

## MINUTES

**BOARD/COMMISSION:** Historic Preservation

**DATE:** 9/22/11

**MEETING:** Regular

**CALLED TO ORDER:** 7:35 p.m.

**QUORUM:** Yes

**ADJOURNED:** 8:35 p.m.

**LOCATION:** Glen Ellyn Civic Center

**MEMBER ATTENDANCE:**

**PRESENT:** Chairman Marks,  
Commissioners Loftus, Janninck,  
Manak, Salamunovich, Wilson

**ABSENT:** Commissioner Issac

**ALSO PRESENT:** Trustee Liaison  
McGinley, Staff Liaison Strong,  
Recording Secretary Solomon

### **1. Call to Order**

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:35 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

### **2. Approval of Minutes**

Commissioner Manak pointed out a correction on page 4, letter C, paragraph 3, where “is” was used instead of “if.” No other corrections were discussed. Commissioner Loftus moved to approve the amended minutes of August 24, 2011, and Commissioner Salamunovich seconded. This motion carried by a vote of 4-0 with Commissioner Manak abstaining as he was not present at this meeting.

### **3. Public Comments**

None.

### **4. New Business**

#### **A. 418 Ridgewood Landmark Preliminary Determination**

Commissioner Manak introduced property owner Donald Ward who lives across the street from Commissioner Manak. Mr. Ward stated he has lived at 418 Ridgewood for 60 years. Commissioner Manak stated Mr. Ward and his daughters have become interested in landmarking the 418 Ridgewood property. Commissioner Manak stated the house is not plaqued by the Glen

Ellyn Historical Society. He referred to the Architectural Resources Survey Report of the Glen Ellyn Linden-Hill Area by Granacki Historic Consultants which was included in the packet for the meeting. He stated this report refers to the property as one of 13 examples of the Craftsman style in the survey area of which three were significant, including the 418 Ridgewood property. He stated this house was constructed in 1915, and the report refers to the property as “the finest example of the style in the survey area” (meaning the Craftsman style). He stated the report refers to the property’s massing and roofline as well as the Gable Front and Side Gable. He stated the property has been recently painted in the fashion of the 1940’s style.

Commissioner Manak stated that since the Architectural Resources Survey Report was completed, the HPC has wanted to encourage owners who have been recognized to have significant houses to seek landmark status. He stated Mr. Ward’s daughter Mary filled out the petition; however, she lives out of state and could not attend the meeting. He asked the HPC to look at the materials, including the cover sheet with the description and the Granacki report. He stated the survey indicated a one-car garage, and Mr. Ward stated they built a two-car garage soon after moving into the house. Mr. Ward stated there was a family-room addition on the back of the house in 1960 which is not in the Craftsman style (included on the petition). Commissioner Manak stated the addition was done by Architect Don Erickson, an apprentice of Frank Lloyd Wright, and the addition is almost impossible to see from the front of the house. Chairman Marks stated that he walked around the house that day, and that the house is very nice.

Chairman Marks asked for any comments on this preliminary landmark petition.

Commissioner Salamunovich asked if there were stated guidelines for what criteria a property should meet to be landmarked to which Commissioner Manak stated that the Village Code provides the criteria and briefly explained the landmark process. Commissioner Salamunovich asked if the criteria were the items listed on the petition for the 418 Ridgewood property. Commissioner Manak stated Ms. Ward check-marked the three criteria that she thought were appropriate, and that he agreed with the ones she checked.

Commissioner Janninck stated that the property is a significantly important piece of architecture as it defines a style and is a good example of it. She stated that it would be good to landmark it so the house can be preserved as a good example of the style.

Commissioner Manak stated that the second-story siding is wood shingles and that you can see them in the pictures. Mr. Ward stated that they are the original wood shingles. Chairman Marks stated Mr. Ward had it repainted in a nice color that is conducive to the period.

Commissioner Loftus stated he thinks the application should also include a check-mark by the criteria “Its identification with a person or persons who significantly contributed to architecture, etc.” because Don Erickson is a world-renowned architect who built a lot of buildings in Chicago. He stated that Architect Erickson also built the Jack Mayes House which was demolished about 10 years ago because it was in disrepair and was a very significant house. He passed around pictures of the Mayes House which was at 1000 Clifton in Glen Ellyn and is now an empty lot. He stated preserving the Don Erickson addition on the house is very important.

Commissioner Manak asked if the application should have the 3<sup>rd</sup> criteria added as well as the 5<sup>th</sup> criteria to which Chairman Marks stated that these criteria should be added to the application. Chairman Marks stated that he would like the HPC to make a motion on the preliminary determination so Staff Liaison Strong can line-up a public hearing which would hopefully happen in October along with the house on Hillside.

