



Agenda
Village of Glen Ellyn
Historic Preservation Commission
Regular Meeting
Thursday, March 21, 2019
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 Draft Minutes from February 21, 2019**
 - 1. February 21, 2019 Historic Preservation Commission Draft Minutes
- C. Public Comment**
- D. Old Buisness**
 - 1. Historic Preservation 2018 Annual Awards Discussion
 - 2. Informational Memo - March 2019
- E. New Business**
 - 1. Preliminary Landmark Review of 451 Taylor Avenue
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
- J. Confirmation of Next Meeting Date and Adjournment**
- K. Agenda Items**



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Evan Clements

SCHEDULED

AGENDA ITEM (ID # 3889)

DOC ID: 3889

February 21, 2019 Historic Preservation Commission Draft Minutes

ATTACHMENTS:

- February 21, 2019 Historical Preservation Commission Draft Minutes (PDF)

Village of Glen Ellyn



Minutes
 Village of Glen Ellyn
 Historic Preservation
 Regular Meeting
 February 21, 2019
 7:00PM
 Glen Ellyn Civic Center Rm 301

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: Yes

Date: February 21, 2019
Called to Order: 7:01 p.m.
Adjourned: 9:06 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Kelli E. Christiansen	Commissioner	Present
Nathan A. Darga	Commissioner	Present
Robert S. Dieter	Commissioner	Present
Ian Hood	Commissioner	Absent
James P. Manak	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Present

Also Present:

John Sterrett	Village Planner – Staff Liaison	Present
Mark Senak	Trustee Liaison	Present
Karen Hall	Executive Director of the Historical Society	Present
Amy White	Student Intern	Absent
Elisa Pollina	Recording Secretary	Present

Public Present:

Tim Whalen - Forest Preserve District 4	1200 Roosevelt Road	
Leland Marks		

A. CALL TO ORDER

The February 21, 2019 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:01 PM at the Glen Ellyn Historical Society.

B. PUBLIC COMMENT – Tim Whalen, Forest Preserve District 4, makes a presentation to the HPC on how he would like to preserve the McKee House. (see attached presentation) He reports that the McKee House is now part of Glen Ellyn and he would like to preserve this as a historical site. He believes from a historical perspective it is our duty to preserve the McKee House. He recently attended the CBD workshop to present this information to the village. As it stands, \$375,000 needs to be raised by October or the Village will tear down the McKee house. He adds that extensive mailings have been sent out to solicit donations. We have received some small grants so far. If we show the Citizen’s group that we have raised a portion of the money they may extend our deadline date. Chairman Loftus asks the HPC for ideas on how to accomplish this. Former Chairman Marks adds that doing a PR blitz is the best way to get the word out to residents and clubs. Trustee Senak asks if we can get this on the Village website to draw awareness. Staff Liaison Sterrett adds we may want to tie this into our May event. Chairman Loftus adds we can landmark this property so that it can be protected. The McKee house would qualify for land marking. He would like this to be put on the April agenda so that the HPC can vote to landmark the McKee house. The HPC thanks Tim Whalen for his presentation.

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM January 17, 2019 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 1/17/2019

RESULT: Motion Unanimously Carried

MOVER: Commissioner Manak

SECONDER: Commissioner Darga

E. NEW BUSINESS

- The Remembrance of Former Commissioner John Schreiber:* Chairman Loftus announces that former Commissioner John Schreiber passed away on January 30, 2019. He served on the HPC in the mid-2000s-2017. The HPC shares their memories of John Schreiber. Commissioner Manak remembers Schreiber as a true expert in historic preservation. Trustee Senak adds he was a walking book of Glen Ellyn History, an amazing man. Former Chairman Marks adds he would help us on various projects, a very kind man.

F. OLD BUSINESS

1. Review and finalize the 2019 Goals of the Historic Preservation Commission – Chairman Loftus asks the HPC if they would like to make any additional changes to the Revised 2019 Goals. Commissioner Darga makes a motion to accept the revised list of goals as it appears and that these goals are adopted as the HPC's final list for 2019. Commissioner Christiansen seconds the motion

MOVE TO Accept and adopt the HPC's 2019 Goals

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Christiansen

Ayes: 6

Staff Liaison Sterrett adds we should keep this on the agenda each month. Chairman Loftus asks the HPC to start working on the action items.

2. Action Plan for Landmark Initiative (Goal #3) – Commissioner Manak presented to the HPC an action plan of 5 steps to accomplish the HPC's landmark initiative (see attached action plan) The steps are as follows: 1. Selection of potential properties, 2. Select properties and drive by test to consider suitability, changes, etc., 3. Collect and arrange print material, 4. Prepare draft of introductory letter for approval by commission and Village, 5. Visits to homeowners by 2 members of commission – start by May 1st. Commissioner Manak asks the HPC for their reaction to this action plan. The HPC approves this action plan. Commissioner Manak asks if anyone is interested in going on personal visits. Commissioners Darga and Veum-Welsh offer to help with personal visits. Commissioner Manak adds that he will draft the letter and will move forward on this action plan.
3. Continued Discussion of the Preservation Month Event in May – The HPC discusses doing a scavenger hunt for the May event. Commissioner Christiansen suggests taking pictures of partial buildings and let the kids identify its name and location. We can also feature landmark signs in the photos as well. Commissioner Christiansen adds her husband would be willing to take the photos for us. We will use locations from the historic and downtown district. We should aim to have 8-10 photos. Director Hall adds you can partner with the downtown alliance and they can provide the stickers for the passports. She also adds that Andy's custard is trying to partner with organizations and they would be willing to offer free custard samples.

