



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, May 20, 2021
7:00 PM
Via Zoom

This meeting will be conducted by video conference without a physically present quorum of the Glen Ellyn Historic Preservation Commission because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Historic Preservation Commission has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, Commissioners of the Historic Preservation Commission, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Please click the link below to join the webinar:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82811255704?pwd=N3JiMVA5Szg5L2lpd1FyVFllYkpYUT09>

Passcode: 932940

Or iPhone one-tap :

US: +13126266799,,82811255704# or +13017158592,,82811255704#

Or Telephone:

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US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 828 1125 5704

International numbers available: <https://us02web.zoom.us/j/82811255704>

- A. Call Historic Preservation Commission Meeting to Order**
- B. Approval of Draft Minutes from March 18, 2021**
 - 1) Draft Historic Preservation Commission Meeting Minutes - March, 2020
- C. Public Comment (Non Agenda Items)**
- D. Old Business**
- E. New Business**
 - 1) 695 N. Main Street - Consideration of an Application for Alteration to a Landmarked Property to Allow an Addition
 - 2) 2020 Annual Awards - Consideration of Nominations for the HPC Annual Awards for Projects Completed in 2020

- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report**
- I. Staff Report**
- J. Confirmation of Next Meeting Date and Adjournment**



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 5/20/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID # 2021-
1140)**

DOC ID: 2021-1140

Draft Historic Preservation Commission Meeting Minutes - March, 2020

Statement of the Issue:

See attached minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. March 2021 Historical Preservation Commission Minutes



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
March 18, 2021
7:00PM
Glen Ellyn Civic Center Zoom Call

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

Date: March 18, 2021
Called to Order: 7:05 p.m.
Adjourned: 7:51 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Phil Hartweg	Commissioner	Present
Penn French	Commissioner	Present @ 7:25 pm
Ian Hood	Commissioner	Present
Lisa Sallwasser	Commissioner	Present @ 7:11 pm

Also Present:

Katie Ashbaugh	Village Planner – Staff Liaison	
Adrian Diaz	Planning Intern	
Bill Enright	Trustee Liaison	
Karen Hall	Executive Director of the Historical Society	
Elisa Pollina	Recording Secretary	
Dan Anderson	Historical Society	

Public Present:

A. CALL TO ORDER

The **March 18, 2021** regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at **7:05 PM** at the Glen Ellyn Civic Center via Zoom Call.

B. Chairperson's Statement of Remote Meeting Procedures: Chairman Loftus reads a statement detailing remote meeting procedures.

C. Allow Remote Participation of Historic Preservation Commissioners (roll call vote): Commissioner Darga motions to allow remote participation of the Historic Preservation Commissioners; Commissioner Hood seconds the motion.

MOVE TO ALLOW REMOTE PARTICIPATION OF HPC MEETING 1/21/2021

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner Hood

AYES: Loftus, Hartweg, Hood And Darga

D. PUBLIC COMMENT – None

E. APPROVAL OF MINUTES FROM JANUARY 21, 2021 MEETING (roll call vote)

MOVE TO APPROVE THE MINUTES OF REGULAR HPC MEETING from 1/21/2021

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner Hood

AYES: Loftus, Hartweg, Hood, and Darga

F. NEW BUSINESS

1. *Staff Update on Annual Awards* – Staff Intern Diaz reports that we have received 2 nominations for awards: 641 Hill Avenue for Remodel of the Year and 335 Main Street for Restoration of the year. Nominations close on April 30th. We will review all nominations at the next HPC meeting.
2. *Historic Sidewalk Plaques Update* – Chairman Loftus asks Dan Anderson about the material being considered for the plaques and if the plaques will be uniform in size. Anderson replies all plaques will be 16"x16" and will be Black Masabi

granite, diamond 10 finish. The plaques will be less slippery than its surrounding material.

Chairman Loftus asks if we are on track to identify sites for Main Street. Anderson replies all work being done is for Phase 1 - 2022. We will develop a list of sites and then bring it before this commission. Once we get a consensus from the HPC we will bring the list before the Village Board and then Engineer Topor will integrate it into the master plan. Chairman Loftus asks for a timeline for coming before the HPC. Anderson states we are still working on the research. We hope to get a list to the HPC and Engineer Topor by the end of April. He adds the actual plaques won't have a lot of copy on it. There will be a small amount of information along with a code. The code will lead to a website or publication that will provide additional information on the site.

The criteria we are using to identify sites are:

1. Building on the site
2. Building that was on the site prior
3. Businesses that operated on the site
4. Notable events that took place on the site
5. The ability to come up with enough compelling information for the site.

Chairman Loftus asks will the website be run by the village or historic society. Anderson replies that has not been determined yet. The HPC thanks Anderson for all his work.

G. OLD BUSINESS – Chairman Loftus asks Staff Planner Ashbaugh to look into the story map budget plan for hiring a photographer. He would like to move forward with this HPC initiative. He adds, if additional background information is needed he and/or Commissioner Sallwasser can provide it. He would like this to be put on the agenda for next month.

