)



Attachment: 599 Hawthorne Blvd (3376 : 2017 Historic Preservation Awards)

CLEAR FORM

HISTORIC PRESERVATION AWARD NOMINATION FORM

*Nominations accepted annually from January 1st through April 30th for projects completed the previous year.
If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".*

Please consider: 580 Lakeview Terrace

(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

☒ Remodel of the Year

☐ Restoration of the Year

☐ Streetscape Compatibility

☐ Architectural Details

Owner Heather and Ray Mees

Address 580 Lakeview Ter, Glen Ellyn, IL 60137

Phone or e-mail 860-917-0012, heather.m.mees@gmail.com

Architect Heather Mees

Address see above

Phone or e-mail _____

Contractor Aaron Spears, Churchill Renovations Co.

Address 536 Pennsylvania Ave, Glen Ellyn

Phone or e-mail 630-561-6450, raluk73@mac.com

Landscape Architect N/A

Address _____

Phone or e-mail _____

Nominated by Kim Veum Welsh

Address 215 Crest Road

Phone or e-mail kvwelsh@gmail.com

Date 06/04/2018

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission

535 Duane Street

Glen Ellyn, IL 60137

Or via email to: kpurvis@glenellyn.org

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.

Shedding a little light on why I think it's more of a remodel than a restoration? We met with the Historical Society a week or two after we purchased the house and they gave us a few images of the house when it was on the market in the early '60's. We redesigned the front of the house to give it more of that character, but we angled the siding to keep water away from the stonework. We also changed the size of the large window at the front of the house to accommodate the new kitchen design and had our masons fill in the lower part of that window.



Attachment: 580 Lakeview Terrace (3376 : 2017 Historic Preservation Awards)



Attachment: 580 Lakeview Terrace (3376 : 2017 Historic Preservation Awards)



Attachment: 580 Lakeview Terrace (3376 : 2017 Historic Preservation Awards)

CLEAR FORM

HISTORIC PRESERVATION AWARD NOMINATION FORM

Nominations accepted annually from January 1st through April 30th for projects completed the previous year. If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".

Please consider: 449 Longfellow Ave

(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

☒ Remodel of the Year

☒ Restoration of the Year

☐ Streetscape Compatibility

☐ Architectural Details

Owner Scott & Kristin Fischer

Address 449 Longfellow Ave

Phone or e-mail 219-746-4221 / kelizabeth06@gmail.com

Architect N/A

Address _____

Phone or e-mail _____

Contractor N/A

Address _____

Phone or e-mail _____

Landscape Architect Brent Riechers Landscape Design

Address Chicago, Illinois 60612

Phone or e-mail 312-813-4804

Nominated by Kristin Fischer

Address 449 Longfellow Ave

Phone or e-mail 219-746-4221

Date 4/20/2018

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission **Or via email to:** kpurvis@glenellyn.org

535 Duane Street
Glen Ellyn, IL 60137

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.

Updates made to 449 Longfellow Avenue

We knew when we purchased our home that we wanted to keep its charming character but wanted to add modern touches. Our home was painted completely from head to toe in a brighter blue color. It's called Rush Hour! It was bluer than we expected, but we really love it. We have had all of the upstairs windows and shutters replaced, and removed the rotting garden boxes from the front. In addition, we replaced our front door with a more eco-friendly option that also offers more sunlight into our home. Smaller front aesthetics include a bronze mailbox, wall mounted flag, updated outdoor lighting, and new address plaque. Late last year we added new landscaping to the front – removing outdated and un-cared for hedges. We added smaller bushes for a cleaner look and have beautiful red tulips blooming in the spring (anytime now)!

In the backyard, we removed a small porch that had been added to the back of the house. It was a structure that wasn't standing well. When we removed the porch our patio really came to life (and we had way more sunlight in our kitchen). We also removed a small deck that had been built to hold the screened in porch and washed and painted the underlying concrete patio. This really opened up our backyard and outdoor living space.