- G. HISTORICAL SOCIETY BUSINESS** – Executive Director Hall reports on Saturday February 23rd at 2:00 pm is Mary’s Lincoln’s Photo Album and on March 2nd is Wright Brothers, Wrong Story at 2:00 pm. Director Hall distributes the Glen Ellyn Historical Society Upcoming Events list.
- H. CHAIRMAN REPORT** – Chairman Loftus reports that Director Hansen did draft the letter regarding the HPC’s recommendations on the horse trough and he signed off on it.
- I. VILLAGE BOARD TRUSTEE REPORT** – Trustee Senak reports that the McKee house is on the village’s agenda. The CBD streetscape is also on the village’s agenda and encourages everyone to weigh in on this project. We want to modernize the streetscape while preserving the historical aspect of downtown. Chairman Loftus asks Staff Liaison Sterrett for a copy of the streetscape presentation so the HPC can review it. Trustee Senak also reports that Raisin Cain is going in where Caribou was and asks the HPC to share their opinions on the train station pedestrian underpass.
- J. STAFF REPORT** – Staff Liaison Sterrett announces that tonight will be his last meeting with the HPC. His last day with Glen Ellyn is tomorrow. He has accepted a position with the Village of West Chicago. He adds he has enjoyed working with Glen Ellyn. The HPC wishes Sterrett well and has enjoyed working with him.
- K. ADJOURNMENT & NEXT MEETING DATE** - A motion to adjourn the meeting was made by Commissioner Manak and Commissioner Veum-Welsh seconded the motion. The meeting was adjourned at 9:06 p.m.

The next HPC meeting will be held on March 21, 2019 at 7:00 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Kelly Purvis, Staff Liaison



Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/21/19 07:00 PM
Department: Historic Preservation Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Evan Clements

SCHEDULED

AGENDA ITEM (ID # 3886)

DOC ID: 3886

Historic Preservation 2018 Annual Awards Discussion

It is time again to start discussing nominations for the Annual Historic Preservation Awards. Each year the Commission considers projects completed in the prior calendar year that have helped preserve the Village's historic character. Nominations for projects completed in 2018 will be accepted from January 1st through April 30th with award winners being selected at the Commission's May meeting in honor of National Historic Preservation Month. The awards will then be presented to the winners at a Village Board meeting in June. Anyone can nominate a project.

Staff will be coordinating advertisement of the awards through multiple venues including the Village's newsletter, eNews, the downtown electronic message board, social media channels and the Village website. Staff will also be sending notice of the awards to builders and contractors in the area as well. A description of each of the awards is provided below and a nomination form for your favorite project is attached. Please feel free to nominate multiple projects (additional forms are available on the Historic Preservation page of the Village's website).

Restoration of the Year Award. The Restoration of the Year Award is presented 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. The Remodeling Project of the Year Award is presented 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 also 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. The Streetscape Compatibility Award is presented 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. The Architectural Details Award is presented 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 not be 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

Action.

The Commission is being asked to nominate projects completed in 2018 that have contributed to preserving the Village's character. Please also encourage friends, residents, builders, architects, etc. to nominate projects as well.

Attachment: Photos of Nominated Projects (3)
 Nomination Form

ATTACHMENTS:

- Photos of Nominated Projects (3) (PDF)
- Nomination Form (PDF)

366 TURNER AVENUE – STREETSCAPE COMPATIBILITY AWARD



BEFORE



AFTER

478 PHILLIPS AVENUE – RESTORATION OF THE YEAR

BEFOREAFTER

667 HIGHLAND AVENUE – STREETSCAPE COMPATIBILITY AWARD



BEFORE



AFTER

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: _____

(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 _____

Address _____

Phone or e-mail _____

Architect _____

Address _____

Phone or e-mail _____

Contractor _____

Address _____

Phone or e-mail _____

Landscape Architect _____

Address _____

Phone or e-mail _____

Nominated by _____

Address _____

Phone or e-mail _____

Date _____

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.



Historic Preservation Commission

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/21/19 07:00 PM

Department: Historic Preservation Commission

Department Head: Kelly Purvis

Category: Discussion Item

Prepared By: Evan Clements

SCHEDULED

AGENDA ITEM (ID # 3892)

DOC ID: 3892

Informational Memo - March 2019

MEMORANDUM

TO: Glen Ellyn Historic Preservation Commission
FROM: Kelly Purvis, Planner
DATE: March 15, 2019
RE: Informational Memo

1. The Commission reviewed and voted on the goals for 2019 at the HPC meeting in February. Staff has attached a clean copy of the adopted goals for 2019 for the Commission's use and reference.
2. Preservation Month is in May. In addition to the annual awards that are selected each year during Preservation Month, the Commission usually does some sort of activity or hosts an event to promote preservation. As discussed at the February meeting, the Commission has the opportunity to support the McKee House preservation efforts this year during preservation month. Please come prepared to continue discussing fundraising ideas and ideas for raising general awareness of the efforts to preserve the structures.

