



CITY OF PARK RIDGE

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CITY COUNCIL ACTION REQUIRED

DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

HISTORIC PRESERVATION COMMISSION

Wednesday, March 2, 2011
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairwoman Barclay called the meeting to order at 6:01 p.m.

A. ROLL CALL

Present

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

Staff

Jon Branham
Laura Kleiner

Others Present

Approximately 9 citizens

Absent

None

B. APPROVAL OF MINUTES – Regular Meeting Minutes of February 9, 2011

Commissioner Adlaf noted that on page 3, paragraph 2 of the draft February minutes, the last sentence should read, "...other architects such as ~~Frank~~ John Lloyd Wright ~~and his son~~ had worked there as well."

It was moved by Commissioner Ebling, and seconded by Commissioner Eriksson, that the minutes of the meeting held on February 9, 2011, be approved, as amended.

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

C. CITIZENS WISHING TO BE HEARD ON NON-AGENDA ITEMS - None

D. DESIGNATION REVIEW CASES

1. Case Number LD-11-01 : Landmark Designation Application for the Clute House, 720 Garden Street

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

Jon Branham summarized the staff memo dated March 2, 2011. He noted that Preservation Real Estate Advisors, applicant, request a review for historic landmark designation for the Clute House at 720 Garden Street. Notification requirements have been satisfied. He stated staff was satisfied that the applicant has met the landmark designation standards.

Margaret Guzek, 2911 North Talman, Chicago, representing the applicant, stated that this property has met all eight criteria for landmark designation.

Commissioner Mackin inquired about the look of the original house, particularly the gable and window alignment. Ms. Guzek stated that it had changed many times over the years. Mr. Mackin also questioned the spelling of "Collier" tie beams in the report. Ms. Guzek affirmed that this information was from the architect, and that she would verify it.

Commissioner Newman questioned the owner, John Sasser, 800 South Aldine Avenue, about the proposed restoration planned for this building. Mr. Sasser responded that there were life-safety issues that needed to be addressed and that a formal restoration to its former appearance was not planned. He stated that it would be remodeled to accommodate more people in the house for meetings, conferences or events.

Commissioner Adlaf stated that page six of the report from Ms. Guzek, mentions Albert Wohlers, who was a philanthropist and who would also qualify this property by its association with an important person.

On a motion by Commissioner Christopher, seconded by Commissioner Ebling, the Commission

AGREED to approve the Landmark Designation Application for the Clute House at 720 Garden Street, Case Number LD-11-01, as submitted.

Vote on the motion was as follows:

AYES 9 Commissioners Adlaf, Barclay, Christopher, Ebling, Eriksson, Mackin,
Newman, Schmeltz and Tiu
NAYS 0 None
ABSENT 0 None

The motion passed by a unanimous majority.

Chairwoman Barclay congratulated the Saspers and noted the fine presentation by Ms. Guzek and staff.

Betsy Foxwell, Kalo Foundation, stated that Park Ridge was lucky to have the Saspers purchase this building and assist in preserving a part of Park Ridge's heritage. She thanked them for their efforts.

Commissioner Newman asked Mr. Sasser if he had given any thought to the type of historic plaque that should be presented to denote the landmark status. He noted that the Commission had discussed plaques that were wall mounted or ground staked and asked if Mr. Sasser had a preference. Mr. Sasser stated that he had not given it much thought, but restricting it to one option may work better at some locations than others.

Mr. Sasser discussed some of his ideas for renovations to the building. He stated that he was concentrating on improving accessibility issues, specifically for the great room. He distributed a concept plan to the Commissioners and stated that when his plans were finalized, he would need Commission approval. Mr. Sasser invited the Commissioners to tour the building during the week.

E. OTHER ITEMS FOR DISCUSSION

1. Review and Approval of Historic Preservation Commission Brochures/Flyers

The Commissioners were generally pleased with the brochure. Commissioner Tiu questioned changing the third and fourth questions on the brochure to replace the word "home" with the word "property". The other Commissioners agreed with this proposed change. Chairwoman Barclay noted that there was a consensus among the Commissioners to move forward with the brochure after the suggested changes were made as well as the proposed flyer.

Commissioner Ebling stated that she would send the final version to Mr. Branham.

F. NEW BUSINESS

Jon Branham noted that May was National Historic Preservation Month and observed that the Commission may want to consider ideas to promote historic preservation and heighten awareness within the community.

