

## MINUTES

**BOARD/COMMISSION:** Historic Preservation

**DATE:** 10/27/11

**MEETING:** Regular

**CALLED TO ORDER:** 7:31 p.m.

**QUORUM:** Yes

**ADJOURNED:** 9:15 p.m.

**LOCATION:** Glen Ellyn Civic Center

**MEMBER ATTENDANCE:**

**PRESENT:** Chairman Marks,  
Commissioners Loftus, Janninck,  
Manak, Rasnic, Saliamonas, Wilson

**EXCUSED:** Commissioners Issac,  
Salamunovich, Student  
Commissioner Buckton

**ALSO PRESENT:** Trustee Liaison  
McGinley, Staff Liaison Strong,  
Recording Secretary Solomon,  
Rhinda Allison, Anna Kreissler,  
Donald Ward

### **1. Public Hearing Regarding Landmark Designation**

The Public Hearing was opened at 7:31 p.m. regarding two houses seeking designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation ordinance.

#### **A. 418 Ridgewood Avenue**

Commissioner Manak stated he made a motion for preliminary determination of landmark status for the property at 418 Ridgewood Avenue at the September 22, 2011 HPC meeting. Commissioner Manak again introduced property owner Donald Ward. Commissioner Manak referred to the Architectural Resources Survey report of the Linden-Hill Survey Area done by Granacki Historic Consultants which was included in the packet for the meeting. Commissioner Manak stated Staff Liaison Strong's memorandum indicated the property was built in 1913 as Commissioner Manak stated at the last meeting, the house was built in 1915 which came from the Granacki report. Commissioner Manak stated the Granacki report actually said "around 1915." He stated that the Granacki 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, and the report refers to the property as "the finest example of the style in the survey area" (meaning the Craftsman style).

Commissioner Manak stated the application was filed on several criteria which were:

1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States (in reference to Architect Don Erickson, apprentice to Frank Lloyd Wright);
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship (in reference to the Craftsman style);
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;
5. Other – 1960 Family room addition designed by Architect Don Erickson, from Des Plaines, Illinois, who was an apprentice of Frank Lloyd Wright.

Commissioner Loftus stated that even though we are talking about the façade, the addition in the back is visible from the street and is significant as Architect Erickson was an important architect. Commissioner Loftus stated that it was one of two Erickson commissions in Glen Ellyn, and the other property was torn down about 12-15 years ago. Commissioner Loftus stated that Architect Erickson was a significant mid-century modern architect and an apprentice of Frank Lloyd Wright.

Commissioner Manak stated that he thinks there are two reasons for landmarking the property which are the Craftsman style example and the addition done by Architect Erickson. Commissioner Manak stated that the addition is greatly obscured by the front bushes, but can be seen from the east-side front. Commissioner Janninck stated that she would like to see the house continue to look the way it is as that is how it looked when it was built. Commissioner Wilson stated that she agrees with what Commissioner Loftus said. Commissioner Saliamonas stated that it is an incredibly attractive home.

Chairman Marks asked for a motion to recommend that the Historic Preservation Commission consider making a recommendation to the Village Board to consider landmark status for the property. Commissioner Manak made a motion to recommend that the Commission make a recommendation to the Village Board to consider landmark status for the property at 418 Ridgewood Avenue, under the criteria that are listed above. Commissioner Loftus seconded, and the motion carried unanimously by a vote of 7-0.

### **B. 542 Hillside Avenue**

Chairman Marks stated that a motion was made for preliminary determination of landmark status for the property at 542 Hillside Avenue at the August 24, 2011 HPC meeting. He introduced property owner Anna Kreissler who gave background on the property.

Mrs. Kreissler stated that they live in the Orrin Dodge House which they have renovated. She stated that the renovation was done in two phases. She stated that in fall 2009, they started Phase

1 by taking off the aluminum on the exterior of the house. She added that in doing so they found the original Victorian clad boards in mint condition. She stated that it took about three months to strip the paint to the bare wood and then they repainted and put in new windows. She stated that they took a break for about a year and then moved out so significant renovation to the interior could be done as well as an addition to the back of the house. She stated that they updated the electrical, added two bathrooms and modified bedrooms which included adding closets so they could make the house more suitable for a family.

Chairman Marks referred to Staff Liaison Strong's memorandum in the packet on the house. Chairman Marks stated that the house does have a Glen Ellyn Historical Society Plaque as the Orrin Dodge House. He stated that the house was originally located at 405 Main Street and was moved in 1926 to its current location at 542 Hillside Avenue.

Chairman Marks stated that the application was filed on several criteria which were:

1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous
5. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village of Glen Ellyn.

Commissioner Manak stated that the house speaks for itself and thanked the property owner for her history and comments on the house.

Commissioner Loftus asked if the house was repainted with the original colors to which Mrs. Kreissler stated that they are not sure of the original colors as they only have black and white pictures, but their architect used some judgment based on what the architect could see in the photos. Mrs. Kreissler stated that they still would like to add some color to it, but they would like it more subtle so they are debating. Mrs. Kreissler stated that they will add some color, possibly burgundy, to the front porch and columns in the back. She stated the house paint is a light grey, and the columns are a darker bluish-grey.

