

AGENDA

Glen Ellyn Historic Preservation Commission Meeting
Thursday, November 17, 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 October 20, 2022 Meeting.
3. Public Comment (Non-Agenda Items).
4. Old Business.
 - a. Discussion on planning a historic house walk
5. New Business.
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 11/17/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Minutes
Prepared By: Taylor Gendel

**AGENDA ITEM (ID # 2022-
2890)**

DOC ID: 2022-2890

Approval of Minutes from October 20, 2022 Meeting

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan (if applicable)

Action Requested:

Please review the attached minutes.

Attachments:

1. October 2022 Historical Preservation Commission Minutes DRAFT



Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
October 20, 2022
7:00PM
Glen Ellyn Civic Center Room 306

Board or Commission: Historic Preservation
Meeting: Regular
Quorum: Yes

Date: October 20, 2022
Called to Order: 7:03 p.m.
Adjourned: 9:03 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Present
Nathan Darga	Commissioner	Present
John Day	Commissioner	Present
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
David Schlembach	Commissioner	Present

Also Present:

Atrian Fard	Senior Planner	Present
Taylor Gendel	Associate Planner	Absent
Karen Hall	Executive Director of the Historical Society	Present
Kelley Kalinich	Trustee Liaison	Present

Public Present:

Ian & Liz Dawson	Glen Ellyn Residents	

A. CALL TO ORDER

The **October 20, 2022** regular meeting of the Historic Preservation Commission was called to order by Chairman French at **7:03 PM** at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM SEPTEMBER 15, 2022 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 9/15/2022

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Darga

AYES; French, Darga, Lemme, Day, Leak, Margetts, Schlemback

E. OLD BUSINESS - None

F. NEW BUSINESS -

1. Laying the Groundwork for a Historic House Walk – Chairman French states we would like to build some momentum from our boathouse event. If we do another event in May it could be a stepping stone to a house walk which may take a few years to plan. Chairman French distributes a handout to the HPC titled House Walks Planned & Hosted by Citizens for Glen Ellyn Preservation (see attached). French reviews the attachment with the HPC. Chairman French introduces Liz Dawson, former chair of the Historic House Walk in Glen Ellyn as well as former CEO of the Wright Plus House Walk in Oak Park where she served for several years. She is here tonight to share her knowledge of house walks with us. Dawson states the Wright Plus House Walk is a massive event in Oak Park that raised \$250,000 and had 3200 visitors from all over the country. There are 10 houses in the Wright Plus House Walk. She adds before setting up a house walk you need to determine the following:

- Mission – what are you trying to do and promote
- Home selections
- Research on homes – which will be used when the house is presented on the walk.
- Logistics – how to get people there and the many volunteers needed for the event
- Orientation center – a designated place/center for meet and greet

Dawson adds this is a big undertaking and if the HPC would like to do this you may consider partnering with various organizations.

Chairman French adds we could partner with Citizens of Glen Ellyn Preservation and the Historical Society. French asks the HPC if this is something they would be interested in doing. The HPC says yes.

Historical Society Director Hall states if the HPC is looking for something to promote, the HSS is looking to add an elevator to Stacy's Tavern. The cost to do this is \$100,000. That could be a great way to kick off the fundraising with an event like this partnering with the historic groups in GE.

Commissioner Lemme adds I love that idea; it also raises the visibility of this commission. We can choose 2 or 3 houses and Stacy's Tavern.

Director Hall adds the museum could be the anchor orientation center. There could be refreshments and there are a lot of homes in walking distance that could be featured. Chairman French adds we can also promote attendees going into town for lunch.

Commissioner Lemme adds we could also include a historic downtown building into the walk. There may be restrictions on planning this because we are a governmental entity. Commissioner Darga states that is why you would partner with other groups. The Historical society has the membership, sponsorship, awareness and mission. The Citizens of GE has the membership and mission and the HPC has the mission.

Chairman French asks the HPC if we should continue to explore this event. The HPC states yes. French states we will target this event for fall 2024.

Chairman French thanks Ian and Liz Dawson for attending.