BEFORE

Attachment: 499 Longfellow Ave (3376 : 2017 Historic Preservation Awards)



AFTER

CLEAR FORM

HISTORIC PRESERVATION AWARD NOMINATION FORM

Nominations accepted annually from January 1st through April 30th for projects completed the previous year.
If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".

Please consider: 439 PENNSYLVANIA AVENUE
(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

- ☒ Remodel of the Year ☐ Restoration of the Year
☐ Streetscape Compatibility ☐ Architectural Details

Owner HEARTS of OAK, LLC
Address 439 PENNSYLVANIA AVE - GLEN ELLYN, IL 60137
Phone or e-mail hearts of oak 439@gmail.com

Architect KORTE ARCHITECTURE
Address 91 GATES STREET - CRYSTAL LAKE, IL 60014
Phone or e-mail 815.444.9150

Contractor C.C. SHENK CONSTRUCTION, INC.
Address 836 NORTH STODDARD AVENUE - WHEATON, IL 60187
Phone or e-mail 630.690.5449

Landscape Architect —
Address _____
Phone or e-mail _____

Nominated by GERALD F. GALLAGHER
Address 1124 WEBSTER AVENUE - WHEATON, IL 60187
Phone or e-mail gfglaw@yahoo.com

Date 10 MARCH 2018

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission Or via email to: kpurvis@glenellyn.org
535 Duane Street
Glen Ellyn, IL 60137

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.

CLEAR FORM

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If the field does not apply or you do not have access to the required information, please type N/A or "Unsure".

Please consider: 439 PENNSYLVANIA AVENUE
(Address of home or commercial building)

to receive a Glen Ellyn Historic Preservation Commission Award in the category of:

- | | |
|--|---|
| ☐ Remodel of the Year | ☒ Restoration of the Year |
| ☐ Streetscape Compatibility | ☐ Architectural Details |

Owner HEARTS of OAK, LLC
Address 439 PENNSYLVANIA AVE - GLEN ELLYN, IL 60137
Phone or e-mail heartsfozok439@gmail.com

Architect KORTE ARCHITECTURE
Address 91 GATES STREET - CRYSTAL LAKE, IL 60014
Phone or e-mail 815.444.9150

Contractor C & C SAENLUK CONSTRUCTION, INC.
Address 836 NORTH STODDARD AVENUE - WHEATON, IL 60187
Phone or e-mail 630.690.5449

Landscape Architect —
Address _____
Phone or e-mail _____

Nominated by GERALD F. GALLAGHER
Address 1124 WEBSTER AVENUE - WHEATON, IL 60187
Phone or e-mail gfg12w@yahoo.com

Date 10 MARCH 2018

Please send the nomination form, before and after photos, and a brief description of the project to: Historic Preservation Commission Or via email to: kpurvis@glenellyn.org
535 Duane Street
Glen Ellyn, IL 60137

Only complete nomination forms with photos and a brief description will be considered.

For more information, contact the Historic Preservation Commission Staff Liaison at 630-547-5250.

The Red House

439 Pennsylvania Avenue – Glen Ellyn, IL 60137

The house and outbuilding, located for the past 128 years at what is now 439 Pennsylvania Avenue in the Village of Glen Ellyn, has had many lives. When first built in 1890 it served its owners as a simple farm house, one that nonetheless did feature some elevated detail in the early Eastlake style that was much in vogue at the time. Over the decades the house has, among other things, functioned as retail property (in particular, an antique store in the 1970's) as well as a primary residence for many, whether in the form of rental property or homestead.



