

## MINUTES

**BOARD/COMMISSION:** Historic Preservation  
Commission

**DATE:** April 21, 2016

**MEETING:** Regular

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

**QUORUM:** Yes

**ADJOURNED:** 9:45 p.m.

**LOCATION:** Glen Ellyn Civic Center

**PRESENT:** Chairman Leland Marks,  
and HPC Commissioners Kellie E.  
Christiansen, Dennis A. Fisher, Timothy  
F. Loftus, James P. Manak, Eleanor B.  
Saliamonas, John B. Schreiber, and  
Christine C. Wilson.

**ABSENT:** Robert S. Dieter.

**ALSO PRESENT:** Village Planner Stegall,  
Wendy Karnick, Pat Karnick, Jane  
Kellenberger, and Michael Kellenberger.

### **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. Approval of Minutes**

Chairman Marks pointed out a correction on page 1 with regard to the plaques around town, and page 5 with regard to a correction on preservation and sign design. A motion was made by Commissioner Manak to approve the minutes as amended. Commissioner Wilson seconded, and the motion carried 7-0-1, with Commissioner Christiansen abstaining.

### **3. Public Hearing – 425 Arlington Landmark Application**

Wendy Karnick of 425 Arlington, Glen Ellyn and Pat Karnick of 425 Arlington, Glen Ellyn were sworn in. Pat Karnick gave a background of the home in which he grew up. His parents bought the house in 1963. The children of the Karnick family lived in the home

almost 50 years to the day. He purchased the house in August of 2013 from his parents; Steve Poteracki was the architect chosen to work on the home. He emphasized the architect was chosen in order to maintain the character of the home. Mr. Karnick continued to explain the renovations to the home such as upgrades to the wood floors, and windows. Mrs. Karnick researched the history of the home referring back to the first deed in 1868.

A question was asked of Mrs. Karnick regarding whom she worked with at the Historical Society to determine the age of the house. Mrs. Karnick explained she worked with an older woman, Bob Chambers, and Judy Johnson. Jessie Wagner was determined to be the original architect and/or builder of the 425 Arlington home in 1925. There was continued discussion regarding the Wagner's family history in Glen Ellyn.

Mrs. Karnick continued with her presentation speaking of the additions to the home such as the renovations of an enclosed screen porch and additional rooms. Mrs. Karnick emphasized their effort to restore the original architecture of the house's walkout. A wall was removed in both the family room and kitchen. An emphasis was placed on ensuring that any trim done was performed to mimic the Queen Anne style of craftsmanship.

A question was asked with regard to the trim around the door in the family room which Mr. Karnick confirmed as 4-inch casements with 6-8 inch casements over the top of the door.

The footprint of the dining room and living room remained unchanged but a larger opening was created as a result of the previous renovations. The fireplace mantle was stripped down and restored and additional renovations were performed to the front porch off the master bedroom to enlarge the space.

Commissioner Loftus asked whether or not the area was surveyed. A response was made that claimed the historic structure surveys of the Glen Ellyn area were to be performed at a future time. Commissioner Loftus explained how Mr. Wagner was an instrumental Board member in his contributions to the history of Glen Ellyn and how this meets the criteria for landmarking. Additional commissioners agreed with the petition to landmark the home at 425 Arlington.

A question was asked regarding the motivation of the Karnicks in pursuing landmarking and if there were any reservations. Mrs. Karnick responded that she did not have reservations and that preserving history is very important to her, placing emphasis on growing up in Philadelphia. Chairman Marks and other Commissioners emphasized that Mr. Wagner was a person who had significantly contributed to the architectural, cultural, economic, historical, social or other aspect of the Village of Glen Ellyn and the United States.

Commissioner Schreiber agreed there were changes in the house; however, the changes were artfully and tastefully done and he would have no problem approving this house for landmarking.

Commissioner Schreiber asked whether or not Jesse Wagner was related to the Wagner Farm or Wagner School in Glen Ellyn. The Karnicks replied they did not know.

A question was asked if they were related to the Karnicks completing the renovation on the historic house on Hill Avenue. Mr. Karnick confirmed it was his oldest brother.

The Commission verified that the petitioners were aware that if they make any additional exterior modifications, they would have to come back for review if landmarked.

The petitioners indicated that they did not plan on making any other exterior modifications to the home for many years.

A motion was made by Commissioner Manak for a preliminary determination that the house at 425 Arlington qualifies for landmarking based upon item number three in Statute 2-13-3 in the Village of Glen Ellyn statutes which 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." The motion was seconded by Commissioner Fisher and passed unanimously by a vote of 8-0.

Mr. Karnick asked what happens after the Commission makes the decision to approve and Michele Stegall responded it would be approved on May 9th, 2016 or May 23rd, 2016 by the Glen Ellyn Board of Trustees.

A motion was made at 8:11 pm to close the public hearing. The motion was approved unanimously.

#### **4. Public Comment**

None.

