

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 11/9/11

MEETING: Regular

CALLED TO ORDER: 7:35 p.m.

QUORUM: Yes

ADJOURNED: 10:06 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

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

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

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

AUDIENCE ATTENDANCE:

Mr. Anthony Rubano – Illinois Historic Preservation Agency; Mr. Don Ward – 418 Ridgewood Ave., Glen Ellyn, IL; Mr. Mike Wilson – 716 Crescent Blvd., Glen Ellyn, IL; Mr. Ken Kloss – 350 Ridgewood Ave., Glen Ellyn, IL; Mr. Vito Ippolito – 525 Forest Ave., Glen Ellyn, IL; Mr. Don Ohlinger – 671 Prairie Ave., Glen Ellyn, IL; Mr. Lincoln Bode – 566 Hillside Ave., Glen Ellyn, IL; Mr. Dirk Andringa – 574 N. Main St., Glen Ellyn, IL; Mr. James Vondruska – 346 Montclair Ave., Glen Ellyn, IL; Mr. John Marcheschi – 542 Deerpath Rd., Glen Ellyn, IL; Mr. Brant Yeager – 335 Montclair Ave., Glen Ellyn, IL; Mr. Marty Dempsey – 464 Hill Ave., Glen Ellyn, IL; Mr. Jim Page – 206 Hill Ave., Glen Ellyn, IL; Mr. Taivo Tammaru – 404 Prospect Ave., Glen Ellyn, IL; Mr. Ken Lerner – 4933 Whiffen Place, Downers Grove, IL; Mr. John Lamoureux – 660 Hillside Ave., Glen Ellyn, IL; Mrs. Marcia Lamoureux – 660 Hillside Ave., Glen Ellyn, IL

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

Chairman Marks pointed out several corrections on pages 3, 5, 6 and 7 which were corrected with the appropriate wording. Commissioner Manak moved to approve the amended minutes of October 27, 2011, and Commissioner Wilson seconded. This motion carried unanimously by a vote of 6-0.

3. Workshop on Tax Incentive Programs

Mr. Anthony Rubano, a Preservation Specialist from the Illinois Historic Preservation Agency (IHPA), conducted a workshop and presentation focused on the tax assessment freeze program for eligible owner-occupied historic properties.

Commissioner Manak left at 8:40 p.m.

4. Old Business

5. New Business

A. 583 Main Street – Chimney Removal

Architect Ken Kloss, presented information to the Commission regarding a landmarked property at 583 Main and a request for permission to remove the chimney on the exterior of the house. Architect Kloss stated that there are now concerns with the chimney, because it leans and is not structurally sound. He stated that the owners have a small child and are concerned the chimney in its current state is a safety concern. Architect Kloss passed around pictures of the current chimney and stated that the mason has said the chimney is unstable, because it was built with an offset of almost 24 inches which has caused it to crack in several areas. Architect Kloss stated that the prior owner advised the current owner not to use the existing fireplace, because of its condition. Architect Kloss stated that the rafters around the existing fireplace were placed in an unconventional way which was not seen previously. Architect Kloss stated that the home owners are requesting the HPC allow the property owners to remove the chimney based on these considerations.

Chairman Marks stated that he has no problem with it as it is not a prominent feature and should not detract from the home's façade. Commissioner Loftus asked where the chimney is located compared to the front façade, to which Architect Kloss responded it is on the front of the house about eight feet back, but it semi-hidden. Architect Kloss stated that the stack is about 16 inches by 16 inches. Commissioner Loftus asked about the shingles to which Architect Kloss stated that the property owner has located the exact replacement shingles to replace the gap from the chimney's removal. Commissioner Loftus asked if this would be a direct vent to which Architect Kloss stated the home owners would like to do a direct vent as this would help with getting heat into the space and provide energy savings. Commissioner Loftus asked if there would be an outside vent, to which Architect Kloss stated that they are not sure where the direct vent would be located, and he would work with the contractor on this. Architect Kloss stated that it would not be on the front of the house. Chairman Marks stated that it would be fine if the direct vent is

in an unobtrusive spot and not a prominent feature. Commissioner Janninck stated that it is a question of safety at this point. Chairman Marks asked for a motion to allow the home owners to remove the existing chimney. Commissioner Janninck made a motion to allow the home owners to remove the existing chimney, and Commissioner Saliamonas seconded. The motion carried unanimously by a vote of 5-0.

B. 525 Forest Avenue – Preliminary Determination of Landmark Designation

Commissioner Manak returned at 9:10 p.m.

Chairman Marks introduced Vito Ippolito, home owner of 525 Forest Avenue, who has submitted an application to the HPC for Local Landmark status. Chairman Marks stated that this property is a great Victorian property and referred to the agenda packet for more information. Chairman Marks asked Mr. Ippolito for background information on the house. Mr. Ippolito stated that he bought the house about four to five months ago, and the quality of the house was very evident. Mr. Ippolito stated that the house has a great layout and has the original wood floors, a built-in china cabinet and detailed woodworking. Chairman Marks stated that the porch is wonderful. Mr. Ippolito stated that he learned a great deal about the builder Amos Churchill who was an impressive individual, and who was very important to Glen Ellyn's early history. Mr. Ippolito stated that the house does have a Glen Ellyn Historical Society plaque.

Commissioner Loftus stated that the plat originally showed an open porch until it was enclosed around 1991. Commissioner Loftus stated that the house is about 90-95% original as it stands today. Chairman Marks and Commissioner Manak stated that the pictures of the front of the house are great.

