

**HISTORIC PRESERVATION COMMISSION  
AGENDA  
REGULAR MEETING**

**June 14, 2018 – 6:30 p.m.**

**LEMONT VILLAGE HALL  
418 MAIN STREET**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CHAIRMAN'S REPORT**
  - A.** St. Patrick's Steeple
- V. PUBLIC HEARINGS**
- VI. APPLICATIONS**
  - A.** Certificate of Appropriateness for brick replacement at 213 Stephen Street
  - B.** Certificate of Appropriateness for mortar repair at 1115 Stephen Street
- VII. NEW BUSINESS**
- VIII. OLD BUSINESS**
- IX. AUDIENCE PARTICIPATION**
- X. ADJOURN**

**MINUTES of HISTORIC  
PRESERVATION COMMISSION  
MEETING  
April 19, 2018**

**I. CALL TO ORDER**

The April meeting of the Historic Preservation Commission was called to order on Thursday, April 12, 2018 at 6:35 pm by Chairman Buschman.

**II. ROLL CALL**

Commissioners Buschman, Batistich, Cummins, Schwartz and Roy were present. In attendance also were Jason Berry, Economic & Community Development Director and Trustee Liaison Ron Stapleton.

**III. APPROVAL OF MINUTES**

A motion was made by Comm. Cummins to approve the minutes of the March 8, 2018 meeting, seconded by Comm. Schwartz. Voice vote: 5 – motion passed.

**IV. CHAIRMAN’S REPORT** – No Chairman’s report.

**V. PUBLIC HEARING** – No public hearings.

**VI. APPLICATIONS**

**A. Certificate of Appropriateness for siding replacement at 310 Illinois Street**

Director Berry met with the building owner to discuss plans for the building. The new proposal was presented and discussed. A motion was made by Comm. Cummins to approve the certificate of appropriateness, seconded by Comm. Schwartz. Voice vote: 5 – motion passed.

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

Al Swies (sp), building owner of 326 Main Street, presented an actual sample of the stone panel product that he would like to use in place of the Lemont limestone for the 2<sup>nd</sup> and 3<sup>rd</sup> floor exterior façade.

**IX. PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR COMMENTS**

Director Berry presented potential plans for the Budnik building which will be going under lease soon. The Village is working on the development plan for Peterson’s property.

**X. AUDIENCE PARTICIPATION**

**XI. ADJOURN**

A motion to adjourn was made by Comm. Schwartz and seconded by Comm. Cummins at 7:23 p.m. Voice vote: 5 – Meeting adjourned.

RECEIVED

MAY 16 2018

# Application for Certificate of Appropriateness



Lemont Historic Preservation Commission  
418 Main Street Lemont, Illinois 60439  
Phone (630) 237-1595  
Fax (630) 257-1398



## APPLICANT INFORMATION

Applicant's Name SCOTT Studebaker (Camedo LLC)

Applicant's Address P.O. Box 316 Lemont

Applicant's Telephone # 708-955-4124

Applicant's E-mail Address CAMEDO LLC 1 @ AOL.COM

### CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is a tenant on the subject property.

## PROPERTY INFORMATION

Address of Subject Property/Properties 213 Stephen Street

Parcel Identification Number of Subject Property/Properties 22-20-420-011-0000

## PROJECT INFORMATION

Proposed Construction, Renovation, Demolition (check all that apply):

- |   |   |
|---|---|
| Change in height of structure _____               | Change in fenestration (window arrangement) _____                   |
| Change in footprint of structure _____            | Replacement of windows, awnings _____                               |
| Addition to structure _____                       | Replacement of exterior details <input checked="" type="checkbox"/> |
| Change in exterior materials on a structure _____ | Installation or alteration of a fence _____                         |
| Change in roofing materials _____                 | Construction of new structure _____                                 |
| Addition of or change to a sign _____             | Demolition of s structure _____                                     |

Brief Statement of Proposed Work:

REPAIR & REPLACE Exterior Brick on the front of the building. New Brick to match with a limestone transition strip between old/new area (approx top 6 feet)



