

AGENDA

Glen Ellyn Historic Preservation Commission Meeting
Thursday, December 15, 2022 - 7:00 p.m.
Village Hall, Room 306
535 Duane Street, Glen Ellyn, IL 60137



1. Call Historic Preservation Commission Meeting to Order.
2. Approval of Minutes from November 17, 2022 Meeting.
3. Public Comment (Non-Agenda Items).
4. Old Business.
 - a. Discussion on planning a historic house walk & May 2023 Boathouse event
5. New Business.
 - a. Public Hearing to consider the property at 335 N. Main Street for designation as a local historic landmark
6. Historical Society Business.
7. Chairman's Report.
8. Village Board Trustee Report.
9. Staff Report.
10. Confirmation of Next Meeting Date and Adjournment.

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.

cc: Historic Preservation Commission
Kelley Kalinich, Trustee Liaison
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Martin Scott, Director of Community Development
Atrian Fard, Senior Planner
Taylor Gendel, Associate Planner
Brian Baltudis, Facilities Manager
Lori Gloude, Executive Assistant
Elisa Pollina, HPC Recording Secretary
Karen Hall, Executive Director of the Glen Ellyn Historical Society



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

Meeting 12/15/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Minutes
Prepared By: Taylor Gendel

**AGENDA ITEM (ID # 2022-
2949)**

DOC ID: 2022-2949

Approval of Minutes from November 17, 2022 HPC Meeting

Statement of the Issue:

Please review attached minutes.

Analysis:

Please review attached minutes.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please review attached minutes.

Attachments:

1. DRAFT November 2022 Historical Preservation Commission Minutes



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
November 17, 2022
7:00PM
Glen Ellyn Civic Center Room 306

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

Date: November 17, 2022
Called to Order: 7:03 p.m.
Adjourned: 8:12 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Absent
John Day	Commissioner	Absent
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
David Schlembach	Commissioner	Present

Also Present:

Taylor Gendel	Associate Planner	Present
Karen Hall	Executive Director of the Historical Society	Present
Kelley Kalinich	Trustee Liaison	Absent
Elisa Pollina	Recording Secretary	Present

Public Present:

A. CALL TO ORDER

The November 17, 2022 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:03 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM OCTOBER 20, 2022 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 10/20/2022

RESULT: Motion Unanimously Carried

MOVER: Commissioner Schlembach

SECONDER: Commissioner Margetts

AYES: French, Lemme, Leak, Margetts, Schlembach

E. OLD BUSINESS

1. Discussion on planning a historic house walk – Chairman French reports there has been some great ideas for the house walk. Thank you to Director Hall and the Historical Society for graciously considering hosting the house walk. Hall reports that the HSS Board of Directors met last night and they are cautiously optimistic about hosting. They have 2 concerns. First, Pioneer Day is 2 weeks before the house walk and they want to make sure there are enough volunteers for both events. The second concern is the potential costs and how much we need to contribute upfront. They think it is a great idea and they feel it can happen. Once the organized meetings start in January, hopefully their concerns will be put to rest. Director Hall asks in terms of when the committee can meet, it can be either day or night. Chairman French states he would like the HPC to be involved in the meetings and have a commissioner on each of the committees if possible.

Chairman French reviews the Glen Ellyn Historic Home Tour – October 2023 (see attached handout). He reviews the benefits, responsibilities and roles of the HPC, the HSS and the GEHS for the event. He adds October 14 will be the target date for the event. Director Hall adds we will identify steering committees and work from there.

Commissioner Leak adds with respect to the speaker presentation, perhaps we can offer the presentation a few times during the day of the house walk.

Commissioner Lemme adds I am really excited about this collaboration. It's a great model. One of the resources we can provide is the volunteers. Citizens of Glen Ellyn might be helpful with the selection of the homes.

Chairman French reviews the October 2023 Historic Home Tour: Getting Started with the HPC (see attached handout). The following was discussed: Securing a date (October 14) Developing a theme – picking a specific style of home (such as Sears homes), neighborhood/district, or notable architect, roles and responsibilities, committees

needed, speakers, and ensure village backing. Director Hall adds these are all the things the steering committees will decide on.

Chairman French states the May event can tie in the house walk. He asks Staff Planner Gendel to reserve the boathouse for the May event. Commissioner Lemme adds perhaps we can recognize our annual award recipients at this event.

