

## MINUTES

**BOARD/COMMISSION:** Historic Preservation

**DATE:** 5/23/13

**MEETING:** Regular

**CALLED TO ORDER:** 7:33 p.m.

**QUORUM:** Yes

**ADJOURNED:** 9:21 p.m.

**LOCATION:** Glen Ellyn Civic Center

**MEMBER ATTENDANCE:**

**PRESENT:** Chairman Marks, Commissioners Christiansen, Fisher, Loftus, Manak, Rasnic, Saliamonas, Wilson, Student Commissioner Davis

**EXCUSED:** None

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

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

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:33 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

### **2. Public Hearing – 754 Lenox Road – Landmark Designation**

Commissioner Manak made a motion to open the Public Hearing at 7:34 p.m. regarding the house at 754 Lenox Road seeking designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation ordinance.

Commissioner Christiansen seconded the motion, and the motion carried unanimously by a vote of 8-0.

As this item was previously discussed at the February 28, 2013 and April 25, 2013 meetings, there was no other discussion on the landmark nomination.

Commissioner Manak stated the application was filed on the basis of 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 (the land was originally purchased by the Ackerman Family, sold to builder Levi Stevens and then built for local Glen Ellyn podiatrist Dr. Johnson. Dr. Johnson donated trees to the Village which were planted on Main Street);
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 (the property is an example of an L-form style of architecture with Queen Anne detailing and was built in 1893);
5. Its unique location or distinctive physical appearance representing an established and familiar feature of a neighborhood, community or the Village of Glen Ellyn (The home fronts the west side of Lenox Avenue, between Oak Street and Geneva Road. This neighborhood has been recognized for its historical significance due to the abundance of historic homes ranging in different architectural styles significant in the late 1800s to early 1900s. These properties, along with others on adjacent lots, collectively aid the historical charm and character of this neighborhood and the Village).

Chairman Marks asked for a motion to recommend landmarking status for the property at 754 Lenox Road. Commissioner Manak made a motion to recommend Village of Glen Ellyn landmarking status to the Village Board, under criteria numbers 1, 3, 4, 5 and 6 on the application. Commissioner Saliamonas seconded, and the motion carried unanimously by a vote of 8-0.

Chairman Marks asked for a motion to close the Public Hearing at 7:38 p.m. Commissioner Loftus made a motion to close the Public Hearing, and Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 8-0.

Chairman Marks asked for a motion to open the regular meeting of the Historic Preservation Commission at 7:39 p.m. Commissioner Manak made a motion for this, and Commissioner Rasnic seconded. All voted "Aye." Motion carried.

### **3. Approval of April 25, 2013 Minutes**

Commissioner Loftus moved to approve the minutes of April 25, 2013, and Commissioner Saliamonas seconded. This motion carried unanimously by a vote of 7-0 as Commissioner Christiansen recused herself from the vote as she was not present at this meeting.

### **4. Public Comments**

None

### **5. Old Business**

- A. Chairman Marks referred the HPC to the pictures of different Village's signage on the table. Trustee McGinley stated the Planning and Development Department is working on this, and the HPC will be notified when the wayfinding signage study is happening so the HPC can have input into this new signage. Commissioner Rasnic stated he would like to see a visible branding concept for the new signage. Chairman Marks stated the HPC would like to suggest the directional signage be similar in theme to the Village's entrance signage. Trustee McGinley stated there is directional signage which is under the Village's care and retail signage which is under the care of individual retailers. Chairman Marks stated there is a new paint process for historic tavern signs which he will research and pass the information to the Village. Commissioner Manak stated this is one of the 2013 goals as he has collected other communities' ordinances on signage to which Trustee McGinley stated the Village staff will want to see this file.
- B. Chairman Marks stated he added 2 more historic sites to the list of Glen Ellyn's Historic Buildings/Sites which are the Willowbrook Wildlife Center at 525 S. Park Boulevard and the Historic Baker Homestead, one block south of Glencrest Junior High and one block west of Route 53.
- C. Commissioner Rasnic referred to the Demolition Report in the HPC's packet and stated he thinks there should be more concentration on the effort of the HPC hearing about demolitions in the Village in order to possibly save historic homes and buildings. He stated the HPC does also need to know what homes are historically significant in the Village. Trustee McGinley stated one of the HPC's goals for 2013 is to identify possibly homes for landmarking, which is another way to approach these historic homes. There was a lengthy discussion about how the HPC could find out about homes that may possibly be demolished and ways the HPC could work with this process. Trustee McGinley stated the Village Board does not want to delay the demolition process and is trying to smooth out the process as it is. Chairman Marks stated this item should be tabled for now as the Village staff will send out more

letters to homes that could possibly be landmarked. Assistant to the Village Manager Schrader will get an updated list of the current landmarked homes to the HPC.