By 2016 the property was showing the toll the years had taken upon it--as the once-noble clapboard shell began to deteriorate, so did the roof and, generally, the entire grounds



inclusive of the little outbuilding that once, in happier times, likely functioned as a stable or carriage house. So great was the decay that the property was placed for sale with the likelihood that only buyers with an eye toward a rather extensive re-imagining might be up to the task of bringing her back to useful life. Fortunately, such buyers did find the property, listed for sale in 2016. A mixture of two parts

vision to eight parts (*at least*) madness combined to convince the current owner, Hearts of Oak, LLC to take the leap of faith necessary to purchase and re-develop the buildings for a new leasehold by *A Different Box of Crayons* (<https://www.facebook.com/adifferentboxofcrayons/>), the current and future tenant.

* * *

This has been an exercise in both love and lunacy, but we believe it to have been worth it, as the once forlorn lady in the glen has been rejuvenated for her next 128 years as the jewel-box of color and energy known as The Red House. We—the partners of *Hearts of Oak, LLC*, therefore submit the fruits of our labor and vision to you at the Commission, for your evaluation. We know our efforts will abide, and hope that this work will enrich the Village for decades to come.

Gerry Gallagher

Lynn Schmitt Gallagher



Attachment: 439 Pennsylvania Ave (3376 : 2017 Historic Preservation Awards)

The Red House

439 Pennsylvania Avenue

RENOVATION SUMMARY

The Red House was essentially gutted and re-built when Hearts of Oak, LLC took possession of the property. Bringing the structure up to Code for use as a commercial building meant that even much of the structure that remained somewhat serviceable had to be re-done or, in most cases, replaced.

* * *

Among the most significant of the changes are:

- the new composition siding that replaces the deteriorated wood clapboards;
- all new exterior insulation;
- new brick veneer exterior wainscot to replace previous concrete and rubble walls;
- new addition on new foundation and crawl space extending the building southward;
- new roofs and gutters;
- new deck and accessibility ramp at the rear entrance;
- complete removal of the previous “sun porch” addition and replacement of same over a new concrete foundation (the old porch sat on shaky brick piers holding it off the ground);
- removal of the brick chimney as a consequence of all new mechanicals (forced air heat & air conditioning replacing radiators and through-wall air conditioners);
- new grading and paving in the former back yard to transform it into workable parking;
- addition of a complete fire protection system inside;
- complete re-wiring of the building(s) with new panel boxes;
- new commercial lighting throughout;
- complete reconstruction of the rear outbuilding (storage) with new all-electric Mitsubishi heating/cooling unit;
- new hardwood flooring throughout;
- all new exterior doors and windows; and
- new code-compliant trash enclosure.

The front entrance is currently undergoing additional renovation as a porch addition is to be added (see attached sketch – this is currently under village review), immediately after which the finished landscaping and plantings will be implemented, including a rain garden/water retention area south of the parking lot to handle runoff.

439 Pennsylvania - Before



439 Pennsylvania - After



Award Descriptions

Restoration of the Year Award: This award is in recognition of an outstanding effort to restore the exterior of a home or building in a manner fitting its historic character while adhering to Glen Ellyn's restoration guidelines and contributing to the preservation of Glen Ellyn history. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the extent to which the exterior restoration is in keeping with the home's historic character.

Remodeling Project of the Year Award: This award is in recognition of an outstanding effort to remodel the exterior of a home or building in a manner maintaining or improving the architectural integrity and contributing to the preservation of Glen Ellyn history. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the extent to which the exterior remodel is in keeping with the home's character.

Streetscape Compatibility Award: This award is in recognition of an outstanding effort to construct a new home or building in an architectural style and scale that contributes to the preservation of Glen Ellyn's historic streetscapes. A home can be of any age to qualify for this award. Entries are judged on their compatibility with the existing streetscape, in terms of architectural style and scale.

Architectural Details Award: This award is in recognition of an outstanding effort to restore an exterior detail element of a home, building or property in a manner fitting its historic character, and contributing to the preservation of Glen Ellyn history. Examples of exterior detail elements would include but are not limited to porches, cornice work, leaded glass windows or decorative fencing. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the compatibility of the element with the historic character of the home or building.