F. NEW BUSINESS -

1. Chairman French reports there was an article in Crain's Chicago Business titled *Hinsdale, 'poster child for teardowns,' tries to make preservation pay*. Hinsdale is now creating overlap districts and incentives not to tear down homes. Forty percent of the home stock in Hinsdale has been torn down over the past 50 years. There are a variety of incentives now being offered if a homeowner remodels or adds an addition instead of tearing down such as:

1. A 5 year property tax rebate given.
2. Offering a matching grant for remodel costs.
3. Permit fees waived.
4. Offering variances for lot coverage

Chairman French states he will reach out the Hinsdale HPC to get more information and will report back. He asks the HPC to read the article and email Staff Planner Gendel with questions so a list can be compiled before he speaks with Hinsdale.

G. HISTORICAL SOCIETY BUSINESS – Director Hall reports on the HSS upcoming events.

December 3 – A Victorian Christmas Celebration Dinner: A GEHS Fundraiser 5:00 pm.
The unveiling of the iconic Glen Ellyn Letters are now at the Historical Society. Please stop by and see them. The artist did a great job. They will be a traveling art instillation. They will be moved to the Civic center on December 3.

January 7 - Andrew Carnegie and His Gospel of Wealth 2:00 p.m.

January 10 – Researching Your Civil War Ancestry: On Zoom 7:00 p.m.

January 14 – Chicago's Historic Motor Row District – 2:00 p.m.

February 4 – Grave Robbing 101: An Adam Selzer Program – 2:00 p.m.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – No report

J. STAFF REPORT – Staff Liaison Gendel reports we have a landmark application for 335 N. Main Street (received the Restoration of the Year award in 2020 & 2021). We can have the public hearing at the December 15 meeting.

K. ADJOURNMENT & NEXT MEETING DATE – A motion to adjourn the meeting was made by Commissioner Schlembach and Commissioner Margetts seconded the motion. The meeting was adjourned at 8:12 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Taylor Gendel, Staff Liaison



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

Meeting 12/15/2022 7:00 PM
Department: Community Development
Department Head:
Category: Discussion Item
Prepared By:

**AGENDA ITEM (ID # 2022-
2950)**

DOC ID: 2022-2950

Discussion on planning a historic house walk & May 2023 Boathouse event

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan (if applicable)

Action Requested:

Attachments:



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

Meeting 12/15/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Public Hearing
Prepared By: Taylor Gendel

**AGENDA ITEM (ID # 2022-
2951)**

DOC ID: 2022-2951

Public Hearing to consider the property at 335 N. Main Street for designation as a local historic landmark

Statement of the Issue:

Please see attached staff report.

Analysis:

Please see attached staff report.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please see attached staff report.

Attachments:

1 Staff Report 335 N Main

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2 1. Landmark Nomination Form 335 N Main Street

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3 2. Photos of Property

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4 3. Location Map

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5 4. 335 N Main Public Hearing Notice

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6 5.

. 2_13_3.____Designation_of_landmark_or_landmark_district__recommendation_and_preliminary_
determination.

STAFF REPORT

TO: Historic Preservation Commission

FROM: Taylor Gendel, Associate Planner

DATE: December 5, 2022

RE: For Consideration at the December 15, 2022 Historic Preservation Commission Meeting: 335 N. Main Street – Landmark Planning and Historical Significance Report



Part 1: Historical Significance Report

Background: Justin and Suzanne Cafferty, owners of the home located at 335 N. Main Street have submitted a historical landmark nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommends designation of their home as a Glen Ellyn Local Landmark.

Criteria: Built in 1925, the home was designed in the Colonial Revival style with Craftsman detailing featuring an original Ludowici green glazed Spanish tile roof which was extensively restored in 2021. The home also features thirteen original stained glass casement windows that were restored in 2020. The home was included in the 2014 Turner-Duane Architectural Survey by Granacki Historic Consultants and was identified as being a particularly well-preserved and well-executed design that may be eligible for individual listing to the National Register.

The house received a historical plaque from the Glen Ellyn Historical Society in 2020, and it received the Historic Preservation Commission's Restoration of the Year award in 2020 and 2021.

