



Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, April 20, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call Historic Preservation Commission Meeting to Order.**
- B. Approval of Minutes from February 16, 2023 Meeting.**
 - 1) Minutes from the February 16, 2023 Meeting
- C. Public Comment (Non-Agenda Items)**
- D. Old Business**
- E. New Business**
 - 1) 677 Highland Avenue. - Exterior Alteration of Landmarked Property (House/Garage Roof Replacement)
 - 2) Commission Review of Projects Completed in 2022 Submitted for 2023 HPC Awards
- F. Historical Society Business**
- G. Chairman's Report**
- H. Village Board Trustee Report.**
- I. Staff Report**
- J. Confirmation of Next Meeting Date and Adjournment**



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
February 16, 2023
7:00PM
Glen Ellyn Civic Center Room 306

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: No

Date: February 16, 2023
Called to Order: 7:00 p.m.
Adjourned: 7:30 p.m.

MEMBER ATTENDANCE:

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

Also Present:

Taylor Gendel	Associate Planner	Present
Kelley Kalinich	Trustee Liaison	Absent
Derek Rockwell	Planner	Present
Elisa Pollina	Recording Secretary	Present

Public Present:

A. CALL TO ORDER

The February 16, 2023 regular meeting of the Historic Preservation Commission was called to order by Chairman French at 7:00 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM JANUARY 26, 2023 MEETING – Approval of minutes will be deferred to the next HPC meeting when a quorum is present.

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 1/26/2023 – Deferred to the next HPC meeting when quorum is present

RESULT: Motion Unanimously Carried

MOVER: Commissioner

SECONDER: Commissioner

E. OLD BUSINESS

1. *Update & next steps for planning GEHS Historic House walk* - Chairman French reports the planning of the house walk is off to a slow start due to the turnover that has occurred at the Historical Society. He adds he will meet with members of the Historical Society next week to discuss the event.

2. *Speaker options and topics for Boathouse event May 11, 2023* – Chairman French reports he looked into having Bob Yapp from “This Old House” as a potential speaker for the boathouse event. Yapp’s speaking fee is \$4,500 and that does not include his travel. The HPC budget for a speaker is \$500. He asks the HPC to think of other speaker options.

F. NEW BUSINESS -

1. *Outlining Priorities for 2023* – Chairman French states the plan was to discuss our priorities for 2023. Due to not having a quorum we will table this to next month. He asks the HPC to consider additional priorities and bring them to the next HPC meeting.

G. HISTORICAL SOCIETY BUSINESS – No report

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – No report

J. STAFF REPORT – No report

K. ADJOURNMENT & NEXT MEETING DATE – The meeting ended at 7:30 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 4/20/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Other
Prepared By: Brad Iwicki

**AGENDA ITEM (ID # 2023-
431)**

DOC ID: 2023-431

677 Highland Avenue. - Exterior Alteration of Landmarked Property (House/Garage Roof Replacement)

Statement of the Issue:

Brenden and Sara Heiberger, the owners of 677 Highland Avenue, have requested a meeting before the Historic Preservation Commission to discuss a roof alteration to their landmarked home.

Analysis:

Previous owners of 677 Highland Avenue came before the Historic Preservation Commission in July 23, 2005, to request a landmark designation for their home. The Commission held a public hearing 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 677 Highland Avenue contribute to the character of Glen Ellyn because of its 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. This structure is largely the same as when originally constructed and it represents a structure from that era.
5. Philo Warren Stacy, a person of historical significance to Glen Ellyn, was the original owner of the house.

On August 8, 2005, with the passing of Ordinance No. 5381, the Village Board designated 677 Highland Avenue a local Glen Ellyn Landmark. At the time of landmarking, the following information about the home was shared with Village staff:

“Built in 1892, this residence has already been plaqued by the Historical Society as the residence of Philo W. Stacy, son of Moses and JoAnne Stacy, the original owners of Stacy’s Tavern. Philo farmed the majority of the land he was given, married Betsey Taylor, and donated land known as Stacy’s Park to the Village. He fought in the Civil War and was involved in founding the first library in Glen Ellyn and the first Baptist Church, this Queen Anne style home has most of the original shingles, siding and decoration, with the exception of the rear, where the present homeowners put on a small

addition. This home features 296 original windows of varying size, none of which were broken or sold when the home was moved from its original location on Main Street in 1994.”

The original house retains excellent integrity of both its stylistic features and original materials. Although alterations have been made, they were done before the landmark status was designated upon the property and have been sympathetic in both design and use of materials.

Ordinance No. 5381 and the minutes from the June 23, 2005 meeting of the Historic Preservation Commission are attached for the Commission’s review.

Request:

This home had been sold to new owners in 2015 and has since been sold to the current property owners, Brenden and Sara Heiberger, in 2021. The petitioners have requested a meeting before the Historic Preservation Commission to discuss a roof alteration to their landmarked home. The alteration will remove all of the original cedar shake roof shingles and underlayment from the principal structure and remove all of the old three-tab asphalt shingles from the detached garage, constructed in 1996. In addition, the project proposes installation of Ice and Water shield minimum of 24” beyond the inside of the exterior wall, new synthetic roofing underlayment, vents, chimney counter flashing, and pipe flashing.

The petitioner proposes new Atlas Pinnacle Architectural Shingles, asphalt shingles in the color of hearthstone. The petitioner submitted a cut sheet of the materials (Pinnacle Pristine Brochure, page 3). Currently, the home is experiencing roof leakage that is causing negative impacts on the interior of the home.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

The HPC should consider the exhibits and testimony presented during the meeting and determine if the following standards for approval are met:

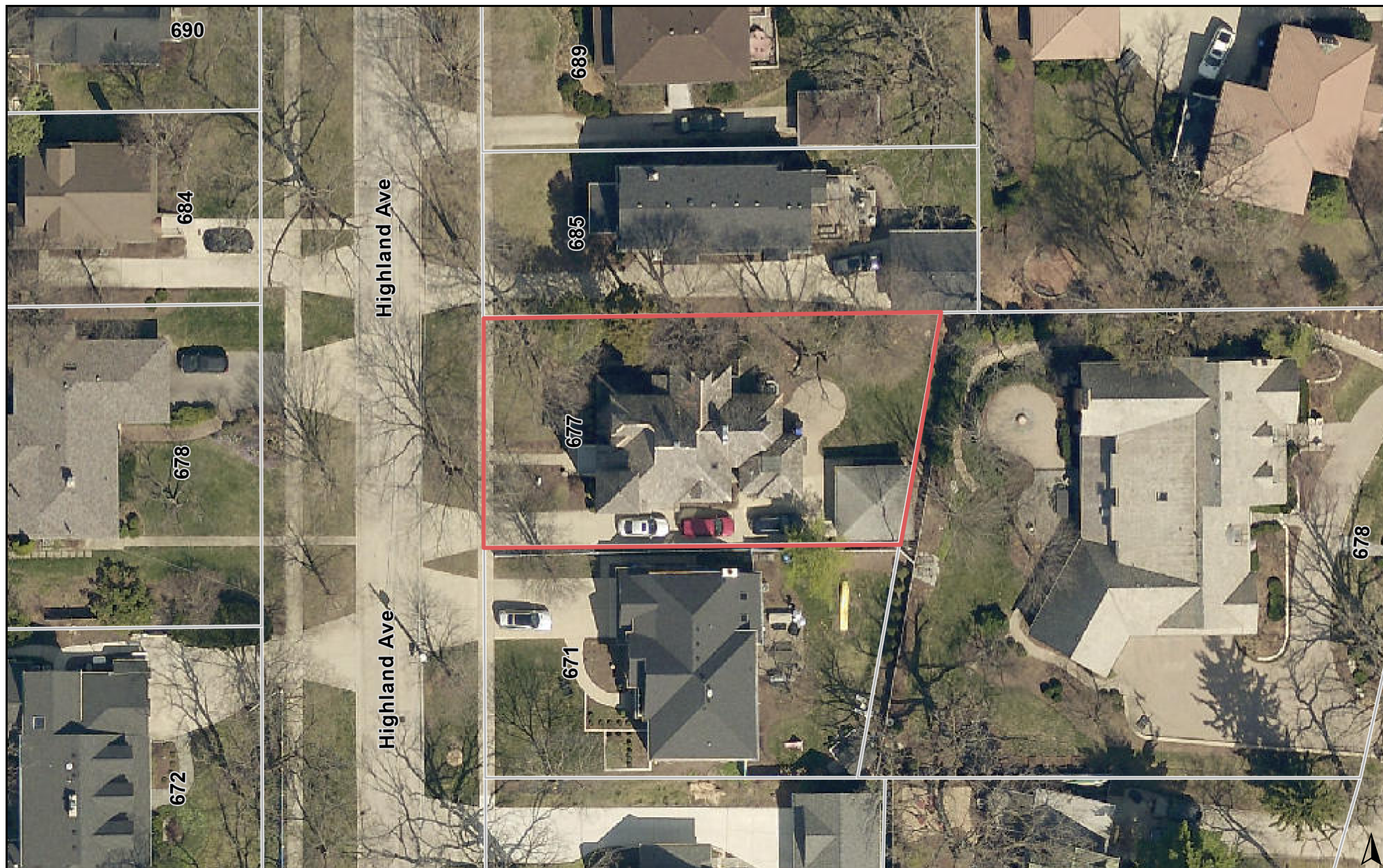
1. All proposed work must not adversely affect any significant historical or architectural feature of the property or district.
2. All proposed work should be in accordance with the standards for rehabilitation set forth by the United States Secretary of the Interior Standards for Rehabilitation (attached).