Historic Preservation Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/21/18 07:00 PM

Department: Historic Preservation Commission

Department Head: Kelly Purvis

Category: Discussion Item

Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3379)

DOC ID: 3379

June HPC Information Memo

1. Tim Loftus sent an email from Landmarks Illinois (attached) regarding a Bill to improve and expand the Historic Tax Credit Program. Tim will provide a brief summary.
2. 2017-2018 ARS Update - Survey forms have been sent to the Commission and the SHPO for review and the report is in the process of being prepared. Ramsey Historical Consultants expect to have a draft for the Commission's review by the end of June.
3. Boathouse Event - The May 17, 2018 event was a hit with approximately 50 people attending. Staff has received a number of calls and emails from residents that were unable to attend the May meeting but are interested in the content. Staff would suggest that the Commission host an informal session, covering similar information, at the July 19, 2017 HPC meeting.
4. HPC Coloring Contest - Five winners were selected for the first HPC coloring contest. All winners received a one year family membership to the Glen Ellyn Historical Society and four tickets to the Tavern Day event held in September. In addition, the first place winner in the age group of 3-6 received a teddy bear from the Glen Ellyn Historical Society; first place winner of the age group of 7-12 received a \$25 gift card to the Glen Ellyn Historical Society. A special thanks to the Glen Ellyn Historical Society for providing so many prizes for the event! Winning coloring contests have been attached for the Commission's information.

Attachments: Email - Landmark's Illinois Tax Credit Program Update
Coloring Contest Winners (5)

Cc: Staci Hulseberg, Planning and Development Director
John Sterrett, Planner

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ATTACHMENTS:

- Landmarks Illinois - Historic Tax Credit Program (PDF)
- HPC Coloring Contest Winners (5) (PDF)



LANDMARKS ILLINOIS

Illinois General Assembly Passes Bill to Improve
and Expand Historic Tax Credit Program



Anthony Overton Elementary School in Chicago*

To Illinois' Preservation Community,

Yesterday evening, the Illinois General Assembly passed the [Illinois Historic Preservation Tax Credit](#) bill with an overwhelming majority. This is a monumental achievement brought forward by you, our preservation advocates. With our partners in the Historic Preservation Caucus and at AIA Illinois, we helped ensure the passage of a needed incentive to pair with the Federal Historic Tax Credit, which has been introduced annually in the Illinois General Assembly since 2009. On the tenth attempt, we

have momentum like never before as the bill heads to Gov. Bruce Rauner's desk for consideration.

By a vote of 101-11-1 in the House of Representatives and 51-0 in the Senate, the Illinois General Assembly almost unanimously approved **Senate Bill 3527**. Authored by Primary Sponsors Sen. Steve Stadelman (D-Rockford) and Rep. Jehan Gordon-Booth (D-Peoria), the bill amended existing River Edge Redevelopment Zone (RERZ) Historic Tax Credit language and expanded the program statewide. The RERZ program was established in 2012 as a five-year pilot allowing a 25 percent state income tax credit for qualifying projects that create jobs and revitalized vacant and blighted historic properties along riverfronts in Aurora, East St. Louis, Elgin, Peoria and Rockford. Its success in spurring private development led to a one-year extension in 2016 and a four-year extension in 2017. The current bill clarifies how the credit is applied to phased projects, establishes a carry-forward provision and better defines recapture events.

The approved bill also expands the RERZ program statewide creating the Illinois Historic Preservation Tax Credit. Historic preservation projects meeting one of five targeted criteria (see below) and a project readiness test can apply for a 25 percent state income tax credit for qualified expenditures, up to \$3 million in state credits per project. The Historic Preservation Division of the Illinois Department of Natural Resources will administer two application rounds annually to allocate the \$15 million available per year. Credits will be allocated on a first-come, first-served basis and applicants must reapply if not accepted. The program will be in effect from Jan. 1, 2019, through Dec. 31, 2023. Additional details will be forthcoming as the rulemaking process establishes additional parameters.

