



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, APRIL 14, 2015 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The April 14, 2015 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, and Diane Schwarzbach,

The following members were absent:

Peter Van Vechten and Rod Winn

The following staff was present:

Nathan Parch, Planning & Development Administrator

2. CONSIDER THE MARCH 3, 2015 MEETING MINUTES

The minutes of the March 3rd Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Bob Sideman was in attendance.

Ed Goodale and Adam Steinback, representing the Glencoe Historical Society (GHS), were in attendance.

Bonnie Phoenix, of 1027 Meadow Road, representing the Ravine Bluffs Association and the Bloch family, read a statement asking that consideration be given to naming the reconstructed Ravine Bluffs Waiting Station for Ted Bloch. She noted that Mr. Bloch passed away in February and read about his background and contributions to the Village of Glencoe.

4. REVIEW WORKING DRAWINGS FOR PROPOSED RECONSTRUCTION OF THE RAVINE BLUFFS WAITING STATION

Commissioner Eifler reviewed the construction drawings he prepared for the proposed reconstruction of the Ravine Bluffs Waiting Station. Commissioners were supportive of the plans presented.

Ed Goodale reviewed the most recent concept plan for Park 7N, located north of Maple Hill Rd and east of the Green Bay Trail, which included the proposed siting of the waiting station.

5. REVIEW STATUS OF HISTORIC ARCHITECTURAL SURVEY LIST

In advance of the meeting Commissioners received a *final draft* listing of non-residential structures - specifically the commercial buildings in the downtown business district, public buildings, religious buildings, and various structures and landscapes located throughout the Village - noted for their historic and architectural significance. Historic news clippings/articles provided by Bob Sideman were also distributed for the Perlman Sanctuary addition at North Shore Congregation Israel, South School, and the cooperative planning efforts of the Glencoe Park and School Districts in the 1940s.

Mr. Parch asked Commissioners to provide further direction on the current *final draft* listing of non-residential structures, specifically:

- a) Are there structures outside of the downtown business district that should be removed from the list due to lack of historic or architectural significance or due to the extent of alterations made over time that negatively impact the integrity of the original form, materials, etc.?
- b) Are there structures that should be removed from the list due to lack of information, such as the Glencoe Golf Club?
- c) Should the landscapes (no structure) be part of the listing - Everly Wildflower Sanctuary, North School Park, Clara Dietz Bird Sanctuary, and/or Monroe Vernon Park?

Mr. Sideman shared information about a “building boom” that began in the businesses district around 1924-25. During this time approximately 30 storefronts were added. It was likely the result of a master planning effort as most of the building facades were coordinated as Tudor Revival or French Revival architectural styles.

Mr. Sideman suggested that at such time the Commission presents the Historic Architectural Survey List to the Village Board, it would be most effective if it told a story, one the audience could follow and would want to learn more about. Mr. Sideman suggested that it focus on local buildings designed by architects who resided in Glencoe. It could create some community pride while also providing the opportunity to showcase structures in each of the four categories: commercial, religious, public, and residential.

6. STANDING PROJECTS

- A) **Ravine Bluffs Entrance Feature Monuments** - Mr. Parch reported that Andrew Smith, of Smith Art Conservation, anticipated being in Glencoe towards the end of June/early July to complete the restoration and repair of Monument 3 located at 277 Sylvan Road.
- B) **Awards Program** - Mr. Parch explained that background materials for two projects - 190 Hawthorn Ave & 751 Vernon Ave - were included in Commissioners’ packets for consideration as additions to the awards program. Commissioners agreed to add both

projects, along with the one-story commercial building at 372 Hazel Ave, to the list of finalists. Mr. Parch distributed a proposed schedule for the awards program with the tentative date of the ceremony planned for June 14th in conjunction with a 'Wright in Glencoe' program at the Glencoe Library.

7. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a demolition application for 803 Bluff Street and decided to take no further action. In their review, Commissioners recognized that the house had been altered by a large, 3,500 square foot rear/side addition in 2001. Known historically as the Charles J. Watson residence, the house was constructed in 1919 in the Renaissance Revival style. It was approved as a landmark by the Village Board in May 2000. The home participated in the property tax assessment freeze program for historic residences from 2002-2014.

Commissioners reviewed a demolition application for 59 Lakewood Drive and discussed inviting the owner to attend a future meeting. Mr. Parch noted that the building permit application for the replacement house had already been submitted and plans were under review by staff. Known historically as the Wallace Condict residence, the house was constructed in 1923 and designed by architect Russell Walcott in the Tudor Revival style. The home was honored by the Historic Preservation Commission in 2000 with an award for rehabilitation and an addition. On July 10, 2012, Commissioners met with the previous owner who also planned to demolish the house, but those plans fell through and the property was later sold to the current owner.

Commissioners reviewed a demolition application for 109 Linden Avenue and decided to take no further action.

Commissioners reviewed a demolition application for 770 Greenwood Avenue and decided to take no further action.

8. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:08 p.m.