

ELGIN HERITAGE COMMISSION

Tuesday, February 7, 2017

7:00pm

**City Council Chambers, 2nd Floor North Tower
150 Dexter Court, Elgin, IL 60120**

AGENDA

- A. Call Meeting to Order and Roll Call
- B. Approval of Minutes
 - 1. January 3, 2017 – Elgin Heritage Commission
- C. Recognize Persons Present
- D. Plaque Applications
 - 1. None
- E. Old Business
 - 1. Reports from Neighborhood Groups on Heritage Related Activities
 - 2. Mayor's Initiative
 - a. Directional Signage, 2017
 - (i) Downtown Neighborhood Association – Interested in partnering for Downtown Commercial Historic District signage
 - b. Web Based App
 - (a) Tour Booklets, 2017
 - (i) *Downtown Neighborhood Association 2nd Phase Booklet*
 - (ii) *Near West Neighbors Association Tour Booklet*
 - (b) Photographs/Audio
 - (i) Update
 - 3. 2017 Elgin Heritage Commission Goals
 - 4. Preservation Month Planning
 - a. Mayor's Awards Planning
 - 5. Upcoming Events
 - a. Chicago Architectural Biennial: 9/16/17 – 12/31/2017
 - b. National Trust for Historic Preservation Annual PastForward Conference: 11/14/17 – 11/17/17
 - (i) July 1, 2017 – Online registration Begins
 - c. DOCOMOMO (Documentation Conservation of the Modern Movement) Annual National Tour Day – October 2017
- F. New Business
 - 1. Elgin Bungalow Thematic Historic District – Discussion about the Scoring Criteria
 - 2. Historic Rehabilitation Grant Workshop Update
- G. Other Business

H. Adjournment

THE CITY OF ELGIN IS SUBJECT TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990. INDIVIDUALS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO REQUIRED CERTAIN ACCOMMODATIONS IN ORDER TO ALLOW THEM TO OBSERVE AND/OR PARTICIPATE IN THIS MEETING, OR WHO HAVE QUESTIONS REGARDING THE ACCESSIBILITY OF THE MEETING OR THE FACILITIES, ARE REQUESTED TO CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR AT (847) 931-5620 {TDD (847) 931-5616} PROMPTLY TO ALLOW THE CITY OF ELGIN TO MAKE REASONABLE ACCOMMODATIONS FOR THOSE PERSONS.

City of Elgin
Elgin Heritage Commission
January 3, 2017

Proposed Minutes

A. The meeting of the Elgin Heritage Commission was called to order at 7:00 p.m. in the City Council Chambers by Chairman John Wiedmeyer.

1. **Members Present:** George Rowe, Judith Van Dusen, Brian Anderson, Kim Bauer, John Marston, Steve Thoren, Scott Savel, Tom Krebsbach and John Wiedmeyer
2. **Members Absent:** None
3. **Others Present:** None
4. **City Staff Present:** Christen Sundquist, Historic Preservation Planner

B. Approval of Minutes:

1. A motion was made by Commissioner Anderson to approve the November 1, 2016 minutes with the following amendments: *The location of the Elgin History cobblestone event under Agenda Item E-1-C was omitted. The following was inserted, "...volunteers came out to the site of the Nany Kimball House (302 W. Chicago St)..."*
The motion was seconded by Commissioner Savel.
The motion passed 8-0-1 (1 abstention: Krebsbach).

C. Recognize Persons Present: None

D. Plaque applications:

1. 1036 Hill Avenue – The plaque nomination received the following average scores: Historic Significance 6.89; Architectural Significance: 6.89; Current Maintenance: 7.33. A motion was made by Commissioner Thoren to approve awarding the plaque for the property with the inscription that would read C. & E. (Cleytus & Edna) Krunnfuss, 1926. The motion was seconded by Commissioner Savel.
The motion passed unanimously.

The Commission agreed that in the future, if the builder and/or architect cannot be found, that the applicant shall notate N/A in this area on the application form to indicate that they could not uncover the architect/builder in their research.

