

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 6/21/18

MEETING: Regular

CALLED TO ORDER: 7:00 p.m.

QUORUM: Yes

ADJOURNED: 9:18 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

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

EXCUSED: Commissioner Christiansen

ALSO PRESENT: Village Planner Purvis, Village Planner Sterrett, Village Recording Secretary Solomon, Professional Engineer Daubert, Glen Ellyn Historical Society Executive Director Hall, Alan Lanning, William Harty, Claudia Harty, Ben Harber with CDM Smith

A. 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.

Chairman Marks asked the members of the audience to introduce themselves. Alan Lanning stated he is at the meeting for the Preliminary Landmark Status discussion of his home at 625 Midway Park. William Harty stated he and Claudia Harty are at the meeting for the Preliminary Landmark Status discussion of Mr. Harty's mother's home at 371 Elm Street.

B. Approval of April 19, 2018 Meeting Minutes and May 17, 2018 Minutes

A motion was made by Commissioner Manak and seconded by Commissioner Veum-Welsh to approve the minutes of April 19, 2018. The motion carried unanimously by a voice vote.

For the May 17, 2018 minutes, Chairman Marks stated he made additional comments before the event started that he would like added to the minutes. Village Planner Purvis suggested tabling approving these minutes until the next meeting to ensure all the

comments were captured. Chairman Marks agreed with this. No other adjustments were

C. Public Comment

None

D. Old Business

1. Heritage Trees

Commissioner Manak stated the HPC had discussed Heritage Trees in the past, and the HPC had considered making an award for Heritage Trees or doing recognition of these trees from time to time. Commissioner Manak read the definition of a Heritage Tree that the HPC had written together.

Chairman Marks stated he had talked to the Village to let them know that the HPC would like to make a listing of Heritage Trees to bring attention to these trees. Chairman Marks stated due to the long agenda for this meeting, they could discuss this at the July meeting. Chairman Marks asked the commissioners to bring a listing of possible Heritage Trees to the July meeting.

Commissioner Manak stated if there are going to discuss this then they should make an award.

E. New Business

1. HPC Review – Phase I Metra Station Projection Presentation and Review with HPC

Professional Engineer Daubert provided background on this proposed project and stated in March 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 Crossing Project. Professional Engineer Daubert stated the current proposed 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. Professional Engineer Daubert stated they are looking for input on the proposed train station from the HPC due to the potential impact on the Downtown Historic Districts, and the staff will continue to engage the HPC throughout this project.

Ben Harber, Senior Project Manager with CDM Smith, showed an overview of the existing train station site and the existing train station. Mr. Harber stated the train station was built in the 1960's, and there are issues with the existing station including limited ventilation and masonry and retaining wall damage. Mr. Harber stated due to the safety issues, heating and cooling issues and lack of accessibility of the existing train station and the significant increase in train ridership since the 1960's, the Village is looking to construct a new train station and pedestrian underpass or overpass.

Mr. Harber showed renderings of the proposed train station and stated they wanted to show a sense of scale. Mr. Harber stated the proposed train station does need some character, and they do want to incorporate the plaza into the downtown area. Mr. Harber stated this proposed project is currently unfunded in regards to the construction dollars.

Commissioner Manak asked if there would be a pedestrian overpass or underpass. Mr. Harber stated they did an exercise with the Village staff, and an underpass was possibly preferred and recommended. Mr. Harber stated with an underpass, there would be less steps, and with an overpass, it would need to be 60 feet up in the air and require more maintenance. Commissioner Manak stated he is concerned about an underpass due to the possibility of crime.

Mr. Harber showed the proposed picture of an underpass and an overpass for the station. Mr. Harber stated an underpass would allow adequate station space for current and future growth per Metra, and the proposed underpass would have natural light.

Chairman Marks asked if the Village would be getting monies from Union Pacific for this project. Mr. Harber stated Union Pacific does not usually give monies for these projects as Union Pacific would be focused on rail operations. Mr. Harber stated Metra does sometimes provide help with some segments. Mr. Harber stated the grant cycles are starting soon, and the Village hopes to be in a position to pursue grant opportunities by the end of 2018 or the beginning of 2019.

Chairman Marks stated the proposed design is good, and he likes the Romanesque Revival look as it fits in with many of the Victorian pieces in town. Chairman Marks stated he is opposed to an overpass as it would disrupt the historical character of the Village.

Commissioner Manak asked about the cost difference of an underpass versus an overpass. Mr. Harber stated the upfront costs are relative, but the maintenance required for an overpass would be an ongoing burden to the Village.

Chairman Marks stated an overpass would be an eyesore, but he understands the safety concern. Chairman Marks asked what Police Chief Norton would think on an underpass.