Eligible buildings in one of five targeted categories shall be prioritized for the tax credit:

- A building located in a county bordering a state with a state historic tax credit
- A building previously owned by a federal, state or local government entity
- Located in an eligible census tract where median family income is at or below state median family income
- Project partnerships that include a community development entity, nonprofit or low-profit corporation
- Located in an area subject to a Disaster Declaration

The Illinois Historic Preservation Tax Credit will be a game changer for many preservation projects in Illinois, provided the bill is signed by Governor Rauner. Please take a moment to contact the Governor's office to voice your support for [SB3527](#). [Click here for contact information](#).

Many hands went to work crafting and carrying this bill along. We want to give credit where it's due. First, to the primary sponsors of SB3527 for their diligent work to bring both sides of the aisle together in a bipartisan vote, we thank Sen. Steve Stadelman (D-Rockford) and Rep. Jehan Gordon-Booth (D-Peoria). Their tireless negotiations ensured this bill's success.

We also thank the leadership of both the House of Representatives and the Senate, as well as the following bill sponsors that joined its authors in showing support: Sens. David Koehler, Chuck Weaver, Neil Anderson, Pamela J. Althoff, Cristina Castro and Jil Tracy and Reps. LaToya Greenwood, Michael Halpin, Litesa E. Wallace, Nicholas K. Smith, Anna Moeller, Marcus C. Evans, Jr., Arthur Turner, Camille Y. Lilly, Linda Chapa LaVia, Steven A. Andersson, Tony McCombie, Norine K. Hammond, Joe Sosnowski and Carol Sente. Several of these elected officials are also members of the Illinois Historic Preservation Caucus, including Caucus Co-Chairs Sen. Pamela Althoff, a tireless champion for this legislation, and Rep. Steve Andersson. **If one of the aforementioned legislators represents you, please contact her/him to say thank you for her/his sponsorship.**

Landmarks Illinois has worked in tandem with its partner on this legislation, AIA Illinois, since 2009. Executive Vice President Mike Waldinger has provided his procedural wisdom, and persuasiveness, to achieve this success. Mike has been a tireless advocate on behalf of his member architects across Illinois. He has been supported by AIA Illinois' lobbyists Elaine Nekritz and John Amdor of Nekritz Amdor, and previous to their work, former staff member Dan Hohl. They were joined by fellow lobbyists Mike Cassidy of McGuire Woods on behalf of the cities of Rockford and Peoria, as well as Dan Shoman representing the cities of Aurora and Elgin.

We thank the staff of the House Democratic Service for going above and beyond to craft a workable piece of legislation, specifically Jessica Basham and Ryan Trevor. Similarly, the Illinois Department of Natural Resources, Department of Commerce and Economic Opportunity and Department of Revenue contributed to improving the bill language. Finally, we appreciate the advice of Renee Kuhlman from the National Trust for Historic Preservation and advisor Harry Schwartz.

Landmarks Illinois acknowledges the support of our members for making our advocacy program possible. If you are not a member, please join us for a little as \$35 a year, or make a donation to support this kind of work to help people save places for people. We will post information as it is made available to www.Landmarks.org about the RERZ Historic Tax Credit and Illinois Historic Preservation Tax Credit programs.

I look forward to bringing you more information as it is made available.