Replace 6' of brick

Limestone transition line

Google

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# Existing & Proposed Brick



**THE BOWERSTON SHALE COMPANY**  
SUNSET FLASH W/C  
MODULAR

*Manufacturer of quality face brick and paving brick since 1929*

**Bowerston Plant**  
515 Main St.  
P.O. Box 199  
Bowerston, Ohio 44095  
(734) 269-2921  
Fax: (734) 269-5486

Existing Brick



Failing Brick



# Proposed Brick Sample



SUNSET FLASH W/C  
MODULAR

*Manufacturer of quality face brick and paving brick since 1929*

## Bowerston Plant

515 Main St.  
P.O. Box 199  
Bowerston, Ohio 44695  
(740) 269-2921  
Fax (740) 269-5456





STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



**GENERAL INFORMATION**

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Commerce/Trade - business"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Commerce/Trade"/>
INTEGRITY	<input type="text" value="major alterations and/or addition(s)"/>	REASON for SIGNIFICANCE	<input type="text"/>
STOREFRONT INTEGRITY	<input type="text" value="major alterations"/>		
SECONDARY STRUCTURE	<input type="text"/>		

**ARCHITECTURAL DESCRIPTION**

ARCHITECTURAL CLASSIFICATION	<input type="text" value="False Front Commercial Block"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
BEGINYEAR	<input type="text" value="c. 1870"/>	ROOF TYPE	<input type="text" value="Parapet; gable"/>
OTHER YEAR	<input type="text" value="1950s"/>	ROOF MATERIAL	<input type="text" value="Not visible"/>
DATESOURCE	<input type="text" value="surveyor"/>	FOUNDATION	<input type="text" value="Not visible"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text" value="plate glass"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="double hung/display"/>
		WINDOW CONFIG	<input type="text" value="1/1"/>

SIGNIFICANT FEATURES

ALTERATIONS

**STOREFRONT FEATURES**

One storefront and side 2nd floor entry door

**STOREFRONT ALTERATIONS**

Entire storefront has been reconfigured with replacement materials (1950s artificial stone transom and bulkhead, plate glass display windows, wood and three glass paned entry doors)

**HISTORIC INFORMATION**

**HISTORIC NAME**

**COMMON NAME**

**PERMIT NO:**

**COST**

**ARCHITECT**

**ARCHITECT2**

**BUILDER**

**ARCHITECT SOURCE**

**HISTORIC INFO**

HABS date=ca. 1860-86, pre-1940. HABS says historically significant for location at southern end of late 1800s business district.

**LANDSCAPE**

On northeast corner of Illinois and Stephen; lot slopes upward toward south; vacant lot to north; landscaping and paver sidewalks; built to sidewalk

**PHOTO INFORMATION**

**ROLL1**

**FRAMES1**

**ROLL2**

**FRAMES2**

**ROLL3**

**FRAMES3**

**DIGITAL PHOTO ID**

**DIGITAL PHOTO ID2**

**SURVEY INFORMATION**

**PREPARER**

**PREPARER ORGANIZATION**

**SURVEYDATE**

**SURVEYAREA**

**PRESERVATION COMMISSION INFO**

**CERTIFICATE OF APPROPRIATENESS**

**COA DATE:**

**COA NOTES:**

# Application for Certificate of Appropriateness



LEMONT

Lemont Historic Preservation Commission

418 Main Street Lemont, Illinois 60439

phone (630) 257-1595

fax (630) 257-1598

## APPLICANT INFORMATION

Applicant's Name Brickyard Masonry Services Inc

Applicant's Address 9134 S 53rd Ave Oak Lawn IL

Applicant's Telephone # 708 254 6108

Applicant's E-mail Address vanvanderjohn@gmail.com

## CHECK ONE OF THE FOLLOWING:

Applicant is the owner of the subject property and is the signer of this application.

Applicant is the contract purchaser of the subject property.

Applicant is acting on behalf of the beneficiary of a trust. doing the actual work for the owner

Applicant is a tenant on the subject property.

## PROPERTY INFORMATION

Address of Subject Property/Properties 115 Stephen St Lemont

Parcel Identification Number of Subject Property/Properties \_\_\_\_\_

## PROJECT INFORMATION

Proposed Construction, Renovation, Demolition (check all that apply):

