



MEMORANDUM

TO: Rita Schneider, President
Lombard Historic Preservation Commission

FROM: Tami Urish, Planner I *TU*

DATE: April 17, 2018

SUBJECT: 305 Morningside Avenue; Certificate of Appropriateness Request

On October 17, 2017, it was discovered that 305 Morningside Avenue, a local landmark, had been remodeled without any permits. Of particular note was the windows were replaced with what appear to be new vinyl windows. A letter was sent to the property owner from by Code Enforcement on October 17, 2017 informing them of the violation. Staff corresponded with the property owner on November 30, 2017 with details regarding windows (attached). Since this time, staff has requested a window permit numerous times. Two different contractors spoke to staff in person and received building permits to fill out and submit. Both individuals and the property owner have suggested that the local landmark status is irrelevant to them and would prefer that it is removed from the property. The permit/certificate of appropriateness for the windows was submitted on April 12, 2018 (pages 4-6).

The window permit would require a COA from the HPC in order to be issued. There are four options that the HPC can consider that staff has identified:

1. Approve the new windows "as is";
2. Approve the new windows by removing windows as a significant feature for local landmark status with the property retaining local landmark status;
3. Approve the new windows with the condition that the property owner forfeits local landmark status (this will require a recommendation to the Board of Trustees with an ordinance revoking the local landmark status);
4. Recommend denial of the certificate of appropriateness for the windows with owner's option to appeal the denial to the Board of Trustees.

REQUESTED ACTIONS

Staff recommends option #4.

VILLAGE CODE OF ORDINANCES

§ 32.079 - Historical sites; designation and maintenance (relevant portions):

- (E) (1) The Commission shall have the authority to review all proposed alterations, regardless of whether or not they require a building permit. Alterations shall be defined as any work that results in changes in the exterior form, shape, or appearance of a building designated as a "landmark site" which thereby destroys its original architectural integrity. No alterations will be made and no building permit issued in regard to property classified as a "landmark site" to any applicant without a certificate of appropriateness from the Lombard Historic Preservation Commission in the following instances:
- (a) Where such permit would allow the alteration or reconstruction of any building designated as a "landmark site";
 - (b) Where such permit would allow the demolition of any building designated as a "landmark site", except that in the event of extensive damage because of fire, windstorm, or other natural causes, demolition shall be allowed upon the recommendation of the Building Commissioner;
 - (c) Where such a permit would allow the construction or erection of any addition to a building designated as a "landmark site"; or
 - (d) Where such permit would allow the erection of another building or buildings on property designated as a "landmark site."
- (2) The Commission, in considering the appropriateness of any alteration, removal in part, new construction, reconstruction, restoration, remodeling, other modification of any building requiring a permit, shall consider among other things, the purpose of this subchapter, the historical and architectural value and significance of the "landmark site" or "landmark district", the exterior texture and/or material of the building or structure in question or its appurtenant fixtures, other buildings within a "landmark district", and the position of such building or structure in relation to the street or public way and to other buildings and structures.
- (3) The Commission shall review an application for demolition and have the authority to delay said demolition for a period not to exceed six months, to enable the Commission to try to find a purchaser or alternate use for the building.
- (4) Nothing in this subchapter shall be construed to prevent ordinary maintenance or repair of any exterior elements of any building or structure described as a "landmark site."

Repairs shall be defined as any work where the purpose and effect of the work is to replace damaged or defective portions of a structure with like materials, thereby retaining the original architectural integrity.

Ordinary maintenance shall be defined as any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration, decay of, or damage to a structure or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay, or damage.

- (5) Interiors of buildings are only included as part of the historical designation when specifically established in the siting ordinance.

- (F) (1) A certificate of appropriateness must precede the issuance of any permit in regard to property classified as a "landmark site." Application made to the Lombard Historic Preservation Commission must include copies of all detailed plans, designs, elevations, specifications, and documents relating thereto. The Commission shall meet with the applicant to approve, modify, or disapprove the application in whole or in part or suspend action.
- (2) If the Commission finds the proposed work of a nature which meets the criteria established in division (E), it shall issue a certificate of appropriateness and forward it to the Building Commissioner. The Building Commissioner shall thereafter proceed with his own review of the application for a building permit. If the Commission finds that the proposed work does not meet the criteria, a certificate of appropriateness will not be issued. Written notice of the denial of the certificate of appropriateness, together with the reasons therefor, shall be given to the applicant.
- (G) (1) Regulations and orders of the Commission issued pursuant to this subchapter shall be enforced by the Building Commissioner. Violations shall be punished as set forth in § 32.999.
- (2) Any person aggrieved by a decision of the Commission may, within 30 days after receipt by certified mail of the notice of denial, apply to the Board of Trustees of the village for a review of the Commission's decision. He shall file with the Village Clerk a written notice requesting the Board to review said decision. Should the Village Board agree with the aggrieved and override the Lombard Historic Preservation Commission's recommendation, its action would constitute an automatic removal of the "landmark site" designation.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