Commissioner Rasnic stated that he saw the house when it was being renovated, and this is a great example of what people can do in Glen Ellyn with historic properties. Commissioner Janninck stated that the Village landmarking status will help to solidify the house's permanence and importance. Commissioner Wilson thanked the property owner as she stated that the house has maintained its character. Chairman Marks stated that this will be a great contribution to the Village of Glen Ellyn.

Mrs. Kreissler asked what the benefits are to landmarking to which Chairman Marks stated that there are many tax breaks and tax credits. He stated that it provides great recognition, a great contribution to the ambience of the Glen Ellyn streetscape and good resale value.

Ms. Rhinda Allison of 537 Hillside Avenue stated that she lives across the street from the property, and that she and the neighbors love what the property owners have done. She stated that she supports the landmark application.

Commissioner Loftus stated that you will not see the benefits until the property owners decide to sell because this will be a historic home outside with modernization inside.

Chairman Marks stated that the HPC is trying to do local landmark districts in some Glen Ellyn neighborhoods and indicated that the Kreisslers' neighborhood is one of them. He stated that due to the teardowns, they have not been able to do this, but the Kreisslers' neighborhood would be good for this.

Chairman Marks asked for a motion to recommend that the Historic Preservation Commission consider making a recommendation to the Village Board to consider landmark status for the property. Commissioner Janninck made a motion to recommend that the Commission make a recommendation to the Village Board to consider landmark status for the property at 542 Hillside Avenue, under the criteria that are listed above. Commissioner Manak seconded, and the motion carried unanimously by a vote of 7-0.

Chairman Marks asked for a motion to close the Public Hearing at 8:06 p.m. Commissioner Manak made a motion to close the Public Hearing to which Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 7-0.

## **2. Call to Order**

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 8:07 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

## **3. Approval of Minutes**

Commissioner Manak moved to approve the minutes of September 22, 2011, and Commissioner Loftus seconded. This motion carried unanimously by a vote of 7-0.

## **4. Public Comments**

None.

## **5. New Business**

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

Chairman Marks stated that he and Commissioner Loftus went around downtown Glen Ellyn about two weeks ago to take a final look for the National Historic District nomination to decide what to include and what needed to be changed in the boundaries.

Commissioner Loftus updated the HPC on the Downtown Historic District. He stated that they thought they had to originally submit boundaries that include an entire block from the center line of one street to all four streets. He stated that the original plan had Glenwood Avenue to Forest Avenue, the south side of Pennsylvania Avenue, east to Forest Avenue, South to Hillside Avenue, back west to Glenwood Avenue, north to the corner of Glenwood Avenue and Pennsylvania Avenue, but then they were told they could add separate properties from different blocks as long as they were contiguous, so they have added some properties on the north side of Pennsylvania. He stated that Commissioner Issac and he took pictures of each building and put them on a disk to submit with the nomination.

Commissioner Loftus stated that Staff Liaison Strong told him they have been told they could make two separate districts with one north of the railroad tracks and one south of the railroad tracks. Chairman Marks stated that they should talk to the Illinois Historic Preservation Agency (IHPA) about that as they have worked with railroad tracks in other districts. Staff Liaison Strong stated that the response letter from Amy Hathaway at the IHPA suggested there may be a case for two districts. Staff Liaison Strong stated that they can prepare another round of suggestions and feedback to share with Ms. Hathaway. Chairman Marks asked if we have the nomination form to which Staff Liaison Strong stated that they did not have them yet.

Trustee Liaison McGinley asked if the HPC had the merchants' approval for this local district and if there needs to be a Public Hearing on this. Chairman Marks stated that Commissioner Loftus and he want to host meetings with the merchants, but they want to establish the boundaries first and then notify them. Trustee Liaison McGinley asked if this notification would happen before the application is submitted to which Commissioner Loftus stated that they would notify the merchants first.

Trustee Liaison McGinley stated that the Village Board is starting to move forward on a Tax Increment Financing (TIF) district and asked if the two districts could be starting to conflict with each other. She stated that the Village is starting to have meetings about a TIF district so it would be nice to combine the two districts and show how they can work well together. Chairman Marks stated that they should get feedback from Ms. Hathaway at the IHPA about this. Staff Liaison Strong stated that they have done some research on the two districts and found that when TIF funds are involved, there are some restrictions in terms of building demolition.

Chairman Marks stated that the merchants should be thrilled when they find out the tax advantages of being in a national register district such as façade improvements and interior and exterior improvements. He stated that they tried to do a national registered district in the 1970's

and 1980's and the state said they did not think the Village was ready at that point, but top restoration architect Walker Johnson visited the Village and said the downtown was phenomenal. Chairman Marks stated that about three or four years ago, the state agency visited again, walked the downtown and told the HPC to reapply for a national district.

Commissioner Loftus asked if the memorandum from November 12, 2010, could be given to the new members so they could understand the process, and Chairman Marks agreed.

