CALL TO ORDER
The meeting was called to order by Chairman Michael Garrigan at 7:00 p.m.

ROLL CALL
Present were: Ken Boyer, Ken Donart, Whitney French (Vice-Chair), Michael Garrigan (Chairman), Kristine Heiman and Jeff Wehrli (CB Representative)
Also present: Planning & Zoning Manager Angela Zubko
Members in the audience: Candice Hadley
Absent: Richard Scheffrahn

APPROVAL OF AGENDA
Whitney French made a motion to approve the agenda as written, Jeff Wehrli seconded the motion. All agreed and the agenda was approved as written.

APPROVAL OF MINUTES
Jeff Wehrli a motion to approve the minutes as written from the January 21, 2015 meeting. Kristine Heiman seconded the motion. All agreed and the minutes were approved.

CHAIRMAN’S REPORT
Mr. Garrigan had no report at this time.

PUBLIC COMMENT
There was no public comment at this time.

PUBLIC HEARING
1. 15-03 Candice Hadley
Location 1542 Plainfield Road, Oswego
Purpose Nomination request for landmark status

Jeff Wehrli made a motion to open the public hearing, Ken Boyer seconded the motion. With a roll call the commission opened the public hearing.

Planner Zubko went over her written report stating that the owner, Candice Hadley (who is present) is requesting approval to landmark her home at 1542 Plainfield Road, Oswego, IL. The home was built in 1865 and was owned by Gilbert & Mary Ann (Cass) Gaylord. The owners justification on why this house shall be landmarked is that the Gilbert Gaylord House is an extremely well-preserved example of Italianate architecture. The main structure is virtually unchanged and over the past two decades, the current owner has...
painsstakingly restored the front porch, preserved the brackets under the eaves, had the brick tuck-pointed and installed copper gutters. The east side addition was built in 2007 in a manner similar in style and materials to the original, without detracting from the original structure’s historic integrity. There are no other brick Italianates in Oswego or the surrounding township that compare to this structure. Additionally, the structure is eligible for listing in the National Register of Historic Places. The house qualifies for “Criterion C for architecture as a good representative example of an asymmetrical Italianate residence.” The structure also has been recognized as a Property of the Season by the Oswego Historic Commission and has been named an Oswego Township Heritage Place. She also stated there are the architectural details and description of the additions over the years. Also under the historical narrative she gave us the background of the house, how it was used and who lived there. Planner Zubko stated the Historic Preservation Commission must do a few items before passing it onto the board, we have 30 days from the receipt of the application stating whether the nominated landmark does or does not meet the criteria for designation as provided for in Article III, Section 4 of the Kendall County Historic Preservation Ordinance. The report shall contain 4 criteria which the Commission went over later in the meeting the following information:

1. **An explanation of the significance or lack of significance of the nominated landmark as it relates to the criteria for designation;**
   The significance checked on the application are the following:

   - It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
   - It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
   - It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
   - It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
   - It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
   - It is suitable for preservation or restoration;
   - It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

2. **A description of the integrity or lack of integrity of the nominated landmark;**

3. **A map showing the location of the nominated landmark.**
4. In the case of a nominated landmark found to meet the criteria for designation, the report shall include a description of the significant exterior architectural features of the nominated landmark that should be protected.

The property owner has given their consent so the Board would just need a majority vote. The next steps if approved by the Historic Preservation Commission no building, zoning, site development, access, utility or other permit shall be issued by the Planning, Building & Zoning Department, the Highway Department or other County department without a Certificate of Appropriateness being issued in accordance with Article IV Section 2 for alteration, construction, demolition, or removal of a nominated landmark from the date the nomination form is received by the County office until the final disposition of the nomination by the County Board unless such alteration, removal, or demolition is necessary for public health, welfare, or safety.