Mr. Harber stated an underpass was discussed with the Glen Ellyn Police Department. Mr. Harber stated the Village staff did discuss pieces that would help with security, and there would be security cameras incorporated into the station, the proposed elevator and the proposed underpass. Mr. Harber stated when the Village survey was done recently, the residents were neutral on the addition of an underpass or overpass, but as a secondary choice, the residents did prefer an underpass.

Commissioner Loftus stated the proposed Giesche development and an overpass could be about 60 feet tall and out of place in the downtown. Commissioner Loftus stated what is proposed fits closely to the original structure. Commissioner Loftus suggested using more limestone as on the original building or a darker brick. Commissioner Loftus stated they are on the right path with the proposed design. Commissioner Loftus stated he suggests that if they do not put in an underpass, they should not put in anything. Commissioner Loftus stated he recommends the look of the Glencoe train station.

Chairman Marks stated the goal is to protect the historical character of the downtown, and he agrees with Commissioner Loftus' comments about the use of limestone or a darker brick.

Commissioner Manak stated the canopy along the platform will be a good idea so the riders can be protected from the elements.

Mr. Harber asked if there were any objections to moving this project forward.

Commissioner Dieter stated he agrees with removing the existing retaining wall; however, the wall does serve some purpose in keeping children safe, and they may need to consider something there. Commissioner Dieter stated they may also want to consider planters so vehicles cannot drive up onto the plaza. Mr. Harber stated the plaza is just a placeholder for now, and they can do planters or something else for this. Mr. Harber stated the occupied level is above street level so this helps as well.

Professional Engineer Daubert stated the Village will apply for a CMAP grant in 2019, and this is the biggest grant-dollar opportunity for the Village. Professional Engineer Daubert stated then in early 2020, they would advance to Phase II engineering if they received the CMAP grant. Professional Engineer Daubert stated they would appreciate a motion from the HPC making a recommendation that the HPC supports this project and is not opposed the demolition of the existing station.

A motion was made by Commissioner Loftus and seconded by Commissioner Manak that the Historic Preservation Commission does support the demolition of the existing train station and the design concept as presented by CDM Smith, with no overpass involved with this train station. The motion carried unanimously by a voice vote.

Professional Engineer Daubert thanked the HPC for this recommendation and asked that an endorsement letter be drafted and signed as well. Chairman Marks agreed to this.

B. Preliminary Landmark Determination

1. Preliminary Landmark Determination – 371 Elm Street

Village Planner Purvis presented background on the home at 371 Elm Street which is owned by Mary Harty. Village Planner Purvis stated Mrs. Harty's son William is present at the meeting and submitted the nomination on behalf of his mother. Village Planner Purvis stated the home is a 1925 farmhouse and is an example of a vernacular homestead aesthetic that exemplifies the quaint feeling of the Village. Village Planner Purvis stated the home was owned by the Otis Spinner family who owned a local movie theater.

Village Planner Purvis showed a picture of the home and stated on the nomination form, four of the possible criteria are marked for landmark determination, including:

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.

William Harty, representing his mother and homeowner Mary Harty, stated the home still has the original windows, doors and floors, and the home has been preserved nicely. Mr. Harty stated when they chose to increase the size of the home, they used the attic for this. Mr. Harty stated the Otis Spinner family owned this

home and the lot to the east (375 Elm Street), and this family sold this other lot with the stipulation that any house to be built would be set back as to not interrupt the open view. Mr. Harty stated they have seen so many great homes in Glen Ellyn disappear so this would be a great home to landmark.

Commissioner Loftus asked if the only change to the front façade was the windows in the attic to which Mr. Harty stated it is.

Claudia Harty stated there was an addition put on the back of the home before their mother bought the home. Mr. Harty stated the same materials of the original home were used on the addition.

Commissioner Loftus asked what theater the Spinner family owned. Mr. Harty stated he is unsure on this. Commissioner Loftus suggested working with the Glen Ellyn Historical Society on this. Commissioner Loftus asked if this home is in one of the architectural surveys. Village Planner Purvis stated she is unsure on this, but this will be researched and included in the packet used for the public hearing.

Commissioner Manak asked if the shutters are original to the home. Mr. Harty stated the main level shutters were there when his mother purchased the home.

Commissioner Darga asked about the garage. Mr. Harty stated they think the garage is original as well.

A motion was made by Commissioner Manak and seconded by Commissioner Dieter that under Section 2-13-3(A), the Historic Preservation Commission recommends preliminary determination of landmark status for the qualified home at 371 Elm Street. The motion carried unanimously by a voice vote.