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

Attachments:

1. 1. Aerial image of property
2. 2. Ordinance No. 5381 Staff Report dated 6.23.2005 included in packet
3. 3. Photographs of Property and Interior - Existing Conditions
4. 4. Application for Exterior Alteration of a Landmarked Home

5. 5. Pinnacle_Pristine_Brochure
6. 6. United States Secretary of the Interior Standards for Rehabilitation
7. Alteration to landmarked property - Staff Memo



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ft

Print Date: 4/14/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
OCT. 18, 2005 3:34 PM
OTHER 05-11-117-015
014 PAGES R2005-232589

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5381

AN ORDINANCE DESIGNATING THE HOUSE
LOCATED AT 677 HIGHLAND AVENUE *PA*
A GLEN ELLYN LANDMARK

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 8 DAY OF August, 20 05

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County,
Illinois, this 10 day of August,
20 05.

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

ORDINANCE NO. 5381

AN ORDINANCE DESIGNATING THE HOUSE
LOCATED AT 677 HIGHLAND AVENUE
A GLEN ELLYN LANDMARK

WHEREAS, Chris and Shelia Faber, owners of the property commonly known as 677 Highland Avenue, Glen Ellyn, DuPage County, Illinois, and legally described as follows:

Lot # 2 in Stacy's Main Street Resubdivision.

P.I.N.: 05-11-117-015

have submitted a written request for Village of Glen Ellyn Historic Landmark Designation for the house at said address in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historic Preservation 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 Glen Ellyn Historic Preservation Commission conducted a public hearing on June 23, 2005, at which the petitioner presented evidence, testimony, and exhibits in support of the request for Landmark Designation; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing, the Historic Preservation Commission recommended that the house at 677 Highland Avenue be officially designated a historical / architectural landmark, as set forth in the Report and Recommendation dated June 23, 2005, which is appended hereto as Exhibit "A"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the evidence and exhibits presented at the aforesated public hearing and have considered the report and recommendation of the Historic Preservation Commission and find that

the house at 677 Highland Avenue 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;

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 Report and Recommendation of the Historic Preservation Commission, Exhibit "A" appended hereto, is hereby accepted; and the findings and conclusions set forth therein and 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 677 Highland Avenue in Glen Ellyn, Illinois, as a Glen Ellyn Landmark.

SECTION THREE: The house located at 677 Highland Avenue 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 Glen Ellyn Village Code:

- A. The Comprehensive Plan indicates that historic properties such as 677 Highland Avenue 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. This structure is largely the same as when originally constructed and it represents a structure from that era.
- E. Philo Warren Stacy, a person of historical significance to Glen Ellyn, was the original owner of the house.

SECTION FOUR: The determination of Landmark Designation is based upon the owner's, written request and the evidence, exhibits, and testimony presented at the June 23, 2005 Historic Preservation Commission public hearing including the documents listed below, which 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 Glen Ellyn Historic Preservation Commission:

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

SECTION FIVE: By virtue of its satisfying the criteria specified herein, the house located at 677 Highland Avenue is hereby declared and designated a Glen Ellyn Landmark; and the owner of said house is requested to affix a plaque to the house denoting said designation.

SECTION SIX: The Historic Preservation Commission is authorized and directed to send a certified copy of this Ordinance and a summary report of the effects of designation to the owner within ten (10) days of the passage of this 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.

PASSED by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 8 day of August, 2005.

AYES: Lee, Pfefferman, Armstrong,
Chapman, Norton

NAYS: - 0 -

ABSENT: Gardner

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 8
day of August, 2005.

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

ATTEST:

Andrea Mathis
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 10 day of August,
2005.)

**HISTORIC PRESERVATION COMMISSION MEETING
STAFF REPORT**

TO: Historic Preservation Commission

FROM: Staci Hulseberg, Director of Planning & Development
Larry Noller, Administrative Intern *LN*

DATE: June 23, 2005

SUBJECT: 677 Highland Avenue

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/Request: The above-referenced property is located on the east side of Highland Avenue between Maple Street to the north and Linden Street to the south. The property consists of one lot with a total of 9,656 square feet in area. The current property owners are Chris and Sheila Faber, who have requested the landmark designation of the property in order to preserve the existing, historic Queen Anne home.

Existing Structure: The following historical and architectural details about the home at 677 Highland Avenue were included in the application submitted by Julie McKeon of Benjamin Historic Certifications, LLC.

Philo Warren Stacy built the house in 1892 and was the son of Moses and JoAnn Stacy, the original owners of Stacy's Tavern. Philo was a prosperous farmer who served in the infantry during the Civil War and would also hold the positions of constable, deputy sheriff, assessor and collector during his life in Glen Ellyn.

The 2 ½ story Queen Anne was originally located on Main Street and moved to its current location in 1994. The Highland lot is part of the original property owned by the Stacys.

The house is wood frame construction with the exterior covered with clapboards and octagonal wood shingles. A wide variety of wood trim, including triangular brackets, frieze board and dentil molding decorate the house. The three front porches, the square tower and the variety of rooflines are all typical of the Queen Anne style of architecture.

Relationship to Comprehensive Plan: The Glen Ellyn Comprehensive Plan designates this parcel for Single-Family Detached Residential use, up to 5 dwelling units per acre. The Comprehensive Plan also states that "...homes...that have historic and/or architectural interest...add to the charm and character to the community. The Village should consider more formal procedures for recognizing and designating structures and districts with historic value...Property owners should be encouraged to retain and restore historic structures." The designation of the

home at 677 Highland Avenue as a historic landmark would be consistent with the recommendations of the Comprehensive Plan.

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

Effect on the Neighborhood: The current owners have completed rehabilitating this house and many of the original elements have been preserved or restored. It is a property that should be appropriately plaqued and has been recognized by the Glen Ellyn Historical Society. According to the documents reviewed and the above report, it is my opinion that there will be no negative effects on the neighborhood resulting from such a designation.

Planning Consideration: A review of the information available in the Village files, the Comprehensive Plan, and the zoning ordinance indicate that the home is appropriate for designation as a Glen Ellyn Landmark for the following reasons:

1. The Comprehensive Plan indicates that historic properties such as 677 Highland Avenue contribute to the character of Glen Ellyn because of its 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. This structure is largely the same as when originally constructed and it represents a structure from that era.
5. Philo Warren Stacy, a person of historical significance to Glen Ellyn, was the original owner of the house.