Best regards,

Bonnie McDonald

President & CEO

See what's happening on our social sites



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Nova Staruck age 8

Name: Maeve Blawiegon Telephone Number _____

Age Group: 3-6 or 7-12

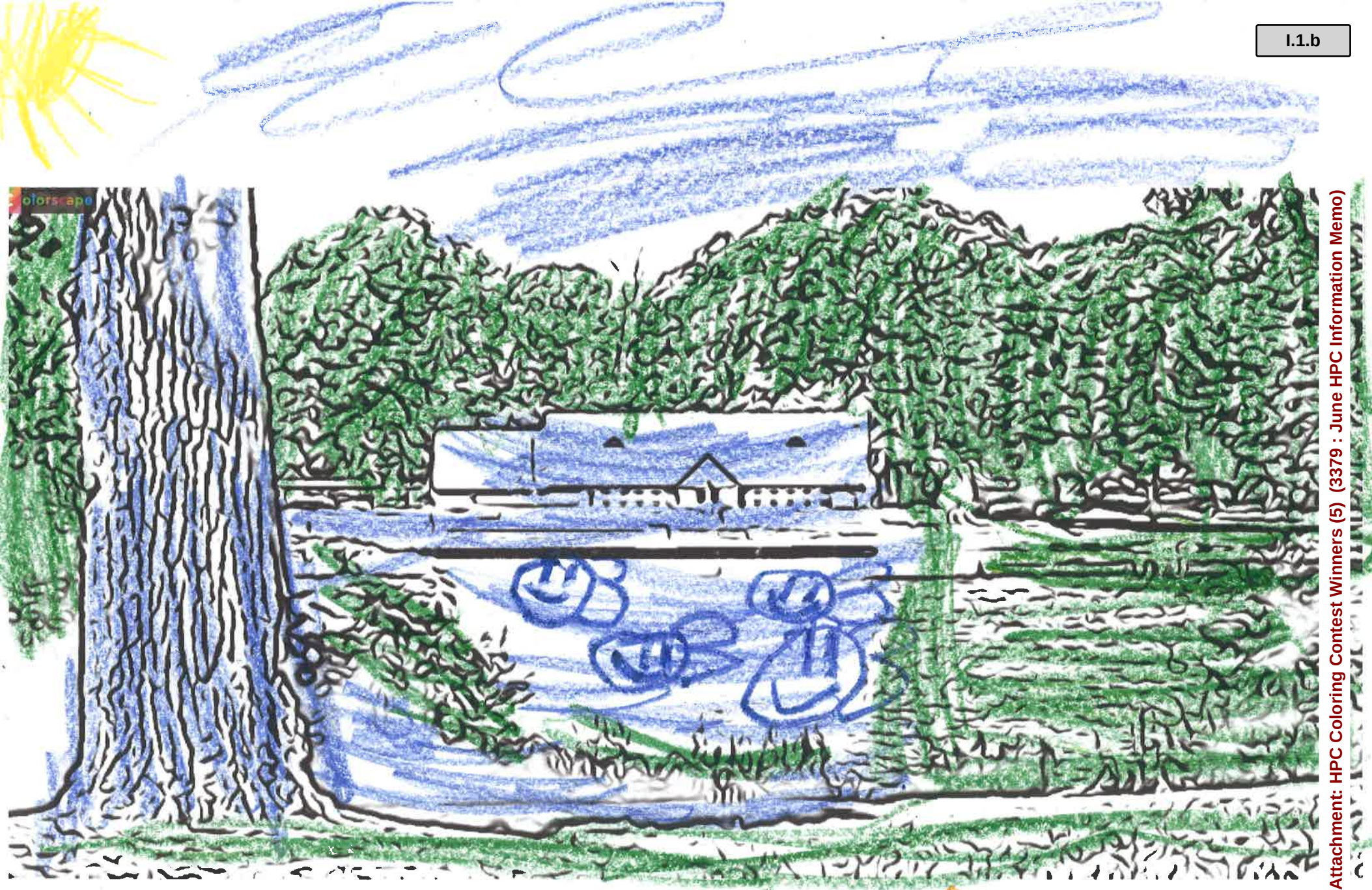




