



Village of Plainfield
Historic Preservation Commission
Record of Minutes

Date: July 8, 2010

Location: Village Hall

CALL TO ORDER, ROLL CALL, PLEDGE

Chairman Bortel called the meeting to order at 7:10 p.m. Roll call was taken; Commissioners Olsen, Derrick, Spangler and Chairman Bortel were present. Commissioners Allen, Bright and Wright were absent. Michael Garrigan –Village Planner; Merrilee Trotz, Secretary were also present.

Chairman Bortel led the pledge to the flag.

APPROVAL OF AGENDA

Commissioner Spangler moved to approve the Agenda. Seconded by Commissioner Olsen. Voice vote: All in favor. 0 - opposed. Motion carried

APPROVAL OF MINUTES:

Commissioner Derrick asked for clarification purposes to have the second line of page 3 read as follows: “There is a consensus of the Village Board that these properties are blight and cannot be salvaged.” Commissioner Derrick then made a motion to accept the minutes as amended. Commissioner Olsen seconded the motion. Vote by roll call. Commissioner Olsen, yes; Commissioner Derrick, yes; Commissioner Spangler, yes; Chairman Bortel, yes. 4 yes, 0 no. 3 absent. Motion carried.

CHAIR’S COMMENTS:

Chairman Bortel indicated that Commissioners Derrick, Olsen, Bright and himself attended the seminar in Crystal Lake. He indicated they received a lot of information.

COMMISSIONERS COMMENTS:

None

PUBLIC COMMENT: (Items not on the Agenda)

No one approached the microphone.

STAFF REPORT

Mr. Garrigan stated there have been no new proposed applications relating to pre-application meetings and no new landmark or district applications received. The preservation watch list remains the same.

The Village Board considered the property known as 15307 Division Street and gave the Historic Preservation Commission until October to work on a community impact study and to explore various alternatives to try to salvage this property. The broker of this property indicated the property continues to be for sale. The broker indicated they would be willing to sell it to any third party.

Mr. Garrigan stated the current owner of the Clock Tower is working on an extensive rehab of the building. They have submitted a demolition permit for the addition of the southern elevation along Illinois Street. In the past Mr. Garrigan has conferred with the chairman to determine whether the HPC wants a formal review process or whether this permit can be expedited administratively. After a short discussion it was the consensus of the commission that this demolition could be handled administratively.

Chairman Bortel stated he has spoken with the architect working on the building known as the Clock Tower and indicated the commission would like to get a tour of the interior.

Mr. Garrigan stated they have also received a building permit for a pergola to be constructed in the rear yard for the property commonly known as 15010 S. Bartlett Ave. Per the ordinance there are a number of exemptions with regard to a certificate of appropriateness. Mr. Garrigan stated he was looking for direction from the commission to see if a formal COA was needed or if this could be handled administratively. After a short discussion it was determined that this structure would not be visible from the street and it was determined it could be handled administratively. The Commission did request that the pergola be built out of wood not plastic.

NEW BUSINESS

Case No. 1513-052410.HPC 14930 S. Bartlett Ave.

Chairman Bortel requested a motion to open the public hearing. Commissioner Derrick moved to open the public hearing. Commissioner Spangler seconded the motion. Vote by roll call. Commissioner Olsen; yes; Commissioner Spangler, yes; Commissioner Derrick, yes; Chairman Bortel, yes. 4 yes, 0 no. 3 absent. Motion carried.

Mr. Garrigan stated this is a public hearing and the required notices have been published in accordance with state statute and local ordinance and due notice was given to the adjacent property owners. This matter comes before you as a proposed landmark designation for the property known as 14930 S. Bartlett Avenue formerly known as 726 Bartlett Ave. This house dates back to circa 1903. Mr. Garrigan reviewed the ownership history. The urban survey identifies this property as contributing and was recommended for local landmark status within a district.