Requested Action:

The Historic Preservation Commission should conduct a public hearing for the requested landmark designation of the home at 677 Highland Avenue and make a recommendation to the Village Board for approval, approval with conditions, or denial.

GLEN ELLYN HISTORIC PRESERVATION COMMISSION

HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received _____

1. Name of Property/Site: The Philo W. Stacy House
2. Address of Property: 677 Highland Avenue
3. Attach photographs of the property site itself as well as important features (if available).
4. 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

5. Please indicate which of the following criteria apply to the property. (Check all that apply). Explain in #6.

☒ 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 location as a site of a significant historic event which may have taken place within or involved the use of any existing improvements;

☒ 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;

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

☒ 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;

X Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village of Glen Ellyn.

Other reasons. Please specify. _____

6. Additional details and history. Summarize why this property/site should be designated a "Landmark." Please indicate the year this building was constructed. _____
See Attached. _____

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

Name: Chris and Sheila Faber
Address: 677 Highland Ave.
Area Code: 630 Phone Number: 459-1952

8. Name, address, telephone number and signature of person(s) submitting this nomination.
(Please attach additional sheets if necessary)

Name: Julie McKeon, Benjamin Historic Certifications
Address: 711 Marion Ave.
Area Code: 847 Phone Number: 432-1865

Julie M. Faber 4-25-05
Signature Date

If you have questions, please phone the Village of Glen Ellyn staff liaison for the Historic Preservation Commission at 630/469-5000.

Please return this form to:

Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

x:\admin\histcommission\historic preservation commission\landmarkapp.doc

6. The Philo W. Stacy House located at 677 Highland Avenue was built in 1892. It is a quintessential example of the Queen Anne style and was the home of one of Glen Ellyn's important 19th century citizens, Philo Warren Stacy. The house has been recognized by the Glen Ellyn Historical Society as an important village site. Its plaque stands on the parkway in front of the house.

Philo Warren Stacy was the son of Glen Ellyn pioneers, Moses and JoAnn Stacy, the original owners of Glen Ellyn's historic Stacy's Tavern. Born in 1833 in Belchertown, Massachusetts, Philo moved to Illinois in 1835 with his parents and older brother Moses K. In 1842, Moses purchased land from the federal government for \$1.25 an acre upon which he and the family built a home. It is on this land that the Stacy home sits today.

In 1853, Philo married Betsey Taylor, the daughter of Reverend Philander and Thankful Taylor. They had two daughters, Fanny and Carrie. Moses and JoAnn gave the newlyweds a large amount of land. They eventually built their own home and became very prosperous farmers. Philo is even listed in the 1874 *Atlas of DuPage County* as a farmer. Over time, Philo and Betsey purchased additional land and upon Moses' death in 1870 inherited the remainder of his land.

In 1861, less than a decade after getting married, Philo enlisted to fight in the Civil War and served in the 108th Illinois Volunteer Infantry. Local histories mention his hosting the 14th reunion party in 1878. He was also a member of the Milton Township Post of the Grand Army of the Republic (G.A.R.).

Philo was a dedicated individual and benefactor who over his lifetime held many different civic positions in Glen Ellyn. Some of these included constable, deputy sheriff, assessor and collector. He and Betsey were charter members of the New Baptist Congregation and Philo also served as a trustee and school director for the church. Other community work included his serving as the first vice-president of the Prospect (one of Glen Ellyn's earlier names) Library Association. In 1907 when the association established an investment fund to raise the money to build a permanent library building Philo donated an initial \$100. In 1891, Betsey and he donated the six acres that are Stacy Park and now part of the Glen Ellyn Park District.

Philo prospered, not only as a landowner and farmer but also because of the boom that Glen Ellyn experienced because of the development of Lake Ellyn. He took a very active part in the construction of the resort community and worked as a construction supervisor and a contractor. In addition to supervising the excavation of the site and the construction of the dam, he hauled dirt and gravel and laid wood road plank.

Fittingly, as Philo was one of its founders and initial directors along with one of its caretakers and record keepers, upon his death in 1917 he was buried in Forest Hill Cemetery.

Well-known to many Glen Ellyn residents, the imposing 2½ story Philo W. Stacy House overlooked Main Street until 1994 when it was moved directly west to its new location facing Highland Avenue. Although it was relocated the house remains on the 1842 land purchase made by Moses and JoAnn Stacy. Many

printed sources say that the house now sits where the Stacys' home was before they built and moved into the tavern on Geneva Road.

A Queen Anne style house, the Philo W. Stacy House is an example of the most popular architectural style built in America between 1880 and 1900. One written source says there are more still standing than any other 19th century American residential building style. The Queen Anne is associated with 19th century British architect Richard Norman Shaw who sought general reform in English architecture. It is ironic though as the style has little, if any association with the reign of England's Queen Anne who ruled in the early 18th century. The inspiration for the style, particularly in England came directly from medieval architecture including the Tudor, Jacobean and Elizabethan styles.

The English Queen Anne "crossed the pond" by way of Americans that visited and lived in England during the time. It was featured in well-respected English architectural journals that circulated in America at the time. The American Queen Anne was not just copied from English examples, but rather adopted characteristics such as an irregular massing, multiple window types and most importantly, an exterior wall surface consisting of more than one building material or color. Additionally, the style borrowed many of its characteristics from earlier American Victorian era architectural styles including the Gothic Revival, the Stick Style, the Italianate and the Second Empire.

American architectural journals including *The Builder* and *American Architect and Building News* showcased examples built in the United States, which helped to spread the style across the country. However, just as important were the numerous house plan books that were easily and widely available. These books included illustrations of architect-designed Queen Anne homes that could be constructed by local builders. Elevations, floor plans, details, and even advice on materials and construction were included in the books. *Palliser's New Cottage Homes*, published in 1887 by George Palliser is one example of many that featured the Queen Anne.

Like the majority of Queen Anne houses in America, the Stacy House is wood frame construction. Most of the exterior is faced with clapboards although other areas are covered with octagonal wood shingles. Combinations like this were common and were one way to give the wall different textures as several types of mass-produced shingles were widely available. Frequently more than one type of shingle was used.

Another way to vary and enliven the exterior of the house was the application of wood trim. Designs for wood trim and decorative details exactly like those found on the Stacy House were frequently included in house plan books. The easy availability of milled lumber and the relatively recent inventions of the scroll saw, the jigsaw and the lathe meant that local builders and carpenters could produce the trim themselves.

The Stacy House has a wide variety of wood trim, including the triangular brackets, frieze board and molding that run directly beneath the eaves of the roof. Contrasting flat board stringcourses, window surrounds and corner boards visually divide the walls. Dentil molding, corner brackets, and spandrel panels call attention to the projecting window bays on the sides of the house.

Nowhere is the decoration more exuberant than it is on the three front porches. The spindled frieze with its trefoil cutouts, the turned posts and the balustrade with its sun and moon cutouts all call attention to the first story wraparound porch. The friezes and balustrades of the second story porches contain different patterns of Japanese-inspired fretwork. This was quite common as a fascination for Japan was widespread during the 19th century.

Porches like those on the Stacy House were extensions of the interior living spaces. In the days before air conditioning, it was a place to take advantage of cooling breezes. As is the case with the first story porch on the Stacy House, they were often directly accessible from one or more of the formal rooms and were used for entertaining. The second floor porches provided private spaces to relax.

Two very common characteristics of the Queen Anne were a variety of rooflines and an irregular exterior massing although the floor plan was often quite regular and like the Stacy House had side-by-side rooms arranged in a linear fashion. However, these rooms often had nooks, window bays and oriel, turrets or towers, or adjacent porches that created a very irregular exterior. The Stacy House, in addition to the first and second story porches has two-story canted window bays on both sides of the house. There is an unusual three-sided oriel on the south side of the house that is tucked under the main roof eaves. The oriel contains the main staircase landing between the first and second floors.

