



**GLENCOE HISTORIC PRESERVATION COMMISSION**  
**TUESDAY, JULY 10, 2012 MEETING MINUTES**

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

The July 10, 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 Rod Winn

*The following members were absent:*

Peter Van Vechten

*The following staff was present:*

Nathan Parch, Community Development Analyst

**2. CONSIDER THE JUNE 5, 2012 MEETING MINUTES**

The minutes of the June 5, 2012 Historic Preservation Commission meeting were approved.

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

Denise Hamburger was in attendance to discuss her plans to construct a new residence at 59 Lakewood Drive, the site of a 1923 French-Tudor home designed by architect Russel Walcott noted on the Heritage List for its architectural significance. A January 18, 2012 inquiry regarding possible demolition of the home and a May 29, 2012 demolition application were previously reviewed by the Commission. Mrs. Hamburger explained that she and her family have lived for the past 12 years in a 1927 English Tudor home at 590 South Avenue. She further explained that preservation of the 59 Lakewood Drive home was evaluated with her architect, but was determined not feasible to meet her family's needs for the property. Members of the Commission expressed their disappointment about the loss of this significant home.

**4. ADVISORY REVIEW OF ADDITIONS TO 599 GREENLEAF AVENUE**

Architect Foster Dale and homeowners Michael and Sarah Alter were in attendance to review plans to construct a screen porch addition at the first floor wraparound porch and a second floor screen porch addition above a rear one story mudroom at 599 Greenleaf Avenue. Known

as the Dr. Samuel Bartlett house, the home was built in 1869 in the Italianate style and modified in 1902 to the Classical Revival style. It was designated a landmark June 15, 1992.

Commissioners complimented the proposed improvements and agreed that they would not change the criteria used to recommend landmark designation of the home. It was moved by Commissioner Scheckelhoff and seconded by Commissioner Schwarzbach to support the plans as presented for 599 Greenleaf Avenue. The motion was adopted by the following vote:

<b>AYE:</b>	<b>Eifler, Scheckelhoff, Schwarzbach, &amp; Winn (4)</b>
<b>NAY:</b>	<b>None (0)</b>
<b>ABSTAIN:</b>	<b>None (0)</b>
<b>ABSENT:</b>	<b>Van Vechten (1)</b>

5. **UPDATE ON HISTORIC ARCHITECTURAL SURVEY**

Nathan Parch reported that research was underway and fieldwork was expected to begin in August. It was noted that former HPC member Lesa Rizzolo provided the Electronic Database project, initiated by the Commission several years prior, to consultant Carla Bruni for incorporation into her survey work.

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

Commissioner Eifler reported that he and Commissioner Van Vechten planned to present the possibility of a historic district at the annual Ravine Bluffs homeowners' association block party in September.

7. **STANDING PROJECTS**

**A) Certified Local Government Program**

Following last month's meeting regarding demolition of 77 Wentworth Avenue, Nathan Parch reported that he spoke to Village Attorney Victor Fillipini regarding the Commission's concern that the current "designated" landmark classification did not provide enough protection from demolition, specifically for those properties that have participated in the Property Tax Assessment Freeze program. Mr. Parch reviewed the Village Attorney's proposed concept of retaining the two-tier structure of the current preservation ordinance, but revising the language/requirements so that participation in the tax freeze program would only be allowed for "certified" landmarks. Commissioners 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. Mr. Parch stated that he would direct the Village Attorney to prepare draft ordinance language for the Commission to review at a future meeting.

Mr. Parch also reported that he reviewed the Village Attorney's conceptual ordinance changes with Catherine O'Conner, Local Government Services Manager for the Illinois Historic Preservation Agency. Ms. O'Conner stated that Glencoe would meet the

requirements to become a Certified Local Government should the Village's preservation ordinance be amended to reflect the Village Attorney's suggested changes.

8. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a demolition application for 388 Woodlawn Avenue and decided to take no further action.

Commissioners reviewed several inquiries regarding the possible demolition of the home at 985 Bluff Street and resubdivision of the property into three lots. The 1930s home is included on the Heritage List as architecturally significant and is featured in the Village's Architectural Guide Map. Commissioners discussed possible options for resubdividing the property that included preservation of the existing home. It was agreed that Nathan Parch would complete a detailed zoning analysis of the property and forward letters to the homeowner and listing agents inviting them to a future meeting to discuss alternatives to demolition.

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:48 p.m.