

MINUTES

BOARD/COMMISSION: Historic Preservation

DATE: 03/22/12

MEETING: Regular

CALLED TO ORDER: 7:31 p.m.

QUORUM: Yes

ADJOURNED: 9:05 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

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

EXCUSED: Commissioners
Christensen, Issac, Manak

ALSO PRESENT: Staff Liaison
Strong, Recording Secretary
Solomon; Audience participant
Linda Gilbert

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

Chairman Marks stated that the bottom of page 4, under the last bullet point; the address should read 592 Main Street, The Benjamin Gault House (not Golf). Chairman Marks stated that on page 5, paragraph 2, the last sentence should read "Marcel's, the new culinary/cooking store at 490 North Main Street." Commissioner Rasnic made a motion to approve the minutes as amended for the February 23, 2012, regular meeting. Commissioner Loftus seconded. This motion carried unanimously by a vote of 5-0. Commissioner Salamunovich entered the meeting after this vote.

3. Public Comments

None

4. New Business

A. Preliminary Discussion for Landmark Status – 566 Hillside Avenue

Chairman Marks introduced Gail Bode, property owner of 566 Hillside Avenue. She stated that the home was built in 1894 in the Queen Anne style of architecture, and that her and her husband bought the home in 1994. She stated that they did a major restoration and renovation of the exterior as well as the interior of the home in 2010. She stated that the work included a full renovation of the interior, replacing the floors and restoring the staircase, the mantle and the fireplace among other things. She stated that they also restored the front porch and the exterior of the house. She stated that they plan to work on the landscaping this summer.

Mrs. Bode stated that the restoration of the front porch did not change its original footprint and that the porch pillars were taken off, restored and then replaced. She stated that the porch railings were raised, the spindles were replaced and the flooring and foundation were redone. She stated that the turret, fascia, and stucco were also redone, and that the entire exterior of the house was repainted.

Mrs. Bode stated the house was built and lived in by Charles Kerr, founder of Kerr Publishing Company in Chicago and leader and citizen of Glen Ellyn in the late 1800's. Commissioner Saliamonas asked if the picture included in an article about Charles Kerr was the same house as Mrs. Bode's to which Mrs. Bode stated that it is. Chairman Marks asked if Mrs. Bode had contacted the Glen Ellyn Historical Society to see if they have any other pictures of the house. She stated that she may make an appointment to have all the archives pulled.

Commissioner Loftus stated that he supports the home for landmarking as the porch is not original, but it is a period porch. Commissioner Salamunovich stated that he supports the home as it is a historic home that is emblematic of old architecture, but also has a historical connection to Kerr. Commissioner Saliamonas stated that she supports the home. Commissioner Rasnic stated that he supports the home, and that the home would help to cement the possible local landmark district on Hillside Avenue. Commissioner Wilson stated that she supports the home as the Bodes put in a lot of work, and that the home has history and beautiful architecture. Student Commissioner Buckton stated that she supports the home as the Bodes kept the essence of the architecture. Chairman Marks stated that he supports the home and asked Mrs. Bode to contact Bob Chambers at the Glen Ellyn Historical Society to see if he knows of any other exterior photographs of the home from an earlier period.

Commissioner Loftus stated that the application was filed on the basis as it is a Glen Ellyn Historical Society plaqued home and the following criteria:

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 unique location or distinctive physical appearance of presence representing an established and familiar feature of a neighborhood, community or the Village of Glen Ellyn.

Commissioner Loftus made a motion to move forward with the preliminary determination of Glen Ellyn landmark status for the property at 566 Hillside Avenue, under Village Code Section 2-13-3 under criteria numbers 1, 3, 4 and 6. Commissioner Wilson seconded, and the motion carried unanimously by a vote of 6-0.

B. Downtown Historic District Update and Discussion

Staff Liaison Strong stated that Village staff is still working on an RFP to solicit a vendor to write a nomination for the proposed Downtown Historic District. He referenced the proposed boundary map from the informational packet. He stated that there is a portion of that downtown that has been surveyed through an architectural resources survey, and that there is a lot of information on these properties. He stated that the map on the other side which was shaded in green contains the consensus properties which the HPC and the Village would like to be a part of the Downtown District. He stated that the rough boundaries that the Village received positive feedback on from the state will be included in the RFP as suggestive boundaries. He stated that he spoke with Kristen Schrader, Assistant to the Village Manager-ADM, and Amy Hathaway from the Illinois Historic Preservation Agency (IHPA) earlier today, and that they all in agreement that the boundaries approved by the IHPA last April should be used as a starting point for the RFP process. He stated that once the RFP is done, the staff will send a copy to the HPC for review, and hopefully, there will be some consultants to consider at the May meeting.

Staff Liaison Strong stated that there will be a meeting/walking tour of Glen Ellyn on April 11, 2012 with the IHPA's Amy Hathaway and Andrew Heckingam. Chairman Marks asked to attend this meeting.

Commissioner Loftus asked about the map to which Staff Liaison Strong stated that the green-shaded buildings are those that the HPC and the Village have all given positive feedback on. He stated that they are still thinking about 486, 490 and 500 Pennsylvania Avenue and the Post Office through 466 Pennsylvania Avenue. He stated that the Downtown Plan outlines redevelopment sites, and the Village is trying to remain

cognizant about this Plan. Commissioner Wilson verified that the Village is moving forward with the map outlined in marker to which Staff Liaison Strong stated that it is as the Village has received positive feedback on these boundaries. Commissioner Saliamonas asked if the TIF would impede the Downtown District to which Staff Liaison Strong stated that the two actually work together even though they are independent. Staff Liaison Strong stated that the Village's intent is not to redevelop properties in the Historic District, or to take away from the integrity of the proposed district. He stated that the purpose of establishing the Downtown Historic District is to maintain the character and the integrity of downtown Glen Ellyn.