Commissioner Manak stated that the application was filed on several criteria which are: 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; 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 Builder Amos Churchill); 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 Victorian style).

Commissioner Manak stated that the changes made from the original are minimal. Staff Liaison Strong stated that the plat was included with the application after additional research was conducted by the Planning Department. Mr. Ippolito stated that the addition was done in a way that you could not tell that it was not a part of the original work.

Commissioner Manak made a motion to move forward with the preliminary determination of Glen Ellyn landmark status for the property at 525 Forest Avenue, under Village Code Section 2-13-3 under the criteria numbers 1, 3 and 4. Commissioner Loftus seconded, and the motion carried unanimously by a vote of 6-0.

C. Ackerman House at 633 St. Charles Road

Commissioner Manak stated that this is one of the earliest houses in Glen Ellyn and is a part of Historic Stacy's Corners. He stated that it is in a highly desirable area, and the lot size is 84 feet by 165 feet by 101 feet by 169 feet. He stated that the interior is in bad condition, but the lot is okay even though it needs work. He stated that he fears a builder will buy this property, sit on it for two to three years, then do a tear-down which might cost around \$10,000. He stated that the land is worth \$129,900. He stated that the Glen Ellyn Historical Society is not in a position to do anything about this, and he is wondering if the HPC or individuals can do anything. He stated that he has no idea what it would cost to restore the interior or the exterior. Chairman Marks stated that a good carpenter could do the work and fence-in the yard.

Chairman Marks stated that Commissioner Manak talked about an investment group buying the house. Chairman Marks stated that a group could put together an advertisement to see if anyone in the Village would be interested in investing in this property. Commissioner Manak stated that six investors could put in \$25,000 each as an initial investment to purchase the property and do some minor improvements on the exterior. Commissioner Manak stated that restoration work on the interior could approach about \$50,000, depending on the skills of the individual who buys the house. Chairman Marks has spoken to the broker who is selling the house about running the proper ads or advertising on Historic Properties.com. Chairman Marks stated that he thinks this is something the Commission can ask the Village to do as it is out of the parameters of the Commission. Chairman Marks asked the HPC to think about ideas over the holidays even though the property will not last long.

D. Downtown Historic District

Commissioner Loftus stated that Village staff had questions about two buildings that were omitted in the latest boundary map revision. Specifically, the properties at 505 Crescent Boulevard and 450 Main Street were not included within the boundaries, but had been considered previously. Commissioner Loftus stated that 505 Crescent is a federal-revival building, built in 1938 and is nicely done. He stated that 450 Main Street was originally left out because it was a non-contributing structure. Chairman Marks stated that the federal-revival building is very nicely done architecturally.

Commissioner Loftus made a motion to amend the map and include 505 Crescent Boulevard and 450 Main Street to the National Register Historic District boundary map. Commissioner Manak seconded the motion, and the motion passed unanimously by a vote of 6-0.

E. 2011-2012 Goals Discussion

Chairman Marks stated that the HPC should think about the goals over the holiday break. He stated that in October, the HPC added the consideration of a local Glen Ellyn historic landmark district which he thought should be moved to the top of the list for the First Quarter of 2012. Chairman Marks stated that the IHPA wanted the Commission to increase the Village's landmarking and local district designation. He stated that tonight's presentation by Mr. Rubano was a step in that direction, and that next year letters will go out to all Glen Ellyn Historical

Society plaqued homes to invite owners to consider local landmarking. Commissioner Loftus asked about the Architectural Resources Survey that has been conducted in the past, Commissioner Loftus was concerned about available funding for this project. Staff Liaison Strong stated that the state was not funding any architectural research surveys in 2011 as they were updating their GIS system, but they will in 2012. Chairman Marks stated that the grant the Village applied for would help provide funds to allow the Village to hire a consultant to write a National Register nomination for the downtown. Staff Liaison Strong stated that the Village should hear back about the grant in late February or early March 2012.

6. Trustee Liaison's Report

Trustee Liaison McGinley stated the Village Board will meet for their workshop on Monday, November 14. She stated the workshop agenda does have the downtown historical district application on it as Trustee Liaison McGinley wants to ensure the Village does a thorough review as the HPC has spent numerous hours on this application. She stated she does not want to see the HPC get the grant and the application then goes to the Village Board who does not understand what it is and think it will interfere with TIF. She stated she is trying to get the Commission and Board together earlier so there will not be issues.

7. Staff Liaison's Report

Staff Liaison Strong stated that a few Commissioners' terms will be ending in December, to which Chairman Marks asked that all the Commissioners choose to stay. Commissioner Janninck stated that she would think about staying. Trustee Liaison McGinley stated that a letter will be sent to any Commissioner whose term is expiring, and that the Commissioner will need to respond if they want to stay with the Commission.

Staff Liaison Strong stated that the two landmark Ordinances for 542 Hillside and 418 Ridgewood will be voted on by the Village Board on November 14, 2011, during the Village Board meeting. Staff Liaison Strong stated that he will present during the workshop on that night to provide an update on the Downtown Historic District, and that Commissioners are welcome to attend the meeting.

8. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated that the next meeting will take place on Thursday, January 26, 2012 at 7:30 p.m.

With no further business, Chairman Marks asked for a motion to conclude the meeting, Commissioner Loftus made a motion to end the meeting and Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 6-0, and the meeting was adjourned at 10:06 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michael Strong, Staff Liaison