PLEASE SEE VILLAGE OF LOMBARD CODE OF ORDINANCES (TITLE 15, SECTION 150) FOR APPLICABLE PERMIT REFUND AND PERMIT CANCELLATION ORDINANCES

VILLAGE OF LOMBARD
 BUILDING DIVISION
 255 E. Wilson Avenue
 Lombard, IL 60148
 (630) 620-5750 FAX: (630) 629-2374
 buildingdivision@villageoflombard.org

OFFICE USE ONLY

Date Received	4/11/18
Date Called	
Date Issued	
Permit No.	
Waste Water Authority/District GWA <input type="checkbox"/> F.C. <input type="checkbox"/> H.H. <input type="checkbox"/> S.C. <input type="checkbox"/> D.G. <input type="checkbox"/>	

Application is Hereby Made For Address: 305 E. MORNINGSIDE Suite No. _____
 Business Name _____ New Existing Residential Commercial _____
 Description of Work (Required) REPLACEMENT WINDOWS
 HVAC Cost \$ _____ Total Construction Cost \$ 2300⁰⁰

	ADDRESS, CITY	PHONE	FOR OFFICE USE ONLY		
			Reg.	Ins.	L.S.
Property Owner <small>(REQUIRED APPROVING)</small>	<u>STOJELACEST</u> 4400 STEVENSON CREEK RD SAN JOSE, CA 95129	<u>408-207-0181</u>			
Gen. Contractor	<u>BETA BLOC INC</u> 1507 E. 53RD ST CHICAGO IL 60612	<u>312-884-1859</u>			X
Designer			X	X	
Excavator					X
Carpenter					X
Plumber				X	
Sewer					X
Electrician					
Concrete					X
HVAC					X
Roofler				X	
Iron or Steel					X
Fire Prot.				X	
Fire Alarm				X	
Paving					X
Elevator/Lift				X	
Radon					
Masonry/Stucco					X

I hereby certify the following:

- As applicant, if I am not the owner of the property in relation to which this application is being filed, I have obtained the permission of the owner of said property to file this application
- All of the information contained herein is true and correct, and that all contractors and subcontractors to be engaged in any of the work for which this permit is issued shall comply with all pertinent local codes and ordinances.
- Applicant may be responsible for any outstanding fees due, even if permit is cancelled.

Applicant's Name (please print) Anthony SPANO
 Address: 5011 COPPERHASTE RD
 City BLUES RIDGE State IL Zip 60097 Phone: 630-207-3397
 Applicant's Signature [Signature] E-mail Address ASPANO@SBCGLOBAL.NET





Urish, Tami

From: Urish, Tami
Sent: Thursday, November 30, 2017 1:27 PM
To: Lizz Cortez
Cc: Stefans, Michelle; Ganser, Jennifer
Subject: RE: 305 E Morningside, Lombard IL

Ms. Cortez,

The first step would be to fill out separate building

permits <http://www.villageoflombard.org/DocumentCenter/Home/View/10642> and submit to the Building Division at buildingdivision@villageoflombard.org

1. Building permit application for interior work such as plumbing and electrical. Permits are not required for painting, flooring or kitchen cabinets unless soffits or plumbing/electric was removed/moved. Include scope of work, drawings. An inspection can be scheduled once review is complete and the permit is issued.
2. Building permit application for exterior work specifically windows and any other exterior renovations. This permit will be put on hold until another permit (same as above) is filled out.
3. Building permit application for a certificate of appropriateness (COA).
Regarding the attachment labeled 32.075_LOMBARD HISTORIC PRESERVATION, please note specifically section 32.079 (E) and (F) on pages 2 and 3 that outlines the process for a COA.

