



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, MAY 3, 2016 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The May 3, 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 APRIL 5, 2016 MEETING MINUTES

The minutes from the April 5th Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Bob Sideman was in attendance.

Mr. Sideman stated that he attended the April 17th tour of the Whalley and Gould designed house at 1094 Skokie Ridge Drive. The house has been owned by the same family since it was built in 1955. Family member Bonnie Kaplan spoke about the house at the February 2nd Commission meeting. The recent tour was included as part of a "Mid-Century Modern Houses" series hosted by Landmarks Illinois in cooperation with Chicago Bauhaus and Beyond and DOCOMOMO Chicago. Commissioner Eifler attended as well.

Mr. Parch noted that the Village Board would be considering the Commission's recommendation for landmark certification of 35 Aspen Lane at the May 19th meeting. It was agreed that Mr. Parch and Commissioner Van Vechten would jointly present the item. All Commissioners were encouraged to attend the meeting as a show of support.

4. **ADVISORY REVIEW OF 562 WASHINGTON AVENUE DEMOLITION**

Pursuant to the Village's historic preservation regulations for Honorary Landmarks, members of the Commission conducted an advisory review of the proposed demolition of 562 Washington Avenue. Known historically as the Lionel H. Frank house, the Tudor Revival home was designed by architect William Furst and built in 1926. The house was established as an Honorary Landmark by previous owners in 2003.

New property owners Beecher and Robin Abeles, who filed the demolition application for the property on January 27, 2016, were in attendance. Mr. and Mrs. Abeles explained that their purchase of the house was in a vulnerable position as it was being contested by the previous owners through the foreclosure process. They stated they had no idea the house was a landmark building when purchased. They explained that they haven't decided yet whether or not to rehab the existing house or build new. They also stated that they haven't initiated design work on a new house, but did tour the existing house with architect John Haley and representatives from Orren Pickell.

Following discussion of the proposed demolition, Commissioners determined that it would adversely impact the property. It was moved and seconded to not support the demolition. 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. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Members of the Commission reviewed a demolition application for 1038 Bluff Road. Known historically as the Howard Spurgeon house, the Tudor Revival home was designed by architect Philip B. Maher and built in 1925. While not a landmark, the home is architecturally and historically significant and has been listed on the Village's Historic Architectural Survey since 1985.

Jon Kogan, of Highgate Builders, was in attendance. He stated that he planned to demolish the existing house in order to build a new house for his clients. The adjacent vacant lot would also be developed with a new house. Mr. Kogan stated that he considered renovation, but ruled it out partly due to the home's existing small basement. Excavating a larger and deeper basement below the existing structure wasn't financially feasible per his assessment.

Commissioners expressed their disappointment with the proposed demolition and engaged with Mr. Kogan about the continued loss of significant homes throughout the Village. Mr. Kogan stated that the Village should consider offering incentives to offset the additional costs associated with renovation. He suggested such incentives could

include waiving permit building fees, expedited plan review, and/or zoning relief (e.g. FAR, height, setbacks, etc).

Mr. Kogan committed to hiring a professional photographer to take interior and exterior photos of the house prior to demolition.

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

- a) **Edits to Historic Architectural Survey** – Mr. Parch distributed a final draft of the residential survey with a revised date of May 3, 2016. This version reflected the recent effort of Commissioner Van Vechten and Mr. Parch focused on edits to the *Historic Name of Structure* and *Construction Date* columns. A *Source* column was also added to document the source of information in support of each property (e.g. building permit #, etc).
- b) **Logo/Brochure** – Based on discussion at the last meeting, two mockups of the brochure were reviewed for comparison. It was agreed to select the version where the text “Historic Glencoe” is shifted down slightly from the base of the graphic.
- c) **Website** – Commissioner Van Vechten distributed a draft outline for an Introduction piece that would accompany the survey information. Commissioners were asked to review for discussion at the next meeting.
 - i. **Architect Bios** – Commissioners turned in the architect bios they completed per the assignments made at the April 5th meeting.
 - ii. **Susan Benjamin Essay** – There was no discussion of this item.
- d) **Draft Work/Release Plan** – There was no discussion of this item.
- e) **Village Board Presentation** – There was no discussion on this item.

7. **HISTORIC GLENCOE**

No new information was presented.

8. **STANDING PROJECTS**

There was no discussion of this item.

9. **ADJOURNMENT**

The meeting adjourned at 9:23 p.m.