Perhaps the most striking feature of the Stacy House is the square corner tower on the front of the house. It is particularly prominent because of its tall pointed roof the tower. In addition to eave brackets and dentil molding on the upper third, there is a frieze of paneled frieze and subtle hoods over the windows.

The Queen Anne house frequently had more than one type of window. Additionally, different glass types and patterns were also common. Although most of the 196 windows in the Stacy House are double-hung with a single upper and lower light, there are numerous large single light windows with fixed glass and a transom. The transoms contain highly decorative patterns made from combinations of beveled, jeweled and etched glass. The glass is said to have been made locally by three different German glassmakers. Of particular note is the window in the staircase oriel.

As home to one of Glen Ellyn's pioneer families and leading citizens the Philo W. Stacy house is already an "unofficial" landmark. It is a distinctive example of the Queen Anne and retains excellent integrity of both its design and materials. The present owners have completed an exceptional rehabilitation of the historic interior and exterior features. As present stewards of the house they would like to ensure that the house will be protected for many years in the future. Granting the Philo W. Stacy House Village of Glen Ellyn landmark status would not only ensure this, but would officially recognize it as an important part of Glen Ellyn's history.



The Philo W. Stacy House
677 Highland Avenue, Glen Ellyn
Spring, 2005
Front (west) Elevation



CERTIFICATION

I, Andrea L. 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. 5381, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 8 day of August, 2005, and that the same was signed and approved by the President of said Village on the 8 day of August, 2005.

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 12 day of August, 2005.

Andrea Draths
Village Clerk

CORPORATE SEAL

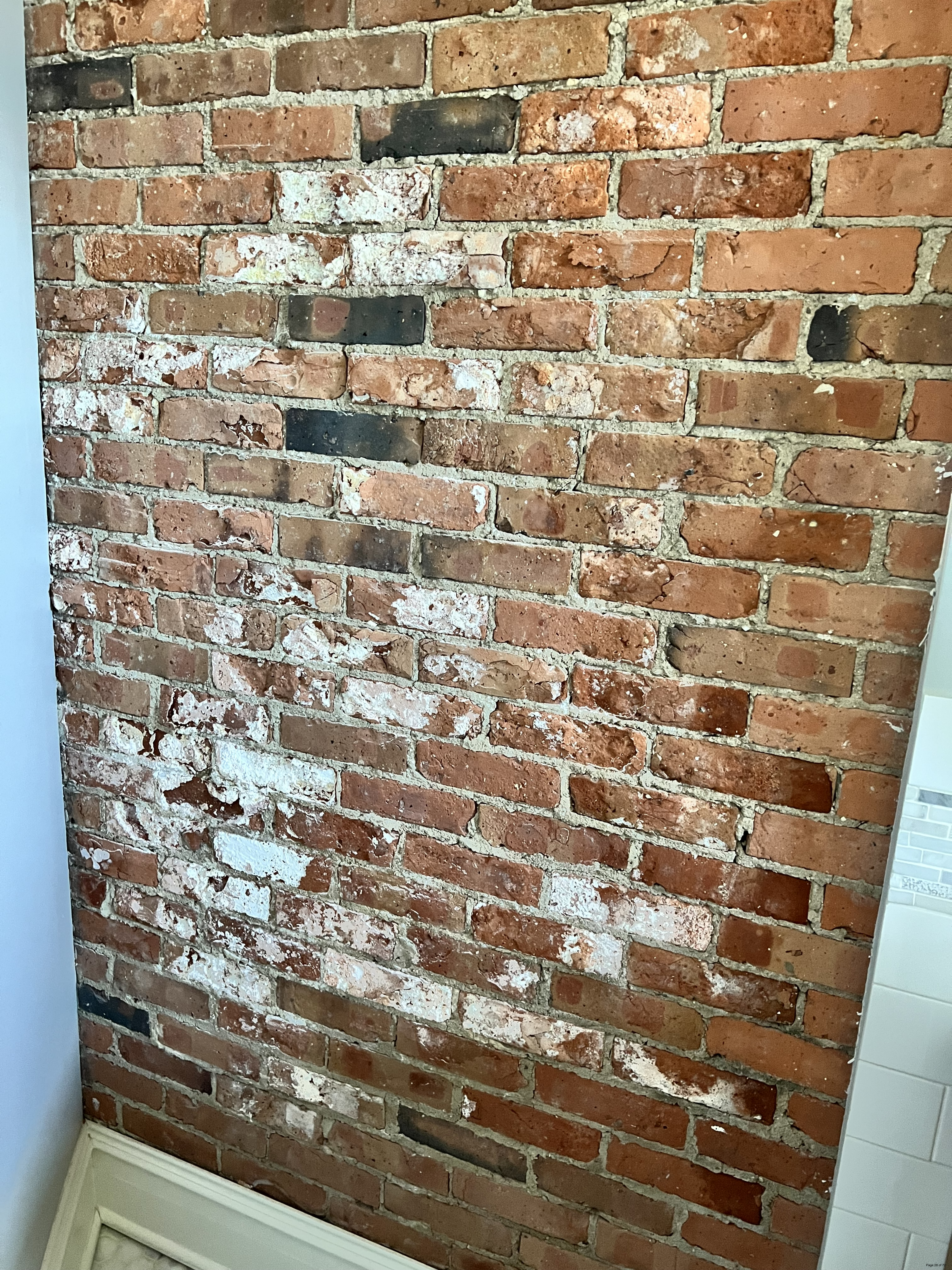




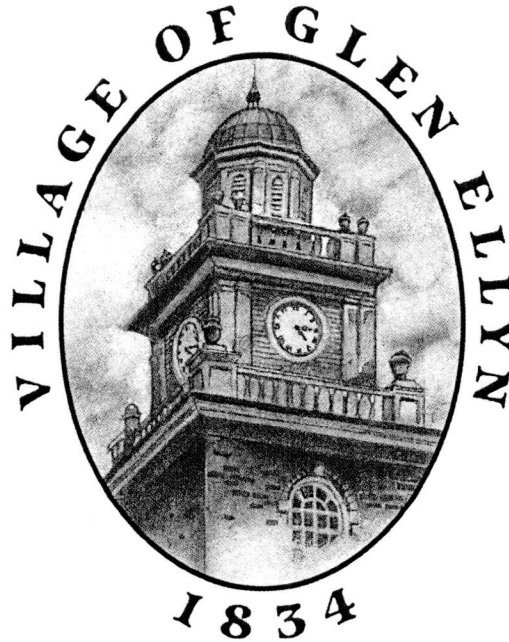












VILLAGE OF GLEN ELLYN

Historic Preservation Commission
Application for Exterior Alteration
of Landmarked Property

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*



Village of Glen Ellyn

Exterior Alteration to Landmarked Property Overview

Exterior alterations to landmarked properties may require approval by the Historic Preservation Commission. This approval must be obtained prior to the issuance of a building permit. To find out if your project is subject to Commission review, please refer to the attached *Commission Review Requirements* informational sheet.

Application Procedure Outline

1. Pre-application meeting with Planning & Development Department;
2. Preparation of application packet;
3. Review by the Historic Preservation Commission at a public meeting;
4. Submittal of building permit application, if approved;
5. If denied, you may appeal to the Village Board.

Total estimated time frame for review: 1 Month

Standards for Approval of Proposed Exterior Alterations

1. All proposed work must not adversely affect any significant historical or architectural feature of the property or district.
2. All proposed work should be in accordance with the standards for rehabilitation set forth by the United States Secretary of the Interior Standards for Rehabilitation (attached).

Submission Requirements

The following information must be submitted with the application. Applications will be reviewed by the Historic Preservation Commission using the Standards for Exterior Alteration outlined above.

