



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, APRIL 5, 2016 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The April 5, 2016 meeting of the Glencoe Historic Preservation Commission was called to order at 7:34 p.m. in the Conference Room.

The following members were present:

John Eifler, Diane Schwarzbach, Greg Turner, & Peter Van Vechten

The following members were absent:

Tom Scheckelhoff, Chairman

The following staff was present:

Nathan Parch, Planning & Development Administrator

2. CONSIDER THE MARCH 8, 2016 MEETING MINUTES

The minutes from the March 8th Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Bob Sideman was in attendance.

Julie Harris, of 558 Washington Avenue, was in attendance. She shared her concern about the number of teardowns in town and stated she was interested in learning more about the Commission.

4. PUBLIC HEARING TO CONSIDER LANDMARK CERTIFICATION OF 35 ASPEN LANE

The Historic Preservation Commission conducted a public hearing for an application submitted by Jim and Jean Jorgensen requesting Landmark Certification of their home located at 35 Aspen Lane. Homeowner Jim Jorgensen was in attendance in support of their request.

Mr. Parch explained that Commissioners completed a preliminary review of the landmark application at the March 8th meeting and were in unanimous agreement to proceed with scheduling the public hearing. Mr. Parch reported that several members of the Commission toured the home on Saturday, April 2nd.

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 (*Mediterranean Revival style and architects Howard Van Doren Shaw & Samuel Marx; Home is also linked to development of Lake Shore Country Club, b. 1910*);
- The home is closely identified with a historic person or persons (*Benjamin E. Bensinger was CEO of Brunswick Bowling & Billiards Co. and one of the founders, and later president, of Lake Shore Country Club*);
- The home involves the notable efforts of a master builder, designer, architect, architectural firm, or artists (*architect Howard Van Doren Shaw (1908) & Samuel Marx (1936) and landscape architect Jens Jensen*);
- The home has the unique location or singular physical characteristics which make it an established or familiar visual feature (*the home was part of an enclave of large estates originally built for members of Lake Shore Country Club*);
- 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; (*country estate home*);
- The home has undergone minimal or no alteration since its original construction (*Samuel Marx remodeling (1936) and detached garage & swimming pool (1960s)*);
- The home is one of the few remaining examples of a particular architectural style or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area (*One of only a few Mediterranean Revival homes in the Village; Art Deco interior (1936) holds integrity and will be preserved*);
- The home is an exceptional example of an historic or vernacular style (*Mediterranean Revival exterior and Art Deco interior*);
- The home is one of the few remaining properties of its kind in the Village (*one of the large estates originally built for members of Lake Shore Country Club*); 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 (*original owners Benjamin E. Bensinger followed by his son Robert Bensinger*).

It was moved by Commissioner Turner and seconded by Commissioner Schwarzbach to approve a recommendation for the certification of 35 Aspen Lane 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, Schwarzbach, Turner, & Van Vechten (4)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	Scheckelhoff (1)

5. REVIEW STATUS OF HISTORIC ARCHITECTURAL SURVEY LIST

- Edits to Historic Architectural Survey** – Mr. Parch stated that he and Commissioner Van Vechten were working together on additional final edits with specific focus on the *Historic Name of Structure* and *Construction Date*. A *Source* column was added in order to document the source of information in support of each property (e.g. building permit #). A final draft should be available for distribution to the Commission by the May 3rd meeting.
- Logo/Brochure** – There was discussion about the selected logo. Some prefer the version where the text “Historic Glencoe” is shifted down slightly from the base of the graphic. It was agreed that Mr. Parch would contact the graphic designer to prepare mockups of the brochure showing both logos for comparison.
- Website Essay/Architect Bios** – Based on a revised list, assignments were made as to who would prepare bios for which architects. Each bio should be 75 words (plus/minus) and include: (1) birth and death dates; (2) education, if known; (3) a brief description of the firm, or architect’s work; and (4) two or three examples of their other work, especially those that can be seen/experienced elsewhere. Examples written by Mr. Sideman were distributed as a guide. Mr. Sideman offered assistance to anyone needing additional information for any of the architects. It was agreed that the bios should be prepared in time for the May 3rd meeting.
- Draft Work/Release Plan** – Mr. Parch suggested meeting separately with Commissioner Turner and/or Commissioner Eifler to further develop the content of the plan. Once it is further developed it could be re-reviewed with the Commission.
- Village Board Presentation** – There was no discussion on this item.

6. **HISTORIC GLENCOE**

No new information was presented.

7. **STANDING PROJECTS**

Mr. Parch provided an update on the Water Plant, which is one component of a master plan focusing on the Village's entire water system, including both water supply and water distribution. The water treatment plant was studied last summer as part of the focus on water supply. Currently, water distribution (water mains, water tower, etc.) is under study to identify deficiencies and proposed improvements. Together, both studies will provide recommendations for long-term replacement costs over a 20 year timeframe.

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

Commissioners reviewed a subdivision inquiry from Highgate Builders for 1038 Bluff Road. Mr. Parch explained that the property is listed on the Historic Architectural Survey for its significance, but it is not a landmark:

Address: *1038 Bluff Road*
Historic Name of Structure: *Howard Spurgeon*
Style: *Tudor Revival*
Architect: *Philip B. Maher*
Construction Date: *1925*
Notes: *Mr. Spurgeon was a retail merchant.*

It was agreed to send a letter to Highgate Builders and the property owner inviting them to the next meeting to discuss their plans.

Commissioners reviewed a demolition application for 241 Fairview Road. The property is listed on the Historic Architectural Survey for its significance, but it is not a landmark:

Address: *241 Fairview Road*
Historic Name of Structure: *Roy E. Wyle*
Style: *Colonial Revival*
Architect: *Robert Seyfarth*
Construction Date: *1915*
Notes: *Mr. Wyle was a milliner.*

Commissioners reviewed interior photos showing that the home was gutted by a previous owner who never completed the renovation. The property was recently sold "as is". Commissioners decided to take no further action given that the integrity of the home was compromised.

Commissioners reviewed a demolition application for 365 Jefferson Avenue and decided to take no further action.

Commissioners reviewed a demolition application for 566 Oakdale Avenue and decided to take no further action.

9. **ADJOURNMENT**

The meeting adjourned at 9:30 p.m.