



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, JUNE 5, 2012 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The June 5, 2012 meeting of the Glencoe Historic Preservation Commission was called to order at 7:33 p.m. in the Conference Room.

The following members were present:

John Eifler, Tom Scheckelhoff, Diane Schwarzbach, and Peter Van Vechten

The following members were absent:

Rod Winn

The following staff was present:

Nathan Parch, Community Development Analyst

2. CONSIDER THE MAY 8, 2012 MEETING MINUTES

The minutes of the May 8, 2012 Historic Preservation Commission meeting were approved.

3. NON-AGENDA ITEMS AND VISITORS

Village President Scott Feldman and resident Greg Turner were in attendance.

Historical Society Board Member Bob Sideman was in attendance and asked members of the Commission for an update on the initiative to increase the number of National Register properties in the Village. Nathan Parch responded that the Commission reviewed a list of three properties and one district identified as possible nominations at its March 6th meeting. Mr. Parch explained that no funding is currently budgeted to assist homeowners with the cost, but could be considered as part of the Village's FY14 budget. It was also noted that Federal funding may be available should the Village become a Certified Local Government through the Illinois Historic Preservation Agency (IHPA).

Architect Gary Frank and home builders Jon and Alix Kogan were in attendance representing 77 Wentworth Avenue property owners David & Susan Sherman. Mr. Frank reported that the Shermans planned to construct a new home at 77 Wentworth Avenue. He noted that the property owners were aware of the home's landmark status and architectural and historical significance prior to their purchase, but were not interested in preservation. Mr. Frank explained that the home would be deconstructed and all interior architectural features would

be dismantled and salvaged for auction. Members of the Commission expressed their disappointment about the loss of this landmark home.

Discussion ensued regarding the inequity of a designated landmark property taking advantage of the 12-year Property Tax Assessment Freeze program only to eventually be demolished. The possibility of requiring properties participating in the tax freeze program to become certified landmarks versus designated landmarks was discussed. It was agreed that the more stringent restrictions on demolition and design review required for certified landmarks were an appropriate exchange for the public benefit provided by the tax freeze. President Feldman stated his support for this type of change. It was agreed that Nathan Parch would further review the matter with the Village attorney.

4. **PUBLIC HEARING TO CONSIDER LANDMARK DESIGNATION OF 538 MONROE AVENUE**

The Historic Preservation Commission conducted a public hearing for an application submitted by Kim and Trent Cornell requesting Landmark Designation of their home located at 538 Monroe Avenue. Mr. Cornell and architect Scott Javore were in attendance. Nathan Parch informed the Commission that no public comments were received in advance of the meeting.

The Commission reviewed the application according to established criteria that evaluate a property's architectural, historical, and/or cultural significance and determined that the home met the following:

- The home has significant character, interest, or value as part of the historic, cultural, aesthetic, or architectural characteristics of the Village, the State of Illinois, or the United States;
- The home involves the notable efforts of a master builder, designer, architect, architectural firm, or artists (*architect Spencer Solon Beman*);
- The home represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials that embody elements of design, detail, material, or craftsmanship of exceptional quality;
- The home has undergone minimal or no alteration since its original construction;
- The detail, material, and workmanship of the structure, building, object, or site can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area;
- The home is an exceptional example of an historic or vernacular style (*French Provincial*); and
- The home has a strong association with the life of a person, group, or is associated with an organization or group, whether formal or informal, from which persons have significantly

contributed to or participated in the historic or cultural events of the United States, the State of Illinois, or the Village (*Glencoe Homes Association*).

It was moved and seconded to approve a recommendation for the designation of 538 Monroe Avenue as a Glencoe landmark and to forward such recommendation to the Glencoe Village Board for consideration. Said motion was adopted by the following vote:

AYE:	Eifler, Scheckelhoff, Schwarzbach, & Van Vechten (4)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	Winn (1)

A) ADVISORY REVIEW OF ADDITION TO 538 MONROE AVENUE

The Historic Preservation Commission reviewed plans prepared by architect Scott Javore to construct a one story family room, mudroom, and single car garage addition at the east side of the Cornell's home. Mr. Javore explained that the addition would be constructed of brick, painted white, with a slate roof and copper gutters to match the existing residence. Commissioners agreed that the proposed additions would not change the criteria used to recommend landmark designation of the home. It was moved and seconded to support the plans as presented for 538 Monroe Avenue. The motion was adopted by the following vote:

AYE:	Eifler, Scheckelhoff, Schwarzbach, & Van Vechten (4)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	Winn (1)

5. UPDATE ON HISTORIC ARCHITECTURAL SURVEY

Nathan Parch reported that on May 17, 2012 the Village Board approved a consulting agreement with Carla Bruni for an updated architectural survey identifying residential structures within Glencoe that are significant due to their age, architectural integrity, and/or association with a renowned architect.

6. CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT

Commissioners Van Vechten and Eifler stated that they planned to review the possibility of a district at a future homeowners' association meeting. Village President Scott Feldman noted that the Park Board may be resistant about including Park District owned property within the proposed district boundaries. It was agreed to place this item on hold, and to refrain from contacting the Park District, until after the homeowners' association meeting occurs.

7. **“INQUIRIES” AND DEMOLITION APPLICATIONS**

Commissioners reviewed a May 21, 2012 inquiry regarding demolition of 540 Washington Avenue. No historical permit information was included in the Village file despite the real estate listing stating that the home was built in 1912 and designed by former colleagues of Frank Lloyd Wright. Commissioners could not find any information supporting the affiliation with Frank Lloyd Wright and therefore decided to take no action.

Nathan Parch reported that he recently provided a variety of information regarding landmark status to the realtor marketing 185 Old Green Bay Road, which was designated a landmark in 1997. A May 23, 2012 letter to realtor Laura Collyer was distributed to the Commission.

Commissioners reviewed a demolition application for 647 Country Lane and decided to take no further action.

Commissioners reviewed a May 29, 2012 demolition application for 59 Lakewood Drive. While it is not a designated landmark, it is noted on the Heritage List as a 1923 French-Tudor home designed by architect Russel Walcott. Notice of a January 18, 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 alternatives to demolition.

8. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:35 p.m.