



**Village of Plainfield
HISTORIC PRESERVATION COMMISSION (HPC)
Record of Minutes**

DATE: August 13, 2009

LOCATION: Village Hall

Chairman Lambert called the meeting to order at 7:05 p.m.

ROLL CALL

Present: Commissioners Derrick, Hendricksen, Spangler, Allen, Bortel, Bright and Chairman Lambert
Absent: Commissioners Olsen and Wright
Also present: Sara Javoronok-Planner I and Michael Garrigan-Village Planner

Commissioner Wright arrived at 7:06 p.m. Commissioner Olsen arrived at 7:08 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

Commissioner Hendricksen made a motion to approve the minutes for July 23, 2009 as presented. Commissioner Bortel seconded the motion. Voice vote. All were in favor. 0 opposed. Motion carried.

CHAIRMAN'S COMMENTS:

None

FIVE MINUTE FIELDGUIDE:

Chairman Lambert stated Plainfield architecture has been published in books. He stated the Dennison Green House built in 1844 located on Main Street just east of the E J & E (Canadian National RR Tracks) and just east of Bartlett Ave was first brought to national recognition with the recording of it as part of the 1930's Historical American Building Survey and also published in a 1944 book entitled Greek Revival Architectural in America by Talbot Hamlin. This house is a cubic style with a hipped roof. The telltale characteristics of the Greek revival are the corner pilasters, the strong symmetry, the frieze and frieze windows along the eave line as well as the highly ornate frontispiece surrounding the door with sidelights.

Chairman Lambert said in 1962 this house was further immortalized in a book entitled A Guide to Old American Houses. He indicated both books are in the Plainfield Public Library. He indicated the shutters were removed by this time but the house was still intact. He presented a third photo showing the house with the evergreens that hides the house from passerby.

Commissioner Bortel indicated he spoke to the owner of this house. Commissioner Bortel stated the owner and his daughter have indicated they may be interested in landmarking this property. Commissioner Bortel stated the owner indicated he is considering removing the siding and revealing the clapboard underneath. Commissioner Bortel stated this house has been owned by 3 different families since 1844.

COMMISSIONERS COMMENTS:

None

PUBLIC COMMENT: (Items not on the Agenda)

None

STAFF REPORT

Planner Javoronok summarized the staff report indicating there were no new landmark or district applications; no pre-application meetings with any applicants; a demolition permit application was received and approved for 25429 W. Willow Drive having been damaged by fire; there are no changes to the preservation watch and there has been no new developments to report.

24010 W. Commercial Street Case No. 1469-052809.HPC

Commissioner Bortel made a motion to continue the public hearing for case no. 1469-052809.HPC to September 10, 2009. Commissioner Wright seconded the motion. Vote by roll call.

Aye: Commissioners Hendricksen, Spangler, Wright, Chairman Lambert, Commissioners Allen, Bortel, Bright and Derrick

Nay: None

Motion carried.

PLAINFIELD MID-CENTURY SURVEY

Planner Javoronok stated the Village has completed two surveys of much of the Village. There are a number of properties 50 years or are approaching 50 years of age that were not included in these surveys that are in incorporated area and also in the unincorporated area that could be considered historic. Planner Javoronok indicated that part of the 2009-2010 work plan was to survey these structures. There are approximately 425 structures that have not been surveyed. Planner Javoronok presented copies of maps of the areas and the order that these might be surveyed. Planner Javoronok also presented a survey form for recommendations and comments.

Chairman Lambert stated the completion of this would give a full package of both the core and the unincorporated area within our FPA of buildings that are 50 years or older.

Commissioner Derrick asked how these properties would be surveyed.

Planner Javoronok stated staff and possibly interns could complete these surveys as time allows starting with the properties shown in Map 1 and proceeding through the various maps.

Chairman Lambert said there is no money budgeted for this so we would not look for a paid consultant and we recognize this would be done over time at a leisurely pace.

Commissioner Spangler asked if there were guidelines. Planner Javoronok indicated there were some guidelines but basically this would just be the survey and there would not be a report done in the same depth as the previous surveys. Chairman Lambert indicated we would use the same resources that were used in the previous surveys.

Commissioner Derrick said that this would be a planning tool to use when projects come forward to make decisions as to whether there might be something to preserve. Commissioner Derrick stated when she evaluates mid century houses a lot of times they become significant because of the some material used or something about the whole subdivision. Commissioner Derrick said some information could be captured about the siding or the different stones and determining what is more rare or what was innovated for that period. Commissioner Derrick wondered if you wanted to include maybe landscape features or how this neighborhood was trend setting to put things into context to better understand what is significant.

Chairman Lambert said that as each neighborhood is surveyed maybe a paragraph could be added about the general character of the subdivision. Chairman Lambert indicated that none of these subdivisions will have a unified theme across the entire survey. Commissioner Derrick explained the New Jersey form and indicated she could share that with Planner Javoronok. Planner Javoronok stated especially the overlay form could be helpful and that is something they could add since there will not be a full survey report. Planner Javoronok stated they could something in between just the form and a report with it to address those issues.