E. Old Business

1. Reports from Neighborhood Groups on Heritage Related Activities

- a. Elgin History Museum - Commissioner Rowe noted that the Heritage Commission's December Heritage Awards was well attended at the Elgin History Museum. He continued to thank Commissioner Thoren, Commissioner Bauer and Staff for their hard work on a successful evening. Commissioner Anderson wanted to clarify that the photographs used for 928 Bellevue Avenue were not current and that he encourages all to drive past the home to see the new paint colors.
- b. NENA – NENA held its annual Homes for the Holidays tour the first week in December. Commissioner Van Dusen stated that it was well attended and all of the homes were beautifully decorated for the season. Commissioner Anderson thanked Staff for the timely completion of the plaque for 1015 Douglas Avenue and noted that the owners were pleased to receive it prior to being on the Homes for the Holidays Tour.
- c. Staff and Chairman Wiedmeyer congratulated the Commission again for their Illinois Association of Historic Preservation Commission's Commission Excellence Award. The ceremony was held on December 10th at the Joliet History Museum.
- d. Commissioner Marston noted that there was a fantastic article regarding Elgin's museums in the latest issue of *Bravo* that he encourages all to read.
- e. Commissioner Thoren noted that he recently gave the winner of the Heritage Commission's *Window Treasure Hunt*, a two-hour, private tour of the Wing Mansion. The Commission thanked Commissioner Thoren for offering the prize.

2. Mayor's Initiative Ideas

a. Directional Signage 2017

- (i) Staff noted that the Downtown Neighborhood Association – Design Committee is interested in partnering for the creation of signage for the Downtown Historic Commercial District. The idea for a competition of the design of the signage was also brought up at the DNA – Design Committee's meeting in December, 2016. The Heritage Commission agreed that this would be a great partnership.

A motion was made by Commissioner Anderson to partner with the Downtown Neighborhood Association – Design Committee for the organization of a design competition for the historic district signage. The motion was seconded by Commissioner Thoren.

The motion passed unanimously.

b. Web Based App

1. Tour Booklets:

- (i) Staff noted to the commission that the Downtown Neighborhood Association's Design Committee will be beginning its second phase in tour booklets. The second phase will be focused on churches located downtown or Elgin's mid-century modern buildings located in its city center. Staff noted that a mid-century modern tour would be more in line with a possible tour that is being organized for the Chicago Architectural Biennial and/or National

Trust for Historic Preservation Annual PastForward Conference, both held in the fall of 2017 in Chicago.

- (ii) Staff also stated to the Commission that the Near West Neighbors Association are currently working on a tour booklet to be completed by May, Preservation Month.

2. Photographs:

It was noted that the Commission is diligently taking photographs of their assigned buildings and will return the photographs as soon as possible to staff to upload to the website. Commission Bauer noted that she is currently uploading the plaque applications from 1991 working back until 1986 (program start).

F. New Business

a. 2016 Budget wrap up and 2017 budget projects

- 1. Ms. Sundquist noted that the partnership with the Downtown Neighborhood Association for the 2016 Mayor's Awards helped cut a lot of costs associated with the ceremony. Ms. Sundquist also stated that the remaining balance was \$1,246.28 and was donated to the Elgin Area Historical Society to be used for the Dairies to Prairies Documentary, Nancy Kimball House and/or the purchase of new equipment.

Commissioner Anderson asked if the Commission should set aside funds for attendance for the upcoming National Trust Conference in November, held in Chicago. The Commission agreed to discuss setting aside funds once fees, sessions and tours are known.

b. 2017 Heritage Commission Goals

- 1. Staff presented a list of possible goals that the Heritage Commission could focus on this year. She asked that the Commissioners review the list and at the next meeting the Commission should discuss what to focus their efforts on this year.

c. Preservation Month Planning

- 1. Staff stated that this year's Mayor's Awards will be held on Tuesday, May 2, 2017 at 1 Douglas Avenue – 4th Floor. She noted that this space is currently empty and that the owner, Kurt Kresmery, has graciously offered the space for no fee. The space offers everything that the Commission is looking for including easy access, an elevator, historic elements (exposed brick), a kitchenette, and a large open space. Staff did note that the Commission is responsible for providing chairs, tables and linens along with clean up. Commissioner Rowe volunteered to look into borrowing chairs (250) for the event. Staff stated that she will contact Heritage Commission Associate member, JoEllen Doscher, who was the caterer for the past Mayors Awards events, to see if she'd volunteer to cater the event again this year.

The call out for nominations for the Mayor's Awards will be announced on

January 23rd with a due date on February 24th and preservation month event registration forms due on March 24th.

