

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 8/24/11

MEETING: Special

CALLED TO ORDER: 7:37 p.m.

QUORUM: Yes

ADJOURNED: 9:05 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks,
Commissioners Loftus, Isaac, Janninck,
Wilson

EXCUSED: Commissioners Manak and
Salamunovich

ALSO PRESENT: Trustee Liaison
McGinley, Assistant to the Village Manager
Schrader, Staff Liaison Strong, Recording
Secretary Solomon

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission special meeting to order at 7:37 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes

Chairman Marks pointed out changes to the July 28, 2011, minutes. He stated on page 2, letter A, the second sentence should be struck and the new sentence should read "He said we need to talk to the Illinois Preservation Agency in Springfield to see if we were on the right track and to go ahead and proceed with the nomination." Also, he stated on page 3, letter F Other, it should read "Guest Linda Gilbert, President of Citizens for Glen Ellyn Preservation, discussed..."

Commissioner Loftus moved to approve the amended minutes of July 28, 2011, and Commissioner Wilson seconded. This motion carried unanimously by a vote of 5-0.

3. Public Comments

None

4. New Business

A. 583 Main Street Permit Review for Exterior Appearance

Chairman Marks introduced Architect Ken Kloss and 583 Main Street Property Owners John and Laura Marcheschi. Chairman Marks stated the proposed fence was approved by the Village before it was known the fence should have been approved by the HPC first. He stated he looked at the plans for the classic historical Victorian fence, and he stated the fence was acceptable and would be a nice addition to the house. Commissioner Loftus asked where the fence would run to which Mr. Marcheschi stated the fence would come off the corner and curve into the house. Chairman Marks asked Architect Kloss if the Village needed a formal vote to which Architect Kloss stated the Village just wanted to make sure the HPC was fine with the fence. Commissioner Loftus asked how a permit was issued on a landmark house without going through the HPC to which Chairman Marks stated it was an oversight on the Village's part.

Architect Kloss placed the house's proposed plans and color photos on the table so the HPC could see where the proposed changes would occur. He stated that the upper left of the house of the attic will become a media room, and the Village requires a window for natural light and ventilation. He stated there is an existing skylight in the area of the proposed dormer, which does not come out from the house that much.

Architect Kloss stated Mrs. Marcheschi is changing the function of some of the original rooms. Mrs. Marcheschi stated the house has evolved over time. She stated the house was foreclosed on, and the Marcheschis bought the house from the bank. She stated the previous owner stopped by and said she had left history in the house. Mrs. Marcheschi stated the bank had cleaned everything out, and they could not find the history items. She stated they hired a surveyor who showed them what the house was like when his grandfather surveyed it in the 1950's. She stated some additions have occurred to the house as the sunroom was added in the 1950's and other areas. She stated they will be changing around the usage of the rooms as they are not working. As such, the old dining room will become the kitchen, the old den will become the dining room, and the old kitchen will become the family room. Architect Kloss stated that these changes will require the existing window in the existing dining room to be replaced with a shorter window with a decorative panel below.

General discussion took place between Architect Kloss, the Marcheschis, and the commissioners over different changes inside the house, including a new 2-story box bay window on the south side of the house, to the installation of a stained-glass window by the existing stair, along with installing a stained-glass transom in the master bedroom above proposed French doors.

Architect Kloss stated he heard there was an issue brought up about the proposed dormer on the north side of the house (the west elevation is the front of the house). Mrs. Marcheschi stated the dormer will replace the existing skylight and then match the gable near it. Architect Kloss stated it is a 7-foot ceiling inside which comes to a point so installing a dormer makes sense. Commissioner Isaac asked when you look at the house, where would you see the dormer to which Architect Kloss stated it is at the top left of the house and set back some. Architect Kloss stated the dormer is as small as it can be to meet the Village's codes for light and ventilation. Commissioner Isaac asked if the main change is to the front dormer which would be the same pitch and same roof to which Architect Kloss answered yes, it would be.

