



Village of Lemont
Historic Preservation Commission

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

HISTORIC PRESERVATION COMMISSION
Regular Meeting
AGENDA

February 20, 2013 – 6:30 p.m.

LEMONT VILLAGE HALL
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting of November 8, 2012
- IV. CHAIRMAN'S REPORT
- V. PUBLIC HEARINGS
 - A. Certificate of Appropriateness for demolition of 217 Cass St
- VI. APPLICATIONS
- VII. NEW BUSINESS
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS
- IX. AUDIENCE PARTICIPATION
- X. ADJOURN

**MINUTES
HISTORIC PRESERVATION COMMISSION**

November 8, 2012 - 6:30 p.m.

I. CALL TO ORDER

The monthly meeting of the Historic Preservation Commission was called to order on Thursday, November 8, 2012 at 6:30 p.m. by Chairman Barbara Buschman.

II. ROLL CALL

Commissioners Buschman, Flynn, Roy and Schwartz present. Commissioners Baldwin, Batistich, Cummins absent. Ron Stapleton, Board Liaison, was also present.

III. APPROVAL OF MINUTES

Motion by Ms, Roy, seconded by Mr. Schwartz, to approve the minutes of the October 11, 2012 meeting. Voice vote: 4 ayes. Motion passed.

IV. CHAIRMAN'S REPORT

No report

V. PUBLIC HEARING

VI. APPLICATIONS

A. 217 Cass Street – Siding Replacement

Julie Sterba from Great Roofing LLC, the project contractor, presented an application for removal of old siding, Tyvec wrap, and replacement with vinyl triple three siding. The contractor stated that the existing siding is worn and the house is cold and drafty. Mr. Flynn stated that vinyl siding is not a preferred construction material in the historic district, and suggested that the contractor explore other options with the homeowner including hardie board or azec. No real R value would be achieved using the sample vinyl and Tyvec unless a rigid insulation is also installed. The hardie board also carries a fire rating which the vinyl does not. Mr. Schwartz added that if cost is an issue, a dipped cedar could be used for approximately the same cost. The Chairman asked the contractor to research the cost and discuss with the homeowner and reply to the Commission. The Commission promised an expedited review when the contractor responds. For the record, Mr. Flynn moved, Mr. Schwartz seconded, to approve a Certificate of Appropriateness for siding replacement, contingent upon the use of a siding material more appropriate in the Historic District. Voting was withheld, pending a response from the contractor.

B. 221 Illinois Street – Resicom Group

Façade Renovation

The Chairman presented the application for a façade renovation which proposes to replace the 2 overhead garage doors with commercial windows and bulkheads in approximately the same dimensions, and addition of awning and door. Prior to the meeting, Batistich Architects submitted a revised drawing to the Commission showing 3 awnings instead of the single awning across the entire front façade. The Commission conducted a pre-application review of the project in August and made the suggestion. Mr. Flynn and Mr. Schwartz agreed with the architect that the 3 awnings were more suited to the building, but noted the absence of any material or color sample for the awning. After discussion, Mr. Schwartz moved to approve a Certificate of Appropriateness for the application and revised drawing submitted on November 8, 2012, but requiring submittal of awning material sample, color and/or lettering if applicable prior to installation of the awning. Ms. Roy seconded the motion. Voice vote: 4 ayes. Motion passed.

C. 316 Canal Street – Sweetwater Deli

Awnings

The Chairman presented the application for a Certificate of Appropriateness for installation of black awnings with white lettering on the larger awning over the front door. The Chairman stated the graphic submitted looked good, but expressed a personal opinion that there are already many black awnings in the downtown and a color other than black may have been a better choice. Other Commission members agreed, but in reviewing the project as submitted, did not have a problem with the color choice. Motion by Ms. Roy, seconded by Mr. Flynn, to approve a Certificate of Appropriateness for the awnings and per the application and graphic submitted and dated November 7, 2012. Voice vote: 4 ayes. Motion passed.

VII. NEW BUSINESS

The secretary reported that the Commission had been asked to provide a letter of support for a grant being applied for by the Village for assessment and remediation of Brownfield sites. Three of the sites are in the Historic District. The letter was drafted, signed by the Chairman, and submitted to the Village Administrator.

VIII. OLD BUSINESS

508 Illinois Street – 210/212 Stephen Street

No response has been received regarding the letter to the Building Commissioner asking for compliance measures for these 2 properties. Needs follow up.