A permit for exterior work cannot be issued until a COA is obtained from the Historic Preservation Commission since the house is a local landmark (Ordinance 6698, attached). I am the staff liaison for the Commission so submittals regarding the COA can be sent directly to me. In addition to the building permit application, details/specs of the windows and any other exterior work is needed. **The next opportunity to obtain a COA is January 9th at 7:30 pm. Materials are required to be submitted for this meeting by December 19th.**

Sincerely,

	Tami Urish Planner I Village of Lombard 255 E. Wilson Ave. Lombard, IL 60148
	Phone: (630) 620-5750 Fax: (630) 629-2374 Email: urisht@villageoflombard.org Web: www.villageoflombard.org Follow us:   

Urish, Tami

From: Urish, Tami
Sent: Wednesday, January 10, 2018 1:59 PM
To: Stefans, Michelle
Subject: 305 Morningside
Attachments: window.jpg

Attached is a photo of what the window looked like in 2012 when the house was granted Local Landmark status. The appearance of the other windows would require research and documentation on your part.

Secretary of the Interior's Standards for the Treatment of Historic Properties:

<https://www.nps.gov/tps/standards/rehabilitation/rehab/windows01.htm>

The Lustron Guidelines

<https://www.ohiohistory.org/visit/exhibits/ohio-history-center-exhibits/1950s-building-the-american-dream/lustron-about/help-for-lustrons/help-repair-and-maintenance/help-ram-lustron-guidelines>

Below is the section about windows:



305

Windows

Recommended

- Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, and interior blinds.

The original aluminum windows are a character defining element of the Lustron home.

- Conducting an in-depth survey of the condition of existing windows early in preservation planning so that repair and upgrading methods and possible replacement options can be fully explored.
- Stabilizing deteriorated or damaged windows as a preliminary measure, when necessary, prior to undertaking appropriate preservation work.
- Protecting and maintaining the architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning.
- Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.
- Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.
- Repairing window frames and sash by patching, piecing-in, consolidating or otherwise reinforcing them using recognized preservation methods. The new work should be unobtrusively dated to guide future research and treatment.
- Replacing in kind extensively deteriorated or missing parts of windows with parts salvaged from a disassembled Lustron. The new work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment.

Not Recommended

- Altering windows or window features which are important in defining the historic character of the building so that, as a result, the character is diminished.

Replacing the original aluminum windows with new windows that do not match the materials, form and profile of the original windows would severely impact the overall character of the Lustron home.

- Changing the historic appearance of windows by replacing materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- Obscuring historic window trim with new metal or other material.
- Replacing windows solely because of broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
- Failing to stabilize a deteriorated or damaged window until additional work is undertaken, thus allowing further damage to occur to the historic building.
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.
- Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
- Failing to undertake adequate measures to assure the protection of historic windows.
- Failing to protect the historic glazing when repairing windows.
- Removing material that could be repaired, using improper repair techniques, or failing to document the new work.
- Failing to reuse serviceable window hardware.
- Replacing an entire window when limited replacement of deteriorated and missing parts is appropriate.
- Using replacement material that does not match the historic window; or failing to properly document the new work.

Conclusion

The original aluminum windows are a character defining element of the Lustron home and should be maintained and if necessary, repaired, rather than replaced. If the window is beyond repair and salvaged windows cannot be located, the new work should match the old in material, design, color, and texture. Replace windows on a case-by-case basis, rather than wholesale replacement. Document the work done.

- To read Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows, click [here](#). Although the Lustron windows are aluminum, this is still a useful document to read and provides much valuable information.
- For information on the Lustron Windows, click [here](#).
- For information on the repair of Lustron Windows, click [here](#).
- For information on cleaning and repairing your Blinds, click [here](#).

Examples:



Also, a Lombard Historic Preservation Commissioner, Tom Fetters, is the author of [The Lustron Home](#). His email is tfetters1@comcast.net if you have specific follow up questions about the house that he may be able to answer or point you in the right direction.

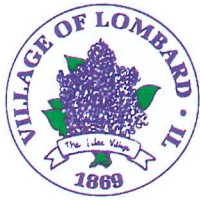


Tami Urish

Planner I
Village of Lombard
255 E. Wilson Ave. Lombard, IL 60148

Phone: (630) 620-5750
Fax: (630) 629-2374
Email: urisht@villageoflombard.org
Web: www.villageoflombard.org

