



**GLENCOE HISTORIC PRESERVATION COMMISSION**  
**TUESDAY, DECEMBER 4, 2012 MEETING MINUTES**

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

The December 4, 2012 meeting of the Glencoe Historic Preservation Commission was called to order at 7:34 p.m. in the Conference Room.

*The following members were present:*

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

*The following members were absent:*

None

*The following staff was present:*

Nathan Parch, Community Development Analyst  
Victor Filippini, Village Attorney

**2. CONSIDER THE NOVEMBER 6, 2012 MEETING MINUTES**

The minutes of the November 6, 2012 Historic Preservation Commission meeting were approved.

**3. NON-AGENDA ITEMS AND VISITORS**

Scott Javore, of 740 Greenwood Avenue, noted that the Women's Library Club building at 325 Tudor Court is included on the Heritage List for its architectural and historical significance. He stated that the existing structure would be demolished to make way for a new Writers' Theatre building, an elevation of which was recently published in the Chicago Tribune.

Jon Kogan, of Highgate Builders, was in attendance to discuss his plans to demolish the 1930 Tudor/English Revival home located at 985 Bluff Road in order to subdivide the 45,520 square foot property into three buildable lots. The home is included on the Heritage List for its architectural significance and is featured as #5 on the Glencoe Architectural Guide Map. A July 10<sup>th</sup> inquiry regarding possible demolition of the home and a September 27<sup>th</sup> demolition application were previously reviewed by the Commission. Mr. Kogan stated that early plans for the subdivision included creating a lot (Lot 1) large enough to accommodate the existing home, however, the buyer for Lot 1 decided to build a new home and demolish the existing

one. Members of the Commission expressed their disappointment about the loss of this significant home.

Zoning Board member Ed Goodale stated that members of the Zoning Board of Appeals approved an FAR variation for 75 Maple Hill Road on December 3<sup>rd</sup> for construction of a two-story two-car garage and room addition. The variation was conditioned on the applicant obtaining design review approval from the Historic Preservation Commission due to the home's landmark status.

#### 4. **REVIEW PROPOSED REVISIONS TO HISTORIC PRESERVATION REGULATIONS**

Village Attorney Victor Filippini was in attendance to review the proposed revisions to Chapter 26A of the Village Code regarding historic preservation. The most recent revisions were made in response to feedback staff received from the Illinois Historic Preservation Agency (IHPA) on October 2, 2012. At that time, IHPA was not supportive of the proposed revisions.

Mr. Filippini explained that the current proposal is to divide the historic regulations into two separate chapters as follows:

- 1) ***Chapter 26A**, only applies to "certified landmarks," "certified historic districts," and buildings, structures, sites, and objects that have received "certified status" and are located within either a certified historic district or a "recognized historic area."*
- 2) ***Chapter 26B**, only applies to "honorary landmarks" (formerly designated landmarks) or recognized historic districts.*

Those buildings with certified status would be entitled to seek statutory financial benefits. In contrast, the "honorary status" is subject only to advisory review and is not intended to benefit from any statutory financial incentives. For the most part, the processes for certified and honorary status remain the same as currently exists.

Commissioners were supportive of the proposed revisions. It was agreed to schedule a future public meeting to review the proposed revisions with owners of designated and certified landmark homes.

#### 5. **CONSIDER LANDMARK DESIGNATION OF 272 SYLVAN ROAD**

Homeowner Maggie Hein along with architect Scott Javore and architectural historian Gwen Sommers Yant were in attendance to present background information and photographs related to the designation of 272 Sylvan Road. Ms. Hein purchased the home in 2012 from long-time owners James and Joan Higa, who purchased the home in 1966. Ms. Hein stated that she resides in the Austin neighborhood of Chicago where she previously restored her apartment building. With her business located in Northfield, Glencoe and the Ravine Bluffs neighborhood are ideal for convenience and prominence of the Prairie style of architecture.

Ms. Yant explained that the home was designed by architect Frank Lloyd Wright and built in 1915 in the Prairie style of architecture. The home is primarily comprised of stucco, painted white, with a raised concrete foundation. Dark painted wood trim emphasizes the

horizontality of the home's design at the base, water table, between floors, balcony level, eaves, and surrounding the casement windows. The main house and porch roofs are gable style with flared ends. A prominent stucco-surfaced chimney extends across most of the width of the home. The architectural features of the home denote an Asian feel, likely influenced by Wright's study of Japanese prints and visits to Japan.

It was noted that the home maintains a remarkable degree of integrity. At some point the east side porch and rear entry were enclosed. A 1958 real estate listing sheet from 1954 noted that the kitchen was new. The Higas added a rear carport in 1968, designed by Japanese architect Masami Takayama, sympathetic in design to the original structure. Since the carport addition there were no updates to the home in over 40 years.

At the September 11<sup>th</sup> Historic Preservation Commission meeting, Mr. Javore shared restoration plans for the home. Commissioners were supportive of the plans presented and agreed that the scope of work would not change the criteria that would be considered for future designation of the property.

Following the presentation, the Commission directed staff to place the item on next month's agenda for a public hearing.

**6. CONTINUE REVIEW OF PROPOSALS RECEIVED FOR RESTORATION OF RAVINE BLUFFS ENTRANCE FEATURE MONUMENTS**

Nathan Parch reported that an expense of \$17,500 for restoration and repair of Monument 1 was included in the FY2014 preliminary staff budget reviewed by the Village Board at its November 15<sup>th</sup> meeting. While the \$17,387.50 submitted by Smith Art Conservation, of Long Beach, California, was significantly less than the other three proposals received, staff felt comfortable with the pricing because it was in line with an August 2012 preliminary proposal received from Marion, Inc., of Evanston, Illinois, totaling \$17,653. While Marion, Inc. was one of the six contractors chosen by staff and the Historic Preservation Commission to receive the RFP, they did not respond with a formal proposal. Pending inclusion of funding in the FY 2014 Village Budget for restoration work, staff will seek to negotiate a contract with Smith Art Conservation in the spring to complete the proposed work.

**7. COMPLETE REVIEW OF HISTORIC ARCHITECTURAL SURVEY**

Mr. Parch reported that the historic architectural survey prepared by consultant Carla Bruni was complete. Commissioners received a final draft of the survey in November and were asked to review the survey and provide edits to staff. It was explained that additional properties could be added to the survey in the future pending they are reviewed and approved by the Commission.

Glencoe Historical Society member Bob Sideman was in attendance and agreed to work with fellow members Scott Javore and Ed Goodale to provide the Historic Preservation Commission with recommendations for residential properties that should be added to the survey due to their contributions to history along with additional information related to those properties already on the list that are lacking significant historical data. Recommendations received from the Historical Society will be considered by the HPC as additions to the survey.

8. **CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT**

No report

9. **STANDING PROJECTS**

No report

10. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a demolition application for 120 Harbor Street and decided to take no further action.

11. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:40 p.m.