



**GLENCOE HISTORIC PRESERVATION COMMISSION**  
**TUESDAY, JANUARY 14, 2014 MEETING MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

The January 14, 2014 meeting of the Glencoe Historic Preservation Commission was called to order at 7:36 p.m. in the Conference Room.

*The following members were present:*

Chairman Tom Scheckelhoff, John Eifler, Peter Van Vechten, and Rod Winn

*The following members were absent:*

Diane Schwarzbach

*The following staff was present:*

Nathan Parch, Planning & Development Administrator

**2. CONSIDER THE DECEMBER 3, 2013 MEETING MINUTES**

The minutes of the December 3, 2013 Historic Preservation Commission meeting were approved.

**3. PUBLIC COMMENT TIME**

Bob Sideman and Greg Turner were in attendance.

Glencoe Historical Society President Karen Ettelson and board member Ed Goodale were in attendance to discuss ideas for commemorating the upcoming centennial of the Ravine Bluffs subdivision. Ms. Ettelson noted that the Historical Society was interested in partnering with the Historic Preservation Commission, Ravine Bluffs Association, and any other relevant groups to identify various ways to celebrate the centennial. Commissioner Eifler commented that both Landmarks Illinois and the Frank Lloyd Wright Building Conservancy recently inquired about it.

It was agreed that the year 1915 should mark the centennial, being the year the building permits were issued for the five homes. Ms. Ettelson noted that the Historical Society's review of Village Board meeting minutes found that the subdivision was approved in August 1914.

Ms. Ettelson explained that the Historical Society has a working group of its members interested in doing research and planning about Ravine Bluffs. It was agreed that the

Historical Society's working group could begin to create a bank of information for research purposes, and that any materials should be forwarded to the Historical Society for this purpose. Several topics were identified for additional research, including:

- More about subdivision history, in addition to what has already been published (Art Institute?)
- History of original owners. Why rentals?
- Jens Jensen's role?
- Why homes were sited the way they were?

Ms. Ettelson noted that the next working group meeting was scheduled for February 11<sup>th</sup>, and at that meeting dates in April/May will be identified for a joint planning meeting with Ravine Bluffs Association and others.

#### 4. REVIEW STATUS OF HISTORIC ARCHITECTURAL SURVEY LIST

In advance of the January meeting, Commissioners received revised copies of the Master List and the Recommended Properties List, including photos of all properties included on both lists. Planning & Development Administrator Nathan Parch provided the following summary:

- A) **Master List - Residential Only** - Included on this list are those properties from the Village's historic architectural survey completed in 1984 (what came to be known as the "300 List"), those properties added by the Historic Preservation Commission over time, and those properties identified by consultant Carla Bruni's architectural survey work in 2012. The Master List was last reviewed by the Commission on November 5, 2013 wherein Commissioners made edits to the architectural styles noted for specific properties as a result of their respective fieldwork assignments. Since the November 5<sup>th</sup> meeting, staff worked with Historical Society board member Bob Sideman to add additional historical information to the list, specifically the "Historic Name of Structure" column and the "Notes" column (highlighted in blue). Additionally, staff reviewed multiple address files, and when available Landmark Applications, to fill in as many blanks on the list as possible (also highlighted in blue).

Subject to some further historical edits from Bob Sideman, Commissioners concurred that the Master List was complete and ready to be made available to the public.

- B) **Recommended Properties List - Residential Only** - Included on this list are a compilation of recommendations received from the Glencoe Historical Society, Scott Javore, Bob Sideman, Greg Turner, Commission members, and published project indexes for various architects. Commissioners last reviewed the Recommended List at the December 3, 2013 meeting and made recommendations for each property (highlighted in yellow). Since the December 3<sup>rd</sup> meeting, staff deleted those properties recommended to be removed due to lack of architectural significance/integrity. The remaining properties, as noted in the "Action Recommended By HPC 12/3/13" column will be transferred to the Master List and/or field reviewed by Commissioners to determine the house style or to further judge the architectural integrity of the home. This step is expected to be completed in the spring.

- C) **Non-Residential List - Commercial, Public, & Religious Buildings and Other Structures/Landscapes** - To date, the focus of work has only included the residential properties within the Village. A review phase for non-residential properties, possibly with the assistance of a consultant through CLG funds, should be the next focus of survey work.

Chairman Scheckelhoff asked that a copy of the current Non-Residential List be provided to Commissioners.

5. **DISCUSS COMMISSION GOALS FOR CALENDAR YEAR 2014**

Commissioners agreed to delay discussion of this item until the February meeting.

6. **STANDING PROJECTS**

- A) **Ravine Bluffs Entrance Feature Monuments** - Mr. Parch noted that funds were included in the FY2015 draft Village Budget to address the remaining items with Monument 1 and for the complete restoration of Monument 2 (corner of Franklin & Meadow). Letters of support received from the Glencoe Historical Society, Frank Lloyd Wright Building Conservancy, Ravine Bluffs Association, and Landmarks Illinois were forwarded to members of the Village Board on Friday, January 10<sup>th</sup> in advance of their January 16<sup>th</sup> Village Board meeting.
- B) **Certified Local Government Program** - Mr. Parch noted that he was in contact with Lisa DiChiera from Landmarks Illinois and Catherine O'Connor from IHPA in late November. The Village is required to formally request certification from IHPA through an application process. Mr. Parch explained that he is working on completing the application and necessary documentation.
- C) **Village Website** - Mr. Parch discussed adding the updated Historical Architectural Survey List to the Village's website. Mr. Parch noted that he was working with the Village's GIS Specialist on an initiative to make the property information and photos searchable and interactive.
- D) **Realtor Outreach** - Commissioners agreed that notifying realtors about the updated Historical Architectural Survey List should be the first priority in terms of community outreach and education.
- E) **Water Plant** - Discussion continued regarding the possible demolition of the Water Plant as part of the Village's preliminary analysis of options for the future. Commissioner Eifler shared his interest in pursuing National Register listing of all the beach structures as a group - halfway house (on the hill), beach house, and water treatment plant. National Register status could make demolition of the water plant difficult, or impossible, especially if Federal funds would be used.

Mr. Parch stated that the beach house, halfway house, and approaches were together designated a local landmark by the Village Board in 1992 at the request of the Glencoe Park District, owner of the structures. The water plant structure is located on property owned by the Village. Mr. Parch noted that little historical information, including the

architect, was known about the structures, but that Paul L. Beatty was credited as supervising the construction in the role of consulting engineer.

Mr. Parch suggested that a tour of the Water Plant may be beneficial and offered to identify some dates/times. Commissioners agreed that this would be of value.

7. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a demolition application for the following property and decided to take no further action:

- 778 Vernon Avenue

8. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:15 p.m.