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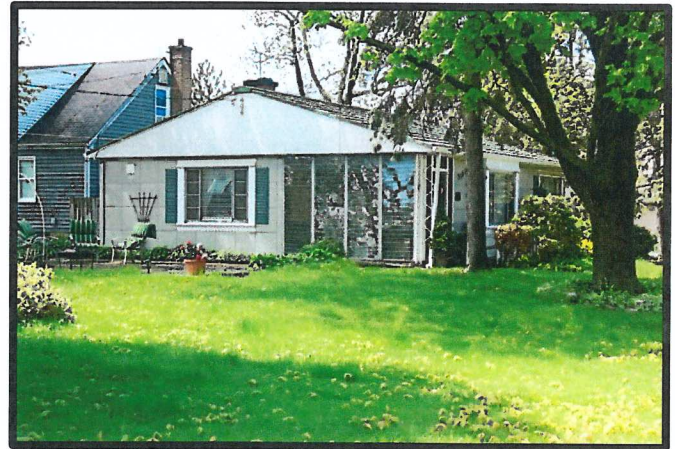


VILLAGE OF LOMBARD ARCHITECTURAL AND HISTORICAL SURVEY

2014

GENERAL INFORMATION

Street Number: 305
Former Street Number: -
Street: East Morningside Avenue
PIN Number: 06-08-323-001
Construction Date (s): c. 1949
Current Function: Single family residence
Historic Function: Single family residence



ARCHITECTURAL DESCRIPTIONS

Architectural Style: Mid-Century Modern
Building Form: Ranch **No. of Stories:** 1
Current Wall Materials: Porcelain metal panels
Original Wall Materials: Porcelain metal panels
Ornamentation: -
Storefront Materials: -
Roof Type: Side gable **Materials:** Porcelain metal
Roof Ornamentation: -
Foundation Material: Concrete
Porch Type: Entry
Door Detailing: -
Window Type: Casement, picture
Window Configuration: Pair, Chicago style
Window Material: Steel
Window Detailing: -
Significant Features:

PHYSICAL EVALUATION

Condition: Excellent
Integrity: Excellent
Secondary Structure: Garage
Secondary Condition: Excellent
Secondary Integrity: Poor

Alterations:

Entry porch enclosed; shutters added

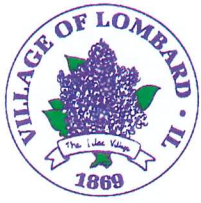
SIGNIFICANCE

Landmark/National Register: No
National Register Eligible: Yes
National Register Criterion: C
LHS Plaque: No **LHC Landmark:** Yes

Reason for Significance:

Excellent example of the pre-fabricated Lustron House

Bay window, all metal panel house



VILLAGE OF LOMBARD ARCHITECTURAL AND HISTORICAL SURVEY

2014

HISTORICAL RESEARCH

- Original Owner: -
- Historic Name: -
- Current Name: -
- Original Architect: Lustron Corporation
- Alternate Architect: -
- Original Contractor: -
- Alternate Contractor: -
- Developer: -
- Construction Cost: \$11,000 materials cost
- Permit: -
- Subdivision: -

Research & Archival Sources:

Fetters, Thomas T. "The Lustron Home."

NOTES

This is a Lustron Corporation metal house. It is the Westchester Delux, 2 bedroom model with serial number 2047 in gray. This model was the most popular of all Lustron models. The Delux included a bay window as well as several interior extras.



Figure 2

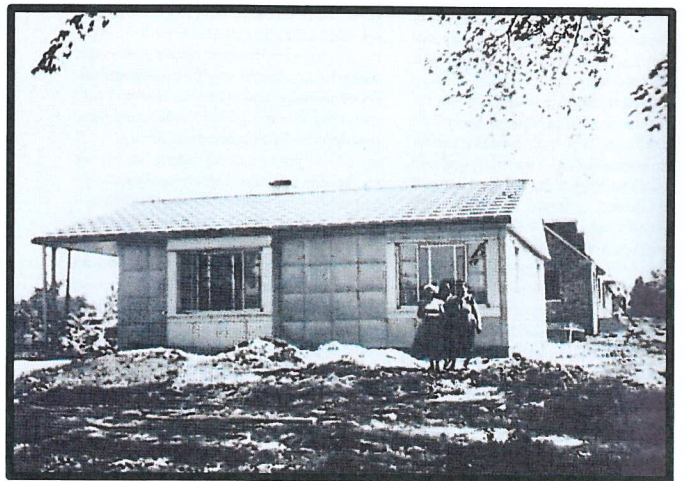


Figure 3 c. 1940s view, courtesy of "The Lustron Home"

SURVEY INFORMATION

- Surveyor: Douglas Gilbert, AIA
- Survey Date: June 12, 2014