Mr. Garrigan stated there are seven potential findings of fact; the applicant legally has to only meet one finding of fact. Mr. Garrigan summarized the criteria as it relates to this property as follows:

The Irwin-Rogman House is nominated for designation as a local landmark in the Village of Plainfield under the following criteria:

- (a) *Has character, interest or value which is part of the development, heritage, or cultural character of the community, county, state or nation.*

The property is significant to the development of the community because of the first families who settled the Bartlett subdivision. Bartlett Street contained a number of prominent residents in the early history of Plainfield and this would include the Van Dyke family who resided in the home for a number of decades. Earl Van Dyke was the president of Plainfield National Bank.

- (d) *Embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.*

This property is significant because of its architectural merits. The Irwin-Rogman is an excellent example of a Queen Anne home and the general architectural characteristics of a Queen Anne style. Typically, Queen Anne styles incorporated asymmetrical massing and irregular floor plans, variety of exterior finishes, bays and oriel windows, overhangs and roof gables, round or square polygonal towers or turrets, decorative gable ends. The

Irwin-Rogman house incorporates a number of these typical architectural elements including steeply pitched gable roof, asymmetrical façade and decorative gable ends.

(j) Is suitable for preservation or restoration.

This residence has a high degree of historical integrity with many of its features either intact, restored to their original state. The applicant has very sensitively and creatively restored the elevations to reflect an excellent example of a Queen Anne house.

There is evidence that the original porch on the Irwin-Rogman residence was modified in the 1930's, but the current owner has very sensitively restored the house to its original Queen Anne style.

Commissioner Bright arrived at 7:35 p.m.

Chairman Bortel swore in Martin Rogman, 14930 S. Bartlett Avenue. Mr. Rogman thanked the commission for their consideration. Mr. Rogman stated they have worked with Michael Lambert for the expansion to the house; matched materials; and made the house period relevant. Mr. Rogman understands the porch is not the original porch.

Chairman Bortel indicated he just learned that the carriage house in the rear has a horse stall inside. The carriage house was not included in the original information.

Mr. Rogman indicated they replaced and enlarged the doors to the carriage house to bring it back to what they were in that period. The carriage house is 17 feet from the floor to the tip of the ceiling. There is one stall that still exists. There were three drops for hay and troughs. There is also a grain box; a grain drop and a horse door. There is some tack material from when horses were used. Mr. Rogman indicated that one wall of the stall had been painted, and has since been repainted.

Chairman Bortel stated the Sanborn map from 1912 show the carriage house and the house in the same positions.

Commissioner Spangler asked if the carriage house was being included with the nomination. Chairman Bortel said it was not included in the nomination. Mr. Garrigan stated the application could be amended.

Commissioner Derrick asked if there was evidence that the doors to the carriage house had been shortened over time. Mr. Rogman indicated yes. Commissioner Derrick asked if they were seeking a rehab grant. Mr. Rogman indicated they were not at this time.

Commissioner Derrick asked if the windows in the home were original.

Mr. Rogman indicated the windows are all original in the original part of the home except for the front window. He said according to pictures the front window was a larger window in the center and two side

light windows originally. He said if he was to restore the porch, he would probably restore the windows at the same time.

Commissioner Bright agreed that it looked like there were three windows.

Commissioner Spangler stated the window opening appears to be the same as in the pictures.

Commissioner Olsen asked if it was wood siding. Mr. Rogman replied yes.

Chairman Bortel indicated he found information that the front window was installed in 1966 or 1967 based on recollections of neighboring residents.

Commissioner Derrick asked when the rear addition was added.

Mr. Rogman thought the addition had been completed about 9 years ago. The gable was added at that time. The trim was made to match the rest of the house from the weatherboard at the bottom, to the type of siding, to the edging and the windows in the peaks to make the house look period specific from the front and sides.