Chairman Marks asked for a motion to proceed with the designation. Commissioner Manak made a motion to move forward with the preliminary determination of Glen Ellyn landmark status for the property at 418 Ridgewood Avenue, under Village Code 2-13-3(A), under the criteria numbers 1, 3, 4, 5 and 7. Commissioner Wilson seconded, and the motion carried unanimously by a vote of 5-0.

### **B. 750 Elm Street House For Sale**

Chairman Marks stated that the house at 750 Elm Street recently came on the market. He stated that the house originally stood on the church property on the southwest corner of Main and Hillside, and that when the church wanted to expand years ago it notified the HPC indicating that it would demolish the house if it was not moved. He stated that a woman bought the property for \$1 and that the house was moved in sections to its current location on the north side of Elm Street about a half block east of Riford Road. He stated that it is a wonderful front lot with a big cottonwood tree in the front yard as well as a big back yard which backs up to the cemetery. He stated that the house is in foreclosure as the current owner had surgery and could not maintain the mortgage payments. He stated that the property is on the market for a large price, but he thinks someone could get a good buy on it due to the foreclosure situation. He stated that he has not been in the house for many years, but the owner did do part of the restoration work on the interior and exterior of the house. He stated that he would like to do a walk-through with the realtor to see what shape the interior of the house is in. He stated that he wants to get the word out about this property and that it is up for sale. He stated that Linda Gilbert, President of Citizens for Glen Ellyn Preservation, has sent out an email blast.

Commissioner Salamunovich stated that he and his wife did know about this house as they saw articles on this property in the local section of the newspaper as well as in the Chicago Tribune. Commissioner Manak showed the color picture from the Chicago Tribune article. Commissioner Salamunovich stated that the owner is still in the house to which Chairman Marks stated that it would be easier to do a walk-through once the owner is out. Commissioner Manak stated that he thought he could see a Historical Society plaque in the picture to which Chairman Marks replied that it does have a 1895 Edgar McChesney Historical plaque on it.

Chairman Marks stated that he received a phone call from ABC National News about three weeks ago, asking about this house. He stated that he told the reporter about the house, and the reporter asked for pictures of the house to which he referred her to Bob Chambers.

### **C. Ackerman House on St. Charles Road**

Chairman Marks stated that the individual who was interested in buying the Ackerman House is not able to buy it. He stated that it would be a good house for a young family where the husband is handy and could restore it. He stated that the house is on a big lot with a big back yard. He stated that the price has dropped to which Commissioner Salamunovich stated that at that low of a price, you could basically get the house for the value of the land.

#### **D. 542 Hillside Landmark Designation**

Chairman Marks asked Staff Liaison Strong for any updates on the 542 Hillside house. Staff Liaison Strong stated that he got in touch with the property owners, and everything should be ready for the October meeting. Chairman Marks stated that the property owners should be invited to an HPC meeting since the owners had not been at a meeting before. Mr. Strong stated that one of the owners will be at the meeting. Mr. Strong stated that the Village received the Letter of Consent so that a public hearing could be scheduled for the next month's meeting.

#### **E. Glen Ellyn Newsletter – Landmarking Process**

Commissioner Manak pointed out that the back page of the current Glen Ellyn newsletter which contains eligibility information about the landmark process. He stated that the important criteria of the identification of person or persons who had significant contributions to architecture were not included in the information, but should have been. Chairman Marks stated that this is number 3 in the Village Code 2-13-3(A). Chairman Marks asked Staff Liaison Strong if this could be done again in another quarterly newsletter as the deadline comes quickly after the 1<sup>st</sup> of the year and that it would be good to have the basics for landmarking out to the public. Staff Liaison Strong stated that he would pass the request on to the Administration Department. Chairman Marks stated that the month of May is National Historic Preservation Month so the HPC votes on the annual HPC Awards prior to the May meeting and then announce them in May.

### **5. Historical Society Business**

Chairman Marks stated that Tavern Days is this weekend.

