

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 02/23/12

MEETING: Regular

CALLED TO ORDER: 7:31 p.m.

QUORUM: Yes

ADJOURNED: 9:02 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Marks,
Commissioners Loftus, Rasnic,
Saliamonas, Wilson, Student
Commissioner Buckton

EXCUSED: Commissioners
Christiansen, Issac, Manak,
Salamunovich

ALSO PRESENT: Trustee Liaison
McGinley, Staff Liaison Strong,
Recording Secretary Solomon;
Audience participants Linda Gilbert
and Dave Harris

1. Call to Order

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:31 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes

Commissioner Wilson asked that the owner consent percentage be included in the local landmark district discussion (page 3 number B) based on the discussion that took place at the January meeting. Commissioner Loftus stated that he wanted to be sure everyone understood how the percentage worked. Staff Liaison Strong stated that he will include the item of discussion in the January meeting minutes for commissioners who were not present. Chairman Marks stated that on page 5, number 6, it should be stated there will be about 25 antique dealers total, with 8-10 in the History Center with the balance outside on the grounds of the museum. Commissioner Loftus moved to approve the amended minutes of January 26, 2012, and Commissioner Saliamonas seconded. This motion carried unanimously by a vote of 5-0.

3. Public Comments

None.

4. Old Business

None.

5. New Business

A. Lake Ellyn Boathouse Discussion

Chairman Marks stated that the HPC had an in-depth discussion on the Boathouse in 2009 and made a resolution to contact the Glen Ellyn Park District; however, the Memorial Field issue came up and the Boathouse resolution was tabled. He stated that he and Commissioner Wilson met with Melissa Creech, President of the Glen Ellyn Park District Board of Commissioners, recently and discussed the possibility of landmarking for the Boathouse and Lake Ellyn Park. He stated that the HPC does not want to see the Boathouse become a big recreation center. He stated that President Creech was concerned about the interior, but he told her when something is landmarked, the HPC is not concerned with the interior except for the interior to be architecturally-sensitive and historically-sensitive. He stated that President Creech asked what the HPC would look at for exterior improvements to which Chairman Marks stated that the façade that faces the streetscape is what the HPC looks at.

He stated that the Boathouse has four sides that can be seen equally so the HPC would need to discuss whether the designation would be for the entire building, or a specific side of it. He continued by stating that the WPA originally built the Boathouse in 1937, but it has undergone some remodeling since. He stated that he gave President Creech names for possible grant assistance.

Chairman Marks led the discussion about what needs to be considered at the Boathouse for landmarking as he stated that he told President Creech the HPC's main concern for landmarking is to retain the architectural integrity of the building. Chairman Marks passed around a picture of the Boathouse from 1937 after it was built. He stated that he looked around for additional old pictures of the Boathouse, but that there are not many to be found. He stated that he will be contacting additional people to find some more pictures.

Commissioner Loftus stated that the dilemma for the HPC is how the Boathouse is remembered versus the Boathouse as it is now. He stated that the HPC should decide which view/vision to protect as he does not think the HPC may not reach a consensus if they were to consider all four sides of the building. Commissioner Saliamonas asked why and Commissioner Loftus replied that he does not think the HPC can approach the four sides to reach a consensus. Commissioner Saliamonas suggested that the front and back of the building be considered.

Commissioner Rasnic suggested that the southeast of the building as well as a portion of the north could be as well. Chairman Marks stated that they should preserve the architectural integrity of the original building even with the building's modifications, and

that the HPC should have some joint meetings with the Park District board to start a discussion.

Glen Ellyn Park District Director Dave Harris stated that the Park District has created a Request for Qualification (RFQ) to seek a consultant to prepare a Master Plan for the park. One of the priorities of the Park District Board is to figure out what to do with Lake Ellyn Park, especially the playground and the Boathouse, and have received 14 applications from the RFQ for this purpose. He stated that the Board is seeking a consultant(s) to lead the Board through the process of master-planning the park property. He stated that the Board has finalized a selection team to choose the consultant(s), the next step will be for the team to choose some interviewees and then narrow it down so they can make a recommendation to the Park District Board. He stated that the Park District Board will then host community groups and focus groups to figure out what the community believes should be done with the park property. Chairman Marks stated that the HPC as well as the other historical groups in Glen Ellyn would like to be involved and give input, and that the consultant that is eventually chosen should have some historical-preservation background.

Commissioner Saliamonas stated that the HPC should be able to come to a consensus regarding which sides of the exterior of the Boathouse would require review, and that the west side of the Boathouse is just as important as the others. She stated that the whole Boathouse exterior should be preserved and that the HPC could provide recommendations as to where the Boathouse could be added on to if it is necessary.

Student Commissioner Buckton asked why the HPC would only landmark one side of the Boathouse to which Chairman Marks stated that the HPC would not necessarily landmark only one side. Student Commissioner Buckton stated that the HPC should landmark all the Boathouse or none of it as the Boathouse as a whole has brought Glen Ellyn together as a town.

Commissioner Wilson stated that the HPC should landmark the whole Boathouse with the provision that if certain changes need to happen, the changes would need to stay within the architectural integrity of the building. She stated that she thought Architect Jerry Perkins may have original drawings of the Boathouse, and Chairman Marks stated that he would talk to Mr. Perkins about this. She stated that her vision of the Boathouse is to take it back to the beauty of the WPA structure to maintain the rustic character of the Boathouse but bring it up to date. She stated that they used to put boats under the building which is why it is called the Boathouse and that the Village has something so unique they should not want to lose it.

Commissioner Rasnic stated that he would like the Boathouse to be renovated or restored to what the Boathouse was when the WPA finished it, because the building is valuable and wonderful. He stated that he would be in favor of landmarking the entire Lake Ellyn area and park.