## **6. New Business**

### **A. 404 Prospect Avenue – Landmarked Property – Minor Alterations**

Architect John Keating, with Keating Group Architects, introduced Tai Tammaru, homeowner of the landmarked property at 404 Prospect Avenue and stated the homeowners purchased the home in 2006 and now would like to make the upstairs back to 3 bedrooms again. Mr. Keating stated they want to replace the attic window, 3 other windows and a door to help restore the historical house. Mr. Keating stated the windows will be metal-clad, double-hung. Commissioner Loftus stated he wants to see the cut sheets on the proposed windows to ensure they match the federal guidelines for windows on a landmarked home. Mr. Tammaru stated he will submit pictures of the existing windows to Assistant to the Village Manager Schrader to ensure the proposed windows match the current windows.

There was discussion regarding the wording of the landmark ordinance to ensure federal guidelines are being followed as well as the HPC's approval on any exterior changes.

Chairman Marks asked for a motion to which Commissioner Loftus recommended approval for exterior modifications, pending the window-material submittals and consent from the Historic Preservation Commission, for the property at 404 Prospect Avenue. Commissioner Manak seconded, and the motion carried unanimously by a vote of 8-0.

### **B. National Register Historic District Update**

Assistant to the Village Manager Schrader stated the nomination was sent out by the IHPA to the Illinois Historic Sites Advisory Council and will be reviewed at their meeting in Evanston at the end of June. She stated the HPC has an opportunity to comment on this nomination which will be sent to the Council.

### **C. Downtown Streetscape & Parking Study – Historic Perspective**

Chairman Marks stated he attended the Village Board Workshop where the study was discussed. He stated he asked again for the Horse Trough to remain in its current location. Trustee McGinley stated this study is a plan of options and will be voted on at the May 28, 2013 Village Board Meeting.

#### **D. Insurance Coverage – Landmarked Properties**

Commissioner Manak stated they should talk about this at the June meeting. He will type up his notes to be distributed with the June 27, 2013 meeting packet.

#### **E. 2013 Goals Update**

The goals will be discussed at the next meeting.

#### **7. Historical Society Business**

Chairman Marks stated the Historical Society will be participating in the Park District Flea Market at the Main Street Recreation Center on Saturday, May 25, 2013 from 8 a.m. to 2 p.m.

#### **8. Chairman's Report**

None

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

Trustee McGinley stated there will be a Special Village Board Workshop with the Glen Ellyn Park District Board at the Glen Ellyn Boathouse on May 28, 2013 at 6 p.m. to discuss stormwater issues. She stated the new Village Board has been seated and will do a retreat in June. She stated there could be a Preservation Column in the Glen Ellyn Newsletter to which Commissioner Christiansen stated she would do this.

#### **10. Staff Report**

Staff Liaison Schrader stated the homeowners at 591 N. Main Street, 644 N. Main Street and the home on Phillips are interested in landmarking, but the homeowners are very busy at this point. Commissioner Christiansen stated there is a home, located on the west side of Regent where Arlington does a T, near her home that could possibly be landmarked. Commissioner Loftus asked if the landmarking year could be added to the updated list of homes so they can see how much the surveys may have helped. Staff Liaison Schrader also stated there are still commissioners who need to take the Open Meetings Act Training.

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

Chairman Marks stated the next meeting will take place on Thursday, June 27, 2013 at 7:30 p.m.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Manak motioned for adjournment, and Commissioner Saliamonas seconded. The motion passed unanimously by a vote of 8-0, and the meeting was adjourned at 9:21 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kristen Schrader, Staff Liaison