



**GLENCOE HISTORIC PRESERVATION COMMISSION**  
**TUESDAY, DECEMBER 1, 2015 MEETING MINUTES**

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

The December 1, 2015 meeting of the Glencoe Historic Preservation Commission was called to order at 7:34 p.m. in the Conference Room.

Chairman Scheckelhoff welcomed Greg Turner as a new commission member replacing Rod Winn who moved out of Glencoe. Commissioner Turner was appointed by the Village Board on November 18, 2015.

*The following members were present:*

Tom Scheckelhoff, Chairman, John Eifler, Diane Schwarzbach, Greg Turner, & Peter Van Vechten

*The following members were absent:*

None

*The following staff was present:*

Nathan Parch, Planning & Development Administrator

**2. CONSIDER THE NOVEMBER 3, 2015 MEETING MINUTES**

Mr. Parch stated that the November 3<sup>rd</sup> minutes were not completed and would be considered at the next meeting.

**3. PUBLIC COMMENT TIME**

Bob Sideman was in attendance.

Commissioner Eifler asked about the status of the planter at 277 Sylvan Road that is not draining. Mr. Parch agreed to coordinate from the Village's end.

**4. DISCUSS PRESERVATION AWARDS PROGRAM**

Mr. Parch stated that the winter issue of the Glencoe Quarterly included a brief article covering the 2015 preservation award recipients. Additionally, an article highlighting each of the recipients in more detail and with photos was added to the Village website. A press release is also in the process of being drafted.

Mr. Parch reported that he was scouting possible locations in the business district to display photos of the award winning projects.

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

Mr. Parch stated that an updated draft of the Historic Architectural Survey for residential properties was distributed to Commissioners on November 19<sup>th</sup> for review. Distribution followed discussion at the November 3<sup>rd</sup> meeting wherein Commissioners agreed that a final round of editing should be completed prior to posting the list on the website.

Commissioner Van Vechten raised the question about the properties attributed to Jens Jensen landscaping and whether the landscape plans were ever implemented, and if they were whether they remain. Mr. Sideman stated that he consulted Susan Benjamin for these properties and not a published list. It was agreed that additional review was needed to add any missing Glencoe properties.

Commissioner Van Vechten shared information from an announcement in the April 2, 1921 issue of The Economist citing Leon E. Stanhope as the architect for both 790 Bluff Street and 225 Maple Hill Road. Until now the architect was noted as unknown for the two properties.

Commissioner Van Vechten shared information from the Ryerson and Burnham Archives that 1015 Elm Ridge Drive was designed by Homer Sailor. Commissioners agreed to add this property to the Historic Architectural Survey, which is not currently listed.

For architect Robert Seyfarth, Commissioner Van Vechten commented that there were several inconsistencies (owner name, date, etc.) between the online listing of works and those included in the Historic Architectural Survey. It was agreed that Commissioner Van Vechten, Mr. Sideman, and Mr. Parch would meet separately to review these as well as other possible Seyfarth additions.

Discussion ensued regarding the source for construction date, which varies from the date on the architect's drawings to the date on the building permit to the date the building was completed and occupied. In some cases only one of these dates is known. It was agreed to use the date on the building permit when available.

It was also agreed that an explanation should be prepared that includes the various sources of information consulted for each category of the survey. Mr. Sideman stated that the "Q & A" section from the Chicago Survey could be adapted for Glencoe.

Commissioner Van Vechten stated that he asked four members of the Glencoe Historical Society to assist in reviewing the latest draft of the survey. He asked them to specifically focus on: (1) what, if any, structures were missing; (2) the architects listed as unknown; and (3) the notes section.

Mr. Sideman inquired about the status of Susan Benjamin preparing an essay on Glencoe architects to accompany the survey. Mr. Parch stated that he did not yet contact her but planned to do so.

6. **STANDING PROJECTS**

There was no discussion on this item.

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

Based on a recent real estate listing for 854 Bluff Street noting “rehab or build new”, a letter highlighting the significance of the house was mailed to listing agent Jody Handler-Dickstein and owner Ronald Burt November 20, 2015. Known as the Harry A. Peters House, the home was built in 1914. Mr. Peters was the contractor who built all of the Wright homes in Ravine Bluffs during 1915-16. Mr. Parch stated that he spoke to Ms. Dickstein following receipt of the letter and she indicated that the house was in need of repair and renovation. She explained that she also listed the property as land due its large size.

Commissioners reviewed a demolition inquiry regarding 636 Washington Place. Commissioners questioned why the property was listed on the Historic Architectural Survey and agreed that it should be removed.

Commissioners reviewed a demolition application for 585 Grove Street and decided to take no further action.

Commissioners reviewed a demolition application for 120 Hawthorn Avenue. The property is not listed on the Historic Architectural Survey, but was previously considered by the Commission as a possible addition. The integrity of the original structure was questioned given additions and alterations over time. It was agreed that Mr. Parch would review the file and provide additional information.

8. **ADJOURNMENT**

The meeting adjourned at 9:08 p.m.