The County Board, upon a recommendation from the Preservation Commission that the proposed landmark should be designated, shall review the report and recommendations of the Preservation Commission. The County Board has 60 days to take one of the following steps:

1. Designate the landmark by ordinance; or
   (In the case of the property owner(s) objection to a landmark designation or historic district, the nomination would require the affirmative vote of a super majority of full County Board.)
2. Refer the report and recommendation back to the Preservation Commission with suggestions for revisions, stating its reason for such action.
3. Reject the nomination application.

If approved we would present the plaque to the owner to hang. Planner Zubko stated also in the packet is a letter from the Illinois Historic Preservation Agency dated March 7, 1994, a plat of survey from 1986 and also the Old-House insider article written in 2009 showing interior pictures of the house.

Mr. Garrigan swore in Ms. Hadley and there was no one in the audience for public comment on this hearing.

Ms. Hadley stated she tried to fill everything out accurately and also had help from her architect Michael Lambert. The house will be 150 years old this year and excited to get this house nominated and preserve it.
Mr. Garrigan closed the public hearing with a motion from Ken Donart, seconded by Ken Boyer. The public hearing was closed after a roll call vote.

Mr. Wehrli thanked Ms. Hadley for the application as this is the first landmark and we’re very excited. Mr. Garrigan stated he has visited the home and it’s phenomenal and also thanked Ms. Hadley for applying as this is a great kick off for our first landmark.

The Commission went through the four criteria and decided on the following:

1. **An explanation of the significance or lack of significance of the nominated landmark as it relates to the criteria for designation;**
   - It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
   - It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
   - It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
   - It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
   - It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
   - It is suitable for preservation or restoration;
   - It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

2. **A description of the integrity or lack of integrity of the nominated landmark;**
   The home was built in 1865. The original main floor has four rooms: formal front parlor, family room (converted in early 1970’s from two smaller rooms), dining room and kitchen. The original pine plank flooring is still intact in all rooms except the kitchen; as is all original woodwork and some doors.
   - There is a staircase with the original curved banister inside the double doors (with a curved wall underneath). Another curved wall in the hallway is hidden behind a door that decades ago was installed for access to a half bath.
   - The formal front parlor, currently a wheelchair accessible bedroom, has original crown molding.
   - The dining room features a stone mantle fireplace recently installed to replace a circa 1970’s inappropriate brick “Colonial” fireplace. A door leading to a “silverware closet” under the stairs has been walled over (decades ago a large radiator was installed in that space to heat the main hallway).
   - The narrow staircase leading to the basement is still intact under the floor of the pantry.
The second floor of the original structure originally included five rooms, three bedrooms, a billiard room and probably a maid’s room. Currently there are four bedrooms, one bathroom (top of main stairs) and the maid’s room is now a master bath. There also is a rear staircase from the dining room (next to the fireplace) leading up to a small hallway to the master bath, bedroom and attic stairway.

The basement level originally included four rooms with access via the narrow kitchens staircase and an exterior cellar entrance.

The north-facing stately brick home resides on 5.27 acres in a rural setting, four miles southeast of Oswego. A 100+ year old barn, corn crib, hog house, machine shed and chicken coop remain on the property, in addition to a front yard with large maples along the curved brick drive, a field, two fenced horse pastures, gardens and an orchard.

3. A map showing the location of the nominated landmark.

4. In the case of a nominated landmark found to meet the criteria for designation, the report shall include a description of the significant exterior architectural features of the nominated landmark that should be protected.

The Italianate Gaylord two-story brick residence is a gabled ell sitting on a cut limestone, raised foundation. Tall, arched windows are delineated with cut stone sills and corbelled lintels; broad eaves are supported with massive, incised brackets. There are two front entrances; one with double doors. Ornate porches adorn the front and rear facades.

Whitney French made a motion to recommend to landmark this structure to the County Board. Ken Donart seconded the motion. Planner Zubko will work on getting the plaque so it’s ready for the event in May.