- d. Staff noted that there are several conferences and events happening in Chicago in the fall including the Chicago Architectural Biennial, the National Trust for Historic Preservation Annual PastForward conference and DOCOMOMO Annual National Tour Day. She stated that she will be working with Landmarks Illinois to organize a mid-century tour in Elgin, including Bertrand Goldberg's Laundry Building for the upcoming conferences in the fall. Once initial items have been organized, she noted that she may need help from the Commissioners with the organization.

G. Other Business

1. Commissioner Bauer discussed having the Heritage Commission connect with State Senator, Cristina Castro, to give her a tour of our historic resources in one of our districts. Commissioner Bauer noted that since this is a new appointment for Senator Castro that it would be beneficial to give her a background of Elgin's history and what we have to offer.
2. Commissioner Van Dusen noted that she was recently in Houston, Texas to visit her son and went on several tours of the historic districts that they have in the City. She found it interesting that the city offers a Historic Building Relocation Program and noted that it was founded in 2002. The program has successfully relocated 32 homes to provide affordable housing throughout Houston. The program boasts its innovative, green strategy to address its affordable housing needs. If the buildings were not relocated, they would have been demolished, with its materials ending up in the landfill.

H. Adjournment

A motion was made by Commissioner Thoren to adjourn the meeting. The motion was seconded by Commissioner Krebsbach and passed unanimously. The meeting was adjourned at 8:43 p.m.

Respectfully submitted,



Christen Sundquist, Historic Preservation Planner
Community Development Department

Approved:

ELGIN HERITAGE COMMISSION

Year 2017 GOALS

1. Confer recognition upon structures and areas with special historic or architectural value to the community and upon individuals/groups who have worked to preserve and/or promote them.
 - a. Encourage the nomination of Elgin cobblestone buildings on the National Register of Historic Places.
 - b. Create a plan to research buildings designed by W.W. Abell.
 - c. Continue with the promotion of the Elgin Heritage Commission's Building Plaque Program for residential properties.
 - d. Partner with the Downtown Neighborhood Association to create Downtown Commercial District signage.
 - e. Encourage citywide organizations to participate in the annual Preservation Month activities. Coordinate with City staff efforts in organizing Preservation Month. Host the Commission's annual ceremony for the presentation of Mayor's Awards, city landmark building plaques.
 - f. Continue to hold a second annual presentation in December to hand out building plaques.

2. Educate local government agencies, property owners and the public at large on the need and means of preserving and promoting Elgin's heritage.
 - a. Educate through different means property owners, architects, contractors, real estate agents, and any interested parties on Elgin's Design Guidelines, Elgin's Building Plaque program, landmark designation and other specific preservation issues.
 - b. Support and encourage local groups' and individuals' projects, workshops and seminars.
 - c. Continue to sponsor guided tours of Elgin and update the Commission's Historic Elgin website. Partner with special events organizations to promote Elgin's heritage.

3. Advise and assist with the physical and financial aspects of preservation, rehabilitation and adaptive reuse.
 - a. Update the 2008 Amended Historic District Guidelines to include mid-century design features.
 - b. Organize any surveys that have not been digitized.
 - c. Identify and survey additional areas within the city based on the long term plan of the Commission to survey neighborhoods. Apply for a grant (deadline January 2018) from the Illinois Historic Preservation Agency's Certified Local Government program to survey the structures in the identified neighborhood (*Northwest Neighborhood – Part 2*).
 - d. Review and implement the Elgin Heritage Commission's long-term plan to designate additional historic districts within the City, and to annex surrounding to current districts as when requested by the neighborhood.
 - e. Review, enhance and promote the historic architectural rehabilitation grant programs for high impact projects and demonstrate their benefits to property owners and the City of Elgin. Offer Grant Workshop at end of February/beginning of March to answer any questions applicants may have about the historic rehab grant program.
 - f. Research other potential documents and records of historical and genealogical value that pertain to Elgin, preserve such records and disperse them for public availability. Publicize the fact that such records are accessible.
 - g. Continue to encourage the preservation of architectural resources through the participation of City designated landmarks and historic districts in the Property Tax Assessment Freeze Program and the Federal Rehabilitation Investment Tax Credit Program.

Criteria for Inclusion

**All accepted bungalows shall have at least 60% of the following sub categorical attributes and must include characteristics 1, 2 and 3 (unless style omits the porch).