Chairman Marks stated that the HPC would like to hear from the Park District Board and then proceed with the process of landmarking the Boathouse in its entirety along with Lake Ellyn Park. Commissioner Loftus stated that the HPC would need to be flexible so all parties can come to an agreement.

Trustee Liaison McGinley suggested that since the HPC and the Park District Board appear to have a common interest and their goals fit, that the two groups should open the communication channels and move forward. She stated that if the two sides begin to disagree, the HPC should go to the Village Board to help balance the relationship between the HPC and the Park District Board. Chairman Marks asked if Trustee Liaison McGinley would talk to the Village Board and get further direction on how to handle things to which Trustee Liaison McGinley agreed.

Commissioner Rasnic stated that the HPC is to “consider and recommend other programs to encourage the preservation of Glen Ellyn’s historic character” which he quoted directly from the Advisory Board & Commission Manual for the HPC.

Audience participant Linda Gilbert, from the Citizens for Glen Ellyn Preservation group, stated that she thinks Glen Ellyn has a wonderful Park District Board, and during surveys of the candidates, each member of the Park District Board said they were interested in landmarking the Boathouse and Lake Ellyn. She stated that she does not think the Park District Board would be scared away by what the HPC wants to do.

Park District Director Harris stated that they want to work cooperatively and inclusively and do not want to push the Park District Board to a decision too early. He stated that the Park District Board wants to be methodical and sure about this process. He stated that the Park District Board does value the landmarking of the park.

B. 2011 Glen Ellyn Historic Preservation Awards Discussion

Chairman Marks stated that he has three nominations that he would like to make official:

- 591 Main Street: The Greek-revival house on the southeast corner of Main and Hawthorne which had a two-story addition added to the back as well as a pass-way to the garage.
- 583 Main Street: The Victorian house on the east side of Main, three houses south of Hawthorne, which added a Victorian fence so it could be considered for a Details Award.
- 592 Main Street: The Benjamin Gault house on the southwest corner of Main and Hawthorne, which added a garage and breeze-way on the back and kept with the original architecture.

Chairman Marks asked Audience Participant Linda Gilbert about any nominations the Citizens for Glen Ellyn Preservation might have for the awards. She stated that she will add this nomination reminder to their next meeting agenda.

Staff Liaison Strong stated that the Glen Ellyn newsletter will contain the nomination form along with an awards description. He stated that the Village just launched an on-line nomination form on the HPC page. Chairman Marks stated that these nominations will be voted on at the April meeting in time for May, which is Historic Preservation Month. Commissioner Rasnic stated that the house needs to be something that blends into the character of the neighborhood. Student Commissioner Buckton mentioned Marcel's, the new culinary store at 490 N. Main Street in downtown Glen Ellyn which was redone in the past year.

C. Local Landmark Designation and Community Event Discussion

Staff Liaison Strong stated that the HPC will be hosting two more landmarking seminars in 2012. He stated the 2011 event went well and has helped raise interest in landmarking. He stated that the state of Illinois is encouraged by these efforts and would send a representative to answer questions during these future events. He stated that the HPC will lead these events, in May for residents (either May 16th or May 23rd) and another on local landmark districts in July or August. Staff Liaison Strong stated that the Village staff can provide administrative assistance, and that he will be putting together a draft agenda for the first event in the next month or so. Chairman Marks stated that he would like the IHPA to make the presentation due to their credibility and knowledge on the topic. Staff Liaison Strong stated that the IHPA does have presentations that can be tailored to the community they are visiting, but that they may need assistance from the HPC.

D. 2012 Historic Preservation Goals Review and Discussion

Chairman Marks asked that the HPC look at the goals for 2012 and provide any feedback. He asked Staff Liaison Strong if the Village would be contacting Granacki Historic Consultants as a possibility for the Downtown Historic District nomination to which Staff Liaison Strong stated that they are putting together an RFP which will be sent out to several consultant(s). Staff Liaison Strong stated that he would have some feedback on the RFP at the March or April meeting.

Commissioner Rasnic stated that goal 4.1 about design ordinances is extremely important as many homes are being renovated to take over the lot and do not fit in with homes around it. Chairman Marks stated that Commissioner Manak agrees on this also and wanted this goal to be emphasized. Commissioner Saliamonas asked about former regulations that were tighter on new or renovated homes. She wondered if the HPC should press the Village Board to return to the former regulations and be more responsible as she feels that the Village has been remiss on this. Chairman Marks stated that Park Ridge has an existing ordinance which is working well. He stated that there is no excuse for decimating a surrounding neighborhood and streetscape.

6. Historical Society Business

None.

7. Chairman's Report

None.

8. Trustee Liaison's Report

Trustee Liaison McGinley stated that the Village sent out a press release on February 22, 2012, about the future of Economic Development in the Village. A new manager position has been announced who will report directly to Village Manager Mark Franz. She stated that the TIF was approved by the Village Board. She stated the Village Board is close to finalizing an agreement with C.O.D., and that C.O.D. will remain in the Village of Glen Ellyn, and the Village will continue to supply C.O.D. water and receive sales tax from C.O.D. She stated that DuPage County will oversee zoning, police, and other ordinances and that C.O.D. is still in the process of securing fire protection.

9. Staff Liaison's Report

None.

10. Confirmation of Next Meeting Date and Adjournment

Chairman Marks stated that the next meeting will take place on Thursday, March 22, 2012 at 7:30 p.m.

With no further business, Chairman Marks asked for a motion for adjournment. Commissioner Rasnic motioned for adjournment, and Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 5-0, and the meeting was adjourned at 9:02 p.m.

Respectfully Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michael Strong, Staff Liaison