



MEMORANDUM

DATE: March 7, 2017

TO: President Levin and Members of the Village Board

FROM: Chairman Scheckelhoff and Members of the Historic Preservation Commission

SUBJECT: GLENCOE HISTORIC PRESERVATION COMMISSION ANNUAL REPORT

Annual Report - This annual report is prepared for the Village President and Board of Trustees for the period of January 1, 2016 through December 31, 2016 as required by the Historic Preservation Ordinance. The report was approved by members of the Historic Preservation Commission on March 7, 2017.

Formation - The Historic Preservation Commission was created by an ordinance adopted by the Village Board of Trustees on December 13, 1990 and was established to protect, enhance, and perpetuate those historical structures, buildings, objects, and sites valued by the Village and its residents which are significant to the Village's history, culture, and architecture. **The Commission is currently in its 26th year of service to the Village.**

Activities and Accomplishments - The Commission met 10 times during 2016 and during that time accomplished various goals. Historic Preservation Commission activities and accomplishments during 2016 included:

1) **LANDMARK DESIGNATION**



One application for *Certified* landmark designation was approved in 2016 submitted by Jim and Jean Jorgensen for their home at 35 Aspen Lane. Known historically as the Benjamin E. Bensinger house, the home was designed by Howard Van Doren Shaw and constructed in 1908.

<u>Street Address</u>	<u>Criteria Met</u>			<u>Public Hearing before Commission</u>	<u>Certified by Village Board</u>
	<u>General Consideration</u>	<u>Architectural Significance</u>	<u>Historic Significance</u>		
35 Aspen Lane	√	√	√	April 5, 2016	May 19, 2016

2) **NATIONAL REGISTER OF HISTORIC PLACES**

The Edmund D. Brigham House, located at 790 Sheridan Road, was entered in the National Register of Historic Places on December 27, 2016, as nominated by the current owners. Members of the Historic Preservation Commission reviewed the National Register nomination in October and forwarded a letter of support to the Illinois Historic Preservation Agency. Glencoe now has five National Register properties.



3) **APPEARANCE REVIEW**



Per the Village's historic preservation regulations for *Honorary* landmarks, the Commission conducted an advisory review of the proposed demolition of 562 Washington Avenue. New property owners Beecher and Robin Abeles filed the demolition application in order to build a new house. The Commission voted unanimously to not support the proposed demolition.

DEMOLITION PENDING

<u>Street Address</u>	<u>Purpose of Appearance Review</u>	<u>Date of Appearance Review</u>	<u>Landmark Status</u>
562 Washington Avenue	Advisory - Proposed Demolition	May 13, 2016	Honorary Landmark November 20, 2003

4) **DEMOLITIONS**

The Commission reviewed demolition applications for two landmarks and five significant homes in 2016. The structures have since been demolished or are pending demolition.

<u>Street Address</u>	<u>Historic Name of Structure</u>	<u>Construction Date/ Style</u>	<u>Architect</u>	<u>Landmark Status</u>
803 Bluff Street	Charles J. Watson	1919 Renaissance Revival	Unknown	Honorary Landmark May 18, 2000
854 Bluff Street	Harry A. Peters	1914 Prairie/ Arts & Crafts	Unknown	N/A
1038 Bluff Road	Howard Spurgeon	1925 Tudor Revival	Philip B. Maher	N/A
190 Fairview Road	Charles B. Stumes	1924 Tudor Revival	S.S. Beman	N/A
241 Fairview Road	Roy E. Wyle	1915 Colonial Revival	Robert Seyfarth	N/A
1017 Forest Avenue	B.J. Schnur	1915 Colonial Revival	Robert Seyfarth	N/A
562 Washington Avenue	Lionel H. Frank	1926 Tudor Revival	William Furst	Honorary Landmark November 20, 2003



803 Bluff Street – DEMOLISHED 10/20/16

**Alterations/additions not sensitive to original design
* HPC took no further action given condition*



854 Bluff Street – DEMOLITION PENDING

**House advertised as rehab or teardown
*HPC sent letter to realtor, 11/20/15
*HPC sent letter to Bayit Builders, 12/22/16
Builder declined to meet with HPC



1038 Bluff Road – DEMOLITION PENDING

**House sold directly to builder; not advertised
*HPC sent letter to Highgate Builders, 4/28/16
HPC met with Jon Kogan of H.B., 5/3/16



190 Fairview Road – DEMOLITION PENDING

**House advertised as teardown
*HPC sent letter to realtor, 3/16/16
*HPC sent letter to Bayit Builders, 12/22/16
Builder declined to meet with HPC



241 Fairview Road – DEMOLISHED 12/27/16

**House interior gutted to studs by previous owner
*For sale “as-is”; architectural integrity compromised
HPC took no further action given condition



1017 Forest Avenue – DEMOLISHED 10/31/16

**House sold directly to builder; not advertised
*HPC sent letter to Newgard Custom Homes, 1/15/16
Builder declined to meet with HPC

Throughout the year, Commission members became increasingly concerned with the number of demolitions of landmark and architecturally significant homes in the Village. In May, the Commission met with Jon Kogan, of Highgate Builders, who suggested that the Village consider offering some sort of incentives to builders and homeowners to help offset added costs associated with renovating older homes (e.g. reduced or waived building permit fee). The Commission intends to share this information with the Village Board in the coming year and discuss the possibility of an incentive to encourage renovation in lieu of demolition.