H. HISTORICAL SOCIETY BUSINESS – Executive Director Hall reports the Native American Advocacy Round Table will be Tuesday March 23rd at 6:30 pm via zoom. I encourage you all to attend. We are also waiting on the Village board to approve Auto Fest which will take place in June. The event will be held outdoors following the social distancing guidelines. It will be an opportunity to enjoy vintage cars.

I. CHAIRMAN REPORT – Chairman Loftus reports he was looking at google maps when he came across Frank Lloyd Wright Home. That prompted him to add a text label to the GE Civic Center and note it as a landmarked building. This could be another way to promote landmarked buildings in Glen Ellyn and it was easy to do. With respect to private properties, he would need approval to add that text label. Commissioner Hood suggests working on the public properties first. Chairman Loftus asks Staff Planner Ashbaugh and Intern Diaz if they could get feedback on what the Village's position is on this.

J. VILLAGE BOARD TRUSTEE REPORT – Trustee Enright reports the Apex project is moving forward. The parking garage will finish at the end of April. The McChesney site

project was approved to start in the next few months. We are trying to finalize the Comprehensive Plan. The new board will take over May 9th, and my term will be over. Trustee Enright thanks the HPC for their work. Chairman Loftus thanks Trustee Enright for his service.

K. STAFF REPORT – Intern Diaz reports that the exterior appearance for the Avere project has been completed.

L. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Darga and seconded by Commissioner Hood. The meeting was adjourned at 7:51 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Katie Ashbaugh, Staff Liaison



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 5/20/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Kelly Purvis

**AGENDA ITEM (ID # 2021-
1138)**

DOC ID: 2021-1138

695 N. Main Street - Consideration of an Application for Alteration to a Landmarked Property to Allow an Addition

Statement of the Issue:

See attached Staff Report.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Alteration to landmarked property - Staff Report
2. Ordinance No. 5706
3. Aerial Image
4. Existing Conditions Photos
5. Application
6. Correspondence

MEMORANDUM

TO: Historic Preservation Commission

FROM: Kelly Purvis, Planning Manager
Josh Hankins, Planning Intern

DATE: May 13, 2021

RE: 695 N Main Street – Alteration of a landmarked property to be considered at the May 20, 2021 Historic Preservation Commission meeting



Background.

Previous owners of 695 N Main Street came before the Historic Preservation Commission in September, 2008 to request a landmark designation for their home. The Commission held a public hearing on September 25, 2008 and unanimously voted to recommend approval of the landmarking of the property citing that the home meets the following criteria:

1. The Comprehensive Plan indicates that historic properties such as 695 N Main Street contribute to the character of Glen Ellyn because of their age, design and construction;
2. The property is consistent with the zoning classification for the area;
3. The structure is harmonious with the surrounding neighborhood;
4. Its identification with a person or person who significantly contribute to architectural, cultural, economic, historical, social, or other aspects of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
5. Its exemplification of an architectural type of style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; and
6. Its exemplification of an architectural type of style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

On October 13, 2008, with the passing of Ordinance No. 5706, the Village Board designated 695 N Main Street a local Glen Ellyn Landmark. At the time of landmarking, the following information about the home was shared with Village staff:

The home was constructed in approximately 1914 by Fredrick W. and Mary C. Dibble. The house is an example of Italian Renaissance Revival architecture with Prairie-style elements. The original house retains excellent integrity of both its stylistic features and original materials. Although alterations have been made, they have been sympathetic in both design and use of materials.

Ordinance No. 5706 and the minutes from the September 25, 2008 meeting of the Historic Preservation Commission are attached for the Commission's review.

Request.

This home has since been sold to new owners, Robert and Anna Davidson. The Petitioners have requested a meeting before the Historic Preservation Commission to discuss a small bathroom/closet remodel addition to their landmarked home. This addition will extend the home on its west side elevation, with the exterior mimicking the same stucco and columns as the rest of the home. In addition to maintaining the same stucco on the exterior, the owners would like to replace the two glass block windows “in-kind” to preserve the home’s current look. The petitioners have not submitted material samples or cut sheets because they will be matching the colors on-site so that they are an exact match to the existing structure (see attached correspondence).

Commission Action Requested.

The Commission is being asked to review the request and approve or deny the application for an alteration to the landmark property.

Attachments:

1. Aerial image of property
2. Ordinance No. 5706
3. Photographs of property – existing conditions
4. Application for Exterior Alteration of a Landmarked Home
5. Correspondence related to the proposed materials

CC: Staci Springer, AICP, Community Development Director
MaryAnn McCabe, Associate Planner
Property Owner/Petitioner



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JAN.08,2009

4:23 PM

OTHER

05-11-118-016

009 PAGES

R2009-002691

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5706

AN ORDINANCE DESIGNATING THE PROPERTY
AT 695 MAIN STREET
AS A GLEN ELLYN LANDMARK

GLEN ELLYN, IL 60137

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 13 DAY OF October, 20 08.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 14
day of October, 20 08.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137

ORDINANCE NO. 5706

AN ORDINANCE DESIGNATING THE PROPERTY
AT 695 NORTH MAIN STREET
AS A GLEN ELLYN LANDMARK

WHEREAS, John and Beth Jostrand, owners of the property commonly known as 695 North Main Street, Glen Ellyn, DuPage County, Illinois, and legally described as follows:

Lots 1 and 3 in Block 12 in Svendsen's Division in Glen Ellyn Addition to Prospect Park, a Subdivision in the Northwest Quarter of Section 11, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded June 11, 1890 as Document 42867 in the Recorder's Office of DuPage County, Illinois.