Change in height of structure \_\_\_\_\_

Change in footprint of structure \_\_\_\_\_

Addition to structure \_\_\_\_\_

Change in exterior materials on a structure

Change in roofing materials \_\_\_\_\_

Addition of or change to a sign \_\_\_\_\_

Change in fenestration (window arrangement) \_\_\_\_\_

Replacement of windows, awnings \_\_\_\_\_

Replacement of exterior details \_\_\_\_\_

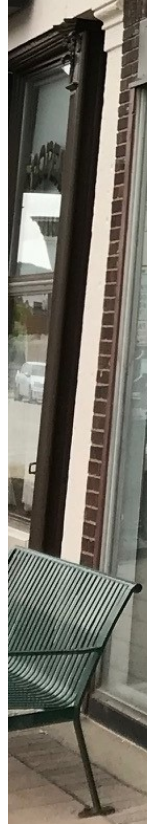
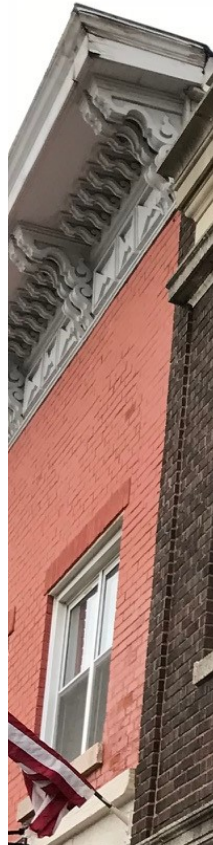
Installation or alteration of a fence \_\_\_\_\_

Construction of new structure \_\_\_\_\_

Demolition of structure \_\_\_\_\_

Brief Statement of Proposed Work:

Minor surface tuck-pointing where there is moisture penetration. Materials are tuckpointing mortar (2 1/2 parts sand to 1 part type N masonry cement) matching red mortar as close as possible 1-2 days later tuckpointing inner guarding fire sidewalk





# Village of LEMONT

# ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



## GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Commerce/Trade"/>
CONDITION	<input type="text" value="fair"/>	HISTORIC FUNCTION	<input type="text" value="Commerce/Trade"/>
INTEGRITY	<input type="text" value="not altered"/>	REASON for SIGNIFICANCE	<input type="text" value="One of the few brick commercial buildings constructed in Lemont during the 1920s. A fine local example of the Two Part Commercial block with classical detailing."/>
STOREFRONT INTEGRITY	<input type="text" value="minor alterations"/>		
SECONDARY STRUCTURE	<input type="text"/>		

## ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Two Part Commercial Block"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text" value="Colonial Revival"/>	NO OF STORIES	<input type="text" value="2"/>
BEGINYEAR	<input type="text" value="c. 1924"/>	ROOF TYPE	<input type="text" value="Flat"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Not visible"/>
DATESOURCE	<input type="text" value="HABS"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Limestone"/>	WINDOW MATERIAL	<input type="text" value="wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Limestone"/>	WINDOW TYPE	<input type="text" value="double hung/display"/>
		WINDOW CONFIG	<input type="text" value="1/1"/>

SIGNIFICANT FEATURES

ALTERATIONS

**STOREFRONT FEATURES**

One storefront with side 2nd floor entry door; arched 2nd floor entry with rowlock surround and keystone, fanlight transom and paneled door; stone cornice and brick soldiercourse frieze over entire storefront

**STOREFRONT ALTERATIONS**

Storefront has been reconfigured with non-historic materials (full height, plate glass display windows) [permit 1961-#420=stone & glass storefront]

**HISTORIC INFORMATION**

**HISTORIC NAME**

**COMMON NAME**

The Nail Inn and Academy

**PERMIT NO:**

**COST**

**ARCHITECT**

**ARCHITECT2**

**BUILDER**

**ARCHITECT SOURCE**

**HISTORIC INFO**

HABS date=ca. 1924---site of Arlo's Tavern (1886,1894 Sanborn)-1949=pool hall--1960=purch by Vytautas & Aldona Soliunas, opened clothing store---sig as 1 of brick commercial buildings constructed in business district in 1920s, replacing saloons

**LANDSCAPE**

Midblock on east side of commercial block between Talcott and Railroad tracks; commercial street with buildings constructed to lot lines; front sidewalk pavers; building built to sidewalk

**PHOTO INFORMATION**

**ROLL1**

**FRAMES1**

**ROLL2**

**FRAMES2**

**ROLL3**

**FRAMES3**

**DIGITAL PHOTO ID**

images\stephen 115.jpg

**DIGITAL PHOTO ID2**

**SURVEY INFORMATION**

**PREPARER**

JENNIFER KENNY

**PREPARER ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

**SURVEYDATE**

10/3/2005

**SURVEYAREA**

LEMONT HISTORIC DISTRICT

**PRESERVATION COMMISSION INFO**

**CERTIFICATE OF APPROPRIATENESS**

**COA DATE:**

**COA NOTES:**