- G. HISTORICAL SOCIETY BUSINESS** – Director Hall reports on the HSS upcoming events.
November 12 - Christmas at Marshall Fields – 2:00 pm
December 3 – A Victorian Christmas Celebration Dinner: A GEHS Fundraiser 5:00 pm

- H. CHAIRMAN REPORT** – No report

- I. VILLAGE BOARD TRUSTEE REPORT** – Trustee Kalinich reports the village is committed to reviewing the comprehensive plan and having it completed by the end of the year. The board would like to include historic recognition to this plan. We want to add a section about adaptable reuse. Some of the buildings would be eligible for grant opportunities if they were to add an additional story. Perhaps we can have the HPC review the comprehensive plan and provide feedback and suggestions. Trustee Kalinich will provide an electronic copy of the comprehensive plan to the HPC and the commissioners can add their comments on a google doc.

- J. STAFF REPORT** – Staff Liaison Fard reports properties 504 Crescent and 411 Main are both tabled and are going back the Architectural Appearance Commission.

- K. ADJOURNMENT & NEXT MEETING DATE** – A motion to adjourn the meeting was made by Commissioner Day and Commissioner Schlembach seconded the motion. The meeting was adjourned at 9:03 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Taylor Gendel, Staff Liaison



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

Meeting 11/17/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Discussion Item
Prepared By: Taylor Gendel

**AGENDA ITEM (ID # 2022-
2905)**

DOC ID: 2022-2905

Discussion on Planning a Historic House Walk

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan (if applicable)

Action Requested:

Please read attached documents in advance and come prepared with your thoughts and comments.

Attachments:

1. 2023 Historical Housewalk Framework
2. CGEP Housewalk Framework

Glen Ellyn Historic Home Tour – October 2023

For Discussion: HPC 11/17/22



Historic
Preservation
Commission

Role:

HPC will organize and host a speaker event immediately preceding the historic home tour that ties in with the overall theme for the day/home tour

Partner with GEHS in developing the overall concept/theme/goals and provide support on overall organization, marketing and volunteer recruitment

Responsibilities:

- ✓ Partner with GEHS to identify the featured homes based on the agreed to theme
- ✓ Provide marketing & PR support
 - Mail invites to the database of 400 + homeowners who own architecturally significant homes
 - Village newsletter/social media announcements
- ✓ Provide support for docent/volunteer recruiting



Role:

As a 501 (C)3 organization, The Historical Society Will Take Ownership Of The Home Tour Itself As Host & Operator

Benefits:

Provides opportunity to further raise their profile in the community, fundraise for important projects, increase their membership, showcase their great research capability/archival resources, and further engage their volunteers in educating the community about GE history and the importance of historical preservation

Responsibilities:

- ✓ Overall organization and logistics - with support from HPC and CGEP
- ✓ Partner with HPC on home selection
- ✓ Research on homes
- ✓ Homeowner dealings
- ✓ Sponsorship
- ✓ Publicity & Marketing
- ✓ Ticket Sales
- ✓ Docent recruiting & training
- ✓ Day-of Operations
- ✓ Documentation (committee handbooks/manuals)

Citizens for
Glen Ellyn Preservation

Role:

Having hosted historic home tours in Glen Ellyn in the 2000s, help advise on overall organization and logistics and encourage their members to want to be docents or volunteer in any way since we all have common goal of wanting to educate and inspire residents about the importance of historic preservation

Responsibilities:

- ✓ Provide marketing & PR support
- ✓ Provide support for docent/volunteer recruiting

October 2023 Historic Home Tour: Getting Started

For Discussion: HPC 11/17/22

- ❖ Secure a date: Aiming for fall 2023. Needs to be a Saturday. Either October 7th or 14th – preferably a date when GBW has an away football game and no other significant competing events in town
- ❖ Developing a theme/focus: Around a notable architect? A style? A prominent historical family(s) or notable historical personality? A neighborhood?
- ❖ Discuss/agree to each organizations' roles and responsibilities
- ❖ Set up the committees: Identify the committees needed (see Framework from Liz Dawson) and the leaders for each committee since that is where the work gets done – look for opportunities to cross-pollinate across the three organizations
- ❖ Ensure we have full backing/approval from the Village on roles & responsibilities (e.g. how this is being structured) for HPC and GEHS
- ❖ Once we have a theme/focus, never too early to start identifying historic homes/willing home owners to allow tours of their homes and never too early to start identifying and lock-in potential speaker(s)
 - ❖ As a way to pre-market the historic home tour, consider going ahead with a May speaker event at the Boat House that would complement or tie-in with the October historic home tour
- ❖ What else we need to get started on right away to make this happen?