P.I.N.: 05-11-118-016

have submitted a written request for Village of Glen Ellyn Historic Landmark Designation for the house at said address accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historical Preservation Ordinance ("Ordinance"); and

WHEREAS, following due notice by publication in The Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Historic Preservation Commission ("Commission") conducted a public hearing on September 25, 2008; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing, the Commission recommended that the subject property be officially designated a historical/architectural landmark, as set forth in the minutes, dated September 25, 2008, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the exhibits presented at the aforesated public hearing and have considered the report and

recommendation of the Glen Ellyn Historical Sites Commission, and finds that the house at 695 North Main Street satisfies one or more of the criteria for designation as a Glen Ellyn Landmark as provided for in Section 2-13-3(A) of the Glen Ellyn Village Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The Recommendation of the Historic Preservation Commission, Exhibit "A" appended hereto, is hereby accepted, and the findings and conclusions set forth in the preamble above are hereby adopted as the findings of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees hereby designate the house located at 695 North Main Street in Glen Ellyn, Illinois, as a Glen Ellyn Landmark:

SECTION THREE: That the subject property is hereby determined to be a Glen Ellyn Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Ordinance:

- A. The Comprehensive Plan indicates that historic properties such as 695 North Main Street contribute to the character of Glen Ellyn because of its age, design and construction;
- B. The property is consistent with the zoning classification for the area;
- C. The structure is harmonious with the surrounding neighborhood;
- D. Its identification with a person or persons who significantly contribute to architectural, cultural, economic, historical, social or other aspects of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
- E. Its exemplification of an architectural type of style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

SECTION FOUR: The determination of Landmark designation is based upon the owner(s), written request and the testimony presented at the August 28, 2008 Historical Preservation

Commission Meeting including the documents listed below that are referenced herein as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Commission:

- Historical Landmark Nomination Form for Individual Buildings or Art Objects
- Additional information about the house provided by the owners
- Copy of the notice of the Public Hearing

SECTION FIVE: That by virtue of its satisfying the criteria specified herein, the subject property is hereby declared and designated a Glen Ellyn Landmark, and the owner(s) of subject property is requested to affix a plaque to the property denoting said designation.

SECTION SIX: The Commission is authorized and directed to send a certified copy of the Ordinance and a summary report of the effects of designation to the owner(s) within ten (10) days of the passage of the Ordinance, and the Village Clerk is authorized and directed to file or cause to be filed a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

SECTION SEVEN: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION EIGHT: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 13 day of October, 2008, on first reading, second reading not being requested.

AYES: *Ladesic, Thorsell, Armstrong, Chapman, Norton*

NAYS: - 0 -

ABSENT: *Connerford*

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 13 day
of Oct., 2008

Wichy Hase
Village President of the Village
of Glen Ellyn, Illinois

ATTEST:

Katherine Bewick
Deputy Village Clerk of the Village
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 14 day of October 2008.)

COMMISSION: Historic Preservation

DATE: September 25, 2008

MEETING: Hearing/Regular

CALLED TO ORDER: 7:33 p.m.

QUOROM: Yes

ADJOURNMENT: 8:57 p.m.

MEMBER ATTENDANCE:

Present: Chairman Marks,
Commissioners Buckton, Ford, Janninck,
Loftus, Manak and Wright.

Excused: Commissioner Perkins

Also in attendance: Trustee Liaison Pete
Ladesic and Staff Liaison Christina
Collison.

Guests: Beth and John Jostrand, Julie
McKeon and Matthew Nordloh.

4 (a) Public Hearing: Landmark Request for 695 North Main Street –

At 7:33 p.m., Chairman Marks called to order the Public Hearing on the landmark request for the home at 695 N. Main Street. The staff report prepared by the Director of Planning & Development, which agrees with the preliminary determination, was reviewed. Commissioners affirmed their previous comments on the landmark request.

Commissioner Manak made a motion, seconded by Commissioner Ford, under Ordinance 2-13-6 (c), to recommend the proposed landmark designation of 695 North Main Street, to the Glen Ellyn Board of Trustees. The criteria applied to the property include: "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." And "Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship." Motion passed by unanimous voice vote.

Homeowners Beth and John Jostrand and their representative, Julie McKeon, thanked the Commission for their time.

At 7:39 p.m., the public hearing was closed.

At 7:40 p.m., the Regular Meeting of the Historic Preservation Commission was called to order.

being restored in the area he visits in Mississippi that was damaged by Hurricane Katrina.

