



MINUTES
VILLAGE OF GLENCOE
HISTORIC PRESERVATION COMMISSION

Village Hall Conference Room
675 Village Court
Tuesday, October 3, 2017 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The October 3, 2017 meeting of the Glencoe Historic Preservation Commission was called to order at 7:34 p.m. in the Village Hall Conference Room.

The following Commissioners were present:

Tom Scheckelhoff, Chair
John Eifler
Diane Schwarzbach
Peter Van Vechten

The following Commissioners were absent:

Greg Turner

The following were also present:

Nathan Parch, Planning & Development Administrator
Jordan Lester, Management Analyst/Deputy Village Clerk
Bob Sideman, 156 Green Bay Road
Marla Nelken, 867 Valley Road

2. CONSIDERATION OF MAY 2, 2017 HISTORIC PRESERVATION COMMISSION MEETING MINUTES

Commissioner Schwarzbach motioned, seconded by Commissioner Scheckelhoff, to approve the Historic Preservation Commission Minutes of May 2, 2017. The Minutes were approved unanimously.

3. PUBLIC COMMENT

Mr. Sideman asked if any further investigation had been made after the meeting on May 2 into having the North Shore Congregation Israel's temple featured on upcoming vehicle stickers in honor of the Congregation's centennial anniversary. Commissioners responded that nothing further was discussed. Staff will look into the process and report back to the Commission at the next meeting.

Ms. Nelken asked the Commission about the process of establishing her home as a certified landmark and applying for the State of Illinois Historic Preservation Divisions' property tax assessment freeze. She described how her home was built in 1923 but that she was unsure if any renovations to her property would disqualify her home from landmark status consideration.

The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.



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Chairman Scheckelhoff responded that before she could consider applying for the State program, she would have to apply for local certified landmark status. He described that the process involved researching the cultural, architectural, historical and aesthetic significance of the home. Chairman Scheckelhoff noted that although the home is not currently on the Commission's Historic Glencoe Architectural Survey that identifies notable Village homes, it does not mean that the home cannot be considered for landmark status. However, only if the home was designated as a Glencoe certified landmark could she apply for the State property tax assessment freeze. Commissioner Eifler added that the requirements for the State property tax freeze include substantial home rehabilitation with expenses equaling or exceeding the property's fair cash value. Commissioner Van Vecten shared that even if Ms. Nelken's home did not meet the criteria for the State program, she could still apply for the Village landmark designation. Commissioner Schwarzbach recommended that Ms. Nelken check use resources from the Glencoe Public Library, Village Hall and the Glencoe Historical Society to research her home.

There were no other comments from the public.

4. REVIEW HONORARY LANDMARK APPLICATION FOR 228 RANDOLPH STREET

Staff provided a brief overview of an honorary landmark application for 228 Randolph Street, submitted by property owner Mr. Dudley Onderdunk. Mr. Onderdunk had attended a previous Commission meeting and had also met with staff regarding his application, which detailed the architectural significance of his home. Mr. Sideman had provided Mr. Onderdunk with supplemental information on the home's architect, Mr. Howard Bowen. Chairman Scheckelhoff shared that he had been to the house, noting that the home was well-preserved. Due to scheduling conflicts, Mr. Onderdunk was unable to attend the evening's meeting.

Commissioner Van Vecten noted that an error on the application regarding the architect needed to be corrected but that the Commission could discuss those details with Mr. Onderdunk at the next meeting. Chairman Scheckelhoff asked if the Commission wanted to defer the application until Mr. Onderdunk was available to meet with them. Mr. Parch noted that if the Commission felt there was enough evidence in the application to discuss at a public hearing, the Commission could defer additional review until that time. The Commissioners agreed to schedule a public hearing for 228 Randolph Street's landmark application in November.