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Commissioner Wright asked about the approach to a neighborhood. Planner Javoronok stated it would probably be a village vehicle, police would be notified and maybe a press release in the newspaper so people understand what is going on. Planner Javoronok would also stay in the public right-of-way and not going onto private property.

Commissioner Olsen asked if this information was in the permits. Planner Javoronok stated the village does not keep records that far back and most of these properties are in unincorporated areas of Plainfield. Planner Javoronok stated a lot of information can be obtained from Will County web site and pull this right into the form.

Chairman Lambert said as Commissioners we could each take a subdivision and look thru the old newspapers on microfilm at the Public Library and get historic context such as when Plainfield Acres was established in the 50's there were some letters to the Editor and interesting notes to Village Board meetings for that approval and other subdivisions may have had similar articles written on the subdivisions.

Commissioner Derrick asked if the extra boxes on the final survey form would be filled with a locator map or an aerial view to show the sighting on the lot. Planner Javoronok said she had not planned to do a sketch plan for each property but said we could get GIS maps and make sure the addresses refer back to the GIS map to get a sense of where the property is located. Planner Javoronok thought the only secondary structure would probably be a garage.

Chairman Lambert stated a GIS map of some sort that would be scale appropriate that would give a sense of how the buildings sit on the property. Commissioner Derrick said that was a better way to go, use the GIS map to get an overall view and an aerial to get a sense of unity with setbacks etc.

Commissioner Bright asked why one was contributing and one was not – was it the age or material? Planner Javoronok stated the one on South River Road was non contributing based on age and the second one was contributing based on age. Planner Javoronok said the idea is to survey neighborhoods that are more than 40 years of age and properties that were more than 50 years of age or getting close to 50 years of age would be contributing and properties less than that were be non contributing. Chairman Lambert stated the commission could make comments. Commissioner Derrick asked if age would be the determining criteria for contributing or not. Planner Javoronok said to a certain extent, age would be one of the criteria but not the sole criteria. Planner Javoronok said depending on the architecture or historical significance it could be considered non contributing and if it was less than the established date. If the architecture was exceptional it could be considered historic if it was less than 50 years of age.

Chairman Lambert stated the purpose of the two example forms was to see that the form that is developed would work and to gauge an idea of how time consuming it would be to do the surveys. Chairman Lambert said the baseline might change after you get into the first subdivision and we might want to give feedback about contributing and non contributing.

Commissioner Olsen made a motion to recess. Seconded by Commissioner Wright. Voice vote. All were in favor. 0 opposed. Motion carried.

Recessed at 7:30 p.m. Reconvened at 7:35 p.m.

COMMISSIONER TRAINING

Chairman Lambert indicated this was informal training.

Planner Javoronok started they would start landmark designation. She presented a picture of an 1890 L plan structure in a national register historic district. She further stated it was not a historic district for architecture. The commissioner discussed what made this a historic district, the brick foundation, the exterior, the windows, and the porch. The commissioners discussed which criteria this structure met; the architectural significance; and the local laws.

Planner Javoronok proceeded with a certificate of appropriateness for a building constructed in 1870 located in a local historical district and the contractor purchaser is proposing a green renovation.

The Contract Purchaser presented his case for renovations to this building wherein they would strip some of the brick and stone and incorporate a fascia of metal, bright red colors, and replace the historic cornice with a modern red

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fabricated cornice to bring this building into the Twenty-first century. He indicated his client wanted a contemporary aspect to the building. The Commissioners discussed ways to preserve this building.

Planner Javoronok presented another certificate of appropriateness for a bungalow built in 1910 and the garage in the rear was built in 1920. She explained both of these structures are contributing and are in a local historic district. She further explained the applicant is proposing to demolish the existing garage and construct a 2 car garage. The first proposal is for a green garage that utilizes clapboard and architectural elements from the residence and the second proposal is more traditional in nature and utilizes clapboard and architectural elements from the residence.

The applicant stated his case explaining he did not understand why he had to go to the commission for approval. The commissioners discussed how to work the applicant, explain the reasons for certificate of appropriateness, and explain how a few minor changes could enhance the neighborhood. Other questions could be is the building was structurally sound, is the building deep enough to handle a modern car, and was as addition considered. Further discussion on whether this would have been a demolition permit.

Further discussion on how to question the applicants and what material they can ask to be presented.

COMMITTEE REPORTS:

Commissioner Bortel stated LDDC met and they are working on the Historic District for the downtown commercial district. He stated the LDDC committee thought they should approach property owners that did not respond either way.

DISCUSSION:

NONE

ADJOURN:

Commissioner Bortel made a motion that the Commission adjourn. Commissioner Wright seconded the motion. Chairman Lambert called for a voice vote. All the Commissioners were in favor.

Chairman Lambert adjourned the meeting at 9:13 p.m.

Respectfully submitted,
Merrilee Trotz - Recording Secretary