Architect Kloss stated they want to abandon the existing chimney as it is not to code and serves no purpose, due to the fact that a high-efficiency water heater is in the house now. He stated the existing chimney is 5 feet below the peak roof and is non-compliant with the current code. Chairman Marks verified the chimney is not serving any current heating units to which Mr. and Mrs. Marcheschi answered no.

Chairman Marks stated the goal is to maintain the architectural integrity of the original building and then asked the commissioners if there were any concerns or questions on this proposed dormer and the removal of the chimney to which there were a few more questions, but no concerns stated. The commissioners stated the plans look good and make sense.

Commissioner Loftus made a motion for the approval of the exterior plan changes as shown on the drawings for 583 Main Street. Commissioner Isaac seconded, and the motion carried unanimously by a vote of 5-0. Staff Liaison Strong will relay the HPC's approval to the Planning and Development Department.

B. 542 Hillside Landmark Preliminary Determination

Chairman Marks provided some background on this house. Chairman Marks asked for introductory discussion to see if a Glen Ellyn local landmark should be pursued. Commissioner Janninck stated a lot of work has been done on the house from the removal of asbestos siding, along with the front porch repair. She stated the changes have kept the character of the house and this is one of several houses on the block that has had work done. She stated when the house was on Main Street, it had no front porch. Chairman Marks stated the neighborhood could be considered for a local historic district in the future. Commissioner Loftus asked if there are historical photos of the house to which Chairman Marks stated he would need to go to the Glen Ellyn Historical Society to see if there are some. Commissioner Wilson stated owner Todd Kreissler contacted Commissioner Wilson for literature that the HPC had put together for the tax freeze.

Commissioner Isaac made a motion to move forward with the preliminary determination to continue the consideration of 542 Hillside for Glen Ellyn local landmark. Commissioner Janninck seconded, and the motion carried unanimously by a vote of 5-0.

C. Downtown Historic District

Chairman Marks stated the HPC received a response letter to the Village's preliminary plans for a downtown historic district from Amy Hathaway with the Illinois Historic Preservation Agency. Commissioner Loftus stated he was under the impression that the way the HPC had to choose the district was from the center line of a street and everything surrounding, contingent to a box. He stated Ms. Hathaway asked about properties east of Forest Avenue on Crescent Boulevard. He stated they left certain areas out as they thought everything in the block had to be enclosed. He stated they are eligible to do some of Main Street on both sides, part of Pennsylvania Avenue and possibly the old village hall on the north side of Pennsylvania Avenue, but in order to include these areas, the HPC would need to include everything on the west side of Main Street between

Pennsylvania Avenue and Anthony Street, everything on the south side of Anthony Street, everything on the east side of Western Avenue, everything on the north side of Pennsylvania so this would be the block. He stated these areas were originally omitted purposely as there were too many buildings in this area that would be non-contributing.

Chairman Marks stated they need clarification as they did not stretch the boundaries because they were told to be precise. Commissioner Loftus stated some structures in the block were not contributing but thought they needed to include them based on the understood guidelines. The HPC looked at the map Ms. Hathaway sent back with questioning properties on it. Chairman Marks and Commissioner Loftus will do a conference call with Ms. Hathaway, possibly with Andrew Letson as he was heavily involved with the original request and then report back to the HPC.

Staff Liaison Strong stated as Glen Ellyn is a certified local government, the Village is eligible to apply for grants administered by the IHPA. He stated the Village is looking into a grant for a funding opportunity to cover expenses for the national historic registry nomination for the downtown, but they need appropriate boundaries. Chairman Marks stated they had talked about a professional grant writer to help with the requests of these grants. Commissioner Loftus asked if these were matching grants to which Staff Liaison Strong stated they are 70-30 grants.

Chairman Marks stated he and Commissioner Loftus have volunteered to speak to the Chamber of Commerce or other groups to keep people informed and excited about the process. Commissioner Loftus stated they are holding on this for now until the HPC can establish a final boundary.