236 Main Street – Resicom

Projecting Sign

No revision to the sign face has been received to date. Certificate has not been issued.

National Register District (Retain)

Since no staff members were present, information regarding requirements of the district pertaining to standards for renovation of buildings was not available and needs to be researched. Commission members stated that they believed the designation did not require adherence to the Secretary of the Interior's standards and was more related to the planning and original layout of the area. This item will be revisited at the next meeting.

There being no further business, a motion was made by Mr. Schwartz, seconded by Mr. Flynn, to adjourn the meeting at 7:25 p.m. Voice vote: 4 ayes. Motion passed.



Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Historic Preservation Commission #018-13

FROM: James A. Brown, Planning & Economic Development Director

THRU

SUBJECT: Case 13-01 – St. Patrick Application for Demolition of 217 Cass St

DATE: 15 February 2013

BACKGROUND

St. Patrick's Church desires to demolish a house on Cass Street and convert the site into a parking lot. The house lies within the Historic District, and thus approval from the Historic Preservation Commission is required. Additionally, zoning approval for a parking lot in a residential district will be required. Immediately following the HPC meeting on February 20th, the Planning & Zoning Commission will conduct a public hearing for amendments to change our zoning regulations and allow a parking lot as a special use in a residential district. This amendment would then pave the way for St. Patrick's—and other institutions—to establish parking lots in residential areas. If the demolition of 217 Cass is ultimately approved and the zoning ordinance changed, then St. Patrick's Church would still need to apply for a special use to convert the site into a parking lot.

I believe the HPC's evaluation should largely be confined to examining the historic merits of the house, and not looking at the zoning or broader land use implications of the desired demolition. I note, however, that one of the criteria used in the evaluation of demolition proposals involves an assessment of impacts on the streetscape.

ATTACHEMENTS

1. Certificate of Appropriateness application
2. Extracts on Cass Street buildings from *Architectural Resources in the Lemont Historic District* (Granacki, 2006)
3. Photographs of 217 Cass and Cass Street streetscape
4. Section 17.16.050 of the Unified Development Ordinance (Demolition Approval)

Application for Certificate of Appropriateness

Lemont Historic Preservation Commission
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

Applicant's Name Saint Patrick Parish

Applicant's Address 200 ILLINOIS STREET, LEMONT, IL 60439

Applicant's Telephone # 630-257-6134

Applicant's E-mail Address STPATRICKLEMONT@sbcglobal.net

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 217 Cass Street

Parcel Identification Number of Subject Property/Properties 22203150120000

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 _____ |
| Change in exterior materials on a structure _____ | Installation or alteration of a fence _____ |
| Change in roofing materials _____ | Construction of new structure _____ |
| Additon of or change to a sign _____ | Demolition of s structure <input checked="" type="checkbox"/> or REMOVAL |

Brief Statement of Proposed Work:

St. Patrick Church plans to purchase the property with intent to sell the house to any interested party to move the structure, or demolish the home to make the lot available for construction of additional parking lot.

SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. SUBMIT 10 COPIES OF ALL DOCUMENTS. The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

FOR VILLAGE STAFF USE ONLY

Application received on: _____ By: _____
Project information (drawings, elevations, etc) received: _____

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information, exhibits, and documents herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that the submitted fee is non-refundable, and that prior to approval of grant reimbursement I will be expected to enter into an agreement with the Village of Lemont.

Rev. Kent D. Borus, Pastor

1/15/13

Signature of Applicant

Date

Did you know....?

The Village of Lemont offers grants for the renovation of commercial property within the Lemont Historic District. Inquire with the Village's Planning & Economic Development Department or ask for a brochure and application.