8. Staff Liaison's Report –

Staff Liaison Collison reported on the Downtown Planning Study. A tentative date of November 19 has been set for a town hall meeting. Also, it was reported that application is being made for the third grant for the Architectural Resources Study process.

9. Confirmation of Next Meet and adjournment

Commission Ford noted that the Civic Betterment Party is seeking applicants.

Commissioner Ford made a motion, seconded by Commissioner Wright that the meeting be adjourned. Motion passed unanimously and the meeting was adjourned at 8:57 p.m.

Respectfully submitted,

Monica Miller, Recording Secretary
Historic Preservation Commission

Reviewed by:
Christina Collison
Staff Liaison

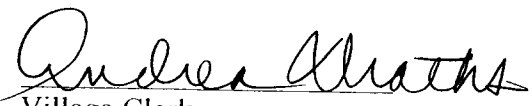


CERTIFICATION

I, Andrea Draths, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 5706, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 13 day of October 2008, and that the same was signed and approved by the President of said Village on the 13 day of October 2008.

I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 18 day of November 2008.


Village Clerk

CORPORATE SEAL



Map created on May 14, 2021.

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Village of Glen Ellyn

Application for Exterior Alteration to Landmarked Property



CONTACT INFORMATION:

CLEAR PAGE

Applicant Name: Robert and Anna Davidson

Phone: 630-842-1135 Fax: _____ Email: anna@blackberry.cafe

Property Owner Name
(if different from applicant): same

Phone: _____ Fax: _____ Email: _____

Others Involved in Project (include name, address, and phone number)

Architect: Daniel Simoneit Z plus O 504 Hillside Ave Glen Ellyn, IL 630-858-5888

Attorney: none engaged

Builder: Dragan Saric 847-809-5416

PROJECT DESCRIPTION:

Describe, in detail, all proposed work. Attach additional sheets, and photographs, as necessary.

We are doing a small bathroom/closet remodel that will move one exterior wall forward on the property. The street facing elevation of that wall does not currently have any windows or doors and the extended wall will not either. For the side elevation, we will be adding 2 glass block windows that will mimic the existing windows on that elevation (all in architectural plans). We will be using matching exterior stucco and columns on the extended elevation.

CERTIFICATIONS, CONSENT & SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as a part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

Robert Davidson

Anna Davidson

Signature of Applicant(s)

4/9/2021

Date Filed

From: Kelly Purvis
Sent: Friday, April 23, 2021 2:18 PM
To: Anna Davidson
Cc: Jamie Simoneit; Josh Hankins; Saric Dragan
Subject: RE: Application Missing Documents

That is helpful. We will include your below description in our memo to the Historic Preservation Commission. Jamie, if you have any other models or renderings (already prepared) that you could share, we will be all set.

Thanks,

Kelly Purvis, AICP

Planning Manager | Community Development Department
Village of Glen Ellyn | 535 Duane Street Glen Ellyn, IL 60137
Ph: 630-547-5371 | kpurvis@glenellyn.org

From: Anna Davidson [<mailto:anna.c.davidson@gmail.com>]
Sent: Friday, April 23, 2021 2:08 PM
To: Kelly Purvis
Cc: Jamie Simoneit; Josh Hankins; Saric Dragan
Subject: Re: Application Missing Documents

Hi Kelly,

The majority of the exterior will be stucco that will be mixed on site to match the existing. It's not a pre-fab product that we are purchasing (and therefore we don't have a manufacturer cut-sheet).

And it's a similar situation with the soffit which will be painted to match the existing structure.

We are sourcing glass block to match the existing.

So—no new pre-fab products coming in here. It's really artisans matching the existing structure precisely.

Does that make sense?

Thanks!
Anna

On Fri, Apr 23, 2021 at 1:56 PM Kelly Purvis <kpurvis@glenellyn.org> wrote:



**Glen Ellyn Historic
Preservation Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 5/20/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Award
Prepared By: Kelly Purvis

**AGENDA ITEM (ID # 2021-
1139)**

DOC ID: 2021-1139

2020 Annual Awards - Consideration of Nominations for the HPC Annual Awards for Projects Completed in 2020

Statement of the Issue:

Please see attached Staff Report.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. HPC 2020 Awards Memo
2. Nomination Form 335 N. Main
3. Before - 355 N. Main
4. During -335 N. Main
5. After -335 N. Main
6. Nomination Form 345 Spring
7. Before and After - 345 Spring
8. Nomination Form 429 Arlington
9. Before -429 Arlington
10. After - 429 Arlington
11. Nomination Form - 484 N. Main
12. Before -484 N. Main
13. After -484 N. Main
14. Nomination Form 641 Hill

15. Before -641 Hill
16. During - 641 Hill
17. After - 641 Hill
18. Nomination Form 773 Crescent
19. Before - 773 Crescent
20. After - 773 Crescent

MEMORANDUM

TO: The Historic Preservation Commission

FROM: Kelly Purvis, Planning Manager
Josh Hankins, Planning Intern

DATE: May 14, 2021

RE: Historic Preservation Commission Annual Awards - 2020



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 Village's Facebook and Twitter accounts. Nominations were accepted for projects completed in 2020 that were submitted to Village staff throughout the spring. In addition to the nomination form, each applicant was required to provide a brief description of the project and before and after photos.