- ☐ Cover Letter or Narrative Statement describing project
- ☐ Deed or other Proof of Ownership
- ☐ Affidavit of Authorization, if an owner representative plans to attend the public meeting
- ☐ Disclosure of Interest, If property owned by trust, corporation, or other similar entity
- ☐ Existing Elevation Picture or Elevation of Home
- ☐ Elevation depicting proposed improvements
- ☐ List of Building Materials and Colors. Sample materials may need to be brought to the meeting.
- ☐ Cut Sheets of windows, doors, and other similar features
- ☐ Any other information requested by the Planning & Development Director and needed to describe or depict the proposed improvements

Note: The Historic Preservation Commission meets the 3rd Thursday of every month at 7:00 pm in the Civic Center, 535 Duane Street, Room 301.

For further questions or concerns regarding this application process, please contact the Village of Glen Ellyn Planning and Development Department at 630.547.5250.

Village of Glen Ellyn

Application for Exterior Alteration to Landmarked Property



CONTACT INFORMATION:

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Applicant Name: Safeguard Construction Company

Phone: 6308982090

Fax: _____

Email: safeguard@safegc.com

Property Owner Name

(if different from applicant): Branden and Sara Heiberger

Phone: 312-909-8178

Fax: _____

Email: bhheiberger@gmail.com

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

Architect: N/A

Attorney: N/A

Builder: N/A

PROJECT DESCRIPTION:

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

Roof replacement (detailed scope on the letter)

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.

Signature of Applicant(s)

4/12/23

Date Filed

WORK DONE ON LANDMARKED HOMES COMMISSION REVIEW REQUIREMENTS



Type of Work	Does this need a review?
Maintenance	No
Replacement of Anything in Kind (i.e. porch, window, door, roof material, etc.)	No
Windows - Not in kind (with street frontage visibility)	Yes
Doors – Not in kind (with street frontage visibility)	Yes
New Roof – Not in kind (i.e. new material or pitch; color is not regulated)	☒ Yes X
New Siding – Not in kind (i.e. different material and/or size; color is not regulated)	Yes
New Paint	No
New Porch – Not replacing in kind (i.e. new design, different material)	Yes
New Accessory Structure or Alteration to Existing Accessory Structure (i.e. garage, fence, gazebo, shed)	No, except if garage is also landmarked
Site Improvements (i.e. driveway, resurfacing, patios, other hardscapes)	No
Additions	Yes
Interior Remodeling	No

UNITED STATES OF AMERICA CODE OF FEDERAL REGULATIONS

36 CFR 67.7 STANDARDS FOR REHABILITATION

(a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

(b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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(c) The quality of materials and craftsmanship used in a rehabilitation project must be commensurate with the quality of materials and craftsmanship of the historic building in question. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repointing techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification. For further information on appropriate and inappropriate rehabilitation treatments, owners are to consult the Guidelines for Rehabilitating Historic Buildings published by the NPS. "Preservation Briefs" and additional technical information to help property owners formulate plans for the rehabilitation, preservation, and continued use of historic properties consistent with the intent of the Secretary's Standards for Rehabilitation are available from the SHPOs and NPS WASO. Owners are responsible for procuring this material as part of property planning for a certified rehabilitation.

(d) In certain limited cases, it may be necessary to dismantle and rebuild portions of a certified historic structure to stabilize and repair weakened structural members and systems. In such cases, the Secretary will consider such extreme intervention as part of a certified rehabilitation if:

- (1) The necessity for dismantling is justified in supporting documentation;
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(e) Prior approval of a project by Federal, State, and local agencies and organizations does not ensure certification by the Secretary for Federal tax purposes. The Secretary's Standards for Rehabilitation take precedence over other regulations and codes in determining whether the rehabilitation project is consistent with the historic character of the property and, where applicable, the district in which it is located.

(f) The qualities of a property and its environment which qualify it as a certified historic structure are determined taking into account all available information, including information derived from the physical and architectural attributes of the building; such determinations are not limited to information contained in National Register or related documentation.

OWNERSHIP BY LAND TRUST

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Date: 03/23/2023

Address: 677 Highland Ave, Glen Ellyn, IL 60137

Legal Description:

TRUSTEE: _____ TRUSTEE #: _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____

CLEAR FORM

Address: _____

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[illegible]

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AFFIDAVIT OF AUTHORIZATION

I, Sara M. Heiberger, owner of the property described as:

677 Highland Ave.
Glen Ellyn, IL 60137

verify that, Safeguard Construction
is duly authorized to apply and represent my interests before the Historic Preservation Commission and/or
Planning Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

NOTARY

OFFICIAL SEAL
JAMES E. MAHONEY
Notary Public - State of Illinois
My Commission Expires 06/22/2026

OWNER

*Locally
Owned*



*Locally
Operated*

*Roofing * Siding * Gutters*

March 23, 2023

RE: Roof replacement for 677 Highland Ave. Glen Ellyn, IL 60137 (house and detached garage)

To Whom It May Concern,

The homeowner hired our company, Safeguard Construction, to provide roof replacement at his home at the above address. Below is a scope of work:

Removal of old shake roof shingles, underlayment all the way to the decking on the house.

Removal of old asphalt 3-tab shingles and underlayment from detached garage roof.

Installation of Ice and Water shield minimum of 24" beyond the inside of the exterior wall

Installation of new synthetic roofing underlayment, vents, chimney counter flashing, pipe flashing.

Installation of new starter shingle on entire perimeter, new Atlas Pinnacle Architectural Shingles and ridge shingle on hip and ridge.

The homeowner chose *Atlas Pinnacle Architectural Shingle, Color: Hearthstone* to be used for this project.

Sasa Gajic
Safeguard Construction Company, Inc.



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677 Highland Ave.
Glen Ellyn, IL 60137

verify that, Safeguard Construction
is duly authorized to apply and represent my interests before the Historic Preservation Commission and/or
Planning Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

James E. Mahoney
NOTARY



Sara M. Heiberger
OWNER

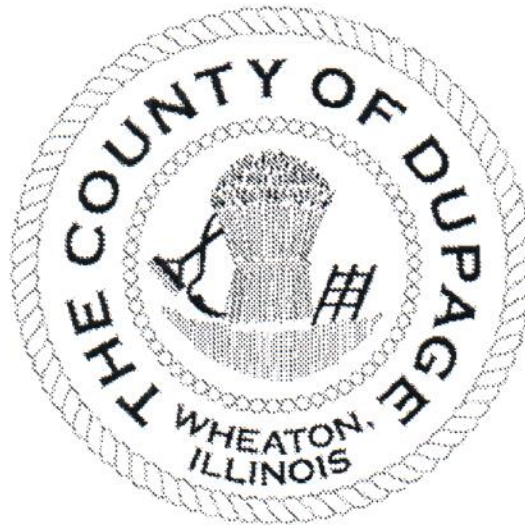
**RECORDING
COVER PAGE**

KATHLEEN V. CARRIER
DUPAGE COUNTY RECORDER

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
06/30/2021 01:14 PM
RHSP

COUNTY TAX STAMP FEE 407.50
STATE TAX STAMP FEE 815.00

DOCUMENT # R2021-099895



RETURN TO:

Fort Dearborn Land Title Company, LLC
1370 Meadow Road

Northbrook, IL 60062

KATHLEEN V. CARRIER, DUPAGE COUNTY RECORDER
421 NORTH COUNTY FARM ROAD, PO BOX 936, WHEATON, IL 60187

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

Anthony Samuta and Melissa Samuta
677 Highland Ave
Glen Ellyn, IL 60137

(The Above Space for Recorder's Use Only)

THE GRANTORS Anthony Samuta and Melissa Samuta, husband and wife, of 677 Highland Ave, Glen Ellyn, IL 60137 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Brenden Howard Heiberger and Sara M. Heiberger, husband and wife, of 2535 W. Haddon Ave, Chicago, IL 60622, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

LEGAL DESCRIPTION

LOT 2 IN STACY'S MAIN STREET RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1995 AS DOCUMENT NO. R95-064176, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number(s): 05-11-117-015

Property Address: 677 Highland Ave, Glen Ellyn, IL 60137

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

FD. 21-0700 1562

Dated this 8th day of June, 2021.