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="Domestic - single dwelling"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="moderate alterations"/>	REASON for SIGNIFICANCE	<input type="text"/>
STOREFRONT INTEGRITY	<input type="text"/>		
SECONDARY STRUCTURE	<input type="text" value="detached garage"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="L-Form"/>	PLAN	<input type="text" value="L"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
BEGINYEAR	<input type="text" value="1884"/>	ROOF TYPE	<input type="text" value="Cross gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="Village of Lemont"/>	FOUNDATION	<input type="text" value="Parged stone"/>
WALL MATERIAL (current)	<input type="text" value="Asbestos"/>	PORCH	<input type="text" value="Front"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text" value="wood"/>
WALL MATERIAL (original)	<input type="text" value="Wood"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text" value="double hung"/>
		WINDOW CONFIG	<input type="text" value="1/1"/>

SIGNIFICANT FEATURES

ALTERATIONS

STOREFRONT
FEATURES

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC
NAME

COMMON
NAME

PERMIT NO.:

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT
SOURCE



HISTORIC
INFO

LANDSCAPE

Midblock on north side of residential street between State and Lemont Streets; front sidewalks; similar setbacks on block; alley at rear; mature trees

PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL
PHOTO ID

\images\cass217.jpg

DIGITAL
PHOTO ID2

\images\cass217a.jpg

SURVEY INFORMATION

PREPARER

JENNIFER KENNY

PREPARER
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEYDATE

10/13/2005

SURVEYAREA

LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

STREET # 215
 DIRECTION
 STREET Cass
 PIN 22-20-315-011
 LOCAL SIGNIFICANCE RATING C
 POTENTIAL IND NR? (Y or N) N
 CRITERIA
 Contributing to a NR DISTRICT? C
 Contributing secondary structure? C
 Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY building CURRENT FUNCTION Domestic - multiple dwelling
 CONDITION good HISTORIC FUNCTION Domestic - single dwelling
 INTEGRITY moderate alterations REASON for SIGNIFICANCE
 STOREFRONT INTEGRITY
 SECONDARY STRUCTURE detached garage
 det.garage - C

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION No style PLAN rectangular
 DETAILS NO OF STORIES 2
 BEGINYEAR 1913 ROOF TYPE Jerkinhead
 OTHER YEAR ROOF MATERIAL Asphalt - shingle
 DATESOURCE Village of Lemont FOUNDATION Parged
 PORCH
 WALL MATERIAL (current) Stucco WINDOW MATERIAL wood
 WALL MATERIAL 2 (current) Asbestos WINDOW MATERIAL metal
 WALL MATERIAL (original) Stucco WINDOW TYPE double hung; sliding
 WALL MATERIAL 2 (original) Wood? WINDOW CONFIG 3/1

SIGNIFICANT FEATURES 3/1 wood double hung windows; stucco cladding; front jerkinhead roof

ALTERATIONS Artificial siding over 2nd floor; enclosed recessed front porch now with sliding windows; replaced 1959 garage [1994-#940110=detached garage]; [2003-#030858=deck]; aluminum awnings; enclosed rear 2 story porch

STOREFRONT
FEATURES

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC
NAME

COMMON
NAME

PERMIT NO:

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT
SOURCE



HISTORIC
INFO

LANDSCAPE

Midblock on north side of residential street between State and Lemont Streets; front sidewalks; similar setbacks on block; alley at rear

PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL
PHOTO ID

\images\cass215.jpg

DIGITAL
PHOTO ID2

\images\cass215a.jpg

SURVEY INFORMATION

PREPARER

JENNIFER KENNY

PREPARER
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEYDATE

10/13/2005

SURVEYAREA

LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

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="Domestic - single dwelling"/>
CONDITION	<input type="text" value="excellent"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="not altered"/>	REASON for SIGNIFICANCE	<input type="text"/>
STOREFRONT INTEGRITY	<input type="text"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Neo-Traditional"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
BEGINYEAR	<input type="text" value="1995"/>	ROOF TYPE	<input type="text" value="Multi-gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
DATESOURCE	<input type="text" value="Building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="Full front"/>
WALL MATERIAL 2 (current)	<input type="text" value="Aluminum"/>	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="Aluminum"/>	WINDOW TYPE	<input type="text" value="casement; double hung"/>
		WINDOW CONFIG	<input type="text" value="8 light; 4/4"/>

SIGNIFICANT FEATURES

ALTERATIONS

STOREFRONT
FEATURES

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Dwyer, Tina and James House
COMMON NAME	
PERMIT NO:	950466
COST	\$145200
ARCHITECT	SG Architects
ARCHITECT2	
BUILDER	Janul Construction
ARCHITECT SOURCE	

HISTORIC
INFO

LANDSCAPE

Midblock on north side of residential street between Lemont and Stephen Street, alley to west, house built into rolling lot, lot slopes upward to east and south, rear driveway, rear yard surrounded by vinyl fencing
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PHOTO INFORMATION

