



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, AUGUST 5, 2014 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The August 5, 2014 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:

Chairman Tom Scheckelhoff, John Eifler, Diane Schwarzbach, and Rod Winn

The following members were absent:

Peter Van Vechten

The following staff was present:

Nathan Parch, Planning & Development Administrator

2. CONSIDER THE JULY 1, 2014 MEETING MINUTES

The minutes of the July 1, 2014 Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Laurie Morse, of 271 Hawthorn Avenue, was in attendance to voice her concerns about the Village's review process of determining long-term plans for the Glencoe Water Treatment Plant.

Caren Thomas, Glencoe Plan Commission Chair, was in attendance to discuss the Plan Commission's beginning steps of updating the Village's Comprehensive Plan, which was last done in 1996. Ms. Thomas explained that the first phase of the effort will focus on the downtown area - a process being referred to as the "Downtown Tune Up".

Greg Turner and Bob Sideman were in attendance.

4. CONSIDER LANDMARK CERTIFICATION OF 1027 MEADOW ROAD

Members of the Commission met with property owners John Eifler and Bonnie Phoenix who were requesting landmark certification of their house at 1027 Meadow Road. Their reasons for requesting certified landmark status were noted: (1) to protect the work and legacy of Frank

Lloyd Wright; (2) to promote the idea of landmark status in the Village; and (3) to obtain tax incentives via the Illinois Historic Preservation Agency.

The property owners' restoration of the home began in January 2010 and continues to the present. Phase one of the restoration included removing the 1958 entry vestibule and reconstructing the original entry, replacing the roof, removing the non-original exterior stucco coating and restoring the original stucco, and refinishing the cypress trim and original windows. More recent improvements include repairing the side sun porch and converting it into a family room, installing solar panels, relocating the electrical service below grade, and installing new wood trim at the home's base. The last project will involve the application of the final coat of tinted stucco and is expected to be completed in the fall.

Mr. Parch noted that the Village's amended historic preservation regulations include special procedures for certifying honorary landmarks. Commissioners reviewed the application and determined that the alterations made to the house following conference of honorary landmark status on April 21, 2011 (Ordinance No. 2011-07-3288) remained consistent with the criteria set forth in Section 25A-53, regarding a property's architectural, historical, and/or cultural significance.

It was moved and seconded to approve a recommendation that the Village Board adopt an ordinance designating the property at 1027 Meadow Road as a Certified Landmark. Said motion was approved by the following vote:

AYE:	Scheckelhoff, Schwarzbach, & Winn (3)
NAY:	None (0)
ABSENT:	Van Vechten (1)
ABSTAIN:	Eifler (1)

5. DISCUSS ANNUAL PRESERVATION AWARDS PROGRAM

Members of the Commission continued their review of a PowerPoint presentation that included photos of completed projects throughout the Village – new construction, addition, renovation, and restoration – that were issued building permits between August 2010 and May 2013. The Commission identified 13 projects as finalists for participation in the 2014 awards program:

New Construction

550 Green Bay Road
786 Greenleaf Avenue (garage)

600 Sheridan Road
599 Washington Avenue

Addition

595 Dundee Road
599 Greenleaf Avenue (porch)
75 Maple Hill Road
538 Monroe Avenue
210 Park Avenue

Restoration

535 Longwood Avenue
272 Sylvan Road

Renovation

693 Greenwood Avenue
210 Maple Hill Road

6. **REVIEW STATUS OF HISTORIC ARCHITECTURAL SURVEY LIST**

Mr. Parch reported that he and Bob Sideman met on July 9th to review additional edits to the Residential List and to review the first round of edits to the Non-Residential List. Commissioners discussed scheduling a future walking tour of the downtown business district to review the significance and architectural styles of existing buildings.

Mr. Parch also reported that he and Bob Sideman completed the text for the promotional brochure. It was agreed to share an updated draft with Commissioners at the next meeting.

7. **STANDING PROJECTS**

A) **Ravine Bluffs Entrance Feature Monuments** – Commissioners briefly discussed the July 10, 2014 Treatment Reports for monuments #1 and #2 prepared by Smith Art Conservation. It was agreed that Mr. Parch would contact Andrew Smith to determine when future applications of waterproofing sealant are required. Mr. Parch reported that Andrew Smith evaluated monument #3 and determined that with proper precaution it would be ok to wait until June 2015 to perform the restoration.

B) **Ravine Bluffs Centennial Celebration 2015** – Several Commissioners had questions about the status of plans. Greg Turner agreed to follow up with the Glencoe Historical Society.

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

Commissioners continued their discussion on the pending demolition of 745 Greenwood Avenue, known as the James K. Calhoun & Alice Browne house. A letter from the Commission was sent to property owners James & Tracy Sprayregen on July 17, 2014. Chairman Scheckelhoff spoke to Tracy Sprayregen on July 21st who shared the following:

The house has been on the market for 2 years. She initially turned down any offers for demolishing the house, which she and her husband owned for over 20 years. There were two offers buyers interested in preservation that, after protracted negotiations with each, both failed to conclude after the due diligence inspections. The house is 100+ years old, has crooked floors and walls, doesn't have a finished basement, doesn't have an attached garage, etc. Her family has already moved to another historic house in Glencoe that they are renovating and they can't afford to pay taxes and maintain two houses any longer. She is heartbroken that it will be torn down. They renovated it with care, she raised her children there, and the whole family is upset that their family home will be demolished.

Commissioners also reviewed a demolition application for 900 Valley Road and decided to take no further action.

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:07 p.m.