

MINUTES

BOARD/COMMISSION: Historic Preservation
Commission

DATE: 5/19/16

MEETING: Regular

CALLED TO ORDER: 7:33 p.m.

QUORUM: Yes

ADJOURNED: 9:25 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Dieter, Fisher, Loftus, Saliamonas and Schreiber

EXCUSED: Commissioners Manak and Wilson

ALSO PRESENT: Trustee Liaison Senak, Village Planner Stegall and Recording Secretary Utterback

1. Call to Order.

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:33 p.m. in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes.

Commissioner Schreiber moved, seconded by Commissioner Fisher, to recommend approval of the April 21, 2016 minutes with three minor corrections. The motion carried unanimously by voice vote.

3. Public Comments.

None.

4. Old Business.

A. Historic Preservation Commission Annual Awards

Chairman Marks stated that the nominees for Restoration of the Year Award are 500 Crescent Boulevard/the Young's appliance sign, and the Spalding Point Heroes of Freedom Memorial just east of Park Boulevard. Chairman Marks also stated that the nominees for the Remodeling Project of the Year Award are 506 Newton, 425 Arlington, 475 Hillside, 601 Western, 541 N. Main, Spalding Point Heroes of Freedom Memorial, 1090 Roosevelt/Dunkin Donuts, and 567 Deerpath. Chairman Marks added that no nominations were received for the Streetscape Compatibility Award or the Architectural Details Award.

Commissioner Loftus stated that Young's sign is the only neon sign remaining in town and is a \$40,000 investment in the site. He stated that this sign is a wonderful period sign that is lit up at night and spins around as per the original sign. Commissioner Loftus added that he nominated this sign for Restoration of the Year. Commissioner Dieter stated that the sign is great and brings back tradition to the area. He also stated he believes it is the only spinning sign in the Village. He added that the owners invested a lot of money into the sign as well as put a lot of work and thought into it. Commissioner Fisher felt the sign is great and agreed with what had been said so far. Commissioner Christiansen also agreed with the others, adding that the sign is charming. She also asked if more than one award can be given out, and Chairman Marks stated yes and added that has been done in the past. Commissioner Saliamonas stated that the sign is wonderful and is a great throwback which she felt we need more of. Commissioner Schreiber stated that the Young's sign was at the store when he moved into Glen Ellyn in 1959. He stated that the sign is an important part of Glen Ellyn that deserves the designation of Restoration of the Year. Chairman Marks stated he appreciated Commissioner Loftus nominating this sign for Restoration of the Year. He also stated that he is in favor of this nomination.

Commissioner Schreiber moved, seconded by Commissioner Christiansen, to recommend the Young's sign for Restoration of the Year by the Historic Preservation Commission. The motion carried unanimously by voice vote.

Ms. Stegall responded to a Commissioner that the Spalding Point project was basically funded by a local resident and volunteers in the community. She also stated that the people nominating Spalding Point did not know what category to nominate it under, and she felt that streetscape might be a good category. Commissioner Saliamonas stated she was not excited about this nomination because it took away green space and she added that there is another memorial at Lake Ellyn. Commissioner Loftus stated that the stone and the plaque related to

this project were previously located in a different area for many years. Commissioner Fisher stated that he felt a nomination for this project would reward initiative. Chairman Marks felt a landmark award could be given since part of that ordinance includes sites and the subject site has been improved. Chairman Marks also felt that an honorable mention award could be given to this project under the streetscape banner. The Commissioners recommended either streetscape compatibility or honorable mention to promote this positive project. Commissioner Dieter preferred honorable mention as he felt this project does not clearly fit into any other category and gives recognition to one's efforts. Commissioner Fisher agreed with Commissioner Dieter's idea. Chairman Marks felt this project is part of the historic streetscape that has been in existence in Glen Ellyn for many years. Chairman Marks suggested a certificate of appreciation and the other Commissioners agreed with that recommendation.

Motion

Commissioner Dieter moved, seconded by Commissioner Christiansen, to recommend the Spalding Point Heroes of Freedom Memorial for a Certificate of Appreciation from the Historic Preservation Commission. The motion carried unanimously by voice vote.

Chairman Marks stated that 506 Newton is a candidate for the Remodeling Project of the Year Award for a two-story addition at the rear of the house. Commissioner Saliamonas stated that the house looks wonderful and the addition has graceful lines. She added that there are many windows on the south side of the house and the integrity of the front of the house has been retained. The Commissioners agreed with Commissioner Saliamonas that the addition was well done.