Significant architectural features include a hipped roof with ceramic style, hipped-roof front dormer, variegated brick exterior, center entry porch with gable roof, round arch front opening and battered brick piers, paneled wood door with fanlight and side panels, 1-story south side sun porch with art glass casement windows, 2-story north side bay with secondary entry porch, and historic wood windows on front and side elevations. Photos of the property are attached.

The petitioner 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;
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; and
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Permit History. Below is a summary of work done to the **exterior** of the home based on records kept by the Community Development Department:

Year	Permit Number	Summary of Work
2021	20211439	Roof Alteration
1992	B13170	Porch Addition

Part 2: Planning Report

Historic Designation Planning Report. This report is provided in accordance with Section 2-13-5 of the Village Code, which requires a report on planning considerations prior to the designation of any structure or object as a Glen Ellyn landmark.

Location. The home is located at 335 N. Main Street, on the northeast corner of N. Main Street and Hill Avenue.

Relationship to Comprehensive Plan. *Preserv[ing] sites and buildings with local historic and cultural interest and value* is an objective of the Comprehensive Plan's section on Community Appearance and Character. Additionally, the Comprehensive Plan states that "...homes...that have historic and/or architectural interest ...add to the charm and character of the community. The Village should consider more formal procedures for recognizing and designating structures and districts with historic value and explore new techniques that could help maintain and preserve these structures for future generations. Property owners should be encouraged to retain and restore historic structures." The Comprehensive Plan lists goals including creating an attractive and distinctive community image and identity that builds upon and enhances Glen Ellyn's traditional qualities and characteristics and distinguishes it from surrounding communities. An objective under this goal is to maintain the attractive tree-lined streets, pedestrian scale, and other distinguishing qualities of Glen Ellyn's existing residential neighborhoods. Landmarking ensures that unique and historic homes are preserved, distinguishing Glen Ellyn from other communities. Landmarking also shows support for maintaining similarly historic homes in the community. The designation of the home at 335 N. Main Street as an historic landmark would be within the scope of the recommendations of the Comprehensive Plan.

Zoning. The subject property is located in the R2 Residential District. The property is currently developed with a single-family home and a detached garage. The properties in the surrounding area are also zoned R2 Residential District and are developed with single-family homes.

Effect on the Neighborhood. After reviewing documents related to this nomination, staff does not believe that the landmarking of 335 N. Main Street will have a negative effect on the neighborhood.

Planning Consideration. A review of the information available in the Village files, the Comprehensive Plan, and the Zoning Code indicate that the home located at 335 N. Main Street may be appropriate for consideration as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that properties such as 335 N. Main Street contribute to the charm and character of Glen Ellyn because of their historic and/or architectural interest, and property owners should be encouraged to retain and restore such historic structures.
2. The structure is harmonious with the surrounding neighborhood.
3. The home was found to be locally significant in the 2014 Illinois Urban Architectural and Historical survey. The survey indicated that the home is built in the Colonial Revival style with Craftsman detailing featuring an original Ludowici green glazed Spanish tile roof.
4. The survey then states that the home's significant features include a hipped roof with ceramic style, hipped-roof front dormer, variegated brick exterior, center entry porch with gable roof, round arch front opening and battered brick piers, paneled wood door with fanlight and side panels, 1-story south side sun porch with art glass casement windows, 2-story north side bay with secondary entry porch, and historic wood windows on front and side elevations.

Additionally, after review of Village Codes and ordinances, staff determined that in addition to the home being at least 50 years old, the home meets the following criteria for landmark designation, set forth in section 2-13-3(A) of the Village Code:

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 exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

Note, any future alterations to the interior of the home would not be restricted by the landmarking of the home.

Public Notice: Notice of the public hearing on the requested landmark designation was published in the November 29, 2022 edition of the Daily Herald and a placard was placed on the property.

Recommendation. The Historic Preservation Commission is requested to hold a public hearing and make a recommendation to the Village Board on the landmark nomination for 335 N. Main Street. In reviewing the request, the Commission should consider the criteria for designation in Section 2-13-3(A) of the Village Code. In making its motion the Commission should state which designation criteria, if any, the Commission believes have been met. The item is tentatively scheduled for consideration at a January 2023 Village Board meeting.

