

## MINUTES

**BOARD/COMMISSION:** Historic Preservation      **DATE:** 8/22/13

**MEETING:** Regular

**CALLED TO ORDER: Public Hearing:** 7:32 p.m.; **Regular Meeting:** 7:37 p.m.

**QUORUM:** Yes      **ADJOURNED:** 9:23 p.m.

**LOCATION:** Glen Ellyn Civic Center

**MEMBER ATTENDANCE:**

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

**EXCUSED:** Commissioner Fisher

**ALSO PRESENT:** Staff Liaison Schrader, Trustee Liaison McGinley, Recording Secretary Solomon; Village Residents Bob Lambert, Al Thelen, Vince Griffin

### **1. Public Hearing – 644 N. Main Street – Landmark Designation**

Commissioner Rasnic made a motion to open the Public Hearing at 7:32 p.m. regarding the house at 644 N. Main Street seeking designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation ordinance. Commissioner Manak seconded the motion, and the motion carried unanimously by a vote of 8-0.

Commissioner Manak stated the house is a fine prospect for landmarking, and he thinks the HPC should move forward with it. As this item was previously discussed at the June 27, 2013 meeting, there was no other discussion on the landmark nomination. Homeowner Bob Lambert was present at the meeting in case of any additional questions.

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;
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.

Chairman Marks asked for a motion to recommend landmarking status for the property at 644 N. Main Street. Commissioner Manak made a motion to recommend Village of Glen Ellyn landmarking status to the Village Board, under criteria numbers 1, 3, 4 and 5 on the application. Commissioner Schreiber seconded, and the motion carried unanimously by a vote of 8-0.

Chairman Marks asked for a motion to close the Public Hearing at 7:35 p.m. Commissioner Schreiber made a motion to close the Public Hearing, and Commissioner Manak seconded. The motion passed unanimously by a vote of 8-0.

## **2. Call to Order**

Chairman Marks called the Glen Ellyn Historic Preservation Commission regular meeting to order at 7:37 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

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

Two errors were corrected on Page 1. Commissioner Schreiber made a motion to approve the amended minutes of July 25, 2013, and Commissioner Christiansen seconded. The motion carried unanimously by a vote of 7-0 as Commissioner Manak abstained from voting as he was not present at that meeting.

## **4. Public Comment**

None

## **5. Old Business**

### **A. Neighborhood Pushes**

Commissioner Rasnic stated there are some towns where neighbors are getting together to discuss historically-significant buildings in order to help save these

important buildings. He stated people who have already landmarked are being enlisted to send letters about their landmarked homes to their neighbors. Chairman Marks stated the HPC wants to get more meetings with the Illinois Historic Preservation Agency to educate the residents about landmarking their homes.

## **B. Demolition Report**

Commissioner Manak referred to the Demolition Report in the HPC's packet and stated there have been 17 demo applications year to date as compared to 22 demo applications for all of 2012. Commissioner Christiansen stated she did research on salvage companies, and there are two main companies which do this type of salvage. She stated there are pre-demo sales happening, and it seems to be a win-win situation for everyone. She stated she has a message in to the Environmental Commission to see about working together on this issue. Trustee McGinley stated that the best way is for more educational meetings on the landmarking of homes. Staff Liaison Schrader stated the newly landmarked homes are included in the Village's newsletters, and she did receive another phone call today about landmarking.

## **6. New Business**

### **A. Landmark Nomination – Preliminary Determination – 684 Highland Avenue**

Alan Thelen owns the Tudor Revival home at 684 Highland Avenue and is requesting the commission consider the nomination of his home as a local landmark.

Mr. Thelen presented information on why the home should be landmarked. He stated Louis Christie was the architect for the home, which was built in 1926. Mr. Thelen stated Louis Christie was a prominent architect who was appointed to the first Glen Ellyn Plan Commission in 1925 and played a major role in the plan which required commercial buildings to adhere to the "Old English" architecture style. Mr. Thelen stated the exterior of his home consists of half-timber/stucco. Mr. Thelen stated the downstairs windows are original, but the upstairs windows were replaced. Commissioner Loftus stated Louis Christie did many buildings in the Village. Commissioner Manak stated the presentation was very detailed and thorough.

Chairman Marks asked for a motion to move forward with preliminary determination of landmark status for the property at 684 Highland Avenue. Commissioner Manak made the motion, under criteria numbers 1, 3 and 4 on the application.

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 (Louis Christie);
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship (Tudor Revival);

Commissioner Schreiber seconded, and the motion carried unanimously by a vote of 8-0. Staff Liaison Schrader communicated the next steps to Mr. Thelen.

### **B. 602 Prairie Avenue – Garage Renovation Request**

Vince Griffin presented information on a proposed garage renovation for his home at 602 Prairie Avenue. He stated they have been working since 2005 to renovate their Queen-Anne Victorian home that is landmarked. He stated the original garage was built in the 1940's, and they are renovating the garage to match the house by picking up the house's architectural details. Mr. Griffin showed pictures of the current garage as well as the architectural plans.

