



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

HISTORIC PRESERVATION COMMISSION

Wednesday, December 1, 2010
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

Draft Minutes
Not for Publication

MINUTES

Chairwoman Barclay called the meeting to order at 6:00 p.m.

A. ROLL CALL

Present

Paul Adlaf
Judy Barclay, Chairwoman
Barbara Christopher
Audra Ebling
Ann Eriksson
John Mackin
Juliet Tiu

Staff

Jon Branham
Kathryn Delk

Others Present

Approximately 5 citizens

Absent

Shel Newman
Janine Schmeltz

B. APPROVAL OF MINUTES – Regular Meeting Minutes of November 3, 2010

Commissioner Christopher noted a change in the minutes on page four. She stated they should be changed to read, “Commissioner Christopher felt that the font size of the headline should be larger to draw attention to an 8 ½” x 11” flier.” The sentence, “Commissioner Christopher disagreed and stated that the logo needs to be large to draw attention” should be eliminated. Commissioner Adlaf noted a change in the minutes of page four. He stated they should be changed to read, “Commissioner Adlaf submitted his list of properties.” It was moved by Commissioner Ebling, and seconded by Commissioner Tiu, that the minutes of the meeting held on November 3, 2010, be approved, as amended. The Commissioners, by voice vote, unanimously approved the minutes.

Chairwoman Barclay made a motion to move “Citizens Wishing to be Heard on Non-Agenda Items” to the top of the agenda. It was moved by Commissioner Eriksson, and seconded by Commissioner Christopher. The motion passed.

C. DESIGNATION REVIEW CASES - None**D. OTHER ITEMS FOR DISCUSSION****1. Review of Landmark Plaque Information**

Chairwoman Barclay stated that the significant structures in town should to tell a tale and let people know why they are significant. She has researched additional information regarding plaques. She received a quote from "Plaques – Custom Work." For a 10"x 8" plaque, the cost would be \$208. An oval shape would cost \$139. A plaque with a post would cost \$208, plus \$90 for a ground mount. In a conversation Chairwoman Barclay had with Commissioner Newman, Mr. Newman stated that he would not allow a plaque to be placed on his home if he were granted landmark status. She also received a quote from "Franklin Bronze Plaques." A 10"x 8" plaque would cost \$217 with up to eight lines of text, deducting three lines for the City seal. Chairwoman Barclay requested staff to get additional information from the City for the seal/logo.

Chairwoman Barclay stated she spoke to a member of the Finance and Budget Committee and told them that the Commission would be asking for funding in the upcoming budget. Chairwoman Barclay would like to send contact the Finance and Budget requesting \$3,500 and to have this request placed on the next Committee of the Whole meeting.

2. Review of Historic Preservation Brochures / Flyers

Commissioner Ebling thinks that the Commission should re-think the whole piece. She would like to the FAQ included in the brochure and flyer. Chairwoman Barclay thought this was a good idea. Commissioner Ebling added that the Commission should address the perception of the public that the Historic Preservation Commission is an obstacle. The Commission agreed.

3. Review of Targeted Landmark Sites

Mr. Branham spoke to the homeowner at 316 Courtland Avenue who was potentially interested in obtaining landmark status.

Commissioner Adlaf submitted seven additional properties for promotional letters.

E. NEW BUSINESS

A map amendment is being considered for the old Audrey's site at 255-57 North Northwest Highway to change the zoning to R-4, Multi-Family Residential. The current zoning has been reverted back to B-1, Retail and Office. An applicant is interested in constructing townhomes on the site.

Chairwoman Barclay spoke at the meeting discussing the significance of the building. She hopes that the Commissioners will support her when she speaks on behalf of the Historic Preservation Commission.

Chairwoman Barclay would like the Commissioners to contact the Park District and ask them to consider having the original studio moved to Park District property. If the Commissioners have any ideas to save the building, please send an email to staff. Commissioner Tiu asked if this story could be sent to the press to raise awareness. Chairwoman Barclay stated that she was already contacted by the *Park Ridge Herald-Advocate* and was told that there would be some information in this week's newspaper outlining what was discussed at a recent Planning and Zoning Commission regarding the matter.

F. CITIZENS WISHING TO BE HEARD ON NON-AGENDA ITEMS

Margaret Guzek, from Preservation Real Estate Advisors, submitted a draft slide for the Historic Preservation "advertisement" to be shown at the *It's a Wonderful Life* viewing at the Pickwick Theater. Commissioner Ebling would like to add a note to let people know to contact Mr. Branham with any questions. Ms. Guzek stated that it is important to keep information to a minimum since the slide will only be shown for twelve seconds. The Commission would like to express thanks to Dino Vlahakis for his willingness to display this information.

Ms. Guzek gave an update of her progress on a possible historic district nomination. Out of a total of eleven properties in the proposed district, there would need to be approval of two-thirds of the properties to approve the nomination. There is one property owner who is currently considering a two-story addition and has concerns about the approval process. Commissioner Tiu asked for clarification as to whether or not the Commission is able to require homeowners to abide by certain parameters for a home addition. Chairwoman Barclay stated that when doing a front façade renovation, there would be requirements to maintain the existing style and character. Commissioner Tiu hopes that the resident and builder/architect will work with the City and Commission. Chairwoman Barclay stated that the Commission is open to reviewing a proposed addition and suggested that the homeowner review the Historic Preservation Ordinance. Mr. Branham added that the proposed addition would need to go before the Appearance Commission for approval if drawings were submitted prior to the Historic District being granted.

Ms. Guzek mentioned that one of the homeowners has concerns about landscaping restrictions if the Historic District were granted. Mr. Branham stated that general landscaping changes without changes to the front façade would not require review by the Historic Preservation Commission. If an addition were proposed that would affect the front yard landscaping, it would be reviewed as part of the overall Certificate of Appropriateness application.

Commissioner Ebling noted that since the Ordinance cannot easily be modified, it would be a good idea to create a list of frequently asked questions for residents to read. Chairwoman Barclay would like the "FAQs" to be put on the City website, as well. Chairwoman Barclay stated that the Historic Preservation Commission should not be viewed as an obstacle, and it would be helpful to explain the rules that the Commission must follow.

Ms. Guzek is working with another property owner interested in obtaining Landmark Designation. The property is at 720 Garden Street and the owner of the property is John Sasser.

Mr. Sasser, 800 South Aldine Avenue, stated that he would be applying for Landmark Designation and also, following approval, a Certificate of Appropriateness. The changes are related to life-safety issues and will be minimal. Mr. Sasser discussed the improvements he intends to make to the property. Chairwoman Barclay looks forward to reviewing Mr. Sasser's submittal at an upcoming meeting.

Stan Szytko, 1427 North Northwest Highway, received a promotional letter from the Historic Preservation Commission. He discussed the history of his house, stating that it was originally a schoolhouse. Commissioner Adlaf added that Rosemary Geltz approached the Historical Society about five years ago with additional information stating that the house was moved in the late 1940's, making it the last house in Park Ridge to be relocated. Chairwoman Barclay asked whether the exterior of the house still looks the same as the original design. Mr. Szytko stated that he has installed new siding and windows. He added that his sister bought the house from the Geltz family in the mid-1950's. Commissioner Adlaf asked Mr. Szytko to please consider applying for Landmark Designation. Chairwoman Barclay gave Mr. Szytko an application and Rules and Procedures of the Historic Preservation Commission for his review.

G. ADJOURNMENT – The meeting was adjourned at 7:12 p.m.

HISTORIC PRESERVATION COMMISSION

Date

Judy Barclay, Chairwoman

These minutes are not a verbatim record of the meeting but a summary of the proceedings.