AGENDA

Glen Ellyn Historic Preservation Commission Meeting
Thursday, October 20, 2022 - 7:00 p.m.
Village Hall, Room 306
535 Duane Street, Glen Ellyn, IL 60137

1. **Call Historic Preservation Commission Meeting to Order.**
2. **Approval of Minutes from September 15, 2022 Meeting.**
3. **Public Comment (Non-Agenda Items).**
4. **Old Business.**
5. **New Business.**
   a. Laying the groundwork for a Historic House Walk
   b. Outlining concept for May 2023 event
   c. Planning for 2023 HPC events
6. **Historical Society Business.**
7. **Chairman's Report.**
8. **Village Board Trustee Report.**
9. **Staff Report.**
10. **Confirmation of Next Meeting Date and Adjournment.**

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

cc: Historic Preservation Commission
Kelley Kalinich, Trustee Liaison
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Martin Scott, Director of Community Development
Atrian Fard, Senior Planner
Taylor Gendel, Associate Planner
Brian Baltudis, Facilities Manager
Lori Gloude, Executive Assistant
Elisa Pollina, HPC Recording Secretary
Karen Hall, Executive Director of the Glen Ellyn Historical Society

Glen Ellyn Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/20/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Minutes
Prepared By: Taylor Gendel

AGENDA ITEM (ID # 2022-2747)

DOC ID: 2022-2747

Draft Minutes from September 15, 2022 HPC Meeting

Statement of the Issue:
N/A

Analysis:
N/A

Budget Impact:
N/A

Action Requested:
Please review the attached minutes from the September 15, 2022 HPC meeting.

Attachments:
1. 9-15-22 HPC Meeting Minutes-DRAFT

DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION MEETING
September 15, 2022

Call to Order and Roll Call

The meeting was called to order at 7:10 p.m., by Historic Preservation Commission (HPC) Chairman Penn French. Roll was called. Present: Chairman French and Commissioners Nathan Darga, John Day, Donna Leak, Barb Lemme and David Schlembach. Absent: Commissioner Robert Margetts. Also present were Village Board Trustee Kelley Kalinich, Village Associate Planner Taylor Gendel and Recording Secretary Barbara Dutton-Thomas.

Public Comment

Tim Loftus related that the house with the clay tile roof at the corner of Hill and Main was written up by the restoration company that refreshed the roof and described the home as having been recognized with a "prestigious restoration of the year award" (referencing recognition by the HPC).

Approval of Meeting Minutes

A motion to accept the minutes of August 18, 2022 as amended was made by John Day and seconded by Barb Lemme. The motion passed by voice vote.

New Business

Public Hearing for 567 Taylor

A motion to open the Public Hearing to consider the property at 567 Taylor Avenue for designation as a local historic landmark was made by David Schlembach. Seconded by Barb Lemme, the motion passed unanimously by roll call vote of all Commissioners present.

Sworn in, Taylor Gendel, Associate Planner, 535 Duane, stated that William and Heidie Peterson, owners of the home located at 567 Taylor Avenue, have submitted a historical landmark nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommend designation of their home as a Glen Ellyn Local Landmark. The home, she continued, is located in an R2 Residential District, and was built in 1927. She stated that the Petitioner provides that the home has been meticulously restored to incorporate many of the original 1920's design elements according to old photographs and correspondence with the previous homeowners.

The home, she related, was included in the 2006 Architectural Survey by Granacki Historic Consultants and at the time was listed as a home in excellent condition with local historical significance. Ms. Gendel described the home as a Tudor Revival with an asymmetrical front entry bay extending to the north garden wall with a round arch opening, a rough stone entry surround, a side gable roof with ceramic tile and a shed roof front wall former and historic wood windows.

The Petitioners, stated the Associate Planner, indicated that they believe that the home meets the following criteria for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;
4. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
5. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
6. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

Associate Planner Gendel went over HPC action pertaining to the nomination application.

Having been sworn in, along with Heidie Peterson of the same address, William Peterson, 567 Taylor Ave., stated that next May he and Mrs. Peterson will have lived in the subject home for 30. After acquiring into the home they began to restore it "bit by bit," he recalled, including stripping and staining woodwork in the home – an effort that spanned approximately nine years. He said that while no one famous has lived in the house, the Peterson's have made the acquaintance of the son of the owner of the home in the 1930s. A lot of the original features, related Mr. Peterson, had been removed in what he called a "1970s re-muddling" undertaken by a subsequent owner. In their efforts to restore the home's original character, the Petitioners studying old photos of the house, explained Mr. Peterson, who recounted various tasks they undertook, including replacing the roof, tuck-pointing with red grout, repairing interior stucco, adding exterior scalloped brick coping, applying period outdoor light fixtures, installing vintage sconces, and renovating the kitchen and bathrooms to reflect a 1920s' style. They also added a vintage-style porch and landscaping, he said. The home, he related, was featured on the Citizens for Glen Ellyn Preservation house walk in 1999. Mr. Peterson expressed the hope that having the house landmarked would "inform" future owners of the duty to be keepers of it, and would encourage neighbors to seek landmarking. Commissioner Lemme remarked that she appreciates the attention to detail, and the respect and honor given to the home. Chairman French suggested the comment about being a "keeper" is fitting, as those residing in the house are "just passing through."