Anthony Samuta

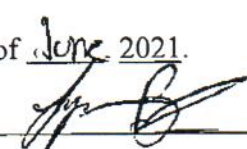

Melissa Samuta

STATE OF NC
COUNTY OF Iredell) SS,
)

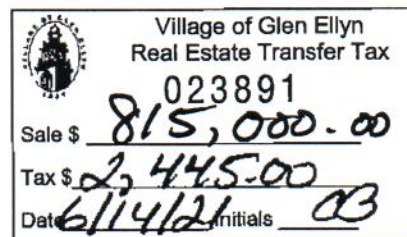
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony Samuta and Melissa Samuta personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 08 day of June, 2021.




Notary Public

THIS INSTRUMENT PREPARED BY
Ted W Lane
Law Office of Ted W. Lane
550 Pennsylvania Avenue, Suite 200
Glen Ellyn, IL 60137



MAIL TO:

Law Office of Tracey N. Duval
200 S. Wacker Drive
Suite 3100
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Brenden Howard Heiberger
677 Highland Ave
Glen Ellyn, IL 60137

AFFIDAVIT OF TITLE

STATE OF NC)
COUNTY OF Iredell) SS,
)

THE UNDERSIGNED AFFIANTS on oath, being first duly sworn, warrant to the grantees hereinafter named: Brenden Howard Heiberger and Sara M. Heiberger

That affiants have an interest in the premises described below or in proceeds thereof or are the grantors in the deed to the aforesaid grantees dated conveying the premises commonly known as 677 Highland Ave, Glen Ellyn, IL 60137.

That no labor or material has been furnished for premises within the last four months that is not fully paid.

That since the title date of in the report on the title issued by Fort Dearborn Land Title company, LLC, Affiants have not done or suffered to be done anything that could affect the title to premises, and no proceedings have been filed by or against affiants, nor has any judgment or decree been rendered against affiants, nor is there any judgment note or other instrument that can result in a judgment or decree against affiants within five days from the date hereof.

That all water taxes, except the current bill, have been paid, & that all the insurance policies assigned have been paid.

That this instrument is made to induce, and in consideration of, the said grantees consummation of the purchase of premises.

Affiants further state: Naught

Dated this 8th day of June, 2021.

[Signature]
Anthony Samuta

[Signature]
Melissa Samuta

STATE OF NC)
COUNTY OF Iredell) SS,
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony Samuta and Melissa Samuta personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 08 day of June, 2021

[Signature]
Notary Public



Pinnacle® Pristine

High Performance Meets Lasting Beauty



love where you live 



Pinnacle® Pristine

High Performance Meets Lasting Beauty



Black Shadow



Smart, Beautiful, Durable... Why Choose Just One?

Atlas Pinnacle® Pristine architectural shingles offer a wide variety of beautiful color options to complement your home's exterior.

Together, with the power of Scotchgard™ Protector and a warranty that covers damage from winds up to 130 mph, your Pinnacle® Pristine roof will stay beautiful and provide superior performance for many years to come.



Pinnacle® Pristine Colors



Black Shadow



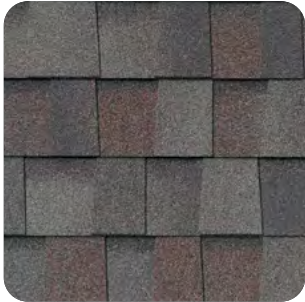
Coastal Granite



Hearthstone



Pewter



Summer Storm



Oyster Shell



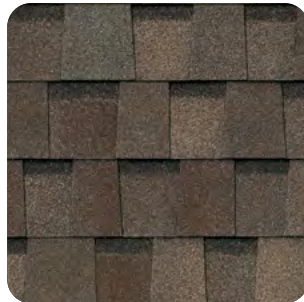
Copper Canyon



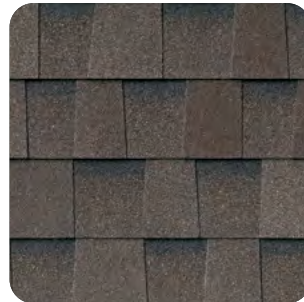
Heatherblend



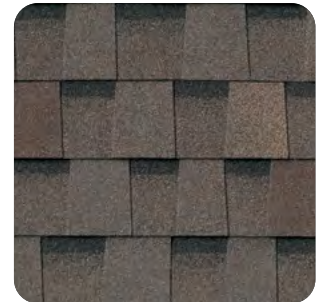
Burnt Hickory



Majestic Shake



Weathered Wood - Shown on cover



Weathered Shadow*



Morning Harvest



Tan Mist*



Woodland Green



Sunset*

* Limited regional availability. Please contact your local supplier.



Dreaming of a Home Redesign?

Get creative with the Atlas roof inspiration center. In the Roof & Home Design Studio, you can upload photos of your home and swipe for different looks. With the Visual Product Selector, you can explore Atlas shingle styles, features, and colors to help you visualize and choose the perfect roof for your home.

AtlasRoofing.com/Roof-Inspiration



Replacing Your Roof Is a Big Decision — Atlas Makes It Easy

With Atlas Pinnacle® Pristine shingles you get the total package — unmatched protection against harsh weather and high winds, distinctive curb appeal and long-lasting beauty, all backed by one of the industry's best warranties.



Peace of Mind

Don't worry. We've got you covered with the Atlas Lifetime Limited Warranty*, ensuring your investment is protected for years to come.



Wind Protection

Let those winds howl. Because of our innovative HP42® shingle technology, your roof is shielded from wind gusts up to 130 mph.



High-Performance

HP42® technology features a wide format for better curb appeal, plus our Sweet Spot™ nailing area and double FASTAC® sealant line ensure your shingles will stay put.



Lasting Beauty

Your roof will stay beautiful because it features Scotchgard™ Protector by 3M, which resists black streaks and stains caused by algae.



To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in numerous lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.



The Problem

Over time, shingles without proper protection can develop unsightly black streaks caused by blue-green algae.



The Solution

Atlas shingles featuring Scotchgard™ Protector fight algae and unsightly black streaks, keeping your roof looking newer, longer.

Life Is Messy — Your Roof Shouldn't Be

Your home is the biggest purchase you'll ever make, and the roof is the crowning touch. Choose Pinnacle® Pristine shingles with Scotchgard™ Protector by 3M to ensure your roof stays beautiful for years to come.

With more than 25 years of proven performance, Scotchgard™ Protector has been preserving the curb appeal of roofs across America. And because our shingles are approved by Mike Holmes, you can be sure you'll Roof it Right with Atlas Designer Shingles.

Backed by the Power of Scotchgard™

Scotchgard™ Protector by 3M is known for keeping everything from carpets to outdoor gear looking new longer. Atlas Shingles with Scotchgard™ Protector are the only shingles in the industry with a Limited Lifetime Warranty providing long-term protection against black streaks caused by blue-green algae.

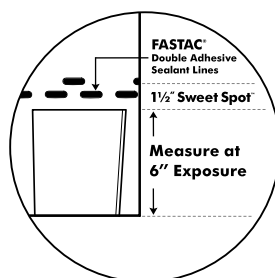


Bigger, Faster, Better

A bigger shingle means better protection, faster installation, and stunning curb appeal.

The high performance shingle design in HP42™ shingles provides more coverage due to a wider and taller format, displaying a greater exposure of our designer shingles.

Pinnacle shingles with HP42® technology feature the Sweet Spot™ nailing area and double FASTAC® sealant line, ensuring your shingles will stay put for a more secure seal and enhanced wind protection up to 130 mph.



Pinnacle® Pristine

High Performance Meets Lasting Beauty



Atlas Pinnacle® Pristine architectural shingles offer stunning color that lasts. With protection against damaging high winds and black streaks caused by algae, you're investing in a roofing system that has lasting curb appeal, and the peace of mind that comes with it.