Commissioner Loftus stated that a nice job was done on 425 Arlington Avenue with keeping the character of the house. Commissioner Dieter appreciated that they did not double the size of the house and kept the character of the home. The other Commissioners felt that a good job was done on this home.

Commissioner Schreiber stated that he liked the work done on 475 Hillside more than the first two houses, however, liked other houses better than this one. Trustee Saliamonas stated this house is very nice but not her first choice. Commissioner Christiansen stated this house is her second choice as she appreciated all of the work they did on the home. Commissioner Fisher agreed with Commissioner Christiansen as he liked the work and felt that a very nice job was done. Commissioner Dieter felt a nice job was done with this home.

Commissioner Loftus liked the smaller scale that retains more of the style and fabric

of the original house. Chairman Marks agreed with Commissioner Loftus and appreciated the meticulous work that was done.

Chairman Marks stated that the work done on 601 Western and 541 N. Main is important as they saved the houses.

Commissioner Schreiber stated that the architectural respect to the original design of the house at 541 N. Main is obvious and it is one of his favorite remodeling projects. Commissioner Saliamonas also felt that a wonderful job was done with this home. Commissioner Christiansen stated this house is her number one choice as it has been beautifully done and added that it could have been torn down a number of times over the years. Commissioner Fisher stated a great job was done on this home and it is one of his favorites. Commissioner Dieter stated he considered purchasing this home at one time, however, was very happy it has been restored. He stated that he appreciated its location so near the downtown. Commissioner Loftus stated this house is his number one choice for remodeling project of the year and that the home was originally designed by a noted architect. Chairman Marks felt that 541 N. Main is an outstanding example of a house that was saved and remodeled.

Commissioner Loftus stated he nominated the Dunkin Donuts remodeling project which was a bank with a 4-bay drive-thru. He stated that the drive-thru is part of the original building and that modifications made outside were small. He added that a good job was done with re-using the structure which is why he nominated this building. Commissioner Fisher felt this is a good nomination and felt if we could separate commercial from residential awards, this would be a good incentive for businesses in the area. Chairman Marks stated the term building is currently used instead of commercial. Commissioner Schreiber added that a nice job was done with this building.

Commissioner Schreiber stated that he liked the work done on 567 Deerpath Road. Commissioner Christiansen showed a photo of the house pre-remodel to the Commissioners.

Chairman Marks stated 541 N. Main is the obvious winner, however, he felt that the property at 601 Western deserves recognition as the house was rather insignificant and a great deal of work was done to save it. He added that a very nice job was done on that house and many trees were saved.

Commissioner Loftus stated that he would like to see some type of recognition or award given to Dunkin Donuts to foster the fact that commercial properties can be

renovated. He stated he could also support awards being given to 541 N. Main and 601 Western. He also stated we should let people know their hard work in restoring houses is appreciated. Commissioner Loftus suggested three awards and the rest of the nominated homes as honorable mentions.

Commissioner Dieter felt it would be great to have a separate category for commercial properties. He also felt that recognizing the architects was key for promotion. He stated that a marvelous job has been done with the restoration at 541 N. Main and everyone on the list should be recognized for not tearing down a home.

Commissioner Fisher felt that if Dunkin Donuts is not recognized as a commercial winner, three houses should be recognized.

Commissioner Christensen felt that first place should be given to 541 N. Main. She also stated she was amenable to giving an award to Dunkin Donuts especially because it is a commercial property. She also suggested an honorable mention for 601 Western and certificates of appreciation for the other properties. She also stated that since most of the work on 567 Deerpath had been done to the interior, she did not know how much work had been done to the exterior.

Commissioner Saliamonas stated that she was in favor of 541 N. Main receiving a first place award. She added that she would like the properties at 506 Newton and 601 Western to receive honorable mentions and perhaps give a certificate of appreciation to Dunkin Donuts.

Commissioner Schreiber felt that three buildings were noteworthy and that his first choice was 541 N. Main. He also suggested re-classifying 567 Deerpath under architectural details and added that he likes the idea of acknowledging commercial buildings. He added that their statement to commercial constituents is important and he would be in favor of Dunkin Donuts receiving same. He felt that the architectural details award should be given to 567 Deerpath and 475 Hillside should receive an honorable mention award.

Chairman Marks stated that he would like to have a 3-way tie for 541 N. Main, 601 Western and Dunkin Donuts. He added that he was especially appreciative of 601 Western retaining trees instead of removing them. He also stated that he was impressed with 475 Hillside and added that he would like to see honorable mentions for the other properties.