House Walks Planned & Hosted By Citizens For Glen Ellyn Preservation

Summary Presented to HPC October 20, 2022

P. French

- Planned & hosted 7-8 House Walks between years 2003 – 2010, always in the Fall.... typically, on a day in mid-October (determined Sept too busy of a month for people)
- Purpose was centered around educating residents about Glen Ellyn's historic and architectural resources to encourage local preservation in the face of what were about 70 tear-downs a year during the 2000s
- Format was to have a seminar/speaker in the morning followed by tour of 5-6 historic homes between 1:30 – 5:30p same day. Designed and printed a brochure that had write-up of history of each home distributed to each participant on the tour. Typical attendance: 50-100 people. Evolved to time tickets at some point to spread attendance out among the homes.
- Selection criteria for home: Had to qualify (have potential) to be landmarked (although most weren't yet) and that had stayed true to the historic character/features of the home whether remodeled or not. Wanted a variety of architectural styles represented (Queen Anne, Prairie, Craftsman, Mid-century, etc.).
- Focus of House Walk was on the homes' history and their historical features/character not on showcasing what an interior designer did to remodel it and who designer was
- Tickets prices were around \$25 or \$30 each to offset cost of speaker fee and other expenses and raise money for the Citizens of GE Preservation as a non-profit organization with paid membership.
- House Walk was also a good membership drive recruiting event for CGEP and members got discounted tickets to the House Walk
- A lot of work? Yes, but people enjoyed, it highlighted the tear-down problem and recruited members to the CGEP
- Tasks/Committees: House Selection, House Research, House Docents/Tour Guides, Operations/Logistics, Publications, PR, Ticketing/Sales, among others.

House Walks Planned & Hosted By Citizens For Glen Ellyn Preservation

Fall 2003:

1. **Preservation Seminar & Historic House Walk, October 18th** – A seminar was held in the morning featuring three speakers who discussed the results of the Glen Ellyn Historic Resources Survey and next steps for the Village. The afternoon consisted of a house walk visiting six homes in Glen Ellyn that represent typical architectural house styles of the Village. The purpose of the event was to educate residents about Glen Ellyn's historic resources, recognize and encourage local preservation efforts, and highlight alternatives to teardowns.

Fall 2004: *Preservation Seminar & Historic House Walk, October 23rd* – A seminar was held in the morning featuring internationally-known real estate consultant Donovan Rypkema, who spoke about the economics of historic preservation. The afternoon consisted of a house walk visiting six homes in Glen Ellyn that represent typical architectural house styles of the Village. The purpose of the event was to educate residents about Glen Ellyn's historic resources, recognize and encourage local preservation efforts, and highlight alternatives to teardowns.

Fall 2005: *Preservation Seminar & Historic House Walk, October 15th*- The morning seminar "Preservation Doesn't Cost, It Pays" was presented by Bob Yapp, a nationally known preservation expert, who spoke on the benefits of historic preservation and on historic preservation techniques. In the afternoon six homes were toured that represented unique architectural styles present in the Village. The purpose of the event was to educate residents about Glen Ellyn's historic and architectural resources, recognize and encourage local preservation efforts, and highlight alternatives to teardowns.

Fall 2007: *Fourth Annual Preservation Seminar & Historic House Walk, October 21st, 2007.* CGEP's housewalk this year, immediately followed an informal discussion on preservation issues, lead by board member Mike Wilson, concerning teardowns in Glen Ellyn and their impact on our quality of life. Five homes were toured that represented unique architectural styles present in the Village. The purpose of the event was to educate residents about Glen Ellyn's historic and architectural resources, recognize and encourage local preservation efforts, and highlight alternatives to teardowns.

Progress report on 2009 (?) Housewalk:

Historic Homes Tour – Chair Liz Dawson started work with subcommittees in early February. The House Selection Committee toured entries and is finalizing homes that will be featured. Other committees, such as Operations, Publications, PR, Ticketing and Research have been formed and have begun work. The historic Lake Ellyn Boat House will be the starting point and has been reserved for the October 16 event.

Number of teardowns in Glen Ellyn