Six project nominations were received:

- | | |
|--------------------------|---------------------------|
| • 335 N Main Street | Restoration of the Year |
| • 345 Spring Avenue | Remodel of the Year |
| • 429 Arlington Avenue | Streetscape Compatibility |
| • 484 N Main Street | Streetscape Compatibility |
| • 641 Hill Avenue | Remodel of the Year |
| • 773 Crescent Boulevard | Architectural Details |

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 June 28, 2021.

Attachment: (6) Project Nominations
Nomination Categories and Criteria

Cc: Staci Springer, AICP, Community Development Director
MaryAnn McCabe, Associate Planner



Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
January 19, 2021 11:11am
America/Chicago

Address of Home or Commercial Building	335 North Main Street, Glen Ellyn
Award Category (Please Check Only One)	Restoration of the Year
Owner	Justin & Suzanne Cafferty 335 North Main Street jcafferty@gmail.com
Architect	N/A
Contractor	BW Construction Roselle BWConstruction97@sbcglobal.net
Landscape Architect	Colorsmith Stained Glass Studio Riverside david@colorsmithstainedglass.com
Please provide a brief description of the nominated project:	Originally built in 1925, 335 N Main Street Glen Ellyn is a Spanish colonial home that has been well looked after throughout its life by each successive owner, carefully maintaining its original architectural character. The house was included in the 2014 architectural survey conducted by Ganacki consultants for the village and was identified as being a particularly well-preserved and well-executed design, and may be eligible for individual listing to the National Register. In 2020 the house was plaqued by the village. Seeking to improve the thermal performance, eliminate painted shut window sashes to provide natural ventilation and stabilize a significant deteriorating architectural feature of the home, in the Spring of 2020 we embarked on a window replacement and restoration project. Working with BW Construction of Roselle IL, we replaced all 41 of the existing windows throughout the 1st & 2nd floors and attic with new pella architect series luxury edition aluminum clad wood windows. Most of these are 6 over 1 divided light double hung sash windows. The new windows replicate the exact style, proportion and divided light pattern of the existing windows. The replacement also allowed for the removal of the triple track storm windows installed over the existing windows further enhancing and restoring the visual appearance of the exterior. As illustrated in the attached in-progress photographs it is impossible to discern the new from existing windows when only 50% of the windows of the main facade have been replaced. These new high performance zero maintenance windows will ensure that a significant element of the architectural aesthetic of our home will remain intact for years to come. To ensure the existing wood windows and antique glass did not go to a land fill we worked with the Village of GE and donated the majority of the windows and their cast iron weights to Roger Olson a local window restoration specialist for use on future restoration projects. Working with Colorsmith Stain Glass Studio of Riverside IL we removed, restored and reinstalled the 13 original divided light stained glass casement windows surrounding the sunroom of our home. All windows are identical in design measuring approximately 30"x60" in an Art Deco / Prarie style with an abstract flower motif. All of the windows had been painted shut and a

	number had bowing coming causing pieces of glass to become dislodged. Each window sash was carefully removed, the zinc coming and stained glass panels were removed from the wood sash before being heat flattened back to their original shape. The damaged glass pieces were replaced and all the zinc coming was re-soldered and re-cemented and the wood sashes were stripped back to their original wood. Each zinc and glass panel was reinstalled in the wood sash and carefully reinstalled in their opening with all hardware restored to its original working condition. Working with Andrew Dunne Painting of Glen Ellyn all stained glass sashes, interior storm window sashes and bug screen sashes were rescreened and refinished to match providing a seamless transition from the newly replaced double hung windows to the newly restored fully operable stained glass casement windows. We would like to thank Karen Hall of the GE Historic Society as well as Lee Marks of Glen Ellyn, Landmarks Illinois and Rolf Achilles of the Art Institute of Chicago for assisting us to find our way to David Condon of Colorsmith Stain Glass Studio in Riverside who performed an incredible restoration of the stained glass windows. The total cost for both projects was \$90,000.
Photo Upload (Please include before and after photos of the project)	https://seam.ly/hKzODigW1_335 Before.jpg https://seam.ly/NcPoNI1V2_335 Before_2.jpg https://seam.ly/T93144pr3_335 In Progress.jpg https://seam.ly/4tQNVvP74_335 Complete.jpg https://seam.ly/C7bLvH4M5_Stained Glass Before.jpg https://seam.ly/u8HvsrG26_Stained Glass In Progress.jpg https://seam.ly/ClopkqQc7_Stained Glass In Progress_2.jpg https://seam.ly/TjRkSinV8_Stained Glass In Progress_3.jpg https://seam.ly/lZmq2dnX9_Stained Gless Complete.jpg https://seam.ly/rZqKBivM9a_Stained Glass Complete.jpg
Submitted By	Justin Cafferty justincafferty@gmail.com
Date Submitted	January 19, 2021 11:06 AM









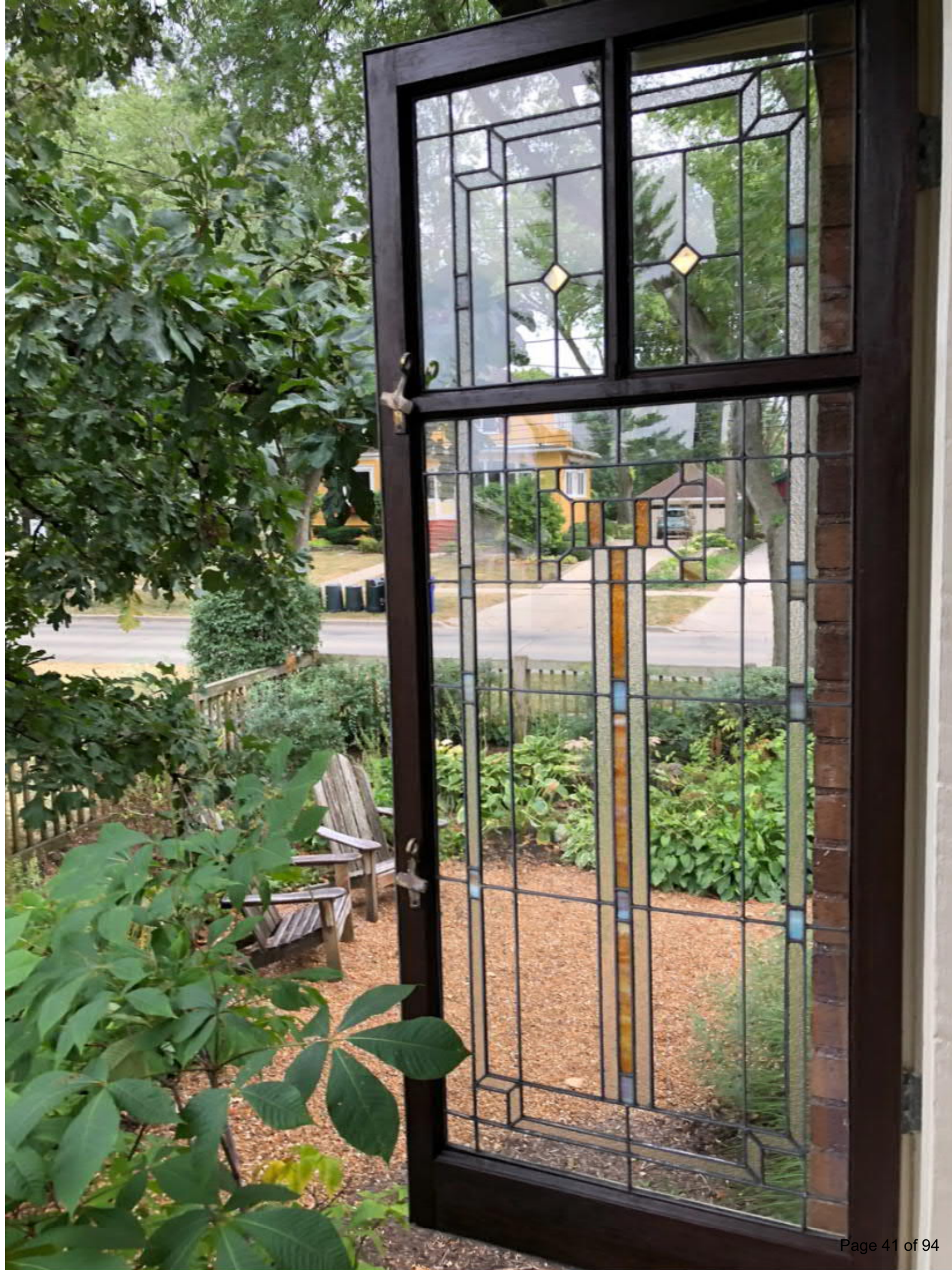














Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
April 30, 2021 8:05am
America/Chicago

Address of Home or Commercial Building	345 Spring Avenue, Glen Ellyn, IL 60137
Award Category (Please Check Only One)	Remodel of the Year
Owner	Sean and Amanda Pfeiffer 345 Spring Avenue, Glen Ellyn, IL 60137 cornwell.amanda@gmail.com
Architect	Rick Rearick 155 N. Park Boulevard, Glen Ellyn IL 60137 rickrearick@gmail.com
Contractor	Greg Janowski with Best Quality Builder and Developer 205 E. Butterfield Road, Ste. 426, Elmhurst, IL 60126 greg@bestqualitybuilder.com
Landscape Architect	Not Applicable
Please provide a brief description of the nominated project:	This Swedish Craftsman ranch home was built in 1952 by the family who lived here until selling in 2020. The remodel included renovating the first floor, adding a second story addition, as well as removing the one car attached garage and building a two car detached garage. *See a more detailed description in the before and after photos document.
Photo Upload (Please include before and after photos of the project)	https://seam.ly/te0qAngU 345_Spring_Avenue_Before_and_After.pdf
Submitted By	Sean and Amanda Pfeiffer 345 Spring Avenue, Glen Ellyn, IL 60137 cornwell.amanda@gmail.com
Date Submitted	April 30, 2021 08:05 AM

345 Spring Avenue

The original Swedish craftsman home was built in 1952 by the only family who lived in it until it was purchased in Spring of 2020. In May of 2020, the renovation began. The architect on the project was Rick Rearick, the renovation and addition was led by Greg Janowski with Best Quality Builder, and the fixtures and all interior and exterior finishes were chosen by the co-owner of the home, Amanda Pfeiffer. The aluminum siding was replaced with Hardie board, as well as all new windows and doors. The original stone work was kept in tact. The original ranch was mostly gutted with only 2 of the walls staying "as is." A portico was added above the front entry door.