Attachments: 2019 Historic Preservation Commission Goals (adopted)

Cc: Staci Springer, Community Development Director
Tim Whelan, McKee Preservation Group

ATTACHMENTS:

- 2019 Historic Preservation Commission Goals (adopted) (PDF)

HISTORIC PRESERVATION COMMISSION GOALS 2019

1. Continue to encourage landmarking of Village residences and commercial buildings by generating ongoing print and media coverage to promote local landmark designations and follow up with direct mailings and neighborhood meetings for possible designees.
2. Create a list that includes homes that have both a) received a historical plaque from the Historical Society within the last three years; and b) are considered significant homes. Contact these home owners for interest in Landmark status with a letter and information and follow up with personal contact.
3. Promote heritage tourist activities such as self-guided tours of local landmarked properties with a paper map or pamphlet that highlights 10 properties along Main Street from Stacy's Corners to the north edge of Downtown.
4. Explore the establishment of local Glen Ellyn Landmark Districts.
5. Work more closely with the Chamber of Commerce and other groups to actively promote Glen Ellyn History and Stacy's Tavern Museum to the benefit of all and explore additional partnerships with other local agencies engaged with historic preservation.
6. Explore various social media to further promote public outreach for land marking homes.
7. Encourage younger generations to participate and engage in historic preservation through such events as trivia nights at local establishments. Create activities for Preservation Month in May that will further promote historic preservation to younger generations.
8. Promote Historic Preservation in public spaces. Work with the Village to display educational information and Historic Preservation guidelines in public buildings and venues.



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535 Duane Street
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Meeting: 03/21/19 07:00 PM
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Category: Discussion Item
Prepared By: Evan Clements

SCHEDULED

AGENDA ITEM (ID # 3887)

DOC ID: 3887

Preliminary Landmark Review of 451 Taylor Avenue

BACKGROUND: TIM AND HEIDI LARDNER, OWNERS OF THE PROPERTY LOCATED AT 451 TAYLOR 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 1925 BUNGALOW. THE PETITIONERS PROVIDE THAT THE HOUSE HAS NOTABLE ARCHITECTURAL FEATURES INCLUDING DOUBLE HUNG WOODEN WINDOWS, STUCCO CLADDING, AND ARCHITECTURAL DETAILING. THE PROPERTY WAS IDENTIFIED AS SIGNIFICANT DURING THE 2014 ARCHITECTURAL REVIEW SURVEY. THE SURVEY DESCRIBED THE PROPERTY AS BEING A SPARE AND UNALTERED EXAMPLE OF THE BUNGALOW STYLE.

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

ACTION REQUESTED: THE COMMISSION IS BEING ASKED TO MAKE A PRELIMINARY DETERMINATION AS TO WHETHER 451 TAYLOR AVENUE MEETS THE LANDMARKING CRITERIA SET FORTH IN SECTION 2-13-3(A) OF THE VILLAGE

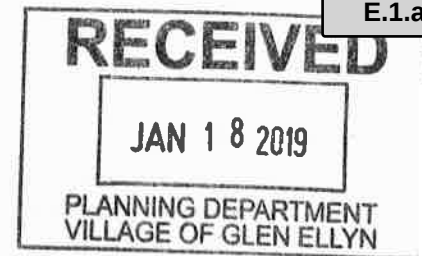
CODE. IF THE COMMISSION DETERMINES THAT THE PROPERTY QUALIFIES TO BE A GLEN ELLYN LANDMARK, A PUBLIC HEARING WILL BE SCHEDULED FOR THE APRIL 18, 2019 HISTORIC PRESERVATION COMMISSION MEETING.

ATTACHMENTS: HISTORICAL LANDMARK NOMINATION FORM
PHOTOS OF THE PROPERTY

CC: Staci Hulseberg, Planning and Development Director

ATTACHMENTS:

- Historical Landmark Nomination Form (PDF)
- Photos of the property (PDF)



**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: 451 Taylor Ave.

3. Please indicated the year of construction: 1925

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;

____ 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."

We were drawn to the historic character of this home and believe it is worth preserving. Many significant features listed in architecture resource survey, including double hung wood windows, stucco cladding, and architectural detailing. Described as "a spare and unaltered example of the bungalow type."

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

Name: Tim and Heidi Lardner
 Address: 451 Taylor Ave., Glen Ellyn, IL 60137
 Phone Number: 18473 757-8680
 Email: halardner@gmail.com

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

(If other than the property owner).

Name: _____

Address: _____

Phone Number: _____

Heidi Lardner 1/16/19
 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





Attachment: Photos of the property (3887 : Preliminary Landmark Review of 451 Taylor Avenue)



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