Chairman Bortel corrected items in the staff report by stating Charles Van Dyke was a farmer and moved to town and died four years after purchasing this house. His son Earl Van Dyke graduated from Plainfield High School in 1912 and went to the University of Illinois and in 1917 went to work at Plainfield National Bank as an assistant cashier; retiring 40 years later having served as president and chairman of the board. His mother lived in this house until she died in 1929. He believed the Van Dykes rented out the property but also lived on Bartlett Avenue three houses north in the house known as the Van Dyke residence which was mislabeled on the ArchiSearch survey as the Van Horn residence.

Chairman Bortel asked for any additional public comments. No one approached the microphone.

Commissioner Bright moved to close the public hearing. Commissioner Olsen seconded the motion. Vote by roll call. Commissioner Derrick; yes; Commissioner Spangler, yes; Commissioner Olsen, yes; Commissioner Bright, yes; Chairman Bortel, yes. 5 yes, 0 no, 2 absent. Motion carried.

Commissioner Olsen indicated the Rogmans had done a true and correct restoration. She was in favor of this nomination.

Commissioner Spangler also was in favor of this nomination.

Commissioner Derrick asked if there were edits to the nomination she would like to add the carriage house.

Mr. Garrigan indicated the applicant can outline the efforts he has already done. Since the carriage house has been restored with original materials, the doors have been restored to the original integrity; the loft area has been restored; all four elevations are consistent with the design of the carriage house; and the massing is the same. Mr. Garrigan stated using the Secretary of Interiors Standards that the carriage house was consistent with the house; incorporating the same architectural integrity of that era and therefore there is a factual basis to support the carriage house in regards to *(d) Embodies distinguishing characteristics of an architectural style valuable for the*

study of a period, type, method of construction, or use of indigenous materials. Mr. Garrigan submitted that the carriage house has complied with number (d) and therefore is appropriate to landmark designation.

Commissioner Derrick said when we have these nominations, we base future COAs on a complete understanding of the condition when we landmarked the house. Commissioner Derrick indicated there was an error in the nomination form wherein the front multi-light window replacement is actually a 24-light window 4' X 6' not the 20-light, 4' X 5' as indicated in the nomination. There are some other minor errors and if we are going to add the carriage house, we would want a thorough architectural description. Commissioner Derrick asked if the nomination can be amended after recommendation.

Commissioner Spangler stated we already have a precedent for this – when we reviewed the stone house there were items from the property that were actually taken out and put other outbuildings in at the meeting to make the description correct and everything was noted. The description was corrected and then it went to the Village Board.

Commissioner Derrick said then we can fine-tune this nomination prior to submission to the Village Board.

Mr. Garrigan stated you can add the architectural descriptions within the application are really for identification and for discussion at the public hearing. As long as you have this discussion and on the integrity of the coach house then that is consistent with the appropriate designation of the structure of the landmark.

Chairman Bortel stated that Commissioner Derrick has noted some changes in the nomination that she can submit to staff so the changes can be made. Staff and the chairman can meet at the Rogman property and look at the carriage house, make appropriate investigations and write a proposal or description of the carriage house. It would be interesting to include the interior even though it is not part of the nomination itself.

Commissioner Derrick said we have a precedent for that with the discussion of the Caton-Kelly-Wright house. It is nice to have a record of what it looked like in 2010. In the nomination form it outlines Criterion (a), (d), (e), and (j). Commissioner Derrick said (e) was eliminated from the staff report.

Chairman Bortel said we do not have 100% definite evidence that the property was built by S. Stanton Brown. It appears this house and several others on Bartlett and one at the northwest corner of Renwick and Route 30 were built by the same builder. We need to do some more definite evidence to find out if he truly built this house. In the final editing of the nomination we can eliminate Criterion (e) when we add the carriage house.