Attachments:

1. Historical Landmark Nomination Form
2. Photos of the property
3. Location Map
4. Public Hearing Notice
5. Section 2-13-3 of Village Code

CC: Martin Scott, Community Development Director
Atrian Fard, Senior Planner
Justin and Suzanne Cafferty, Property Owners

GLEN ELLYN HISTORIC PRESERVATION COMMISSION
HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received 11/02/2022

1. Name of Property/Site: Cafferty Residence
2. Address of Property: 335 N Main Street, Glen Ellyn
3. Please indicate 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."

Built in 1925, 335 N Main Street Glen Ellyn was designed in the Colonial Revival style featuring an original Ludowici green glazed Spanish tile roof which was extensively restored in 2021. The home also features (13) original stained-glass casement windows that were restored in 2020. The house was included in the Granacki 2014 Turner – Duane survey (page 28) and identified as being a particularly well-preserved and well-executed design that may be eligible for individual listing to the National Register. The house was plaqued by the village in 2020 and received the Village's restoration of the year award in both 2020 and 2021.

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

Name: Justin and Suzanne Cafferty

Address: 335 N Main Street Glen Ellyn

Phone Number: 630 346 7999

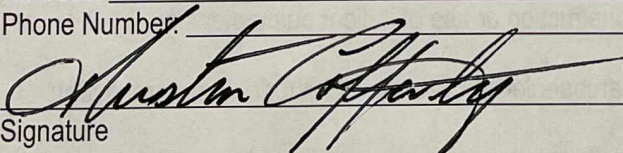
Email: justincafferty@gmail.com

9. Name, address, telephone number and signature of person(s) submitting this nomination.
(If other than the property owner).

