



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

HISTORIC PRESERVATION COMMISSION

Wednesday, December 7, 2011

City Hall, Council Chambers

505 Butler Place

Park Ridge, Illinois

MINUTES

Chairwoman Barclay called the meeting to order at 6:02 p.m.

A. ROLL CALL

Present

Paul Adlaf

Judy Barclay, Chairwoman

Barbara Christopher

Audra Ebling

John Mackin (arrived at 6:12pm)

Shel Newman

Juliet Tiu

Staff

Jon Branham

Laura Kleiner

Others Present

Approximately 10 citizens

Absent

Ann Eriksson

B. APPROVAL OF MINUTES – Regular Meeting Minutes of November 2, 2011

It was moved by Commissioner Christopher, and seconded by Commissioner Adlaf, that the minutes of the meeting held on November 2, 2011, be approved, as submitted.

This motion was approved by voice vote, unanimously.

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

George Myler, representing the Sister Cities Commission, reported that they had a calendar that includes Park Ridge sites available for sale for \$12 each. This year's (2012) calendar features the Iannelli Studio and also includes the Clute House and the Pickwick Theatre Building. They are also available through Betty Henneman's office.

D. DESIGNATION REVIEW CASES

Chairwoman Barclay noted that the presenter for the first case had not arrived yet, so the Commissioners agreed to flip the order the cases were heard.

Case Number: LD-11-06: Landmark Designation Application for 255-257 North Northwest Highway

Chairwoman Barclay explained the public hearing process and swore in all those wishing to testify.

Commissioner Mackin arrived at 6:12pm, after the minutes were approved.

Jon Branham reported that Kalo Foundation of Park Ridge, applicant, requests a review for historic landmark designation for the Iannelli Home & Studio at 255-257 North Northwest Highway. He summarized his memo dated December 2, 2011. Mr. Branham stated that the site appeared to meet several of the criteria and standards for Landmark Designation

Anne Lunde, 6748 N. Olympia Avenue, Chicago, representing the applicant, stated that Alfonso Iannelli had used this site as a center for creative inspiration for close to 50 years. Notable projects that Iannelli created are still preserved today such as the Pickwick Theatre Building, the Clute House at 720 Garden Street and the gatehouse at the Town of Main Cemetery. One part of the studio was converted from a space identified as a former local blacksmith shop.

She reported that most of the architectural and building elements of the building are still evident. Architect Barry Byrne connected the studio and the 19th century house as part of a 1919 renovation of the properties. The site represents the home of a local artist colony that flourished in this location under the direction of Iannelli for 50 years.

The shop was sold and used as a gift shop in the late 1960's and a garage, currently used as storage space, was added at the eastern end of the property. Through the efforts of a group of dedicated historic preservationists, the Kalo Foundation, the property was purchased this year. The Foundation is focused on turning the location into a local arts center.

Commissioner Mackin inquired about future renovations. Ms. Lundy responded that nothing had been solidified and general future considerations are still a work in progress. She noted that the Kalo Foundation hoped to restore the exterior to look like what it did in the early 1900's but they were proceeding with caution to preserve the existing elements.

Commissioner Christopher asked if there was any additional information regarding the blacksmith shop. Ms. Lundy responded that information was limited. The information they had received had been discovered through some of Iannelli's personal papers.

Commissioner Newman thanked Ms. Lunde for her work. He stated that while the Iannelli connection was evident, it was unclear if the building itself was significant. He also questioned how improvements were to be handled. Ms. Lunde responded that the house and studio have original building materials and illustrate 19th century development. She reported that the Kalo Foundation had received a grant for an architect to help with any development proposal on the property, but any changes would need to be approved by the Historic Preservation Commission.

On a motion by Commissioner Tiu, seconded by Commissioner Ebeling, the Commission voted to close the public hearing.

Chairwoman Barclay disclosed that she was on the board for the Kalo Foundation, but because she would not benefit financially, she would be able to vote on this case.

On a motion by Commissioner Tiu, seconded by Commissioner Adlaf, the Commission

AGREED to recommend City Council approval of the Landmark Designation Application for 255-257 North Northwest Highway, Case Number LD-11-06, as submitted.

Vote on the motion was as follows:

AYES: 7 Commissioners Adlaf, Barclay, Christopher, Ebling, Mackin, Newman, and Tiu

NAYES: 0 None

ABSENT: 1 Commissioner Eriksson

The motion passed.

Since the applicant for the other case was still not present, the Commissioners discussed continuing the hearing to a date certain.

Commissioner Ebling, seconded by Commissioner Tiu, made a motion to open the public hearing and continue Case LD-11-05, Landmark Designation Application for 201 Grand Boulevard.

