

MINUTES

BOARD/COMMISSION: Historic Preservation
Commission

DATE: 7/19/18

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 8:44 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

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

EXCUSED: Commissioners Dieter and Manak

ALSO PRESENT: Trustee Liaison Senak, Village Planner Sterrett, Planning Intern Evan Clements, and Recording Secretary Johnson

1. Call to Order.

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:00 p.m. in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes.

Commissioner Loftus moved, seconded by Commissioner Darga, to recommend approval of the May 17, 2018 minutes. The motion was carried unanimously by voice vote.

June 21 minutes – Commissioner Loftus moved, seconded by Commissioner Darga, to recommend approval of the June 21, 2018 minutes. The motion was carried by voice vote (Commissioner Christiansen abstained).

3. Public Comments.

None.

4. Old Business.

Commissioner Veum-Welch asked how winners of the Historic Preservation Awards were notified. Planner Sterrett stated that notices were sent out by the Village. Signs will be distributed to put in their yards, and the awards will be presented at next the Village board meeting.

Chairman Marks asked Commissioner Christiansen about the coloring contest. She reported that they had 12 entries, but it is the first time trying the contest.

5. New Business

- A. Commissioner Loftus gave an informational presentation on landmarking that was previously given at the public meeting at the Lake Ellyn Boathouse.

Commissioner Loftus stated that historic preservation is honoring the history of Glen Ellyn. Historic preservation conserves resources. Glen Ellyn's Village Hall is a great example of adaptive re-use of an old school building. Commissioner Loftus explained how historic preservation can provide an economic benefit, with heritage tourism and events bringing visitors and money to local businesses. He cleared up some common myths about historic preservation and landmarking of historical properties. He pointed out that most upgrades to historic buildings cost less than constructing a new building. He stated that certain areas of the Village have had historical surveys done to identify historically significant properties. Glen Ellyn has about 36 landmarked "things" including the horse trough, artwork at the Post Office, Perry's Pond, and numerous buildings. There are two national register districts in Glen Ellyn, downtown North and South. He explained the tax incentives to landmarking and restoring an old home or building, including a tax freeze for 8 years for historic homes. Commissioner Loftus went over what improvements require HPC review for landmarked homes, and what does not. The historical society's landmarking program is just honorary, but the Village's landmarking designation is protected by ordinance. Even homes on the national register can still be demolished.

- B. Public Hearing to consider a request for landmarking designation for the property located at 371 Elm Street

Commissioner Christiansen made a motion to enter into the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Planning Intern Clements was sworn in. He reviewed the landmark application provided by the Petitioner. Resident William Harty has filed the application on behalf of his mother, Mary Harty, owner of the subject property. The home is a 1925 farmhouse. It is located on the south side of Elm Street in a R-2 zoning district. Per Mr. Clements, it meets the following criteria:

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

Commissioner Loftus stated that the original architect of this property was LJ Blackburn but no information on LJ Blackburn could be found.

William Harty was sworn in. Mr. Harty stated that the interior has original glass in the windows except for an upstairs window. There are large moldings and the garage dates to the 1930s. The original owners of the home ran a local movie theater. Trustee Senak asked the petitioner what motivated them to do this. Mr. Harty stated that he restored his own historic home. This house is one of the oldest on this street. Its placement dictated the development of other homes on Elm Street. His mother loves her house. He appreciates the wonderful mix of architectural styles in Glen Ellyn. Commissioner Loftus appreciates the preservation of smaller historic homes in the midst of larger homes that result from teardowns.

Public Comment:
None

Commissioner Christiansen made a motion to close the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Motion

Commissioner Loftus made a motion to approve the request for landmarking designation for the property located at 371 Elm Street, which was seconded by Commissioner Welch, and approved unanimously by roll call vote.

- C. Public Hearing to consider the request for landmarking designation for the property at located at 869 Hillside Avenue

Commissioner Christiansen made a motion, seconded by Commissioner Loftus, to open the public hearing. The motion was approved unanimously.