Margaret Guzek suggested approaching the library and discussing some options with them.

Commissioner Newman observed that it would be a good idea to be proactive to the media for the month of May. Mr. Branham stated that he could look into creating a press release.

The Commissioners discussed other ideas including walking tours or scavenger hunts that could identify "potential landmark" properties. Chairwoman Barclay noted that homeowners would need to be contacted and give their permission if they were to install signs. They also suggested involving local children in the promotions. Commissioner Schmeltz suggested indicating historic properties by a ribbon instead of a sign.

Alana Warren, 193 East Kathleen Drive, suggested reaching out to the schools by organizing a poster contest supporting preservation for the children. Ms. Barclay agreed that this was a good

idea and proposed focusing on third graders, who are taught about architecture and art history. The Commissioners discussed writing a letter to the schools, hanging the winning posters at City Hall or the library and involving local merchants in the promotion. Commissioner Eriksson volunteered to look into a ribbon color to represent preservation. Commissioner Tiu volunteered to work on the poster ideas with the local schools including planning the details of the contest and writing a letter to be sent to the schools explaining the project. She stated that she would send an outline to staff within the next few days. The Commissioners agreed that the poster contest would be a great public relations opportunity.

Chairwoman Barclay asked staff to email an article “Preservation is Progress” to all of the Commissioners. She also noted that Vince Michael would be speaking at 720 Garden Street on March 13, 2011.

Commissioner Ebling noted that there was a Groupon for joining the National Trust.

Chairwoman Barclay distributed a copy of the resolution that was presented to the Pickwick Theater Building and would be given to future historic landmark designees. She also emphasized the importance of the fundraising efforts to save the Iannelli Studio property. Ms. Barclay gave staff a booklet of notable properties that she was given by a resident to compare with those already identified.

G. ADJOURNMENT – The meeting was adjourned at 7:13 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.

BEFORE THE HISTORIC PRESERVATION COMMISSION
Park Ridge, Illinois

In the Matter of)
)
720 Garden Street) Case Number LD-11-01
)

FINDINGS OF FACT

This matter having come before the Historic Preservation Commission for a hearing at the request of John and Leigh Sasser, for landmark designation in accordance with Section 23-3-1 of the Park Ridge Municipal Code, at 720 Garden Street; and the Commission having held a public hearing on March 2, 2011, as required by law, and discussed the matter at its March 2, 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 720 Garden Street Building is significant in respect to the artistic heritage of Park Ridge. It has a strong association with members of the Park Ridge Artist’s Colony including artists Beulah and Walter Marshall Clute and sculptor/designer Alfonso Iannelli. The Clutes resided at the house for many years and were well known artists. The site also was the home of newspaper editor and WLS radio station manager Sam Guard and his family. WLS radio broadcasts took place at the building temporarily between permanent station locations. Iannelli designed the fireplace in the living room with the Guard Family lived at the address. The building is also significant with regard to the former use of the building as “The Pantry” restaurant, which was a Park Ridge gathering place for over 20 years.

- 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 original structure (date unknown) and the “Clute” addition (circa 1906) is representative of the Arts & Crafts Cottage style of architecture. The “Pantry” addition (circa 1945) is representative of the French Provincial Revival style of architecture. William F. McCaughey, one of the architects of the Pickwick Theater Building, designed the French Provincial addition.

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

Noted artists Beulah and Walter Clute purchased the original structure in 1906. Newspaper editor Sam Guard and his family purchased the property in 1915 and it served as a temporary site for WLS radio broadcasts.

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

William F. McCaughey, one of the architects of the Pickwick Theatre Building, designed the French Provincial addition to the home. Sculptor and commercial designer Alfonso Iannelli designed the fireplace in the living room.

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

Residents of Park Ridge still remember 720 Garden Street as “The Pantry” restaurant. The exterior remains remarkably unchanged from 1946, and is an established and familiar visual feature in the community.

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

Not applicable.

- 7. The preference of the owner.

John and Leigh Sasser are aware of the application and are in full support of 720 Garden Street receiving local landmark designation.

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

The owners plan a substantial renovation of the building to be able to attract more nonprofit organizations and events. These events would generate revenue for local businesses, generating more sales tax for the City as well.

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 March 2, 2011.

Date

Judy Barclay, Chairwoman