Trustee Liaison McGinley stated that the HPC has put so much work into the national district that she is concerned the two districts could possibly be working against each other. Chairman Marks stated that the funds will revitalize the business district and attract new business to Glen Ellyn. Trustee Liaison McGinley stated that she is hearing that potential businesses said the buildings are not built to conduct business in and gave the example of the building where Subway is going in. She stated that the Village Board approved public meetings for TIF in November 2011 and January 2012.

Chairman Marks stated that they would want someone from the IHPA to come to the Public Meeting and make the presentation and explain this process.

Staff Liaison Strong provided an update on the grant application through the IHPA for funding to support a National Register District nomination. He stated that the application was submitted in the past few weeks, and that the Village should hear from the IHPA in March.

Commissioner Loftus asked the HPC if the revisions to the district plan look good as this is what the HPC would propose to the IHPA. Commissioner Loftus stated that he would redo the map and picture disk and give it to Staff Liaison Strong. Commissioner Manak stated that they are all in agreement of the updated boundaries.

## **B. Ackerman House at 633 St. Charles Road**

Chairman Marks stated that the property has been reduced in price to \$129,900 with a lot size of 84 feet by 165 feet by 101 feet by 169 feet. He stated that this is one of the few remaining houses from the original Stacy's Corners settlement and is an important house to Glen Ellyn and the history of Glen Ellyn. He stated that he called the realtor and described the house to impress upon the realtor how important the house is. Commissioner Loftus stated that a gentleman from the Citizens for Glen Ellyn Preservation asked if the HPC could get the house for nothing or a dollar.

Commissioner Loftus stated that there are new plans for the property to the west of Stacy's Tavern and want to take the original house which is small. Chairman Marks stated that they want to put a livery barn up on the property which would squash future expansion on the History Park. Chairman Marks stated that he does not understand why the Village took a portion of the History Park back as the Historical Society needs property. Trustee Liaison McGinley stated that the property owners, Glen Ellyn Historical Society, were not making payments so the Village took back the property. Chairman Marks asked if the Village wants to help the History Park which would help revitalize the business district. He stated that the Village wanted to build the History

Park, but there is no land available. He stated that the History Park would bring in historic tourism and create a vital link. Trustee Liaison McGinley stated that the Village understands the importance of the property.

### **C. Victorian House at 750 Elm Street**

Chairman Marks stated that 750 Elm Street came on the market in the past two months. He stated that this house originally stood on the church property on the southwest corner of Main and Hillside, and that when the church wanted to expand the church notified the HPC that it would demolish it if it was not moved. He stated that a woman bought the property for \$1 and the house was moved in sections to its current place 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. 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.

### **D. 2011 Goals for the Historic Preservation Commission**

Chairman Marks referred to the 2011 Historic Preservation Commission goals in the packet. He stated that the HPC might want to add a number seven to the goals which would be Consideration of a Local Glen Ellyn Historic District on Hillside Avenue, east of Main. Chairman Marks stated that they want to work on a target list so the HPC should start reviewing these goals. Commissioner Manak asked about number four; Village Code Initiatives, as they have collected several local sign ordinances to which Chairman Marks stated that this is under number one. Chairman Marks stated that the HPC has requested to collaborate with the ARC when the new signage code is being discussed.

## **6. Historical Society Business**

Chairman Marks stated that many great ideas came out of a fundraising breakfast at Glen Oak, including a discussion on bringing back the very popular Christmas dinner and bringing back the Stacy's Tavern antique show.

## **7. Chairman's Report**

Chairman Marks welcomed new commissioners Eleanor Saliamonas and John Rasnic. Chairman Marks stated that Student Commissioner Julia Buckton was unable to come to the meeting due to a prior school commitment.

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

Trustee Liaison McGinley stated that the Village Board passed a unanimous resolution to rename Five Corners to "Historic Stacy's Corners." She stated that the Village hired a new Finance Director who will start on November 2, 2011 and are close to hiring a Public Works Director.

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

Staff Liaison Strong stated that they extended the invitation to the IHPA for the special November 9, 2011 meeting so Anthony Rubano will be speaking on the tax-incentive programs for landmarked properties. He stated that letters were sent to 23 residents who have landmarked homes to which three have responded already. He stated that they would also send letters to the property owners for the Ridgewood and Hillside homes. He stated that they would have Mr. Rubano start the meeting.

Staff Liaison Strong stated that a new landmark application has been received for 525 Forest Avenue which is an Amos Churchill Home and was plaqued by the Glen Ellyn Historical Society. He stated that a preliminary determination could be held at the November 9, 2011 meeting.

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

Chairman Marks stated that the next meeting will take place on a special day of Wednesday, November 9, 2011 at 7:30 p.m. due to Thanksgiving.

With no further business, Chairman Marks asked for a motion to conclude the meeting. Commissioner Rasnic motioned for adjournment, and Commissioner Manak seconded. The motion passed unanimously by a vote of 7-0, and the meeting was adjourned at 9:15 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michael Strong, Staff Liaison