Planner Sterrett was sworn in. He reviewed the Petitioner's application. The home is a 1923 bungalow. It has cedar shingles, and an uninterrupted belt band around

the house. A recent addition was kept in character with the original home. The Petitioners have indicated the home fits the following criteria:

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.

The petitioner Ian Dawson, was sworn in. He has lived in the home for 18 years. Three years ago he began restoring the exterior of the building. He hand-scraped the exterior back down to the original cedar. He found an original Curtis Brothers plaque on the house that indicates the windows, screens and doors are original. He has done a deed search from 1842 to present day. The first homeowner William A. Reed, was from Scotland and worked for Glen Ellyn Water Company as an engineer. Mr. Dawson has 167 years of tax records for this house. He believes the east gable and garage were an addition, done sometime before 1959. The builder was Roy V. Spaulding. He built homes as well as commercial buildings. Chairman Marks thanked Mr. Dawson for his research.

Public Comments:

None

Commissioner Darga stated the petitioner had done an amazing amount of research. Commissioner Loftus stated that he has visited the petitioner's home and it is a perfect example of making an older home livable to today's standards. Commissioner Christiansen stated that they should add the criteria that work was done by an architect significant to Glen Ellyn. Commissioner Veum-Welsh asked what motivated them to do the research and the addition. Mrs. Dawson stated that they loved the house and thought they could achieve what they wanted with a modest sized addition. They also wanted a dishwasher in the kitchen, which was very small. Mr. Dawson stated that he had been researching for about a year. He said that finding out the original owner was Scottish, like his, wife motivated him to keep on researching.

Chairman Christiansen made a motion to close the public hearing, seconded by Commissioner Darga. The motion was approved unanimously.

Commissioner Darga made a motion to recommend landmarking of 869 Hillside Ave, with the added criteria of it having a notable builder. The motion was seconded by Commissioner Veum-Welsh. A roll call vote was taken, all ayes.

Commissioner Loftus stated that this home fills a need, to provide affordable modest sized housing for couples looking to downsize. Trustee Senak agreed with his sentiments. Trustee Senak thanked Chairman Marks for his leadership of the commission, which encourages people to improve older homes rather than tear them down.

Commissioner Loftus also added that the petitioner received the Restoration of the Year award last year.

6. Historical Society Business

Karen Hall, Executive Director of the Historical Society, was not present.

7. Chairman's Report

No report.

8. Village Board Trustee Report

Trustee Senak stated that there is construction all over town. He encouraged residents to have patience while the Village continues to maintain its infrastructure.

The Village is going to update everyone's water meters. The readings will be done in real-time and not done manually. Customers will be able to get real time readings of their water usage.

Phase 1 of the wayfinding study is being implemented, as staff is installing signage on the periphery of the Village. Chairman Marks added that the signs were originally designed to be a New England style since the original settlers were mostly from New England and upstate New York.

Trustee Senak explained that the Village has approved a Civic Center update/renovation. Innovation DuPage will be occupying a portion of the Civic Center. The plan is to renovate and modernize the interior and maintain the same exterior.

The Village's Comprehensive Plan update is underway. Houseal Lavigne Associates, planning consultants hired by the village, and staff will be doing outreach to the community and commissions. Trustee Senak stated that it is very important to get involved and give input. The last update was done in 2001. It is an accelerated schedule, so he encourages community participation without delay. Per Planner Sterrett, there will be a dedicated Comprehensive Plan website. Chairman Marks stated that the Village needs to use outreach via mail/paper as some do not have access to websites and social media.

Chairman Marks asked about the Taylor Ave tunnel project. Trustee Senak stated it will be closed fully for 2-3 days while boring is taking place. He added that the civic center parking garage project is continuing to move forward.

9. Staff Report

Planner Sterrett reviewed the informational memo which contained information on the ARS update and the HPC awards next Monday. He will find out what the deadline is for giving comments on the ARS update.

10. Confirmation of Next Meeting Date and Adjournment

Commissioner Loftus moved, seconded by Commissioner Darga, to close the meeting at 8:44 p.m. The motion carried unanimously by voice vote.

Submitted by Christina Johnson, Recording Secretary