

MINUTES OF THE HISTORIC PRESERVATION COMMISSION
June 15, 2020

The regular meeting of the Historic Preservation Commission was conducted virtually due to public health concerns and called to order by Chairman James Hartshorne at 5:01 p.m.

Members present: Chairman James Hartshorne, Les Galo, Katherine Hamilton-Smith, Thor Jondahl and Mike Kollman.

Members absent: Melissa Senatore.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and Christopher Sandine, Associate Planner.

Commissioner Kollman made a motion, seconded by Commissioner Jondahl, to approve the February 17, 2020, Historic Preservation Commission meeting minutes, as written.

Motion carried 5 - 0.

Old Business:

None.

New Business:

**HPC 20-01 Kelby J. Phillips, Authorized Agent for Liberty Management LLC
354 N. Milwaukee Avenue**

Request is for a Certificate of Appropriateness for new building facades and signage.

Mr. Kelby Phillips and Mr. Werner Briske, authorized agents for Liberty Management LLC, presented the proposed building facades and signage for 354 N. Milwaukee Avenue. Mr. Phillips stated the scope of work includes adding an elevator to provide handicap accessibility. Mr. Phillips stated an entrance will be provided to a new elevator lobby, which will allow access to the second floor offices. Mr. Phillips stated the new entrance will be along the east-side of the building and face the bank drive-thru lanes. Mr. Phillips stated an existing window will be modified for a new doorway. Mr. Phillips stated the elevator will stick up through the roof and be slightly visible. Mr. Phillips stated the existing awning canopy will be replaced and extended along the entire length of the east-side of the building. Mr. Phillips stated the other canvas awning will be replaced. Mr. Briske stated a new canopy will be replaced on the southeast corner of the building, too. Chairman Hartshorne questioned the proposed signage on site. Mr. Phillips stated they will modify the sign so that it does not exceed six (6) feet in height. Chairman Hartshorne stated he has no problems with the awnings. Commissioner Jondahl

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questioned the choice of black awnings. Mr. Phillips stated the black color was the owner's choice and is unsure for their reasoning. Commissioner Hamilton-Smith confirmed the awnings are existing and that they are currently a brown color. Commissioner Kollman confirmed there will be no text on the awnings. Commissioner Hamilton-Smith stated she has no issues with the awnings. Chairman Hartshorne asked the Commission for comments on the elevator proposal. Commissioner Jondahl confirmed the elevators are not accessible from Milwaukee Avenue. Mr. Phillips stated the elevator will not be visible from Milwaukee Avenue and will not extend higher than the parapet wall. Commissioner Jondahl confirmed the new awning system will extend the whole length of the building. Commissioner Kollman noticed some un-stuccoed brick near the proposed elevator shaft. Commissioner Kollman questioned if the exposed brick can be stuccoed to match. Mr. Briske stated it should not be a problem to stucco the brick. Commissioner Kollman recommended treating this area with the same finish as the overrun enclosure. Mr. Briske agreed with Commissioner Kollman.

Commissioner Jondahl questioned if the existing balcony is necessary. Mr. Phillips noted the balcony was existing and is not proposed to be changed. Commissioner Kollman noted the awning system appears to intersect the bottom of the awning. Mr. Briske stated the awning will be slightly below the bottom of the awning and follow the brick archway. Commissioner Kollman questioned if there will be any lighting changes on site. Mr. Briske confirmed there are no lighting changes. Commissioner Jondahl confirmed the grade will be changed to allow for wheelchair access. Mr. Phillips stated the floor on the elevator lobby will be aligned with the concrete ramp to allow for wheelchair access.

Commissioner Kollman made a motion, seconded by Commissioner Hamilton-Smith, to recommend the Village Board of Trustees approve the request for a Certificate of Appropriateness for building facades and signage at 354 N. Milwaukee Avenue, subject to the following conditions: 1) Stucco the exposed brick on the parapet towards the overrun enclosure; and 2) Lower the height of the proposed sign to six (6) feet.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Hamilton-Smith questioned if the Commission has the jurisdiction to request changes to an area that is not within the scope of work. Commissioner Kollman stated that in the previous proposal, the work will be approximately five (5) feet from the exposed area and against the same wall, so it is contiguous to their scope of work. Commissioner Kollman stated that he would not have mentioned it if the work was being done in a completely separate location. Commissioner Hamilton-Smith noted that if there is something that catches their attention in the proposal, it can be a point of discussion. Mr. Sandine stated the Commission is able to make recommendations on a specific point, but they cannot require the applicant to address them. Commissioner Jondahl stated he is still mystified by the balcony. Chairman Hartshorne noted the balcony was still being renovated. Commissioner Kollman stated the existing conditions showed the balcony to be remodeled and thought it was part of the original building. Commissioner Galo noted there is a door coming out, which suggests it was original.

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Discussion with the Libertyville/Mundelein Historical Society.

Ms. Jenny Barry and Ms. Arlene Lane, representatives for the Libertyville/Mundelein Historical Society, thanked Commissioner Jondahl and Commissioner Senatore for attending their meeting in March. Commissioner Jondahl stated it was appropriate to gain input from the Libertyville/Mundelein Historical Society on items that are important. Ms. Barry stated the organizations have different but complementary missions. Ms. Barry stated the Libertyville/Mundelein Historical Society is not an historic preservation commission organization, but rather an organization that collects and shares information and objects. Ms. Barry stated they will be able to support the Commission's work but they will not provide an opinion on a proposal. Ms. Barry stated the Historical Society is working on launching an online walking tour of the downtown area, in conjunction with the MainStreet Libertyville House Walk in September. Ms. Barry stated they are also starting to work on an online self-guided tour of the downtown area. Ms. Barry stated the information will be available through an app called "Clio". Ms. Lane stated they will be providing some of the background information and research for these properties. Ms. Barry stated "Clio" is an app that is available for free on the App Store or www.theclio.com for historical societies. Ms. Lane stated this is the first time that they are partnering with MainStreet. Commissioner Hamilton-Smith noted the Internet connection for Ms. Barry keeps cutting in-and-out. Commissioner Kollman questioned if the app is interactive. Ms. Barry stated it is an interactive app but it is not augmented reality. Commissioner Kollman questioned if you can access the app remotely. Ms. Barry confirmed that the information can be obtained remotely. Commissioner Kollman questioned if the Village would be able to use this tool in conjunction with the www.historiclibertyville.com information. Ms. Barry stated there may be some possibilities for the Commission to use some of the references from the application.

