



**Village of Plainfield
Historic Preservation Commission
Record of Minutes**

DATE: October 22, 2009

LOCATION: Village Hall

Chairman Lambert called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Commissioners Bright, Olsen, Bortel, Wright, Allen (previously omitted) and Chairman Lambert,
Absent: Commissioner Derrick, Spangler and Hendricksen
Also present: Sara Javoronok-Planner I and Merrilee Trotz - Secretary

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES:

Commissioner Bortel made a motion to approve the minutes for October 8, 2009 as presented. Commissioner Olsen seconded the motion. Voice vote. All Commissioners were in favor. Motion carried.

CHAIRMAN'S COMMENTS:

None

FIVE MINUTE FIELDGUIDE:

Chairman Lambert presented a five minute field guide on Plainfield architects. Chairman Lambert indicated that few architects are known to have worked in the Plainfield community. The first architects known to have worked in Plainfield were Julian and John Barnes who designed the ca. 1885 Frey-Van Dyke Residence which stood along Division Street and being relocated to Illinois where it stands today.

The second building documented as architect-designed is the Masonic Block by J.E. Minnott of Aurora.

The third architect was Herbert Cowell of Joliet who established an architectural practice in Joliet. Herbert Cowell began designing residential, religious and commercial buildings in Joliet. Mr. Cowell designed at least one religious structure that stands today at the northeast corner of Jackson Street and Herkimer Ave. Cowell is known to be the first architect in Joliet to have utilized the Dutch Colonial style. After moving to Alabama his work was parallel to that in Joliet; a combination of residential, commercial and religious building designs. In Huntsville, Alabama Mr. Cowell's works have been recognized as locally or nationally significant. The circa 1902 Vaulkenburgh Residence at 501 Franklin Street is a local landmark and the 1900 Struve-Hay Commercial Block is listed in the National Register of Historic Places for architectural significance.

Mr. Cowell returned to Joliet in 1905 and designed several buildings in Joliet. In Plainfield it is possible he was the architect retained by the Plainfield Congregational Church and he may have designed the remodeling plans for the 1857 Baptist Church in 1913. It appears he was responsible for the remodeling of the Chittenden Residence located on Joliet Road at the edge of the village. Other buildings he may have designed were the 1914 Red Brick High School, Baptist Parsonage and the Bungalow just south of the Baptist Church building. Many buildings he designed have been razed. He designed the J.P. Browne residence located at the corner of Lockport and Division.

Herbert Cowell may have designed the Neo-Gothic remodeling of the former Universalist Church as well as the Rectory House. He designed the Overman residence on the northeast corner of Lockport and Bartlett Ave. He also built the home at 707 Bartlett Ave. It is possible that the corner of Lockport and Division Streets in the early twentieth century was largely shaped by Herbert Cowell and his designs.

Commissioner Bortel commented that three of the four corners at Lockport and Division had Cowell structures and questioned the existing Tawny Tortoise. Chairman Lambert said the details both inside and outside suggests the Tawny Tortoise was not designed by anyone other than Mr. Cowell. Commissioner Bortel commented that if Mr. Cowell did the church then he did the whole area from Illinois to Division. Chairman Lambert said history has not recorded the architect's names.

Chairman Lambert gave credit to the late Seth Magosky of Joliet who did the Joliet research on Herbert Cowell.

Commissioner Wright asked if Mr. Cowell was a sole practitioner. Chairman Lambert said it seems he was sole practitioner with just drafts men.

Commissioner Olsen asked where the small white building came from. Chairman Lambert said the early maps show there was a small building in the southwest corner of the Congregational Church property up until about 1898 and there was a furnace company in this building at this location around 1900 so we assume this building was relocated between 1890 and 1900.

COMMISSIONERS COMMENTS:

None

PUBLIC COMMENT: (Items not on the Agenda)

No one approached the microphone.

STAFF REPORT

Planner Javoronok stated one application for Landmark has been received for 23291 W. Lockport Street (a/k/a 300 W. Lockport Street); there were no pre-application meetings; no demolition applications have been received or approved; no changes to the preservation watch list; and no new developments to report.

OLD BUSINESS:

15311 S. Corbin Street Case No. 1480-082009.HPC

Chairman Lambert said the previous roll stands for the public hearing.

Planner Javoronok said the HPD first considered this case for a height determination on a proposed carriage house style garage. Planner Javoronok stated the Zoning Board of Appeals reviewed this matter on October 20, 2009 and recommended approval of the variance required, determined the variance met the required findings of fact, and recommended approval subject to four stipulations including the applicant begin remodeling the existing residence within two years of the date of occupancy permit for the garage.

Chairman Lambert asked if the applicant wanted to add anything before closing the public hearing. Applicant made no comments. Commissioner Bright made a motion to close the public hearing. Commissioner Wright seconded the motion. Vote by roll call:

Aye: Commissioners Olsen, Wright, Chairman Lambert, Commissioners Bortel, Allen, Bright

Nay: None

Motion carried

Chairman Lambert stated HPC was hesitant to make a height determination prior to a determination as to whether or not the proposed building was an accessory structure to the principal structure.

Commissioner Olsen asked for a recap of the ZBA's decision. Planner Javoronok stated the ZBA was required to meet four findings of fact for the variance and found that the proposed structure met the required findings of fact for the variance and recommended approval.

Commissioner Olsen asked about the requirement of the remodeling of the existing residence. Planner Javoronok stated the applicants must begin the remodeling of the existing residence within two years of the date of the occupancy permit for the garage.

Commissioner Bright asked about the proposed remodeling of the existing residence. Chairman Lambert said the ZBA did not get into the aesthetic issues only the massing issues. Commissioner Olsen asked if any of the neighbors had come forward with any issues. Planner Javoronok replied she had not heard from any of the neighbors. Commissioner Wright asked what the height to the eave. Planner Javoronok said 13 feet 6 inches. Chairman Lambert asked what the height was from the soffit to the ridge. Planner Javoronok said 23 ½ inches overall and the property to the south is 23 feet from the grade or base to ridge. Planner Javoronok said code requires that we have the height from the eave to the ridge. Planner Javoronok said there is no stated height in the R-1 overlay district. In the R-1 district there is a 15 foot height restriction. Commissioner Olsen stated this property is in the overlay district and Planner Javoronok agreed.

Commissioner Olsen made a motion to approve the height determination of 18.5 feet for the proposed carriage house style garage at 15311 S. Corbin Street.

Seconded by Commissioner Bortel. Vote by roll call.

Aye: Commissioners Bortel, Bright, Olsen, Wright, Allen, Chairman Lambert

Nay: None

Motion carried.

NEW BUSINESS:

None

COMMITTEE REPORTS:

Commissioner Bortel asked about the CLG grant. Planner Javoronok stated she had contacted several vendors regarding the design for the brochure and expect to get an estimate shortly. Planner Javoronok said she also received an estimate from Commissioner Wright for the audio. Planner Javoronok said the plan was to have it come back to HPC at the next meeting on November 12, 2009 and then it would go to the Village Board for approval.

Commissioner Wright asked if there would be a problem getting on the Village Board agenda. Planner Javoronok stated she did not anticipate any problem at this point.

DISCUSSION:

None

ADJOURN:

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

Meeting adjourned at 7:30 p. m.

Respectfully submitted,
Merrilee Trotz - Recording Secretary