Chairman Marks stated that he visited Marcel's, the culinary/cooking store, at 490 North Main Street and talked to one of the managers about the possibility of landmarking the building. Chairman Marks asked if the IHPA would come and make a presentation to the business owners and landlords about the advantages of a Downtown Historic District to which Staff Liaison Strong said that he has not gotten a contact for this yet. Staff Liaison Strong asked if the HPC would like an informational meeting after the consultant is hired to which Chairman Marks stated that they would like to have a meeting to educate business owners and landlords on the importance of this pursuit.

C. 2011 Glen Ellyn Historic Preservation Awards Discussion

Chairman Marks stated that Linda Gilbert from the Citizens for Glen Ellyn Preservation said they do not have any nominations yet, but the group is still looking. Chairman Marks stated that the other homes nominated are: 591 Main Street, 583 Main Street and 592 Main Street. He asked the HPC to drive-by and take another look at these properties so the HPC can re-evaluate them at the April meeting.

Commissioner Rasnic stated that he is not sure if 591 Main Street is completely finished as he saw the drip caps above the windows on the old section of the home, but the new windows on the east side of the home do not have them. Commissioner Rasnic stated that he wondered if the HPC could ask the architect if they will finish the house as he is not sure it can be considered a finished home.

Chairman Marks stated that Staff Liaison Strong received an application for 475 Carleton Avenue for the nominations for the Renovation of the Year Award and the Streetscape Compatibility Award. He stated that the property owners took an outbuilding, which they renovated into a guest house, and moved it. Chairman Marks asked the HPC to drive past this property. Commissioner Salamunovich asked if the outbuilding has historical significance to which Chairman Marks stated that he did not know, but that it is an interesting building. Staff Liaison Strong stated that he would reach out to the architect to find out when the outbuilding was originally built and for what purpose the outbuilding was used. Audience Participant Gilbert stated that the guest house is visible from the street.

Staff Liaison Strong stated that they put an announcement about the awards in the Village's email newsletter which went out on March 21, 2012. Chairman Marks stated that the official deadline for nominations is April 1, 2012, but the HPC can take nominations up to April 12, 2012.

D. Local Landmark Designation and Community Event Discussion

There was discussion about the dates for a community landmark discussion either May 16, 2012 or May 23, 2012. The HPC decided they would do the Community Event Discussion at the History Center on Wednesday, May 23, 2012 from 7:30 p.m. to 9:00 p.m. with there still being a regular HPC meeting on Thursday, May 24, 2012. Staff Liaison Strong did put an outline of the event in the informational packet and wanted feedback from the HPC. Commissioner Loftus asked if the meeting event information should be sent to other towns to which Chairman Marks agreed. Staff Liaison Strong stated he would email a flyer which Commissioner Loftus could forward via email.

E. Lake Ellyn and Boathouse Updates Discussion

Chairman Marks thanked Linda Gilbert from the Citizens for Glen Ellyn Preservation for putting together the information packet on the Lake Ellyn Boathouse. Chairman Marks stated that he will contact Jerry Perkins about the possibility of finding the Boathouse's early blueprints, and that he is still looking for early photographs. Chairman Marks stated that Bob Chambers from the Glen Ellyn Historical Society did find a picture of a covered pavilion that was at the north end of the lake. Commissioner Loftus stated that the Park District selection committee, formed to choose a consultant to create a Master Plan for the park, narrowed the candidates down to one firm which is strong in historic preservation. He stated that this firm will need to be approved by the Park District Board.

5. Historical Society Business

Chairman Marks passed around flyers for the Antiques on the Green antique show to be held on Saturday, May 26, 2012 from 10 a.m. to 4 p.m. at the History Center. Chairman Marks stated there are about 18 to 19 antique dealers signed up already. He stated 10 to 11 dealers would be inside the History Center with the rest of the dealers outside on the grounds. He stated that for the \$5 admission fee, the attendees would receive a free tour of Stacy's Tavern and discounts at Stacy's Corners Store and local area restaurants.

6. Chairman's Report

Chairman Marks stated that Jim Slattery of Burlington, Illinois, is still trying to purchase the Ackerman House, located at 633 St. Charles Road, and Mr. Slattery told Chairman Marks that the sale is looking good. Chairman Marks also stated that he had no new information about the home on 750 Elm Street.

7. Trustee Liaison's Report

None

8. Staff Report

Staff Liaison Strong asked how far in advance the HPC receives their information packets before the meeting, to which most stated about five to six days in advance. Commissioner Salamunovich asked if the information packets could be emailed instead, to which Staff Liaison Strong stated the the emailing of information packets is being discussed by the Village. Staff Liaison Strong asked if all HPC members have access to email to which all present stated they did.

9. Confirmation of Next Meeting Date and Adjournment

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

With no further business, Chairman Marks asked for adjournment. Student Commissioner Buckton motioned for adjournment, and Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 6-0, and the meeting was adjourned at 9:05 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michael Strong, Planning Intern