Commissioner Jondahl questioned how far back the Libertyville/Mundelein Historical Society has photographs of the downtown area. Ms. Barry stated they have photographs from the late 1890s and early 1900s. Commissioner Jondahl questioned the photo documentation since then. Ms. Barry stated it varies. Ms. Barry noted there is a full collection from the 1950s and 1970s, but there is a little bit of everything in between. Commissioner Kollman questioned if there is any video available. Ms. Barry stated they do not have any video at this time. Commissioner Kollman questioned the JFK video from in front of the Cook House. Ms. Barry stated the JFK video is privately owned. Commissioner Kollman questioned if the Sanborn map collection is located in-house. Ms. Barry stated the Libertyville/Mundelein Historical Society does have paper copies and the Cook Library subscribes to the digital maps online. Ms. Barry also noted these maps are also available on the Library of Congress' website. Commissioner Kollman stated these items are very helpful in understanding when older building have been constructed. Ms. Barry stated one new item that was scanned online is a book of Libertyville Township Assessment records from 1935 with bill dates and sketches of the buildings. Ms. Barry stated their organization has a few new board members who were wondering if there was any way to work together with the Historic Preservation Commission on future projects. Ms. Barry stated she did not think there was an immediate project that needed to be completed, but wanted to start the dialogue. Commissioner Kollman asked Staff if the Village posts about the Libertyville/Mundelein Historical Society on the website. Mr. Sandine stated he believes the Village does include information about the Historical Society. Commissioner Kollman asked if

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the Village still sends out paper copies of the Libertyville Newsletter. Mr. Spoden confirmed the Village sends out paper copies. Commissioner Kollman recommended sending out digital copies to residents. Ms. Barry noted that not everyone in the Village has access to digital copies.

Ms. Lane invited anyone from the Commission to the archives when they open again. Commissioner Kollman noted he was looking for an original photograph of the La Villa Theater. Ms. Barry stated she did not find any photographs. Chairman Hartshorne suggested the Commission take a tour of the area when possible. Ms. Barry stated they are still closed until Phase 4, and then they will work towards reopening. Commissioner Hamilton-Smith questioned the size of the space in the archival area. Ms. Barry stated there is a larger space available for the Commission, if they wanted to meet. Commissioner Hamilton-Smith suggested the Commission could have a regularly scheduled meeting in the archives or meet at the Village Hall and then walk over to the archives during the meeting. Commissioner Hamilton-Smith noted this would be a way to attach the Commission to the work of the Historical Society. Commissioner Hamilton-Smith noted this would be an option for some individuals to understand there is a resource at the library. Ms. Barry noted the basement is not ADA accessible, so that could present a challenge. Commissioner Kollman questioned if the Libertyville/Mundelein Historical Society has communicated with the David Adler Center. Ms. Barry stated they have been in contact with Amy Williams and noted they have more resources on David Adler. Commissioner Kollman stated he noted they are also trying to organize their archives and questioned the feasibility on working together. Ms. Barry confirmed it would be difficult to have a single place for all information, but suggested there be a single landing page to redirect interested parties. Commissioner Jondahl questioned if there is any archival space at the Dunn Museum. Commissioner Hamilton-Smith stated the Dunn Museum does not have any archival space for other organizations. Commissioner Kollman stated the future is connecting everything digitally and that will need to be figured out. Commissioner Hamilton-Smith agreed the Commission needs to be an advocate for each organization and understand what each other has in their collections. Commissioner Jondahl questioned if any of the documents need to be stored under temperature and humidity regulated documents. Ms. Lane stated they have had some items restored and indicated one person puts every item within protective coverings. Ms. Lane stated it is an ongoing process that will take a long time. Ms. Barry stated it is a big push to start housing documents appropriately. Ms. Barry stated they will reach out to professionals for any restoration or preservation.

Mr. Sandine noted that Sarah Burger recently sent Staff her interest in joining the Appearance Review Commission and Historic Preservation Commission. Ms. Sarah Burger stated she recently moved back into the Village of Libertyville. Ms. Burger stated she is a licensed architect in Illinois and has worked with several high-end local home builders, along with health care design. Ms. Burger stated she is just looking to get involved and provide some services with her background for the Village. Chairman Hartshorne invited Ms. Burger to the next Historic Preservation Commission meeting and asked Staff what it would take for her to join. Mr. Sandine stated the Commission has two open positions and Ms. Burger has already reached out to the Mayor about joining. Mr. Sandine stated they can discuss with Ms. Burger about joining the Commission, if she is interested.

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Commissioner Jondahl questioned the status of the Liberty Theater proposal. Mr. Spoden stated the status is still pending before the Village Board, as the Mayor does not want to hear this item until the public is able to meet in person.

With no further discussion, Commissioner Hamilton-Smith made a motion, seconded by Commissioner Kollman, to adjourn the Historic Preservation Commission.

Motion carried 5 - 0.

Meeting adjourned at 6:04 p.m.