2. Preliminary Landmark Determination – 625 Midway Park

Village Planner Purvis presented background on the home at 625 Midway Park and stated 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. Village Planner Purvis showed a picture of the home and stated this design firm also won the 1953 “House of the Year” award for the design of a home they had done. Village Planner Purvis stated the petitioner has provided that the style of the home was influenced by the spare forms of the International style architecture with an emphasis on sensitivity to the physical site and how the building complements the natural wooded environment, much like the work done by Frank Lloyd Wright.

Village Planner Purvis stated on the nomination form, four of the possible criteria are marked for landmark determination, including:

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.

Alan Lanning, owner of the property at 625 Midway Park, presented more pictures of the home and property. Mr. Lanning stated the home emphasizes clear horizontal lines, open space and its place in the landscape. Mr. Lanning stated in one of the Granacki architectural surveys, their home was listed as significant and was recommended to be landmarked. Mr. Lanning stated the home is not parallel to the street as it was designed to fit the wooded, hilly lot. Mr. Lanning stated the home was included in the 2014 Glen Ellyn Preservation Home Walk. Mr. Lanning stated the home has post and beam construction, and a red oak grows through the roof of the three-season porch.

Commissioner Loftus stated he did research on this home for the Preservation Walk, and he recommends this home for landmarking.

Mr. Lanning stated he cannot be at the July 19, 2018 meeting for the public hearing on the possible landmarking of the home. Village Planner Purvis stated this is fine as he is here now to give information on the home.

Commissioner Loftus stated the home is in one of the Granacki architectural surveys. Commissioner Loftus stated the home designer did a great job integrating this home into the hillside. Commissioner Loftus stated a Mid-Century Modern home of this significance needs to be landmarked.

Chairman Marks stated this is a great home, and the landscaping is great as well.

A motion was made by Commissioner Loftus and seconded by Commissioner Manak that under Section 2-13-3(A), the Historic Preservation Commission recommends preliminary determination of landmark status for the qualified home at 625 Midway Park. The motion carried unanimously by a voice vote.

Commissioner Loftus asked about the pieces of art that are in the parkway on Midway Park. Village Planner Purvis stated she is not sure these are in the Village, but she will check on this. Commissioner Loftus stated they should see if they can landmark these pieces of art.

3. Preliminary Landmark Determination – 869 Hillside Avenue

Village Planner Purvis presented background on the home at 869 Hillside Avenue and stated the homeowners were out of the country and could not attend this meeting. Village Planner Purvis showed a picture of the home and stated the home was recently renovated with an addition added to the back of the home, using the same scale and building materials as the existing home. Village Planner Purvis stated the home is a 1923 Bungalow, and the petitions provided that the home has notable architectural features including cedar shingles and an uninterrupted belt band around the entire façade of the home. Village Planner Purvis stated during the renovation of the home, the homeowners took special care to ensure that the addition kept the character of the home so there is no notching on the windows or belt band as well as they mimicked the decorative block bricks on the foundation of the addition to match the original foundation.

Village Planner Purvis stated on the nomination form, four of the possible criteria are marked for landmark determination, including:

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

Commissioner Loftus stated this home was built in an area of homes that were built at the same time as vacation homes. Commissioner Loftus stated the HPC gave this home the Restoration of the Year award last year.

Commissioner Manak stated the attention to detail on the home is terrific.

A motion was made by Commissioner Dieter and seconded by Commissioner Manak that under Section 2-13-3(A), the Historic Preservation Commission recommends

preliminary determination of landmark status for the qualified home at 869 Hillside Avenue. The motion carried unanimously by a voice vote.

Village Planner Purvis stated the HPC will do public hearings on all homes at the July 19, 2018 meeting.

C. 2017 Historic Preservation Awards

Village Planner Purvis passed out a one-pager regarding the Historic Preservation Award descriptions. Village Planner Purvis stated each year, the HPC considers projects completed the prior calendar year that have helped preserve the Village's historic character for four awards: the Restoration of the Year, Remodeling Project of the Year, Streetscape Compatibility and Architectural Details. Village Planner Purvis stated nominations were accepted for projects completed in 2017 that were submitted to the Village between January 1, 2018 and April 30, 2018. Village Planner Purvis stated eight nominations were received, and the award winners will be recognized at the July 23, 2018 Village Board Meeting.

Chairman Marks stated they would review the homes first then discuss each home individually.