ROLL1	
FRAMES1	
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\cass307.jpg
DIGITAL PHOTO ID2	

SURVEY INFORMATION

PREPARER	JENNIFER KENNY
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/13/2005
SURVEYAREA	LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:







3. If the application is denied, the applicant may appeal the decision in accordance with §17.16.060 of this chapter.

17.16.050 DEMOLITION APPROVAL

- A. When Required.** An application for a Certificate of Appropriateness shall be required for the demolition of any structure within a Historic District or for any designated national, state, or Village landmarks or for any structure on the National Register of Historic Places.
- B. Application.** The application for demolition of a structure shall be made to the Historic Preservation Commission through the Community Development Department. The application shall include the following information:
 1. Address of structure; and
 2. Legal description of property and PIN; and
 3. Name and address of property owner; and
 4. Year of construction; and
 5. Reason for demolition; and
 6. Site plan; and
 7. Photographs of each side of the structure; and
 8. Consent of the property owner
- C. Process.** See §17.16.030 of this ordinance for approval procedures.
- D. Criteria to be Considered**

When determining whether to approve a Certificate of Appropriateness for demolition, the HPC shall consider and may give decisive weight to any one or all of the standards of this paragraph. In addition to the criteria, demolition should not be permitted unless the building is beyond all economically feasible repair as determined by the HPC. The criteria are:

1. Whether the structure has significant value as part of the

- historic or cultural heritage of Lemont, Cook County, the State of Illinois, or the United States.
2. Whether the structure is identified with a person or persons who significantly contributed to the development of Lemont, Cook County, the State of Illinois, or the United States.
 3. Whether the structure is representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction, or use of indigenous materials, especially the use of stone known as “Lemont limestone” or “Athens marble.”
 4. Whether the structure is a notable work of a master builder, designer, architect or artist.
 5. Whether the structure has a unique location or singular physical characteristic that makes it an established or familiar visual feature, including presence in the Lemont skyline.
 6. Whether the building is a particularly fine or unique example of a utilitarian structure, including but not limited to utilitarian, residential or commercial structures with a high level of integrity or architectural significance.
 7. Whether the building, although it may or may not be designated as a landmark, is considered to be a contributing historic structure and whether it contributes to the overall character of the historic district.
 8. Whether the demolition of the structure would create a breach in the visual streetscape of the historic district, or be detrimental to public interest and contrary to the general welfare of the historic district.
 9. Whether any new structure proposed to be constructed upon demolition of a non-contributing structure is compatible with the buildings and environment of the historic district and would qualify for a Certificate of Appropriateness.
 10. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, or whether there is a compelling health or safety reason to demolish the building or structure.

Any hardship or difficulty claimed by the owner which is self-created or which is the result of failure to secure or maintain the property in good repair cannot qualify as a basis for a Certificate of Appropriateness. (Ord O-54-09)

11. Whether the building is 50 years or older unless it has no historic or architectural merit. (Ord O-54-09)
12. Whether the building or structure is within a grouping of similar buildings or structures that creates a distinctive pattern or historic rhythm of masses and spaces that would be significantly altered by the removal of one or more of its parts.
13. Whether the building has architectural characteristics associated with hand-built buildings, such as hand-hewn timbers, scroll saw cut architectural trim, finished stone trim, or any other stone features.

E. Possible Repair of Building. In addition to the criteria in paragraph D of this section, demolition of building that contributes to the district's historic appearance should not be permitted unless the HPC determines that it is not economically feasible to repair the building. An evaluation may be required by the HPC, performed by an analyst experienced in historic restoration, at the expense of the applicant for demolition.

17.16.060 APPEAL OF HPC DECISIONS

When a Certificate of Appropriateness or a Certificate of Economic Hardship is denied or approved by the Historic Preservation Commission, the applicant or any interested party may, within 60 days of the decision, appeal such decision to the Village Board. The Village Board may affirm, reverse or modify the HPC's decision by a majority vote of a quorum of the Village Board. The decision of the Village Board shall be final, subject only to judicial review as provided by law.

17.16.070 SURVEYS AND RESEARCH

The HPC shall undertake an ongoing survey and research effort in the Village to identify neighborhoods, areas, sites, structures, and objects that have historic, community, architectural or aesthetic importance, interest, or value. As part of the survey, the HPC shall review and evaluate any prior surveys and studies by any unit of government or private organization and