



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: 847/ 318-5291
FAX: 847/ 318-6411
TDD: 847/ 318-5252

URL: <http://www.parkridge.us>

DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

HISTORIC PRESERVATION COMMISSION

Wednesday, July 13, 2011
City Hall, 2nd Floor, CP&D Conference Room
505 Butler Place
Park Ridge, Illinois

MINUTES

Draft Minutes
Not for
Publication

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

A. ROLL CALL

Present

Paul Adlaf
Judy Barclay, Chairwoman
Barbara Christopher
Ann Eriksson
John Mackin (arrived at 6:12pm)
Shel Newman
Janine Schmeltz
Juliet Tiu

Staff

Jon Branham

Others Present

Alderman Bernick
Approximately 3 citizens

Absent

Audra Ebling

B. APPROVAL OF MINUTES – Regular Meeting Minutes of June 1, 2011

It was moved by Commissioner Tiu, and seconded by Commissioner Adlaf, that the minutes of the meeting held on June 1, 2011, be approved, as submitted.

The Commissioners, by voice vote, unanimously approved the minutes.

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

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

There were no citizens wishing to be heard on non-agenda items.

D. DESIGNATION REVIEW CASES

1. **Historic Landmark Designation Case Number LD-11-02: 424 Talcott Place**

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

Jon Branham summarized the staff memo dated July 13, 2011. He noted that Felix and Jean Addante, applicants, request a review for historic landmark designation for the single-family residence at 424 Talcott Place. The single family home was constructed in the 1920s. The developer was Durchslag Real Estate Development Corporation and the architect was Benedict J. Bruns. Mr. Durchslag was inspired by a trip to Cuba, which introduced him to Spanish Colonial architecture and neoclassical elements. The architect was a resident of Park Ridge and worked on many historic bungalows in the Chicagoland area, including several historically recognized properties. The home features strong Spanish and Mediterranean influences. Twelve similar homes were built in the area, all with similar architecture, constructed of masonry block and brick, finished with textured stucco, and feature clay tiled roofs. The area is known as "Spanish Town" in Park Ridge. Originally, the plans for "Spanish Town" included concepts for sixty-three homes, a two-story commercial building, seventeen apartments, and offices. Though not fully realized, "Spanish Town" is unique and presents a distinct character and charm to the southern area of Park Ridge.

Notification requirements have been met. Mr. Branham stated staff was satisfied that the applicant has met the landmark designation standards.

Jean Addante, applicant, stated that the information provided in the staff report was accurate and that the property met criteria for landmark designation, in her opinion.

Chairwoman Barclay inquired if the owner was familiar with the Certificate of Appropriateness process if any changes were made in the future to the front of the house. Mrs. Addante stated she was familiar with the process. She stated she had no plans to make any alterations to the structure, nor any plans to sell the home, in the immediate future.

Commissioner Newman inquired if the owner would be interested in installing a honorary plaque at the property if one was to ever become available, either attached to the house or freestanding. Mrs. Addante said she would welcome a freestanding sign.

Mrs. Addante inquired whether there could be any financial benefit to landmark designation. Chairwoman Barclay stated the City was in the process of becoming a Certified Local Government (CLG) community, which would open opportunities for possible financial benefits to the owners through the State of Illinois.

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

AGREED to approve the Landmark Designation Application for 424 Talcott Place, Case Number LD-11-02, as submitted.

Vote on the motion was as follows:

AYES 8 Commissioners Adlaf, Barclay, Christopher, Eriksson, Mackin, Newman,
Schmeltz and Tiu

NAYS 0 None

ABSENT 1 Commissioner Ebling

The motion passed by a unanimous majority.

E. OTHER ITEMS

1. Update on changes to Ordinance/CLG Update

Mr. Branham provided a brief update on proposed changes to the Park Ridge Historic Preservation Ordinance in order to qualify for the State’s Certified Local Government (CLG) Program, which includes possible tax incentives and grant opportunities. Chairwoman Barclay stated the Ordinance changes did not generate many questions from the Committee of the Whole and should be ready for approval following two readings of the Ordinance changes at the City Council.

F. NEW BUSINESS

Chairwoman Barclay announced that the former Iannelli Home and Studio was under contract with the Kalo Foundation and the closing date was anticipated for August 31st.

Chairwoman Barclay stated that the Town of Maine Cemetery continues to move forward with landmark designation nomination application requirements, as they recently had the plat of survey updated and submitted to the City. Staff would be working with the applicants on completing the application package.

Commissioner Newman stated he would also be moving forward shortly with a nomination for his Bruce Goff designed home. The Commission discussed the significance of architect Bruce Goff and his presence in Park Ridge.

Chairwoman Barclay officially welcomed new City Council liaison, Alderman Bernick, to the Commission.

Commission Christopher inquired about the possibility of an intern to assist with historic survey efforts. Chairwoman Barclay stated an initial candidate declined the invitation to participate and they are currently seeking to recruit another candidate.

The Commission decided to cancel the August meeting. The next meeting would be held in September.

G. ADJOURNMENT – The meeting was adjourned at 6:45 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.