The Commissioners decided to proceed with the next item on the agenda to allow the applicant extra time to arrive.

The applicant did arrive, and Commissioner Ebling withdrew her motion, and Commissioner Tiu her second.

Case Number: LD-11-05: Landmark Designation Application for 201 Grand Boulevard

Chairwoman Barclay swore in all wishing to testify in this case.

Jon Branham summarized his staff memo dated December 2, 2011. He noted that Terry and Nageen Wilson, and Preservation Real Estate Advisors, applicants request a review for historic landmark designation for 201 Grand Boulevard. He noted that the residence was home to William H. Malone, the second mayor of Park Ridge. The original frame house was constructed circa 1850, with a substantial two-story addition constructed by noted architects R.H. Zook and William F. McCaughey. Cedar Court, a five-house development in a crescent shaped layout, was designed by Barry Byrne and Mr. Malone is listed as the developer/builder of these properties.

Margaret Guzek, representing the applicants and owners of the property, Terry and Nageen Wilson, stated that she was hired by Mrs. Malone-Carlson and her two brothers, who are the grandchildren of Mr. Malone. She stated that the applicants had hoped to include other properties that William Malone had been involved with including a block of storefronts along Northwest Highway and Cedar Court, but the current application only reflects the one home.

The Commissioners discussed the newspaper articles included in the packet information, and discussed historical tidbits, including the information that Mr. Malone spent nine months in prison for tax evasion. They noted that the site was significant with respect to the historical, cultural, artistic, and social ethnic character of the area.

On a motion by John Mackin, seconded by Barb Christopher the Commissioners voted to close the public hearing.

The Commissioners agreed that the applicant had met several criteria of the landmark designation standards.

On a motion by Commissioner Adlaf, seconded by Commissioner Mackin, the Commission

AGREED to recommend City Council approval of the Landmark Designation Application for 201 Grand Boulevard, Case Number LD-11-05, as submitted.

Vote on the motion was as follows:

AYES: 7 Commissioners Adlaf, Barclay, Christopher, Ebling, Mackin, Newman, and Tiu

NAYES: 0 None

ABSENT: 1 Commissioner Eriksson

The motion passed.

E. OTHER ITEMS

Economics of Landmark Designation

Chairwoman Barclay reported that Commissioner Newman had discovered documents and studies outlining the positive effect that landmark designation has on property values. Copies have been sent to City Council.

Commissioner Newman noted that these documents and other studies help to defend historic preservation and debunk myths that surface regarding negative property values and excessive costs involved in maintaining houses that are designated as landmarks.

Chairwoman Barclay asked that the Commission demonstrate a consensus by accepting the studies.

Commissioner Ebling suggested adding the information found by these studies to the website and further promoting the Historic Preservation Commission and the benefits of landmark designation. Commissioner Newman suggested publicizing this information on the website and on promotional pamphlets.

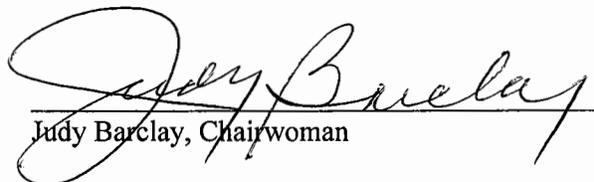
Commissioner Ebling volunteered to work with staff to prepare additional documents promoting the Historical Preservation Commission. The Commissioners reached a consensus to proceed with this project.

F. NEW BUSINESS

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

HISTORIC PRESERVATION COMMISSION

1/4/12
Date


Judy Barclay, Chairwoman

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

BEFORE THE HISTORIC PRESERVATION COMMISSION
Park Ridge, Illinois

In the Matter of)
)
255-257 North Northwest Highway) Case Number LD-11-06
Iannelli Home & Studio)

FINDINGS OF FACT

This matter having come before the Historic Preservation Commission for a hearing at the request of the Kalo Foundation, for landmark designation in accordance with Section 23-3-1 of the Park Ridge Municipal Code, at 255-257 North Northwest Highway; and the Commission having held a public hearing on December 7, 2011, as required by law, and discussed the matter at its December 7, 2011, meeting; and having heard evidence on the matter, based on the evidence presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Historic Preservation Commission finds that the following facts have been established based on the standards set forth in the Historic Preservation Ordinance:

- 1. The site’s significance with respect to the historical, cultural, artistic, social, ethnic or other heritage of the nation, state or community.

The property at 255-257 North Northwest Highway is significant in respect to the historical heritage of the community, the site’s association with Alfonso Iannelli, and the site’s identity as an established and familiar visual feature of the community.

- 2. The site’s significance as it may be representative of an architectural or engineering type lending itself to the study of a style, period, craftsmanship, method of construction or use of indigenous materials.

