

MINUTES

BOARD/COMMISSION: Historic Preservation
Commission

DATE: 10/20/16

MEETING: Regular

CALLED TO ORDER: 7:35 p.m.

QUORUM: Yes

ADJOURNED: 9:39 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks, Commissioners Christiansen, Loftus, Saliamonas, Schreiber, and Wilson

EXCUSED: Commissioners Dieter, Fisher, and Manak

ALSO PRESENT: Trustee Liaison Senak, Associate Village Planner Purvis, Director Hulseberg, and Recording Secretary Johnson

1. Call to Order.

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:35 p.m. in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes.

Commissioner Schreiber moved, seconded by Commissioner Loftus, to recommend approval of the September 15, 2016 minutes with minor corrections. The motion carried unanimously by vote.

3. Public Comments.

None.

4. Old Business.

- A.** Review of the proposed Application for Exterior Alterations to Landmarked Property and proposed cheat sheet for Historic Preservation Commission review requirements.

Director Hulseberg stated that she is looking for feedback on the application for exterior alterations to landmarked property and the HPC review requirements. Commissioner Loftus stated that “doors only” is something that should be reviewed as it can change the façade of the house. If it’s a corner lot, both street-facing sides should be reviewed, including windows and doors. Discussion followed agreeing that the Commission should have the right to review the replacement of windows and doors facing any public street, unless they are being replaced in-kind. Director Hulseberg stated that she will make the changes accordingly and the form will be made available to the public.

Motion

Commissioner Schreiber moved, seconded by Commissioner Christiansen, to approve the application and review requirements, as amended. The motion carried unanimously by vote.

5. New Business

A. 250 Regent Street – Preliminary Landmark Review

Petitioner Joanne McDonald was present and presented her application for landmark distinction for her home at 250 Regent Street. The home was built by architect David Pyle for himself and his family in 1957. The home was later improved by Glen Ellyn architect Gerald Perkins, who designed the hardscaping, shed, side porch and entry detail, all keeping with the midcentury modern aesthetic and changing nothing from the original building. She purchased the property in 2012 and has been restoring and repairing it.

Commissioner Schreiber asked about flooding at the property. McDonald stated that she had a catch basin and six large cracks filled. It flooded most recently in 2013, after which she hired contractors to install drain tile in the interior basement.

Chairman Marks asked about the architect. McDonald stated that she believes he taught at the University of Illinois. McDonald also stated there are a few other homes in Glen Ellyn that may also have been designed by Pyle including a house at Waverly and Cumnor, and the second house on Glen Oak, off of Hill.

Commissioner Loftus asked if the Petitioner has old photos of the exterior of the house. She does not have a good photo. Commissioner Loftus said the home appears period-correct. Not much is known about architect David Pyle, but Gerald Perkins is known in Glen Ellyn for doing good work.

Commissioner Christiansen stated that this home has been on her wish list for landmarking. It is a great example of midcentury modern.

Commissioner Saliamonas stated that similar homes have been torn down, and it is great that this one has been restored.

Commissioner Schreiber stated that the exterior is in perfect condition; it should be landmarked.

Chairman Marks stated that McDonald has done a great job with her submission. It is extremely important to landmark later architecture such as this. He suggested she get additional information on the importance of Architect David Pyle.

Commissioner Wilson agreed with previous comments. The home is very distinctive. She thanked McDonald for caring about the architecture.

Motion

A motion was made by Commissioner Schreiber, seconded by Commissioner Saliamonas, to approve the preliminary landmark application for 250 Regent Street. The motion was carried unanimously by vote.

Director Hulseberg suggested McDonald provide the addresses of the homes that are similar to 250 Regent Street to Village Staff who can look into the architect of those homes.

B. National Register nomination of Lake Ellyn Park

Director Hulseberg stated that the Village has the opportunity to offer comments or support for Lake Ellyn's nomination for the National Register. Chairman Marks stated that he would like to support it.

Motion

Commissioner Schreiber made a motion to direct staff to prepare a letter of support that will be reviewed by Chairman Marks, which was seconded by Commissioner Christiansen, and approved unanimously by vote.