5. DISCUSS STATUS OF HISTORIC ARCHITECTURAL SURVEY

Mr. Parch reported that at the May meeting, the Commissioners had discussed sending out letters to significant homes in the community that are listed on the Historic Glencoe Survey. He shared that staff will move forward with the mailing, as well as updating the Village website's Historic Glencoe Story-Map with the help of the Village's GIS specialist. Commissioner Schwarzbach asked about the status of the Commission's



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brochure that provided information about the Story-Map. Mr. Parch responded that the brochure is finalized but that it has not been made public due to the Story-Map being incomplete online. Chairman Scheckelhoff asked when the website would be updated. Mr. Parch shared that in addition to mailing letters to homeowners, staff will be adding 200 significant homes to the website in the upcoming weeks and that past delays were due to formatting issues. Commissioner Van Vechten asked if the Commission would consider adding more properties to the Survey at the next meeting, including significant non-residential homes in the community. Mr. Parch responded that the Commission could do that after the Commission made formal decisions.

Mr. Sideman introduced the idea of the Commission seeking funding from a local organization to hire a public relations professional to promote the survey. Mr. Parch reminded the Commission of budgetary constraints but noted that the Commission could find potential opportunity with Landmark Illinois. Commissioner Eifler stated that it would be best to contact marketers first to identify potential costs before moving forward. The Commissioners agreed to research potential marketers.

Chairman Scheckelhoff asked if the Village had made recent decisions involving the water treatment plant. Ms. Lester responded that since the development of the 2015 Water Distribution System Plan, the Village has not made major decisions regarding the water plant other than those listed in the Village's 10-Year Community Improvement Plan.

6. REVIEW INQUIRIES, DEMOLITION APPLICATIONS, AND OUTREACH

Commissioners reviewed demolition applications for the following properties and decided to take no further action: 839 Bluff Street, 753 Elder Court, 840 Grove Street, 160 Harbor Street, 1179 Hohlfelder Road, 490 Jefferson Avenue, 219 Lincoln Drive, 211 Park Avenue, 677 Sheridan Road and 133 Timber Lane.

Commissioners received a demolition application for 185 Franklin Road. The property is noted for its significance on the Historic Glencoe architectural survey but does not have landmark status;

Address: 185 Franklin Road

Historical Name of Structure: William C. Jones

Style: Tudor Revival

Architect: William C. Jones

Construction Date: 1924

Notes: Mr. Jones was an architect and designed this house for his family.



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The Commissioners reviewed the property, noting that the home was named after the architect/first owner, William C. Jones. Mr. Jones was a notable architect in the area. Commissioner Schwarzbach noted that she had been inside the home and commented on several details of the interior. Commissioner Scheckelhoff suggested that the Commission send the property owners a letter inviting them to attend a future Commission meeting to have a discussion regarding the home. Commissioner Van Vechten expressed interest in learning why the owners were interested in demolition instead of remodeling.

Commissioners received a demolition application for 411 Lakeside Terrace. The property was established by the Village Board in March 2017 as an honorary landmark after designation nomination by the Commission. The home is vacant.

Address: 411 Lakeside Terrace

Historical Name of Structure: Charles Henry Hermann

Style: Colonial Revival

Architect: Howard Van Doren Shaw

Construction Date: 1911

Notes: Mr. Van Doren Shaw designed several noteworthy compounds of homes in the Village.

The Commissioners expressed concern over the short time period between the dates of honorary landmark designation and demolition application. Mr. Parch explained that the lot is eligible to be subdivided due to its significant area. He also noted that if the Commission desired, they could require the purchaser to participate in an advisory review conference with the Commission since the property is a landmark. The review conference would be mandatory for the owner/purchaser. Chairman Scheckelhoff stated that the Commission needs to do whatever is necessary to protect the property and suggested that the Commission send purchaser Jon Kogan a letter indicating the need for an advisory review. Commissioner Eifler asked if it was possible for the Commission to approach the Village Board and ask for greater authority over demolition denial. Mr. Parch responded that the Commission could do so moving forward if it wished.

Ms. Lester moved the conversation to the interest of the Dymek family, 1146 Carol Lane, in the certified landmark application process, as well as the State's property tax assessment freeze. She shared that she had explained the application process to the family and invited them to attend the evening's meeting. Commissioner Van Vechten noted that he had met with Ms. Dymek, gave her information from the Glencoe Historical Society about her home and suggested that they partner with a restoration specialist if she decided to move forward with renovation.



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7. ADJOURN

At 9:10 p.m., Commissioner Schwarzbach motioned, seconded by Commissioner Eifler, to adjourn the meeting. The motion was approved unanimously.