The site includes a 19th century house and a complex of connected buildings, one that has been identified as a former blacksmith shop. Many of the original materials such as wood, nails, and foundation work still exist.

- 3. The site’s association with an important person or event in the national, state, or local history.

Sculptor and designer Alfonso Iannelli owned and operated the “Iannelli Studios” at this location, a significant site for the Park Ridge Arts Colony.

- 4. The site’s identity as a notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.

Architect Barry Byrne designed the remodeling of the structures in 1919. It is also identified with artist Alfonso Iannelli and the many significant artists and architects who worked with him in the studios over the years.

- 5. The site’s identity as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

The major parts of the buildings on this site have been part of the Park Ridge business district for more than a century, as the location of three successive long-time, established businesses. They are located on a major route through the center of the city.

- 6. Criteria promulgated by the U.S. Department of the Interior for the National Register of Historic Places.

This property meets criteria promulgated by the U.S. Department of the Interior for the National Register of Historic Places

- 7. The preference of the owner.

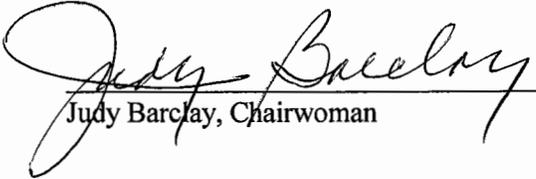
The Kalo Foundation has made the application and is in favor of local landmark designation.

- 8. The economic and functional potentials of the site.

The Iannelli Studios is one of a small handful of buildings left from the Artists' Colony with the potential to become an interpretive center and a headquarters for programs, classes and tours. A gift shop, rooms for meetings and classes, and possible workrooms of artists are also being considered.

Therefore, the Commission recommends approval of the landmark designation, as requested, on the terms and conditions set forth in the minutes of the meeting of December 7, 2011.

1/4/12
Date


Judy Barclay, Chairwoman

BEFORE THE HISTORIC PRESERVATION COMMISSION
Park Ridge, Illinois

In the Matter of)	
)	Case Number LD-11-05
201 Grand Boulevard)	
William H. Malone House)	

FINDINGS OF FACT

This matter having come before the Historic Preservation Commission for a hearing at the request of Terry and Nageen Wilson, owners, for landmark designation in accordance with Section 23-3-1 of the Park Ridge Municipal Code, at 201 Grand Boulevard; and the Commission having held a public hearing on December 7, 2011, as required by law, and discussed the matter at its December 7, 2011, meeting; and having heard evidence on the matter, based on the evidence presented, as reflected in the minutes of these proceedings, and for the reasons indicated in the minutes of this Commission in this case,

The Historic Preservation Commission finds that the following facts have been established based on the standards set forth in the Historic Preservation Ordinance:

1. The site’s significance with respect to the historical, cultural, artistic, social, ethnic or other heritage of the nation, state or community.

This house is significant to the historic heritage of the community because it was the home of William H. Malone, the second mayor of Park Ridge, who also contributed to the development of Park Ridge.

2. The site’s significance as it may be representative of an architectural or engineering type lending itself to the study of a style, period, craftsmanship, method of construction or use of indigenous materials.

The 1926 addition to this home is representative of the Classical Revival style. It features four columns with Ionic capitals, a pediment and slanted cornice.

3. The site’s association with an important person or event in the national, state, or local history.

William H. Malone lived at this address from 1916 until his death in 1956. Besides his term as mayor of Park Ridge he was a successful real estate developer and president of the Citizens State Bank.

4. The site’s identity as a notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.

Noted architects Roscoe Harold Zook and William F. McCaughey, designed the Classical Revival-style addition in 1926. The exterior of the home remains relatively unchanged today.

5. The site’s identity as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

Not applicable.

6. Criteria promulgated by the U.S. Department of the Interior for the National Register of Historic Places.

The house meets the criteria promulgated by the U.S. Department of the Interior for the National Register of Historic Places.

7. The preference of the owner.

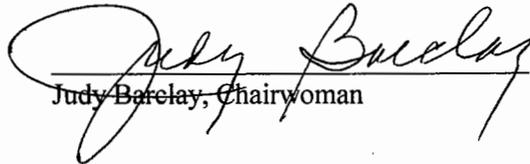
The owners of the house, Terry and Nageen Wilson, are aware of the application and are in full support of local landmark designation.

8. The economic and functional potentials of the site.

The house adds to the rich and diverse history of Park Ridge.

Therefore, the Commission recommends approval of the landmark designation, as requested, on the terms and conditions set forth in the minutes of the meeting of December 7, 2011.

1/4/12
Date


Judy Barelay, Chairwoman