Traditional Bungalow:

1. Must be 1 to 1 ½ story residence. A full second floor is not considered a true bungalow.
 - a. Subtypes:
 - i. Side gabled 1.5 story with front dormer
 - ii. Side gabled 1 story
 - iii. Front gabled 1 story
 - iv. Hipped roof one story, usually with one or more dormers
2. Low pitched roof
 - a. Large overhanging eaves, open or boxed; wood soffits
 - b. Dormers often present, usually one, but up to 4; with hipped, gabled, clipped gable or shed roof
3. Front or side porch or veranda identifying main entry
 - a. Usually 8 feet deep, full or half-width
 - b. Most commonly inset but may be attached with hipped, gabled, clipped or, rarely, shed roof
 - c. If enclosed must be a screened porch, sunroom or 3 season room
 - d. Elevated from ground level
 - e. At least 50% windows or openings
 - f. Square or tapered columns, with or without a stone base
 - g. Balustrades: square or picket balusters, flat newel cap with beveled edges, flat or beveled railings
4. Windows
 - a. Predominately double hung sash windows with a single light in the bottom and multiple lights in the top sash, commonly, 3, 4, 5, or 6 vertical panes over one.
 - b. A minority of plans feature casement windows.
 - c. High windows flanking fireplace
5. Doors
 - a. Predominately 1 or 2 wooden panel(s) below 3 or more lights.
 - b. Sidelights are uncommon.
 - c. Other types of doors present in named style bungalows
6. Cladding materials
 - a. Wood, cedar shingle or masonry; sometimes more than one cladding material
 - b. Natural colors
 - c. Regional materials
7. Decorative features: window boxes, balconies, trellises, trellised porch or pergola.

8. Interior features (only listed for reference, not reviewed) may include:
 - a. Entrance opens to living or dining area
 - b. Fireplace with exterior chimney may be present
 - c. Cased windows and doors
 - d. Doors of one or two panels
 - e. Box beams
 - f. Chair rail
 - g. Simple millwork
 - h. No more than 8'-0" hallway

Index of Bungalow Styles:

**To be deemed a specific style of bungalow, a structure must have at least 3 specific stylistic attributes in addition to traditional bungalow characteristics.

Arts and Crafts

1. Exposed eaves; may be flared
2. Exposed rafters tails
3. Beams or triangular braced supports under the gables and/or eaves. Rarely, Greene and Greene style eaves with stepped, projecting purlin beam and bracketed capital.
4. Rafter-end detailing
5. Extra stickwork in gables or porch roof
6. Multiple roof planes are common
7. Deep porch (c. 8') often with stone piers. Low piers without columns are common.
8. Trellised porch or porte cochere roof
9. Columns often featuring decorative wooden elements such as raised fillets in a horizontal banding design or paneled neck molding beneath a splayed or rectangular capital.
10. Clad in wood, cedar shingle or masonry; often more than one cladding material
11. Wooden doors featuring panels below 3-4 vertical lights or full glazing with muntins in a geometric design.
12. Double or triple windows are common. Muntins may be arranged in geometric patterns
13. Beveled and/or leaded glass
14. Exterior stone or brick chimney.
15. Built-in furniture

Chicago

1. Narrow rectangular plan with narrow side towards the street
2. Offset entrance porch on front or side
3. Gabled, clipped (jerkinhead) or shallow hipped roofs
4. Porch columns are usually massive and square
5. Large windows
6. Front bay with rows of windows

7. Geometric leaded art glass
8. Brick or stucco exterior

Prairie

1. Low-pitched roof with wide overhanging eaves
2. Flattened gable roof edges
3. Swept-back gable with the peak projecting farther than the lower edges
4. Horizontal patterns in wall design
5. Contrasting wood trim
6. Tall casement windows
7. Horizontal rows of windows, sometimes wrapping around corners
8. Small-paned leaded glass windows with angular geometric designs
9. Broad, flat chimney
10. Window boxes

Spanish Revival

1. Lower pitched flat, gabled or hipped roof with small overhang; often clad in red tile
2. Asymmetrical facade
3. Small or no porch; covered vestibule
4. Small courtyard area
5. Arches above windows and/or doors; grouped windows of differing sizes
6. Arched wing wall
7. Textured stucco wall finishing
8. Decorative tiles
9. Decorative tile or stucco vents
10. Small round or square tower
11. Elaborated chimney tops
12. Wrought iron railings, sconces, hinges