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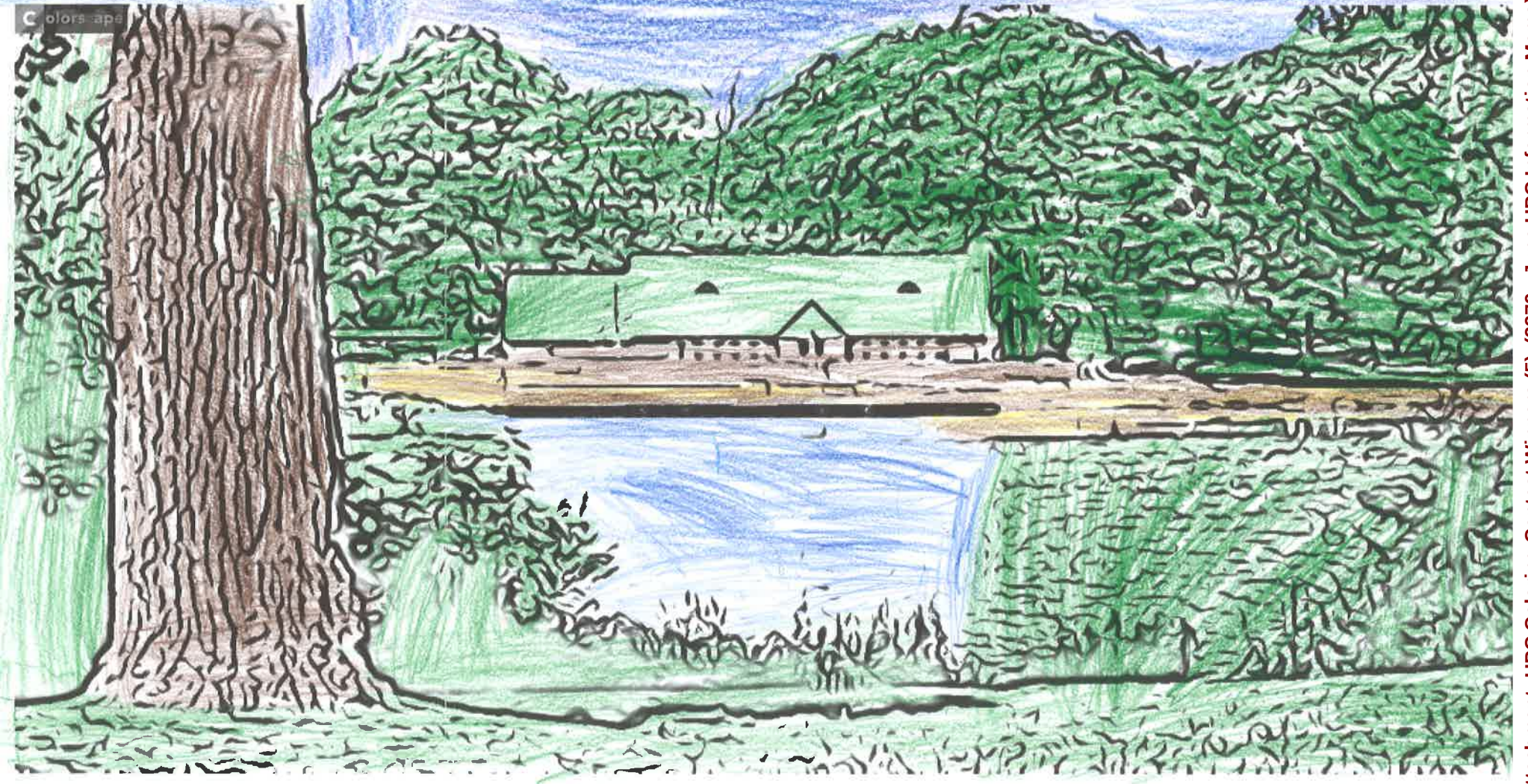
Age Group: 3-6 or 7-12

7 Age Group



Attachment: HPC Coloring Contest Winners (5) (3379 : June HPC Information Memo)

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