Commissioner Dieter asked if 567 Deerpath could be moved to architectural details and the other Commissioners agreed to do so.

Motion

Commissioner Loftus moved, seconded by Commissioner Dieter, to nominate 541 N. Main, 1090 Roosevelt and 601 Western for the Remodeling Project of the Year Award; to nominate 475 Hillside, 425 Arlington and 506 Newton as Honorable Mention; and to nominate 567 Deerpath for the Architectural Details Award of the Year. The motion carried unanimously by voice vote.

Chairman Marks stated that he would like to place a sign in the yard of the annual HPC winners for approximately one month during May in support of Historic Preservation Month to promote historic preservation and publicize the restoration awards. Ms. Stegall felt that people will like this idea and the Commissioners also were in favor of this suggestion.

Motion

Commissioner Dieter moved, seconded by Commissioner Saliamonas, to place signs in the yards of annual winners of the historic preservation awards. The motion carried unanimously by voice vote.

B. Discussion of HPC Brochure for Local Contractors and Real Estate Agents

Commissioner Schreiber stated that he liked the new HPC Brochure for Local Contractors and Real Estate Agents. The HPC thanked Ms. Stegall and Cody Sheriff, Intern in the Planning Department, for their work on this brochure. Commissioner Christiansen asked that some hyphens be removed from the brochure, to re-flow the text and to re-phrase "photos are enclosed" on the third page. Chairman Marks asked everyone to read through the brochure and e-mail Ms. Stegall with any questions or concerns.

C. Downtown Streetlights

Trustee Liaison Senak stated that regarding downtown streetlights, the Village is somewhat back to the drawing board which he feels is desirable. He stated that some Trustees are concerned that dark sky compliant lights would destroy the ambience of the downtown by failing to light up the tree canopies. He stated for that reason, the current model that was selected has been tabled and they have reached out to a vendor to design a fixture that can be dark sky compliant in some

areas and modifiable so that it can shine upward to light up the tree canopies in other places. He stated that since that fixture does not currently exist, it will need to be custom made and will cost more. Trustee Liaison Senak stated that he will be sure that the streetlight letter sent to the Village by the HPC will be distributed to the Village Board. Trustee Liaison Senak stated that there are two streetlights at Main and Duane that were installed to determine what the effects of dark sky compliant lighting would look like. Trustee Liaison Senak responded to Commissioner Saliamonas that dark sky lights will be used in the areas of the Central Business District and the town where there is not a desire to have uplighting. He added this is an effort to try to work with both Commissions to get it right.

5. New Business

Development Updates

Trustee Liaison Senak responded to Chairman Marks that the McChesney property owners are moving forward and Ms. Stegall added that they are actively talking to property owners. Trustee Liaison Senak also stated that Opus is in a holding pattern and Ms. Stegall added that the Village has not yet seen a submittal.

Trustee Liaison Senak stated that in terms of historic preservation, he said he spoke with Mark Franz about whether or not the gas station at Five Corners could qualify for an award that could be used to further enhance the design and he suggested that would be available. He stated that the canopy is the remaining issue regarding integrating into Five Corners.

Commissioner Christiansen brought to everyone's attention that a charming bungalow at 213 Kenilworth is being pitched as a teardown.

6. Architectural Review Commission Report

None.

7. Historical Society Business

Karen Hall, Executive Director of the Historical Society, stated that the Third Annual Vintage Auto Fest will be held next Saturday from 12:00 to 3:00 p.m. which is their biggest event of the year. The event will have a variety of cars, tours of the museum, a sidewalk sale and children's activity table. The event is free to the public.

8. Chairman's Report

None.

9. Village Board Trustee Report

Trustee Liaison Senak also stated that Chairman Marks has been reappointed as Chairman of the Historic Preservation Commission. Trustee Liaison Senak stated that the results of the water quality survey indicate that Glen Ellyn has a very high quality of water. Trustee Liaison Senak also stated that a new dining platform extension will be built into the street downtown at Enza's.

10. Staff Report

Ms. Stegall responded to Chairman Marks that the new Police Station is the major project in the Village at this time, and a discussion regarding its architectural design followed. She also stated that a new link was launched on the website a couple of weeks ago that gives updates on current development projects.

11. Confirmation of Next Meeting Date and Adjournment

Commissioner Schreiber moved, seconded by Commissioner Christiansen, to close the meeting at 9:25 p.m. The motion carried unanimously by voice vote.

Submitted by Barbara Utterback, Recording Secretary

Reviewed by Michele Stegall, Village Planner