Mission Revival

1. Shaped Mission roof parapet or dormer
2. Widely overhanging open eaves, often with decorative brackets
3. Tile roof may be present; may be cantilevered from the wall surface
4. Smooth stucco or adobe cladding
5. Large, square porch piers
6. Arcaded porches
7. Small tower
8. Quatrefoil window

Tudor Revival

1. Rounded roof lines

2. Clipped (Jerkinhead) gables
3. Enclosed vestibule with asymmetrical roof
4. Half timbering
5. Stone chimney, often located on the front elevation
6. Rounded front door with decorative strap hinges
7. Casement windows with diamond panes
8. Sash windows with 6-over-6 9-over-9 or 12-over-12 panes

Colonial Revival

1. Side gable with symmetrical design
2. Clipped (Jerkinhead) gables
3. Classical moldings
4. Attached porch with arched gabled roof
5. Round columns
6. Narrow clapboard siding
7. Trellises

Eclectic

1. Airplane:
 - a. Second level consists of a 1 or 2 room 4-sided structure
 - b. Gabled, hipped or flared oriental roof
 - c. Usually featuring windows on all 4 sides
 - d. Multiple roof planes are common
2. Swiss Chalet
 - a. Large, single forward-facing gable
 - b. Vertical siding in upper gable
 - c. Deep overhanging eaves
 - d. Scalloped barge boards
 - e. Patterned stickwork decoration on wall surfaces
 - f. Balustraded balcony
 - g. Shutters and window boxes
3. Oriental
 - a. Upswept gable peaks
 - b. Detailed exposed timberwork
 - c. Ogee arch, sometimes with scalloped edges
 - d. Oriental trim

Elgin Bungalows

Criteria	Importance Level	Evaluation Score	Total
1. One to One and one-half story residence	3	<u>0</u>	0
2. Low Sloped Roof (7/12 or lower)	3	<u>0</u>	0
3. Massing Type	3	<u>0</u>	0
4. Overhanging Eaves	3	<u>0</u>	0
5. Exposed Rafters, eaves or knee braces	1	<u>0</u>	0
6. Dormer on Second Floor	2	<u>0</u>	0
7. Front Porch (Open or Enclosed)	3	<u>0</u>	0
8. Elevated Entrance (High Foundation)	2	<u>0</u>	0
9. Chimney	1	<u>0</u>	0
10. Window Style	3	<u>0</u>	0
11. Original Materials (Clapboard, Brick, Stucco)	2	<u>0</u>	0
12. Natural Colored Exterior - Earth Tones	2	<u>0</u>	0
13. Current Maintenance	2	<u>0</u>	0
14. Integrity to Original Structure (Intact features)	2	<u>0</u>	0
15. Unique characteristic or design element	2	<u>0</u>	0
16. Historical Considerations	2	<u>0</u>	0
	36		

Total Points 0

Highest Possible Points 360

Total Percentage (Has to be 60% or greater) 0%

Bungalow Scoring Criteria

- 2** Does not exhibit any characteristics of the criterion, or is in poor quality, style and/or maintenance; is not associated with any of the historical or cultural conditions found below.
- 4** Exhibits some characteristics of criterion, but is deficient in quality, style and/or maintenance; A building which contributes only to a small degree to the larger historical context of the district
- 6** May be a good example of style, but is lacking in either quality or maintenance; or may be a vernacular element, but of good quality and craftsmanship; A building that is typical of the era in which it was constructed, or representative of larger developments; or, a building that was associated with one family for a long period of time; or a building that has some association with the city's identity
- 8** Very good example of criterion. Is easily identified, of good quality and craftsmanship; A building associated with one or more persons who were representative of Elgin's history but may not merit individual attention in an historical account; a building which was the site of one or more minor historic events
- 10** Best possible example of criterion. High style design element, excellent craftsmanship and in excellent condition; or a building associated with one or more individuals who played a leading role in Elgin's history; or a building that was the site of one or more significant historic events

Importance Level

- 1** Marginally important to the character of a bungalow style
- 2** Somewhat important to the character of a bungalow style
- 3** Very important to character of a particular bungalow style