C. Staff suggestion for Village Code Text Amendment Criteria for landmarking properties

Director Hulseberg stated that the Village Board has requested that the commission tighten up their criteria for landmarking properties. Planner Purvis has compiled examples of the criteria required in other communities. Commissioner Loftus recommended adding back in the words "works of art." Discussion followed about the number of criteria that should be met by applicants. Staff has 11 criteria and asked applicants to meet two of the eleven to be considered. Commissioner

Schreiber stated that he wants to make sure all types of structures are able to meet the criteria such as the horse trough, or a painting. Commissioner Christiansen recommended that Staff put “event” back in #5.

Motion

Commissioner Schreiber made a motion to approve the criteria for landmarking properties, as amended. Commissioner Christiansen seconded the motion, and it was approved unanimously by vote.

D. Historic Preservation information on the Village website

Director Hulseberg said the Commission requested to know what historic preservation information is available on the Village’s Website at the September meeting. Staff have provided snap shots of the screens with the links connected to each. Hulseberg asked for Commission feedback about the available information. Commissioner Loftus stated that the landmarking criteria and form should be available on the website. He stated that the content is good, but navigation could be improved. Chairman Marks would like all the Commissioners to review it and discuss at the next meeting. Planner Purvis will email Commissioners links to the relevant website pages.

6. Architectural Review Commission Report

Commissioner Loftus shared that the ARC has recently heard a request for exterior appearance review from Oak and Steel, a new men’s salon on Main Street. It will have an enhanced façade and a new, flat wall sign. Also heard recently was a request for exterior appearance review for ATI Physical Therapy, which is relocating to the old Glen Ellyn Cycling shop on Roosevelt. The mansard roof and two round windows will be removed, and a new modernized façade with hardie board siding will be installed.

7. Historical Society Business

Karen Hall, Executive Director of the Historical Society, stated that they have several upcoming events for the fall season, including the Salt Creek book sale, a haunted storytelling for Halloween, and a Halloween play for children at the historical center with a parade on October 30. On November 1, the College of DuPage is celebrating its 50th anniversary. November 4 is the annual meeting for the Historical Society.

8. Chairman’s Report

Chairman Marks stated that Hinsdale put up an attractive sign for their historic district. He stated that he wrote a letter to President Demos about installing similar signs in downtown Glen Ellyn as a marketing tool to bring in new business. It looks very impressive for people and businesses entering the downtown area. Commissioner

Saliamonas about getting a sign on 355 directing motorists to historic downtown Glen Ellyn. Staff will contact the appropriate agencies to look into that.

Chairman Marks asked Staff about getting the sign on the south west corner of Main and Hawthorne repainted, the yellow has faded. Staff has contacted Public Works about this issue and will follow up with them prior to the next meeting.

Chairman Marks stated that he and Commissioner Schreiber have toured the historic farmhouse at 426 Hill (north side of Hill) that is currently up for sale. Chairman Marks has spoken to the family multiple times. The home is structurally sound and should be restored. It is one of the oldest remaining homes in Glen Ellyn, dating back to 1845. He encouraged commissioners to spread the word that the house is for sale. The family would like to see the house saved.

9. Village Board Trustee Report

Trustee Liaison Senak stated that the Board has been working on the budget for the last month. In that regard, money has been budgeted for signage for historic preservation. For Stacy's Tavern and the history center, \$15,000 was budgeted for a new refuse dumpster enclosure, and \$3,000 for roof repairs. Another \$15,000 was set aside for exterior repairs to the Historic Center, and additional money for landmark plaques.

10. Staff Report

Director Hulseberg stated that the Village Board has directed Staff to transition to all-electronic meeting packets by January. For the HPC, Staff will be emailing a link to the packet instead of sending a pdf document.

Director Hulseberg also gave an update on the Opus and McChesney development projects- a grocery store is extremely interested in the McChesney site. The developers also have several commercial tenants interested as well. A 3-story parking garage is proposed along with a mix of apartments and condos.

11. Confirmation of Next Meeting Date and Adjournment

Commissioner Saliamonas moved, seconded by Commissioner Schreiber, to close the meeting at 9:39 p.m. The motion carried unanimously by vote.

Submitted by Christina Johnson, Recording Secretary