Colors	Limited Warranty**	Algae Resistance*	Signature Select Eligible¹
16	Lifetime	Scotchgard™ Protector	Yes

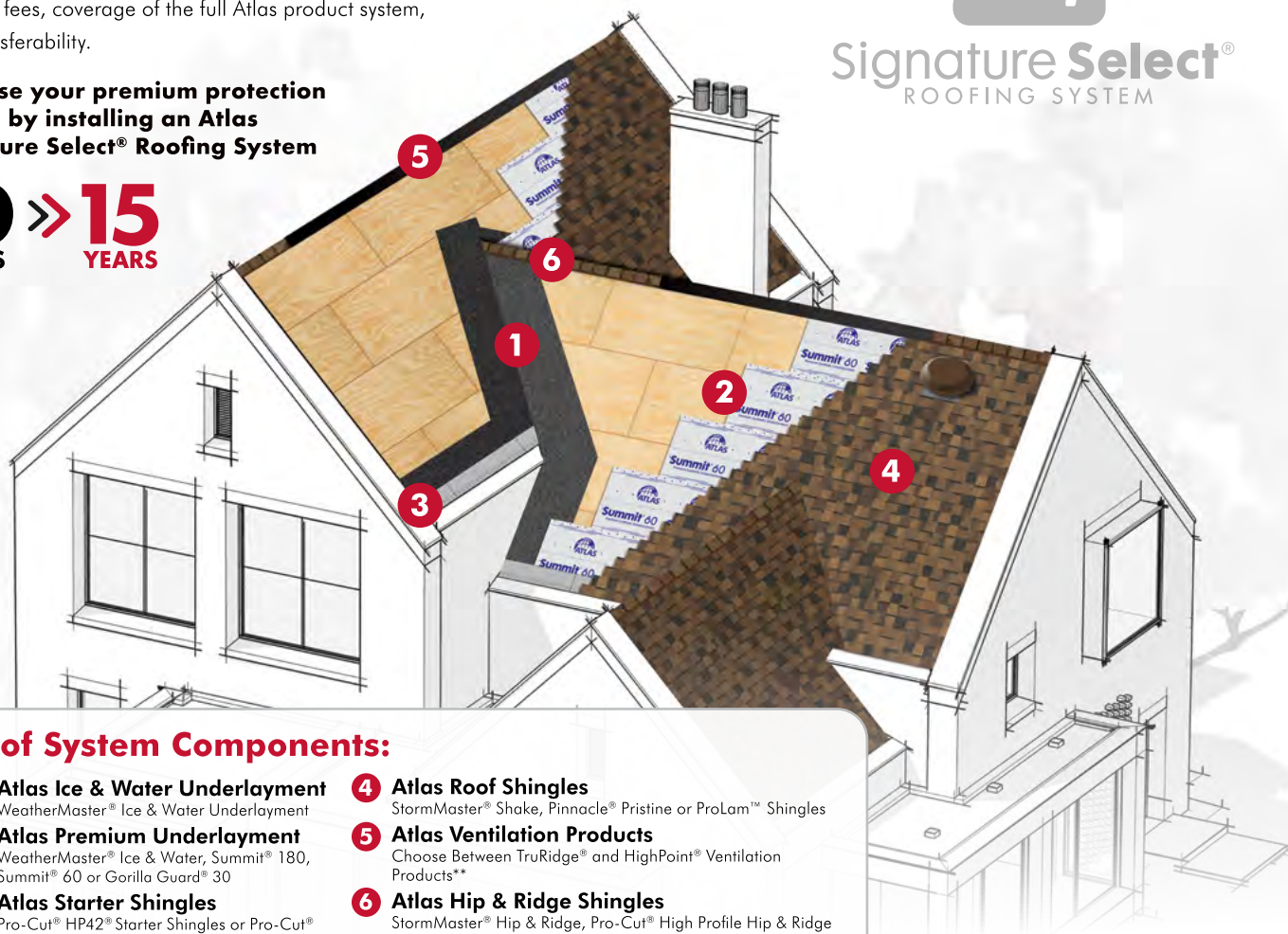
Demand Peak Coverage

When you install an Atlas Signature Select® roofing system¹, all the components are designed for and backed by the industry's best warranty coverage.

Unlike many other roofing warranties that over promise and under deliver, Atlas packs value and assurance into an enhanced premium protection period, which includes non-prorated labor and materials, tear-off and disposal fees, coverage of the full Atlas product system, and transferability.

Increase your premium protection period by installing an Atlas Signature Select® Roofing System

10 >> 15
YEARS YEARS



Roof System Components:

- 1 Atlas Ice & Water Underlayment**
WeatherMaster® Ice & Water Underlayment
- 2 Atlas Premium Underlayment**
WeatherMaster® Ice & Water, Summit® 180, Summit® 60 or Gorilla Guard® 30
- 3 Atlas Starter Shingles**
Pro-Cut® HP42® Starter Shingles or Pro-Cut® Starter Roll Shingle
- 4 Atlas Roof Shingles**
StormMaster® Shake, Pinnacle® Pristine or ProLam™ Shingles
- 5 Atlas Ventilation Products**
Choose Between TruRidge® and HighPoint® Ventilation Products**
- 6 Atlas Hip & Ridge Shingles**
StormMaster® Hip & Ridge, Pro-Cut® High Profile Hip & Ridge or Pro-Cut® Hip & Ridge

* In order to qualify for the Atlas Lifetime Algae Resistance Limited Warranty against black streaks caused by Scotchgard™ Protector.

** Refer to the Atlas Roofing Limited Shingle Warranty for all coverage requirements.

*** Warning: For proper ventilation and performance, **do not mix multiple types of exhaust vents to vent the same attic space.** The picture is for illustration purposes only. A valid system warranty will cover only one type of exhaust vent per attic area.

¹ Refer to the Atlas Signature Select® Limited Warranty for all system coverage requirements.

Scotchgard and the Scotchgard Protector logo, including the Plaid design and 3M logo, are all trademarks of 3M.



UNITED STATES OF AMERICA CODE OF FEDERAL REGULATIONS

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- (3) Adequate historic materials are retained to maintain the architectural and historic integrity of the overall structure.

Section 47 of the Internal Revenue Code of 1986 exempts certified historic structures from meeting the physical test for retention of external walls and internal structural framework specified therein for other rehabilitated buildings. Nevertheless, owners are cautioned that the Standards for Rehabilitation require retention of distinguishing historic materials of external and internal walls as well as structural systems. In limited instances, rehabilitations involving removal of existing external walls, *i.e.*, external walls that detract from the historic character of the structure such as in the case of a nonsignificant later addition or walls that have lost their structural integrity due to deterioration, may be certified as meeting the Standards for Rehabilitation.

(e) Prior approval of a project by Federal, State, and local agencies and organizations does not ensure certification by the Secretary for Federal tax purposes. The Secretary's Standards for Rehabilitation take precedence over other regulations and codes in determining whether the rehabilitation project is consistent with the historic character of the property and, where applicable, the district in which it is located.

(f) The qualities of a property and its environment which qualify it as a certified historic structure are determined taking into account all available information, including information derived from the physical and architectural attributes of the building; such determinations are not limited to information contained in National Register or related documentation.

MEMORANDUM

TO: Historic Preservation Commission

FROM: Martin Scott, Director of Community Development
Brad Iwicki, Planning Intern

DATE: April 14, 2023

RE: 677 Highland Avenue – Alteration of a landmarked property to be considered at the April 20, 2023, Historic Preservation Commission meeting



Background.

Previous owners of 677 Highland Avenue came before the Historic Preservation Commission in July 23, 2005, to request a landmark designation for their home. The Commission held a public hearing 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 677 Highland Avenue contribute to the character of Glen Ellyn because of its 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. This structure is largely the same as when originally constructed and it represents a structure from that era.
5. Philo Warren Stacy, a person of historical significance to Glen Ellyn, was the original owner of the house.