D. Discussion of Ackerman House on St. Charles Road

Chairman Marks did get an old plat from the broker and passed it about three weeks ago to the anonymous party who was interested in the property. He stated he has not heard anything new at this point.

E. Village Sign Code

Chairman Marks stated the HPC sent a letter to Village President Mark Pfefferman requesting that the HPC would like to work with the Architectural Review Commission when the sign ordinance comes up for review. He stated the HPC has been discussing signs for some time and downtown Wheaton has started to implement some appealing signs that hang on an iron arm. He stated Commissioner Janninck took pictures of the signs in Wheaton on Hale Street and Front Street which were passed around. He stated he talked to one of the planners in Wheaton who said they are getting a good response to these signs and businesses want them. Trustee Liaison McGinley asked about the cost comparison between awnings and these signs to which Chairman Marks stated he called around to several places about the signs, but has not gotten a cost estimate as of yet. Commissioner Isaac asked if the grant money could be used to fund the new sign purchase for merchants. then Chairman Marks stated that is a good thought and if Glen Ellyn is on the National Register, this might happen. Staff Liaison Strong stated the Village offers grant programs for new or old businesses that need façade or interior improvements.

Chairman Marks stated he visited the towns of Newbury Port, Massachusetts, and Portsmouth, New Hampshire, that has this type of sign, have won awards for them. He also stated he took pictures of them which he then sent to the Village Board. He stated he asked the towns' merchants about the signs, and he was told the merchants have had a phenomenal response as the signs have made the facades look nicer, brought in lots of customers, and attracted new businesses to the town.

F. District 87 Lights at Memorial Field

Chairman Marks stated there will be a Plan Commission Meeting at the Civic Center at 7:30 p.m. Thursday on the proposed lights at Memorial Field. Commissioner Loftus asked if the HPC's resolution was passed along to which Chairman Marks stated yes.

5. Historical Society Business

None

6. Trustee Liaison's Report

Trustee Liaison McGinley summarized recent items discussed by the Village Board, including a landmarked property on Hillside that required a variation to rebuild the front porch. The Village Board voted unanimously to allow the owners to rebuild the porch as requested. Discussion also took place on a historic looking gas station in Delafield, Wisconsin and that a summary judgment on jurisdiction with College of DuPage is expected at the end of October.

7. Staff Liaison's Report

Staff Liaison Strong stated the Village is in the preliminary stages of negotiating with a wireless company to install a cellular antenna at the Civic Center. He stated there may be some plans brought to the HPC as the Civic Center is a landmark. Commissioner Loftus stated if the new plans are similar to plans that were presented a year ago, the HPC was okay with these, but the HPC did want to see some samples and take another look at the plans.

Staff Liaison Strong stated in the ongoing effort to increase more landmark designations in the Village, the staff is thinking of ways to promote the benefits of landmarking to the Village's residents. He stated the Village may host a workshop or seminar with an Illinois Historic Preservation Agency official to speak about the financial benefits of tax breaks and the tax freeze. Kristen Schrader stated the Village would be in a better position to receive an IHPA grant for an Architectural Resources Survey in 2012 if more properties are landmarked. Chairman Marks stated Commissioner Manak asked the Glen Ellyn Historical Society for a copy of all the plaqued houses in Glen Ellyn.

Chairman Marks asked Staff Liaison Strong about the June conference, which none of the commissioners could attend, as the HPC would like the information and discussion from this

conference. Commissioner Wilson did email the information to Chairman Marks which he did not receive so she will send it to Staff Liaison Strong who will print it for the HPC commissioners.

8. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated the next meeting will take place on Thursday, September 22, 2011 at 7:30 p.m.

With no further business, Chairman Marks asked for a motion to conclude the meeting. Commissioner Loftus motioned for adjournment, and Commissioner Wilson seconded. The motion passed unanimously by a vote of 5-0, and the meeting was adjourned at 9:05 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Staff Liaison Strong