NEW BUSINESS
Discussion on public outreach event- Planner Zubko stated since we have a guest speaker let’s discuss this event first.
Kristine Heiman introduced Christine Benuzzi from Landmarks Illinois. She currently lives in Huntley and is also a realtor. Kristine and her met at a realtor conference in where she was talking about the economic incentives the state offer and federal offers for historic homes that most realtors do not know about. She conducts training to realtors the benefits instead of a biased on historic homes. She’s been working within landmarks on how to overcome that bias in the development community. They have started a workshop/training for realtors that has been very successful. She did one as recently as yesterday in Rockford and wanted to know if we’d like to sponsor training. They have started to talk to the Realtor Association of Fox Valley but have not incorporated all the other realtor groups in this area. She encourages hosting our own event and when they can be very specific to this area it has a much better success rate. Participation from the PBZ Department and economic development entities should also participate in this event as they also sell the community.

Mr. Wehrli asked how many people have attended so far approximately. Ms. Benuzzi stated about 35 people in Wilmette about 60 in Oak Park and about 40 in Rockford. This event can be publicized and depends on who you invite. They have not asked the state for continuing education credits yet but that’s possibly a next step.

Planner Zubko how much the training workshop costs approximately and obviously we’d host the location. The state of Illinois has provided a speaker to discuss the state incentives and federal and hope that agency exists after July 1st. Landmarks would be happy to provide their portion of their presentation for free as part of the pilot program. They encourage the local to think of the venue and refreshments. Sometimes lenders are refreshment sponsors of events. Planner Zubko also asked how far in advance is typical to set everything up. Ms. Benuzzi stated generally from start to finish have been about 6 weeks to 2 months which was not really enough time. To do a significant program she suggests starting now for early fall as the realtors typically are on vacation in July and August. The end of June is the Landmark conference so they’re focused on that. Possibly September might be a good time as we’ll know the state budget and will allow enough time.

Planner Zubko asked how long the events typically take. Ms. Benuzzi stated typically about 2 hours and then time after for questions and a public relations opportunity.

The Commission stated the next step might be to pick a date in early September. The Commission picked September 17th later in the meeting.

OLD BUSINESS
1. Landmark applications- Planner Zubko stated she has put a call into Mr. Harold Oliver about landmarking the mill and is waiting for a return phone call.
2. Update on Millbrook Bridge- Jeff Wehrli and the new Forest Preserve director contacted the Village of Millbrook about connectivity to the Millbrook North Forest Preserve which is what we need to hook this into a trail system. Also they are doing a study for above water and under water study on the damage including the demolition cost. The study should be done every other year.
3. Review draft intergovernmental agreements- Planner Zubko stated in the packet are the modifications as discussed last time. Hopefully everything has been correctly modified and we’re ready to approve the draft intergovernmental agreement for future use. Jeff Wehrli made a motion seconded by Ken Donartto approve the agreement as written. After a roll call vote, all were in favor and the agreement was approved. ACTION: Planner Zubko will pass this to the SAO for one final review.

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4. Discussion on grants for courthouse windows- Planner Zubko stated she just recently emailed Catherine O’Conner and Lisa DiChiera regarding the windows and the parameters to keep it historical with the Secretary of Interior standards to achieve energy efficiency. **ACTION:** Once we hear back we should contact Terry again for a quote and a few others since we have specific standards to hand out.

5. Discussion on public outreach event- The previous action items are mute if we have a plaque ready to go and the realtor discussion. We have decided September 17th at 9am, doors open at 8am with refreshments. Planner Zubko will look for some sponsors and see the cost of food.

6. Review Reconnaissance Survey Pictures- There was no time tonight.

**PUBLIC COMMENT**
There was no public comment at this time.

**ADJOURNMENT- Next meeting will be April 15, 2015** – Whitney French made a motion to adjourn, seconded by Ken Boyer, all agreed. Chairman Michael Garrigan adjourned the meeting at 8:19 pm.

Submitted by,
Angela L. Zubko, Recording Secretary & Planning & Zoning Manager