On August 8, 2005, with the passing of Ordinance No. 5381, the Village Board designated 677 Highland Avenue a local Glen Ellyn Landmark. At the time of landmarking, the following information about the home was shared with Village staff:

“Built in 1892, this residence has already been plaqued by the Historical Society as the residence of Philo W. Stacy, son of Moses and JoAnne Stacy, the original owners of Stacy’s Tavern. Philo farmed the majority of the land he was given, married Betsey Taylor, and donated land known as Stacy’s Park to the Village. He fought in the Civil War and was involved in founding the first library in Glen Ellyn and the first Baptist Church, this Queen Anne style home has most of the original shingles, siding and decoration, with the exception of the rear, where the present homeowners put on a small addition. This home features 296 original windows of varying size, none of which were broken or sold when the home was moved from its original location on Main Street in 1994.”

The original house retains excellent integrity of both its stylistic features and original materials. Although alterations have been made, they were done before the landmark status was designated upon the property and have been sympathetic in both design and use of materials.

Ordinance No. 5381 and the minutes from the June 23, 2005 meeting of the Historic Preservation Commission are attached for the Commission's review.

Request.

This home had been sold to new owners in 2015 and has since been sold to the current property owners, Brenden and Sara Heiberger, in 2021. The petitioners have requested a meeting before the Historic Preservation Commission to discuss a roof alteration to their landmarked home. The alteration will remove all of the original cedar shake roof shingles and underlayment from the principal structure and remove all of the old three-tab asphalt shingles from the detached garage, constructed in 1996. In addition, the project proposes installation of Ice and Water shield minimum of 24" beyond the inside of the exterior wall, new synthetic roofing underlayment, vents, chimney counter flashing, and pipe flashing.

The petitioner proposes new Atlas Pinnacle Architectural Shingles, asphalt shingles in the color of hearthstone. The petitioner submitted a cut sheet of the materials (**Pinnacle Pristine Brochure, page 3**). Currently, the home is experiencing roof leakage that is causing negative impacts on the interior of the home.

Commission Action Requested.

The HPC should consider the exhibits and testimony presented during the meeting and determine if the following standards for approval are met:

1. All proposed work must not adversely affect any significant historical or architectural feature of the property or district.
2. All proposed work should be in accordance with the standards for rehabilitation set forth by the United States Secretary of the Interior Standards for Rehabilitation (attached).

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. 5381 (Staff Report dated 6/23/2005 included in packet)
3. Photographs of Property and Interior – existing conditions
4. Application for Exterior Alteration of a Landmarked Home
5. Pinnacle Pristine Brochure
6. United States Secretary of the Interior Standards for Rehabilitation

CC: Martin Scott, Community Development Director
Scott Viger, Planning Consultant
Jim Brown, Planning Consultant
Sherry D'Marco, Sasa Gajic, and Kevin Schultz, Representatives of the homeowner, Safeguard Construction Company, Inc.
Brenden and Sara Heiberger, Property Owner/Petitioner



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

Meeting 4/20/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Other
Prepared By: Penn French, Chair

**AGENDA ITEM (ID # 2023-
435)**

DOC ID: 2023-435

Commission Review of Projects Completed in 2022 Submitted for 2023 HPC Awards

Statement of the Issue:

Chair French will guide the HPC through the review of projects submitted for 2023 HPC Awards. He will present the attached applications through a PowerPoint slideshow.

Analysis:

A total of four applications were received. The applications fall within the following categories: Streetscape Compatibility, Remodeling Project of the Year, and Architectural Details.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

The Commission will review and discuss the applications in an effort to choose the 2023 winners.

Attachments:

1. HPC.AnnualAwards.2023 (2)



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

Meeting 4/20/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Other
Prepared By: Penn French, Chair

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435)**

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Nominee Summary For Projects Completed In 2022 Submitted For 2023 HPC Awards



Restoration of the Year

Nominees:



Streetscape Compatibility

Nominees: 286 Hawkinson Ct



Remodeling Project of the Year

Nominees: 200 N. Montclair



Architectural Details

Nominees: 695 N. Main
570 Hillside

Remodeling Project of the Year Award

This award is in recognition of an outstanding effort to remodel the exterior of a home or building in a manner maintaining or improving the architectural integrity and contributing to the preservation of Glen Ellyn history. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the extent to which the exterior remodel is in keeping with the home's character.

Nominee #1: 200 N. Montclair

This project included a large open front porch addition, remodel of the existing side sunroom, and adding a new entry door and flanking French doors. This project included very high-quality materials and thoughtful planning. It transformed an average looking home with minimal curb appeal into a very welcoming and functional home with a great entertaining area in a friendly, front-porch community.

PROJECT TEAM

Owner

Blake & Michelle Stallings

Architect Name

Rick Rearick

Contractor Name

Ligman Construction Group

200 N. Montclair Photos:

Before



After



Streetscape Compatibility Award

This award is in recognition of an outstanding effort to construct a new home or building in an architectural style and scale that contributes to the preservation of Glen Ellyn's historic streetscapes. A home can be of any age to qualify for this award. Entries are judged on their compatibility with the existing streetscape, in terms of architectural style and scale.

Nominee #1: 286 Hawkinson Ct

This was a new construction build in a cul du sac just north of Kenilworth and Maple Ave.

PROJECT TEAM

Owner

Andrew and Libby Wassef

Architect Name

Marshall Architects, Inc.

Contractor Name

Ray Whalen Builders Inc.

Landscape Architect Name

Western Dupage Landscaping

286 Hawkinson Ct Photos:



Architectural Details Award

This award is in recognition of an outstanding effort to restore an exterior detail element of a home, building or property in a manner fitting its historic character, and contributing to the preservation of Glen Ellyn history. Examples of exterior detail elements would include but are not limited to porches, cornice work, leaded glass windows or decorative fencing. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the compatibility of the element with the historic character of the home or building.

Nominee #1: 695 N. Main

A first floor master bathroom addition to the south end of the Main Street Mediterranean Glen Ellyn Historic Gem originally constructed in 1914. The new footprint and its resulting interior planning was driven by existing exterior architectural conditions. New west side/Main street construction aligns with and is symmetrically mirrored from the existing east side wing. Decorative offset corner pilasters are replicated with matching existing stucco color/texture. Glass block windows, wood fascia/trim + crown profiles/details are reproduced to match those from the original structure. The new addition does not call attention to itself but simply fits right on to what is easily one of the top 5 best/most beautiful homes in Glen Ellyn. (1) before photo + (4) after photo's are attached below.

PROJECT TEAM

Owner

Bob + Anna Davidson

Architect Name

Jamie Simoneit

Contractor Name

Dragan Saric

Landscape Architect Name

Simoneit Jamie

695 N. Main

Before



After Photos



Architectural Details Award

This award is in recognition of an outstanding effort to restore an exterior detail element of a home, building or property in a manner fitting its historic character, and contributing to the preservation of Glen Ellyn history. Examples of exterior detail elements would include but are not limited to porches, cornice work, leaded glass windows or decorative fencing. In order to qualify for this award, a home must be 50 years or older. Entries are judged on the compatibility of the element with the historic character of the home or building.

Nominee #2: 570 Hillside

In 2022, I had the front porch windows replaced as deterioration had reach a point where they would not open and certain ones the panes of glass were ready to fall out. I started the search in 2020. In 2021 finally found a person who would do the windows and screens from scratch. I saved as much hardware from the originals as possible. These included all Screen handles & hinges and the latches for the windows. Roger Olsen, who helps/volunteers with the Glen Ellyn Historic Society was the craftsman who made this happen by building the sash (had to put sash in at least once for Roger). The pictures include a Black and white photo some where between 1954-1965, then photos from the mid 2000s before my Maple was cut down, during construction, new windows and screens, old windows and screen, afterwards, house with plaque, and finally a photo showing the back of the house from aerial photo circa 1900-1906 (I believe the house may have been built before 1906)

PROJECT TEAM

Owner

Robert Margetts

Architect Name

Contractor Name

Roger Olsen

570 Hill Avenue Photos:









