



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
May 20, 2021
7:00PM
Glen Ellyn Civic Center via Zoom Call

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

Date: May 20, 2021
Called to Order: 7:01 p.m.
Adjourned: 8:15 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Phil Hartweg	Commissioner	Present
Penn French	Commissioner	Present
Ian Hood	Commissioner	Present
Lisa Sallwasser	Commissioner	Present

Also Present:

Kelly Purvis	Village Planner – Staff Liaison	Present
Elisa Pollina	Recording Secretary	Present
Karen Hall	Executive Director of the Historical Society	Present

Public Present:

Robert Davidson	Resident of 695 N. Main Street	
Jamie Simoneit	Architect	

A. CALL TO ORDER

The **May 20, 2021** regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at **7:01 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 French seconds the motion.

MOVE TO ALLOW REMOTE PARTICIPATION OF HPC MEETING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Darga

SECONDER: Commissioner French

AYES: Loftus, Darga, Sallwasser, Hood, Hartweg, French

D. PUBLIC COMMENT – None

E. APPROVAL OF MINUTES FROM MARCH 18, 2021 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 3/18/2021

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner French

F. NEW BUSINESS

1. *695 N. Main Street – Consideration of an Application for Alteration to a Landmarked Property to Allow an Addition* – Staff Liaison Purvis reports on September 25, 2008 the property at 695 N. Main Street met 6 criteria of landmarking. 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. Staff Liaison Purvis shows the HPC photos of the home. She adds this home has since been sold to new owners Robert and Anna Davidson. They are requesting approval to add an addition to the home. This addition will be put on the side of the home. All materials will be the same on the house. The exterior stucco will

be the same and the columns will be replicated. Block windows will also be used. This request is code compliant, no variation is being requested.

Property owner Bob Davidson states the addition will be a master suite with a bathroom. This home has gone through 2 renovations prior to us becoming the owners. This was our favorite home in Glen Ellyn and we respect the historic nature of the home.

Current Architect Jamie Simoneit who is working on the home addition has also worked with the prior owners of his home on making an ADA compliant bathroom and master suite. He states this home currently does not have a traditional master suite. The addition will be 11' off of the property line. The project foot print is very small. I will be using the center column to mirror the existing elevation. I will also mirror and match the block windows. The roof plan is flat with minimal slope. We hope it meets to your satisfaction.

Chairman Loftus asks the HPC if they have any questions or concerns. Commissioner Darga asks if the glass block windows are the original windows. Simoneit states they were there 2 owners prior. Part of our challenge is to match the glass block; it is at least 15 years old.

Chairman Loftus asks how close can you match the stucco. Simoneit states the mix itself is not hard to match; it is more about the installation. Davidson adds, we are using the same person who did the stucco for the prior remodels.

Commissioner Hartweg motions to approve the alteration to a landmarked property to allow an addition to 695 N. Main Street. Commissioner French seconds the motion.

MOVE TO APPROVE THE ALTERATION TO A LANDMARKED PROPERTY TO ALLOW AN ADDITION TO 695 N. MAIN STREET

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner French

2. *Glen Ellyn Historic Preservation 2019 Awards* – Staff Liaison Purvis presents the award nominations for 2020 to the HPC. The information provided included the submission forms along with before and after pictures of the properties nominated. There were 6 project nominations that were received.

They are as follows:

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

The HPC reviewed the above properties and guidelines for each award category.

Chairman Loftus states he does not think 484 Main Street meets the criteria for Streetscape Compatibility. It is more of a restoration or remodel. Commissioner French asks because this is a commercial building, could we have a remodel of the year for a commercial property and a residential property. Staff Liaison Purvis replies yes. Commissioner Darga agrees and adds this could inspire future commercial remodels. The HPC agrees. After viewing the award categories and homes; the HPC decides to move 484 Main Street to Commercial Remodel of the Year.

The HPC reviews all the Remodel of the Year properties and awards properties 484 N. Main Street with Commercial Remodel of the Year and 345 Spring Avenue with Residential Remodel of the Year Awards. An honorable mention to 641 Hill Avenue.

The HPC reviews the Streetscape Compatibility Award nominations. After discussion the HPC awards 429 Arlington Avenue with the Streetscape Compatibility Award.

The HPC reviews the Restoration of the Year nominations and awards 335 N. Main Street with the Restoration of the Year Award.

The HPC reviews the Architectural Details award nominations and awards 773 Crescent Boulevard with the Architectural Details Award.

Chairman Loftus asks when the awards will be handed out. Staff Planner Purvis states awards will be handed out at the Village Board meeting on June 28, 2021. I will coordinate with the property owners. Chairman Loftus will attend the meeting to pass out the awards.

G. OLD BUSINESS - None

H. HISTORICAL SOCIETY BUSINESS – Historical Society Director Karen Hall reports that Tuesday at 7:00 p.m. Dan Anderson will be giving a zoom presentation on Early Automobiles and Auto Garages of Glen Ellyn. This will be a kick off to our 7th Annual Glen Ellyn Vintage Auto Fest on Saturday June 5, 2021 from 10:00-3:00. This is free to the public and will take place outdoors between Stacy's Tavern Museum and the Glen Ellyn History Center.

I. CHAIRMAN REPORT – Chairman Loftus reports he attended zoom calls with Landmark Illinois regarding the River Edge tax credit. From a historical standpoint this is something that we should support. The State of Illinois Senate Bill 0157 expires at the end of this year and it provides funding for 5 towns (not Glen Ellyn). They receive tax breaks for doing historic preservation. If you support historic preservation, we should get behind this as individuals. We would like to extend this bill. I will send the information to Staff Liaison Purvis to send out to the HPC for additional information on how you can show your support of this bill.

J. VILLAGE TRUSTEE REPORT – No report.

- K. STAFF REPORT** – Village Planner Purvis reports that we hired an Associate Planner but she resigned after 3 days; so we are looking again to fill this position.
- L. ADJOURNMENT** - A motion to adjourn the meeting was made by Commissioner Hartweg and seconded by Commissioner Darga. The meeting was adjourned at 8:15 pm.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Kelly Purvis, Staff Liaison

MOVE TO APPROVE THE ALTERATON TO A LANDMARKED PROPERTY TO ALLOW AN ADDITION TO 695 N. MAN STREET

RESULT: Motion Unanimously Carried

MOVER: Commissioner Hartweg

SECONDER: Commissioner French