Name: _____

Address: _____

Phone Number: _____


Signature

11/2/2022
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









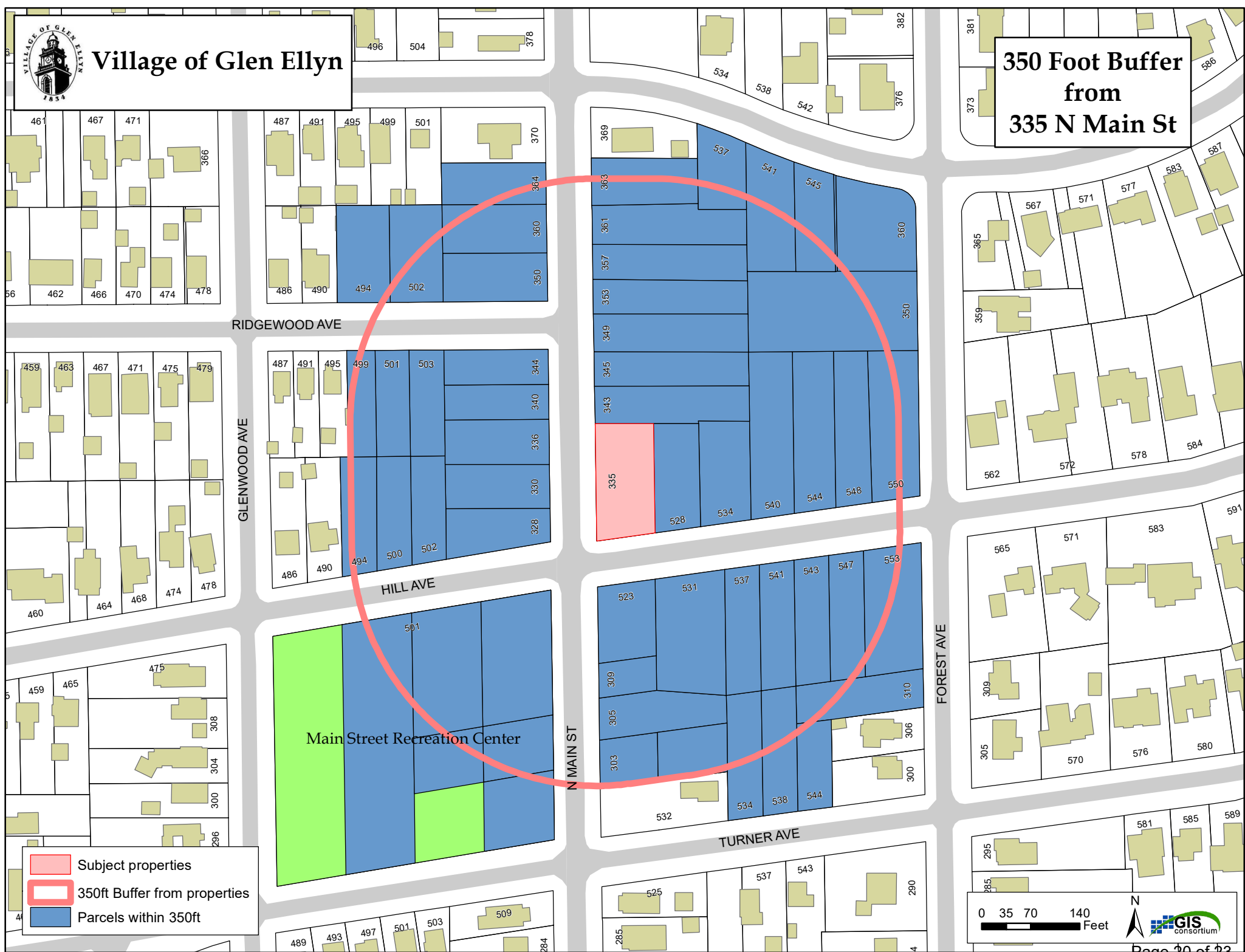






Village of Glen Ellyn

350 Foot Buffer
from
335 N Main St





NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION

An application has been submitted to the Historic Preservation Commission to consider the property at 335 N. Main Street for designation as a local historic landmark under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on **Thursday, December 15 at 7:00 p.m.** in a meeting room on the 3rd floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, 60137.

The subject property is legally described as follows:

THAT PART OF LOT 3 IN BLOCK 3 OF E. W. ZANDER AND COMPANY'S PARK ADDITION TO GLEN ELLYN, DESCRIBED BY BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID LOT. 166.25 FEET TO A POINT 2 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 147.63 FEET; THENCE SOUTH 147.29 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG LOT LINE, 148.91 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF SAID DESCRIBED TRACT (IF ANY) FALLING WITHIN THE EASTERLY 73 FEET IN WIDTH OF SAID LOT 3, AFORESAID AND EXCEPTING THE EASTERLY 66 FEET (MEASURED ON HILL AVENUE AND PARALLEL TO MAIN STREET) OF THAT PART OF SAID LOT 3 LYING WEST OF THE EASTERLY 73 FEET IN WIDTH THEREOF, IN THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-14-112-010

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the request is available for public review in the Community Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Taylor Gendel, Associate Planner, at (630) 547-5246.

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 24 hours in advance of the meeting.

2-13-3. Designation of landmark or landmark district; recommendation and preliminary determination.

- (A) *Criteria for designation:* The Commission shall familiarize itself with areas, districts, places, buildings, structures, works of art and other objects within the Village which may be considered for designation by ordinances as "Glen Ellyn landmarks", and maintain a register thereof. Areas, districts, places, buildings, structures, works of art and other objects within the Village being considered for landmarking will have authenticity of historic identity, evidenced by the survival of physical characteristic that existed during the period of its significance. In making its recommendation to the Village Board for designation, the Commission shall limit its consideration solely to the following criteria concerning such area, district, place, building, structure, work of art and other objects:
1. It be of an age of at least 50 years, in whole or in part; and that two or more of the following conditions exist:
 - (a) It be listed on the National or State Register of Historic Places; or
 - (b) Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration; or
 - (c) 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; or
 - (d) 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; or
 - (e) Its location as a site of an important archaeological, significant historic, or natural event; or
 - (f) 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; or
 - (g) It be one of the few remaining examples of a particular architectural style; or
 - (h) Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship; or
 - (i) 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; or
 - (j) 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; or
 - (k) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.
 2. In the case of residences, the Commission shall limit its consideration of landmark status to the exterior of the structure.
- (B) *Recommendations of landmarks and landmark districts; preliminary determination:* The Commission or any person may recommend districts, places, buildings, structures, works of art and other objects for landmark designation. If other than the Commission, such person shall complete and submit a form provided by the Community Development Department. Following a recommendation, the Commission may, by resolution, make a preliminary determination of landmark designation; provided, that the proposed area, district, place, building, structure, work of art or other object meets the age requirement and two or more of the criteria for

landmark designation. A preliminary determination by the Commission shall not be required when a landmark recommendation comes from the property owner.

(Ord. 6449, 11-14-2016; Ord. 6674, 2-25-2019; Ord. 6743, 12-9-2019)