The living room was opened up by removing the fireplace in the center of the home which made for an open-concept living, dining and kitchen space. The front bedroom was turned into a play room which can be used as an office, craft room or 5th bedroom in the future. The second and third bedroom, hall closet and full bathroom became the dining room, kitchen and part of the pantry.

The original kitchen became the mudroom featuring furniture grade cubbies, closet and benches as well as the new powder bathroom. The original dining room became part of the foyer/stair way to the second story addition. The front closet stayed the same, with an updated door and new drywall.

The original red oak hardwood floor was refinished and stained with some new boards feathered in throughout the first floor.

The one car garage was demolished and is serving as a pass-through to the new detached two car garage with attic/storage space in the backyard.

The second story addition features a master bedroom with walk in closet and master bathroom with separate shower and bathtub, separate upstairs heating and cooling closet, 3 hall closets, full laundry room with sink and built-ins, 3 bedrooms (the one over the pass-through has a walk-in closet and extra play space) and a full bathroom with double sinks. There is also extra storage in the new attic. The project was complete in September of 2020.

Before (front view of house)



After (front view of house)



Before (back view of house)



After (back view of house)



Before (backyard)



After (backyard)



Before (living room)



After (living room)



After (living room)



Before (Kitchen)



After (former kitchen turned mudroom & powder bathroom)



Before (entryway and {small} dining room)



After (entryway as well as dining room turned into stairway to second story addition)



After (dining room turned into foyer/stairway to second story addition)



Before (Front Bedroom)



After (Front Bedroom turned into Play Room)



After (Front Bedroom turned into Play Room)



Before (Second Bedroom)



After (Second Bedroom turned into Dining Room)



Before (Third Bedroom)



Before (Full Bathroom)



**After (Part of the third bedroom turned into
pantry/pass-through from mudroom to kitchen)**



After (Part of the third bedroom, hall closet and the full bathroom turned into new kitchen)



Second Story New Addition Photos

*****Not pictured: Second Bedroom**

(currently getting ready for baby #3 to use this room, and being used to store baby items)

Upstairs landing and Hallway



Laundry Room (this will eventually get more built-ins)



Third Bedroom



Full Hallway Bathroom



Fourth Bedroom (over the pass-through)



Another view of the fourth bedroom over the pass-through



Master Bedroom



Master Bathroom





Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
April 28, 2021 5:38pm
America/Chicago

Address of Home or Commercial Building	429 Arlington Avenue, Glen Ellyn
Award Category (Please Check Only One)	Streetscape Compatibility
Owner	Kristin and Michael Albrecht 429 Arlington Avenue thebeckles@aol.com
Architect	Marshall Architects 612 E. Main Street; St. Charles
Contractor	Ray Whalen 177 Sunset Avenue; Glen Ellyn rwhalenbuilders@gmail.com
Landscape Architect	Matt Haber; Western Dupage Landscaping 31w478 Diehl Rd.; Naperville www.westerndupagelandscaping.com
Please provide a brief description of the nominated project:	New construction started in August 2019 and completed in March 2020. The homeowners moved from only half a block away to stay in the same neighborhood. Donations from the prior structure were provided to Habitat for Humanity, as well as use for Fire Department training prior to its demolition. It was very important to the homeowners to complement other homes on the small block in terms of color, materials, and style.
Photo Upload (Please include before and after photos of the project)	https://seam.ly/8VZfnxhl 429 Arlington Current 2.jpg https://seam.ly/wRaWfuWZ 429 Arlington Current.jpg https://seam.ly/aosqdhP5 Prior structure.jpg
Submitted By	Kristin Albrecht 429 Arlington Avenue thebeckles@aol.com
Date Submitted	April 28, 2021 05:25 PM









Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
May 9, 2021 10:42pm
America/Chicago