Commissioner Derrick stated if the period of significance ends in 1995 and the Van Dykes left ownership of the house in 1941 and if ownership is the reason for our period of significance then the period of significance should end with 1941 unless we want to do the fifty year cutoff. Commissioner Derrick further explained the fifty year cutoff – you figure the eligibility of a building by starting with the current date and go back 50 years unless it meets special criteria considerations for properties that have achieved significance in this interim time period such as the

John Hancock Building, the Sears Tower (these are famous Chicago examples that have been determined to meet that threshold for national register listing.) Commissioner Derrick said we are local and we try to mirror this procedure in many ways. Commissioner Derrick was more comfortable with supporting the 1941 date for the end of the Van Dyke's tenure with the property.

Commissioner Spangler agreed that the commission has done this on other properties.

Commissioner Olsen asked if the significance is that if there are any major changes you cannot use the date of 1995 as your example date that it would have to be 1941 or earlier appropriate change.

Commissioner Derrick said as long as we understand the evolution of the property and the things that we want to identify as worthy of preservation, and as long as there are not any other owners or changes to the property that occurred that we feel have historic significance that would be the reason to move the date closer to now.

Commissioner Olsen agreed she preferred the historic guidelines by keeping the older date.

Commissioner Bright also agreed.

Commissioner Derrick said regarding Criterion a: *Has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, state or nation* – we seem to be linking that mostly to the Van Dykes with Earl Van Dyke being president of the Plainfield National Bank. Charles lived in the house a couple years; then it was the wife living in the house; then son Earl lived in another house on Bartlett. Commissioner Derrick asked if this home really ties to that history or if it should be more of an example of Plainfield transitioning from wealthy farmers coming to Bartlett Street as a prime location for the people that have succeeded in the area.

Commissioner Derrick suggested tweaking that argument to be more about the history of how successful farmers decided to make a life in the Plainfield village itself.

Chairman Bortel proceeded to explain how the Birketts were farmers and all moved to Bartlett Avenue. Maybe this should be rewritten to add Birketts and Van Dyke. Chairman Bortel further stated that Bartlett Ave. could have easily been called Birkett Avenue as several Birketts lived on this street over a period of time.

Mr. Garrigan indicated you can change the findings of fact as you deem appropriate. Further stating that as long as you find for one finding of fact there is factual basis for designation. Mr. Garrigan said we can reflect it in the minutes, modify the staff report that goes to the Village Board outlining your modifications to the findings of fact.

Commissioner Olsen stated we are merely embellishing on the history not really changing the history.

Commissioner Derrick said the integrity of the building itself is high except for the porch and window which occurred in the 1960's and that is after the period of significance and also the addition on the back. The other windows, wall surfaces and foundation are the same.

Mr. Garrigan indicated staff's recommendation as submitted in the staff report.

Commissioner Bright moved to recommend approval of landmark designation for 14930 S. Bartlett Avenue based on the criteria outlined in the staff report as modified. Seconded by Commissioner Spangler. Vote by roll call. Commissioner Olsen, yes; Commissioner Derrick, yes; Commissioner Spangler, yes; Commissioner Bright; Chairman Bortel, yes. 5 yes, 0 no. 2 absent. Motion carried.

OLD BUSINESS:

Chairman Bortel stated the HPC is seeking applicants for the two vacancies on the Commission. Applicants can send their resumes to Mayor Collins at the Village Hall. The position is unpaid and applicants need to be village residents.

COMMITTEE REPORTS:

Commissioner Derrick indicated LDDC met and discussed strategies for districts, how to proceed with historic district downtown and how to have multiple public meetings

DISCUSSION:

Commissioner Olsen asked about the signage for the East Side Historic District. Mr. Garrigan indicated he needs to schedule a date appropriate for the HPC to have a celebration. The signs are completed.

ADJOURN:

Commissioner Derrick made a motion to adjourn. Commissioner Olsen seconded the motion. Voice vote. All the Commissioners were in favor.

Meeting adjourned at 8:20 p. m.

Respectfully submitted,
Merrilee Trotz - Recording Secretary