### **6. Chairman's Report**

#### **A. Downtown Historic District**

Commissioner Loftus stated that he, Chairman Marks and Staff Liaison Strong had a phone conversation with Amy Hathaway, an assistant at the Illinois Historic Preservation Agency regarding the Downtown Historic District. He stated that she said the HPC can pick and choose the buildings they want to include in the application instead of the entire block. He stated that the HPC needs to revisit what they want to do on Pennsylvania Avenue, on the north side of the street, east and west of Main Street and on Duane Street and then prepare the application. He stated that if there is a building that is adjacent, but not contiguous, it does not need to be included if the HPC does not want it to be. He stated that the HPC had looked at submitting Pennsylvania Avenue from Main Street west to Prospect, along with the old Village Hall across

the street. He asked that the HPC look at the proposed district boundary in the downtown plan. Chairman Marks stated that Ms. Hathaway was very encouraging and enthusiastic about the submission of a National Register nomination, and stated that there is a possibility of getting grant money to hire someone to write the nomination. Chairman Marks stated that they need to go back and look at the buildings. He asked Staff Liaison Strong if they needed to schedule a special meeting if it is just two people going on the walk to which Staff Liaison Strong stated they did not.

## **7. Trustee Liaison's Report**

Trustee Liaison McGinley stated they finished the Planning Retreat and will be publishing vision and mission statements as well as policy statements and goals from the staff. She stated they want to make each Commission aware of these goals and policy statements so any Commission can set goals also.

## **8. Staff Liaison's Report**

Staff Liaison Strong stated that Administration is continuing to discuss landmark promotion and recently held a follow-up phone conversation with Anthony Rubano at the IHPA who is involved with public education. He stated that Mr. Rubano would like to do a presentation on the landmark process at the November HPC meeting. He stated that the Village would then like to host a town-hall meeting and have the HPC lead a discussion about the landmark process. He stated that they will do another program in March, April or May to highlight the National Preservation Month in May. Staff Liaison Strong stated that Catherine O'Connor from the IHPA may be on hand to do Q&A with the public during this meeting.

Staff Liaison Strong stated that they would like to extend the invitation to the IHPA but a different meeting date would be needed in November as the usual 4<sup>th</sup> Thursday conflicts with Thanksgiving. Chairman Marks stated that the HPC usually holds a special meeting the 2<sup>nd</sup> week in November. Chairman Marks stated that Wednesday, 11/9 would work well, and that the HPC will confirm this at the October meeting.

Chairman Marks asked Staff Liaison Strong about any possible students for the HPC to which Staff Liaison Strong said a couple of students have expressed interest, but nothing has been finalized as of yet. He stated that he is very optimistic the HPC will have a student soon.

Staff Liaison Strong stated that the IHPA will be hosting a seminar in Galesburg on October 27<sup>th</sup> and 28<sup>th</sup> and that information was included in the staff packets. He stated that there is a sponsorship program so the cost could be reimbursed if any HPC Commissioner would like to go. He stated that there is still time to register so you can email him if you would like to attend.

Staff Liaison Strong stated that there will be a resolution presented at the Village Board Meeting on Monday, 9/26 to rename Stacy's Corners to Historic Stacy's Corners. Chairman Marks stated that the HPC asked several years ago to have a sign put up. He stated that Stacy's Corners was a separate town until it was absorbed in Glen Ellyn. Commissioner Salamunovich asked if there is

any legal significance to the Stacy's Corners name to which Chairman Marks stated that he asked some of Glen Ellyn's eldest residents about when the residents stopped calling it Stacy's Corners. He stated that they told him the residents still called it Stacy's Corners into the 1950's and they could not tell Chairman Marks when it became Five Corners. Commissioner Manak said that with the creation of the township, there is no political or legal standing as a town, and it is just a place name. Commissioner Salamunovich stated that there should be no change as it is already called Stacy's Corners to which Chairman Marks stated there should be a motion on the part of the Village to call it Historic Stacy's Corners. Commissioner Manak stated that it would clarify this is Historic Stacy's Corners and not Five Corners and would add historic ambience. Chairman Marks stated that this would be advantageous to downtown Glen Ellyn and would attract more heritage tourism. Chairman Marks stated that there was a plaque in Stacy Park across the street which was taken down when the park was under construction and he is not sure where it is now. He stated that the Historical Society would like to get a larger metal plaque that says Historic Stacy's Corners – Glen Ellyn's 1<sup>st</sup> Settlement.

Chairman Marks stated that the Glen Ellyn Historical Society will have a breakfast meeting at Glen Oak in October to brainstorm ways to strengthen the Historical Society.

#### **9. Confirmation of Next Meeting Date and Adjournment**

Chairman Marks stated the next meeting will take place on Thursday, October 27, 2011 at 7:30 p.m.

With no further business, Chairman Marks asked for a motion to conclude the meeting. Commissioner Manak motioned for adjournment, and Commissioner Loftus seconded. The motion passed unanimously by a vote of 5-0, and the meeting was adjourned at 8:35 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michael Strong, Staff Liaison