Commissioner Schreiber asked what would be on the 2<sup>nd</sup> floor in the garage to which Mr. Griffin stated they would use the 2<sup>nd</sup> floor for storage. Mr. Griffin stated they have an old exterior door which will be reused for the garage service door. Commissioner Rasnic asked about the windows to which Mr. Griffin stated they are replacing the windows with high-end aluminum-clad windows as the price for custom built double-hung windows was too costly. Commissioner Christiansen asked if Mr. Griffin would be losing any trees with the height of the garage to which Mr. Griffin stated they would not as there is a mulberry tree there which needs to be trimmed. Commissioner Manak stated the proposed garage seems to be aesthetically perfect.

Mr. Griffin stated they are also seeking a variance from the Village as they want to rebuild the garage in the same footprint (but it is currently located within the setback), and increase the pitch of the roof.

Commissioner Manak made a motion to approve the proposed garage renovation at 602 Prairie Avenue (without mention of the proposed variance), and Commissioner Schreiber seconded. The motion passed unanimously by a vote of 8-0.

Commissioner Rasnic moved to recommend the variance for the garage footprint with the increased pitch in the roof, and Commissioner Manak seconded. The motion passed unanimously by a vote of 8-0.

### **C. Update on 754 Lenox Road Landmark Designation**

Staff Liaison Schrader stated the Village Board did approve 754 Lenox Road as a Glen Ellyn Local Landmark.

### **D. Informational Guidelines for Glen Ellyn Landmark Process**

Chairman Marks stated that Commissioner Loftus created an excellent brochure with information on the landmarking process which Chairman Marks gave to Assistant to the Village Manager Schrader. Chairman Marks stated the Citizens for Glen Ellyn Preservation passed around these brochures. Staff Liaison Schrader stated that a few owners of historic homes have requested a list of FAQ's for landmarking as well, which Chairman Marks will prepare and have the HPC look at the September meeting. There was a discussion about reprinting more brochures. Commissioner Loftus has the original and will email it to Ms. Schrader.

### **E. Update on Downtown National Register Designation; Public Meeting with Downtown Property Owners.**

Staff Liaison Schrader stated she is waiting on a return call from Illinois Historic Preservation Agency coordinator Carol Dyson to see about a possible meeting with the downtown property and building owners on Thursday, October 10, 2013 to discuss tax benefits stemming from the Downtown Register Designation.

### **F. Update on Joel Wiant House**

Chairman Marks stated the Joel Wiant House located in West Chicago, which is a rare example of Second Empire architecture, will be saved, and the building has a lot of potential.

### **G. Update on McKee House and August Meeting**

Chairman Marks stated a few of the commissioners attended the Forest Preserve District of DuPage County meeting the night before where the architect firm of AltusWorks Inc., who is assessing the house, gave a presentation and said the house is structurally-sound, but there are some areas that will need attention. The commissioners discussed different ideas for the house and the HPC's involvement with this house.

### **H. Chicagoland Preservation Alliance Meeting**

Chairman Marks stated the quarterly Alliance Meeting will be Saturday, September 7, 2013 at 9am at the Glen Ellyn History Center, with the Glen Ellyn Historical Society hosting the meeting. He stated the Citizens for Glen Ellyn Preservation will provide breakfast refreshments. He stated after the meeting, the attendees will tour Stacy's Tavern and then possibly a tour of the national register residential district on Main Street from Hawthorne to Cottage.

#### **I. Signage for National Register District**

Commissioner Saliamonas mentioned it would be good to get a sign on the highway about historic Glen Ellyn. Chairman Marks stated he will do research into this. Commissioner Loftus stated there are different criteria that need to be met for different signs, and the county might be easier to talk to versus the State of Illinois.

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

Chairman Marks stated historic diaries from Moses Stacy were seen in an auction catalog from New England. He stated the diaries did sell for \$9,500, and he wrote a letter to Northeast Auctions in New Hampshire to see about contacting the purchaser about these diaries. The diaries could not be linked to the Moses Stacy that built Stacy's Tavern, therefore the Historical Society did not bid on the item.

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

None.

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

Trustee Liaison McGinley stated the Board has been discussing space needs of Village departments at the Glen Ellyn Civic Center, including the Police Department. She also stated that the Parkside and Park Plaza Apartments were removed from the proposed Roosevelt Road Tax Increment Financing District, but they can be reinstated in the future if they wish to be included in the TIF District.

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

Staff Liaison Schrader stated the renovations outside the Civic Center are for Verizon cellular equipment, which the commission previously reviewed due to the building's landmark status.

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

Commissioner Rasnic reminded everyone about the Festival of the Arts at Lake Ellyn on Saturday and Sunday 8/24 and 8/25.

Chairman Marks stated the next meeting will take place on Thursday, September 26, 2013, at 7:30 p.m.

With no further business, Chairman Marks asked for a motion of adjournment. Commissioner Manak made a motion for adjournment, and Commissioner Schreiber seconded. The motion passed unanimously by a vote of 8-0, and the meeting was adjourned at 9:23 p.m.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Kristen Schrader, Staff Liaison, Historic Preservation Commission