



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, MAY 8, 2012 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The May 8, 2012 meeting of the Glencoe Historic Preservation Commission was called to order at 7:32 p.m. in the Conference Room.

The following members were present:

John Eifler, Tom Scheckelhoff, and Rod Winn

The following members were absent:

Diane Schwarzbach and Peter Van Vechten

The following staff was present:

Nathan Parch, Community Development Analyst

2. CONSIDER THE APRIL 3, 2012 MEETING MINUTES

The minutes of the April 3, 2012 Historic Preservation Commission meeting were approved.

3. NON-AGENDA ITEMS AND VISITORS

Greg Turner of 205 Old Green Bay Road was in attendance.

4. CONSIDER LANDMARK DESIGNATION OF 538 MONROE AVENUE

Homeowner Trent Cornell and architect Scott Javore were in attendance to present background information and photographs related to the designation of 538 Monroe Avenue. Mr. Cornell explained that he and his wife Kim purchased the home in October 2010 with an awareness that it needed exterior maintenance improvements and interior alterations to make the layout more efficient. Mr. Cornell stated his intent in pursuing landmark designation was to recognize the work of the architect and to protect the home's architectural significance.

The French Provincial-styled home at 538 Monroe Avenue is two stories and constructed of brick, painted white, with a slate roof and copper gutters. Mr. Javore explained that the home was designed by architect Spencer Solon Beman in 1929. Historical photos document there have been no changes to the property or to the exterior of the main residence since it was constructed. There are three additional homes in Glencoe designed by Beman - 190 Fairview Road, 1025 Forest Avenue, and 205 Franklin Road. Beman's designs are characterized by

steeply pitched roofs, dormers, and garden walls, all of which are incorporated into this home. Beman was born in 1887 and is the son of Solon Spencer Beman who designed the planned company town of Pullman.

Mr. Javore presented plans to construct a one story addition at the east side of the home that would include a family room, mudroom, and single car garage. The design and materials of the addition would be complimentary to the original home.

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

5. REVIEW PROJECT PROPOSAL FROM CARLA BRUNI FOR COMPLETION OF A HISTORIC ARCHITECTURAL SURVEY

Commissioners reviewed a project proposal from consultant Carla Bruni totaling \$5,000. Stage 1 includes preparation of a survey identifying residential structures within the municipal boundaries that are historically significant due to their age, architectural integrity, and/or because of their association with a renowned architect. Stage 2 includes as an option digital photography of the front façades of the significant homes identified. The proposal does not include survey work related to commercial, institutional, or religious buildings. That work is anticipated to occur as a second phase possibly during FY2014. The proposal also does not include research associated with significant persons or events. It is anticipated that the Glencoe Historical Society will aid in providing the consultant with that information which can be incorporated into the final survey.

The scope of work is expected to be completed in four months. Once complete, the final survey will be provided in an electronic format along with digital photos of the front façade of each home that can be posted on the Village's website as a resource to residents, realtors, and potential homebuyers. The electronic format also will allow staff to maintain and update the survey as needed.

Members of the Historic Preservation Commission were supportive of moving forward with the work as proposed including photography. Mr. Parch explained that the Village Board would consider the \$5,000 proposal at its meeting on May 17th.

6. DISCUSS ANNUAL PRESERVATION AWARDS PROGRAM

Commissioners reviewed photos of new construction and addition projects issued building permits between August 2010 and July 2011 and agreed it was not worthwhile to host an awards program in 2012 due to the limited number of eligible projects.

7. CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT

Commissioners agreed to continue discussion of this item at the next meeting.

8. "INQUIRIES" AND DEMOLITION APPLICATIONS

Commissioners reviewed an April 2, 2012 demolition application for 77 Wentworth Avenue. The home was designated a landmark in 1993. Notice of a January 19, 2012 inquiry regarding

demolition of the home was previously reviewed at the February 7th meeting. The Commission directed staff to send a letter to the new homeowners inviting them to the next meeting to discuss their plans for the property.

Commissioners reviewed an April 9, 2012 inquiry into the possible demolition of 710 Greenwood Avenue. The home is not a designated landmark, but it is on the Heritage List. The Commission directed staff to send a letter to the homeowners inviting them to the next meeting to discuss alternatives to demolition.

Commissioners reviewed a demolition application for 300 Sheridan Road and decided to take no further action.

Commissioners reviewed a demolition application for 765 Bluff Road and decided to take no further action.

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:45 p.m.