There was discussion regarding the six homes and one commercial building nominated for awards, including:

1. 497 Arbor Court
2. 356 Anthony Street
3. 210 Glenwood Avenue
4. 599 Hawthorne Boulevard
5. 580 Lakeview Terrace
6. 449 Longfellow Avenue
7. 439 Pennsylvania Avenue

Commissioner Dieter nominated 439 Pennsylvania Avenue for the Restoration of the Year Award for a Commercial Building. The nomination was seconded by Commissioner Veum-Welsh, and the commission voted unanimously to give the Restoration of the Year Award for a Commercial Building to 439 Pennsylvania Avenue.

Commissioner Loftus nominated 599 Hawthorne Boulevard for the Restoration of the Year Award for a Residential Building. The nomination was seconded by Commissioner Manak, and the commission voted unanimously to give the Restoration of the Year Award for a Residential Building to 599 Hawthorne Boulevard.

Commissioner Manak nominated 497 Arbor Court for the Architectural Details Award. The nomination was seconded by Commissioner Darga, and the commission voted unanimously to give the Architectural Details Award to 497 Arbor Court.

Commissioner Dieter nominated 356 Anthony Street for the Streetscape Compatibility Award. The nomination was seconded by Commissioner Darga. The motion carried with five (5) yes votes and one (1) abstained vote from Commissioner Manak to give the Streetscape Compatibility Award to 356 Anthony Street.

Commissioner Veum-Welsh nominated 210 Glenwood Avenue and 580 Lakeview Terrace for the Remodeling Project of the Year Award. The nomination was seconded by Commissioner Manak, and the commission voted unanimously to give the Remodeling Project of the Year Award to 210 Glenwood Avenue and 580 Lakeview Terrace.

It was decided to give 449 Longfellow Avenue a Certificate of Appreciation for Quality Work.

F. Historical Society Business

Glen Ellyn Historical Society (GEHS) Executive Director Hall passed around the newest GEHS newsletter and list of upcoming events and reviewed the coming programs:

1. Alice Paul: Winning Votes for Women as portrayed by Leslie Goddard – Thursday, July 12, 2018 at 7:00 p.m. GEHS Executive Director Hall stated this is being done in partnership with Lombard's Historical Society.
2. Vintage and Antique Market – Wednesday through Saturday, July 18-July 21, 2018 from 10:00 a.m. to 5:00 p.m. GEHS Executive Director Hall stated donated items will be listed on estatesales.net.

GEHS Executive Director Hall stated the dedication has been postponed until the fall.

GEHS Executive Director Hall stated anyone is welcome to dress in costume and march with the GEHS in the Village's Fourth of July parade.

G. Chairman's Report

Chairman Marks stated he and Commissioner Loftus were invited to a meeting regarding the development of the Giesche property. Chairman Marks stated he said there needs to be the proper architectural design for this property. Chairman Marks stated he said that no one wants to see a five- or six-story building on this site, and they should stagger the heights of this building.

Commissioner Loftus stated this property is basically the size of a football field. Commissioner Loftus stated the proposed development had balconies too close to the

sidewalk, and he suggested modifications to the balconies and setbacks due to possible safety issue.

Commissioner Dieter asked why a firm like CDM Smith was not solicited for possible drawings on this site. Village Planner Purvis stated they are in the preliminary stages for this project and are only seeing concepts at this point. Village Planner Purvis stated the staff met with the developer after this meeting and gave the developer all the feedback that had come out of this meeting. Village Planner Purvis stated the number one piece they communicated to the developer was about this property being historic streetscape.

H. Village Board Trustee Report

None

I. Staff Report

Village Planner Sterrett stated approximately 50 people attended the May 17, 2018 Historic Preservation event at the Lake Ellyn Boathouse. Village Planner Sterrett stated the Village staff has received a number of calls and emails from residents who were unable to attend the May event but are interested in the content. Village Planner Sterrett stated staff suggests the HPC do an informal session on this content at the July 19, 2018 meeting.

Village Planner Sterrett stated they received about a dozen entries for the HPC Coloring Contest, and five winners were selected. Village Planner Sterrett stated 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. Commissioner Loftus thanked the Glen Ellyn Historical Society for their donations of prizes.

Commissioner Loftus provided an update from Landmarks Illinois regarding a Bill to improve and expand the Historic Tax Credit Program. Commissioner Loftus stated the Illinois General Assembly passed the Illinois Historic Preservation Tax Credit Bill.

Chairman Marks left the meeting at 9:17 p.m.

J. Confirmation of Next Meeting Date and Adjournment

The next meeting will take place on Thursday, July 19, 2018.

With no further business, a motion was made by Acting Chairman Manak and seconded by Commissioner Dieter to adjourn the meeting. The motion carried unanimously by a voice vote, and the meeting was adjourned at 9:18 p.m.

Submitted by: Debbie Solomon, Recording Secretary