Address of Home or Commercial Building	ko-ze 484 North Main Street
Award Category (Please Check Only One)	Streetscape Compatibility
Owner	Doug + Lacie Flannery 504 Hillside Avenue zplusoai@wowway.com
Architect	z+o architerture + interiors 504 Hillside Glen Ellyn IL. 60137 zplusoai@wowway.com
Contractor	Wetmore & Associates 523 West Front Street Wheaton IL. 60187 tom@wetmore-construction.com
Landscape Architect	Simoneit Daniel J. (Jamie) 504 Hillside Avenue zplusoai@wowway.com
Please provide a brief description of the nominated project:	Commercial: New wine bar (ko-ze) in an existing turn-of-the century storefront and retail space Please also submit this project in the commercial remodel of the year category
Photo Upload (Please include before and after photos of the project)	https://seam.ly/iD2WTXeF 1a koze before ext.jpg https://seam.ly/8AmmGpuF 1b koze day.jpg https://seam.ly/cNEcOWyC 2a koze before int.jpg https://seam.ly/NgC2BLad 2b koze after int.jpg https://seam.ly/RrB56sVN koze back room.jpg https://seam.ly/WRk8pUzb koze int bar1.jpg https://seam.ly/e1EfAa97 koze int brick.jpg https://seam.ly/wftBp8FI koze int view.jpg https://seam.ly/7eI9fXnR koze night.jpg
Submitted By	Simoneit Daniel J. (Jamie) 504 Hillside Avenue zplusoai@wowway.com
Date Submitted	May 09, 2021 10:37 PM



















Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
January 15, 2021 1:30pm
America/Chicago

Address of Home or Commercial Building	641 Hill Avenue
Award Category (Please Check Only One)	Remodel of the Year
Owner	Rob & Megan Brown 641 Hill Avenue megan.brown13@gmail.com, robb.j.brown@gmail.com
Architect	Steve Poteracki/Studio1Architects 1105 Burlington Ave. #3, Western Springs, IL steve@studio1architects.com
Contractor	David Ligman/Ligman Construction 269 Newton Avenue, Glen Ellyn ligmanconstructiongroup@gmail.com
Landscape Architect	John Pope/Pope Landscaping Glen Ellyn
Please provide a brief description of the nominated project:	The home at 641 Hill Avenue was a one-owner home until we bought it in 2020. The original home was solidly built in 1961, but in need of updating and modernizing for energy efficiency and design. This is a center entry colonial, and there are many homes just like it spread all throughout Glen Ellyn. Many people do not see this style and era of home as architecturally significant, but I feel that since there are so many of them here, and they are all showing signs of age and wear, that it is a great category to recognize when one is brought back up to date. This home was opened up significantly inside which allowed for an open first floor plan, first-floor laundry, a second floor with a full master suite as well as full hall bathroom, a fully finished basement, and all new plumbing/electrical/HVAC/insulation/windows doors, etc. The driveway was also widened with beautiful pavers to address lack of parking on Hill Ave.and still look nice from the street. This will easily allow this home to take another family well into the coming years. Thank you for your consideration in this award. Dave Ligman
Photo Upload (Please include before and after photos of the project)	https://seam.ly/cRb2JKDe IMG_0940.jpg https://seam.ly/zw5togh IMG_0779.JPG https://seam.ly/58t0D9UC IMG_1375.jpg https://seam.ly/lD8UfufG IMG_1486.jpg https://seam.ly/C1ofK3r3 IMG_0785.jpg
Submitted By	Dave Ligman 269 Newton Ave., Glen Ellyn, IL. ligmanconstructiongroup@gmail.com
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FRED LUFF
CARPENTER
CONTRACTOR

DEC - FEB - 1961

JACK JOBIN







Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
May 9, 2021 11:15pm
America/Chicago

Address of Home or Commercial Building	The Weaver Residence 773 Crescent Boulevard Glen Ellyn IL
Award Category (Please Check Only One)	Architectural Details
Owner	Jacob + Patty Weaver 773 Crescent Boulevard Glen Ellyn, IL. patty.weaver@yahoo.com
Architect	z+o architecture + interiors 504 Hillside Avenue Glen Ellyn, IL. 0137 zplusoai@wowway.com
Contractor	Wetmore & Associates 523 West Front Street Wheaton IL. 60187 tom@wetmore-construction.com
Landscape Architect	Simoneit Daniel J. (Jamie) 504 Hillside Avenue zplusoai@wowway.com
Please provide a brief description of the nominated project:	total exterior envelope renovation + repairs including roof, gutters + downspouts, new energy efficient windows (to match original profiles/style), original cedar siding repairs (maintaining original saw-tooth corners) and replacement and a fresh paint job/color in an historic gray w/ white trim + black shutters More importantly, the original front entry porch (enclosed by previous owners) was restored to it's original "open" design....it was also structurally repaired and a new welcoming entry stair run and rail was installed. The entry sequence hardscape/paver pathway was also replaced w/ new honed stone walk w/ matching planting bed retaining/decorative walls and low voltage lighting. Please also enter this project in both the residential categories for Restoration and Streetscape Compatability
Photo Upload (Please include before and after photos of the project)	https://seam.ly/uWtvXArI 773 CRESCENT-BEFORE.jpg https://seam.ly/oNc9aUV0 773 CRESCENT-AFTER.jpg https://seam.ly/dzDy42i5 773 CRESCENT-PORCH.jpg https://seam.ly/h6fwzyY5 weaver porch.jpg
Submitted By	Simoneit Daniel J. (Jamie) 504 Hillside Avenue zplusoai@wowway.com
Date Submitted	May 09, 2021 11:06 PM





773
CRESCENT BOULEVARD