#### **5. Old Business**

##### **A. Historic Preservation Commission Annual Awards**

Michele Stegall explained that 475 Hillside received a nomination for remodel of the year award. Ms. Stegall further explained they would do an additional social media blast to solicit nominations for the awards. Chairman Marks noted to the Commissioners

other nominations for remodeling awards are contained in their packets. Included were 425 Arlington, 475 Hillside, 601 Western and 541 N. Main. A question was asked regarding whether or not some of the nominations were in the correct category for awards. Chairman Marks confirmed there were no restorations and that the previously listed properties were listed for remodeling awards. A question was asked whether or not the project on the 500 block of Newton was listed for restorations, and it was concluded it was a remodel. Ms. Stegall explained that Dunkin Donuts as well as Young's appliance sign, were restorations. However, it was later corrected that the Dunkin Donuts project was a remodeling project and would be listed under remodeling awards.

Chairman Marks explained there were four specific categories of awards which were restoration, remodeling, streetscape compatibility, and architectural details awards. Additional discussion on the clarification of certain properties under specific award categories was done. Chairman Marks further noted that anyone can nominate a structure for an award and explained May is nationally recognized as National Restoration Month.

A motion was made to extend the deadline for nominations for awards to May 19<sup>th</sup>, 2016 and seconded. A question was asked if the Village sent letters to builders and contractors for nominations of their work. It was confirmed that letters were sent. The motion was then approved unanimously.

#### **B. 221 Traver**

A question was asked if the owner of 221 Traver was going to seek landmark status. A response was made that the owner had put the house on the market and she did not know if she would seek landmark status. Chairman Marks further noted the possibility of landmarking the house and encouraged others to drive past it.

#### **C. 418 Ridgewood**

Commissioner Manak brought up the house on 418 Ridgewood that was built by a student of Frank Lloyd Wright and whether or not the new owners of the house were considering removing or moving the student's work. Manak further stated he would update the Commission at their next meeting if there were any changes.

#### **D. Tree Preservation Award**

A question was asked about the tree preservation award and if the Environmental Commission had continued to move forward with this item. Trustee Liason Senak responded that the Committee had finished strategic planning but nothing formal has been done to create a partnership with the Environmental Commission to take on the tree preservation award.

Chairman Marks reiterated that at the last meeting, the HPC had discussed an award for tree preservation for builders who keep the original trees in place before and after construction and that the Environmental Commission was interested in taking on the award process.

#### **E. Discussion of HPC Brochure for Local Contractors and Real Estate Agents**

Chairman Marks continued with the next agenda item regarding the Historic Preservation Brochure for local contractors and real estate agents. A Commissioner was under the impression the brochure passed and that it was accepted and finalized at the last meeting. Another Commissioner agreed. Michelle Stegall asked who was to lead the task of creating the brochure, and Chairman Marks stated they would like the help of the staff to complete it. Ms. Stegall then asked whether the commission wanted the traditional 8.5x11 trifold for the brochure or larger because of the amount of pictures to be included. The Commission responded it would like the brochures to be a certain size referring to a brochure in the room.

### **6. New Business**

#### **A. Updates on Potential Landmark Applications**

**735 N. Kenilworth Avenue.** Owner Karen Johnson was interested in landmarking and asked about an addition of a back porch to the home in the spring or summer. Chairman Marks concluded after driving past the home that the addition would not be seen from the street and suggested she go ahead with the addition. He then confirmed that landmarking would be a possibility.

**426 Hill Avenue.** Chairman Marks stated that they are very concerned about one of Glen Ellyn's oldest historic homes at 462 Hill Avenue that probably dates from the 1840's. He indicated the home was already flagged by the Historical Society. After visiting the home, Chairman Marks and Commissioner Schreiber concluded the house was structurally sound, and encouraged others to attend the open house on Sunday from 1-3pm. Commissioner Schreiber stated that the building is structurally sound with some normal deterioration, however, has an excellent foundation and is in good condition for its age.

**825 N. Main Street.** The Commission discussed the details of the modifications to the plans for the Shell gas station, and Chairman Marks indicated that the applicant seems willing to work with the Commission to try to change the style of the building. The Commission questioned if the new gas station could use an economic incentive to build the gas station according to historic standards. Ms. Stegall indicated that façade awards are only available for existing buildings. Trustee Liason Senak asked if the Commission would be supportive of the Board giving an incentive to encourage the petitioner to use

a more historically sensitive design. The Commission was generally supportive of this idea.

### **B. Additional Development Updates**

A discussion was held about the old Dominick's location and it was determined the landlords would not sell if it would mean an increase in competition for the local Jewel.

The replacement of the downtown street lights was discussed. Trustee Liason Senak indicated that the Board was leaning toward the fixture recommended by the Environmental and Capital improvements Commissions and that cost was a factor. There was further discussion about changing the luminaries of the lights to be dark sky compliant. However, some Commissioners raised concern about the variation and if there were additional options. The Commission discussed addressing the Board over its concerns about the lighting fixtures in order to preserve the historic status of the Village and asked Ms. Stegall to let them know when the next meeting on this topic would be.

## **7. Adjournment**

A motion was made to adjourn and seconded. The meeting adjourned at 9:45 p.m.

Prepared by: Cody Sheriff, Planning Intern.

Reviewed by: Michele Stegall, Village Planner.