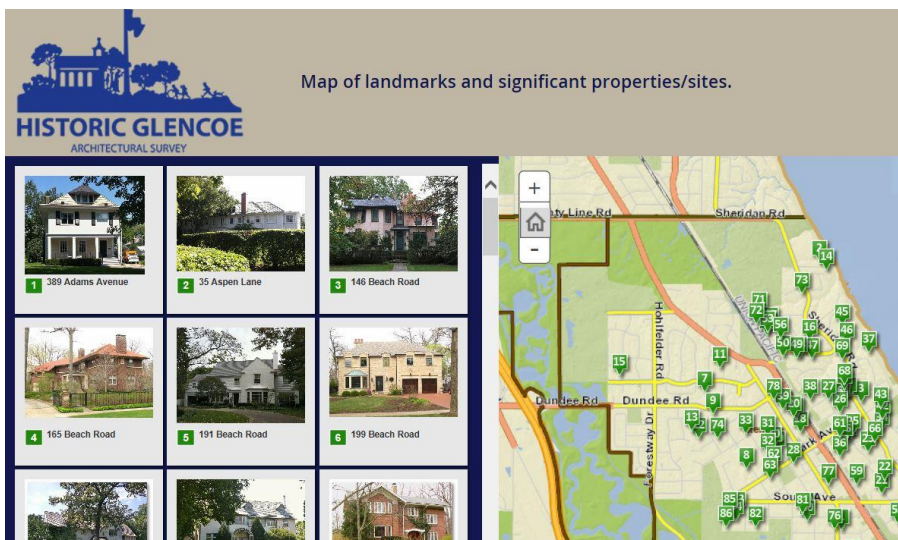
5) **HISTORIC GLENCOE ARCHITECTURAL SURVEY**

The Commission continued its work to enrich the Historic Glencoe Architectural Survey, a listing of Village structures that includes locally designated landmarks, properties listed on the National Register of Historic Places, and non-landmark structures that are significant to Glencoe for their architectural, historical, and/or cultural contributions.

Special focus in 2016 was given to editing the survey, fact-checking the data, and conducting additional research. The following steps were taken:

- Building permits, city directories, and telephone records were used to establish the Historic Name, usually the first owner or occupant.
- The Architect and Construction Date were established through building permit records, published books and periodicals, and other available sources.
- Available historic information for each structure was added when available.

The survey properties are showcased on the Village website as a Story-Map. Visitors to the website may now view photos and historic details for each listed property in a format that is easily accessible and user-friendly. This action is a significant accomplishment of the Commission and one that has been several years in the making.



At this time only single family homes are featured, however future updates will include commercial, public, religious and educational structures and also sites such as parks and golf courses. The Commission intends to use the survey as a tool for educating residents, realtors,

prospective buyers, and builders about the significance of the structures before important decisions are made regarding their alteration or possible demolition.

6) **GLENCOE DOWNTOWN PLAN**

Village Planner Lee Brown, of Teska Associates, Inc., attended the October 4 Commission meeting to present the draft Downtown Plan in advance of the public

hearing. Commission members provided constructive comments that were reflected in the final plan.

7) **PRESERVATION AWARENESS & EDUCATION**

The Commission continued its mission to educate the public as to the significance of historic preservation, specifically:

- The Commission highlighted the 2015 preservation award recipients as an exhibit mounted in the windows of North Shore Community Bank & Trust, 362 Park Avenue, from February to May.
- The Commission met with property owner Bonnie Kaplan who sought advice about finding a preservation buyer for her parent's home at 1094 Skokie Ridge Drive built in 1955. The home was later included as part of a "Mid-Century Modern Houses" tour hosted by Landmarks Illinois in cooperation with Chicago Bauhaus and Beyond and DOCOMOMO Chicago on April 17.
- The Commission cooperated with historian Susan Benjamin on an application to Landmarks Illinois for its *Most Endangered Historic Places in Illinois* 2017 for the home at 615 Lincoln Avenue. The Commission monitored the home over the last year as it entered the foreclosure process.



8) **Current Terms**

The Commission notes the current terms for the following members:

- Tom Scheckelhoff, Chair (06-12 - 06-17)
- John Eifler (05-16 - 05-21)
- Diane Schwarzbach (04-14 - 04-19)
- Greg Turner (11-15 - 11-20)
- Peter Van Vechten (05-13 - 05-18)

Submitted by,

Nathan Parch
Planning & Development Administrator