A motion by Commissioner Darga and seconded by Commissioner Day to close the Public Hearing carried unanimously by roll call vote of all Commissioners present.

Chairman French concluded that the subject home met enough of the criteria necessary for landmark status, citing integrity of the location, exemplification of the architectural style, and as the home is part of the historical survey of 2006, it is of significance to the community. Compliments on the Petitioners' effort were voiced. A motion to recommend that 567 Taylor Avenue be designated as a landmark property was made by Commissioner Lemme. Seconded by Commissioner Darga, the motion passed unanimously by a roll call vote of all Commissioners present.

Planning Session for 2023 HPC Events

Ideas for highlighting the history of Glen Ellyn neighborhoods was discussed, with Commissioner Lemme advocated for organizing a presentation for next spring and Chairman French mentioning a local blogger focused on historic preservation who the Commission might ask to write a series on neighborhood history. The Chairman stated an objective of gathering "collective wisdom" from homeowners to create a digital information resource. He also listed as a goal a house walk, but explained that a potential event for 2023 might be one that is more modest in nature ("sort of a baby step") in a potential run-up to 2024 when additional time allows for developing a more ambitious program. A walking tour featuring historic homes and a presentation of a series of videos were suggested. Audience member Mr. Lee Marks suggested that perhaps Citizens for Glen Ellyn Preservation might be receptive to resurrecting the house walk event it had previously sponsored. Mr. Peterson suggested that a video tour might be more practical and sustaining than a house walk.

Historical Society Business

Director Karen Hall thanked those assembled for attending the meeting at the evening's meeting at the Glen Ellyn Historical Society, and introduced GEHS Board members and staff. She announced that Saturday is "Smithsonian Museum Day," as well as will feature a 2 p.m. talk by Leslie Goddard on lost department stores of Chicago. Ms. Hall also said Oct. 25th is "Pioneer Day," which will feature a Civil War reenactment group, a blessing delivered by the Soring Foundation, and a food vendor. Another upcoming program will commemorate Glenbard West High School's 100th anniversary, she said, noting that Glenbard South is celebrating its 50th.

Trustee's Report

Trustee Liaison Kalinich reported that the Board is nearing the end of its review of the Comprehensive Plan Draft, into which references to community history are being woven. She said the US Bank site at Forest and Duane is under contract for purchased by the Village, which is to partner with the Park District to develop a park with a pavilion and a farmers' market component.

Staff Report

Taylor Gendel announced that new Community Development Director Marty Scott has come on board, and that the Plan Commission will be considering a special use permit for the historic church building at 796 Prairie, into which the DuPage County Church of Christ intends to move. She added that the Architectural Appearance Commission will be conducting an exterior appearance review for 504 Crescent, into which a new restaurant is to move, updating the front façade. She confirmed that the next HPC meeting is scheduled for October 20, 2022.

Adjournment

Chairperson French adjourned the meeting at 8:28 p.m., following a voice vote on a motion by Commissioner Day and seconded by Commissioner Darga.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

Glen Ellyn Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/20/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Discussion Item
Prepared By: Taylor Gendel

AGENDA ITEM (ID # 2022-2750)

DOC ID: 2022-2750

Laying the groundwork for a Historic House Walk

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

Glen Ellyn Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/20/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Discussion Item
Prepared By: Taylor Gendel

AGENDA ITEM (ID # 2022-2751)

DOC ID: 2022-2751

Outlining concept for May 2023 event

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

Glen Ellyn Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/20/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Discussion Item
Prepared By: Taylor Gendel

AGENDA ITEM (ID # 2022-2752)

DOC ID: 2022-2752

Planning for 2023 HPC events

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:
1. DRAFT HPC Calendar 2022

DRAFT HPC Calendar 2022-2023

October 2022

- Regular HPC Meeting October 20
  - Laying the groundwork for a Historic House Walk
  - Outlining concept for May 2023 event
- Oct 24 VB presentation for 567 Taylor Landmark

November 2022

- Regular HPC Meeting November 17
-

December 2022

- Regular HPC Meeting December 15
- Reach out to reserve a venue for May 2023 Preservation Month event
- Create poster & reach out to Grant to set up promotion for HPC Award submissions

January 2023

- Regular HPC Meeting January 19
- Begin to solicit HPC Award submissions for projects completed in 2022
-

February 2023

- Regular HPC Meeting February 16
-

March 2023

- Regular HPC Meeting March 16
- End of month deadline for HPC Award submittals
-

April 2023

- Regular HPC Meeting April 20
  - HPC votes to determine HPC Award Winners
-

May 2023

- Regular HPC Meeting?? May 18
- Preservation Month HPC Event
- VB presentation to HPC Award Winners

June 2023

- **No** meeting

July 2023

- **No** meeting

August 2023

- Regular HPC Meeting August 17

September 2023

- HPC Meeting September 21 at the Historic Society

October 2023

- Regular HPC Meeting October 19