



**MINUTES
VILLAGE OF GLENCOE
HISTORIC PRESERVATION COMMISSION**

Village Hall Conference Room
675 Village Court
Tuesday, November 14, 2017 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The November 14, 2017 meeting of the Glencoe Historic Preservation Commission was called to order at 7:35 p.m. in the Village Hall Conference Room.

The following Commissioners were present:

John Eifler
Diane Schwarzbach
Greg Turner
Peter Van Vechten

The following Commissioners were absent:

Tom Scheckelhoff, Chair

The following were also present:

Jordan Lester, Management Analyst/Deputy Village Clerk
Bob Sideman, 156 Green Bay Road
Dudley and Ann Onderdonk, 228 Randolph Street

2. CONSIDERATION OF OCTOBER 3, 2017 HISTORIC PRESERVATION COMMISSION MEETING MINUTES

Commissioner Van Vechten motioned, seconded by Commissioner Schwarzbach, to approve the Historic Preservation Commission Minutes of October 3, 2017 with the correction of information regarding the demolition application for 185 Franklin Road. Said motion approved with the following vote:

RESULT:	ACCEPTED
AYES:	Eifler, Schwarzbach, Turner, Van Vechten (4)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	Scheckelhoff (1)

3. PUBLIC COMMENT

Commissioner Schwarzbach provided an update on her granddaughter's (Marissa Wojcik) research regarding 885 Elm Place. Ms. Schwarzbach shared that Ms. Wojcik had two possible new leads for her research and that she will update the Commission as new information is found.

4. PUBLIC HEARING TO CONSIDER HONORARY LANDMARK APPLICATION FOR 228 RANDOLPH STREET

Before beginning the public hearing, Commissioner Van Vechten made the following statement declaring the absence of a conflict of interest between himself and Mr. Onderdonk:

“Dudley Onderdonk is the President of the Glencoe Park District’s Board of Commissioners. I, Peter Van Vechten, am the President of the Glencoe Historical Society, a wholly separate and distinct organization from the Village of Glencoe and the Glencoe Park District. I am also a member of this Historic Preservation Commission. Currently, there is a separate matter under discussion between the Park District and the Historical Society. However, this matter is completely unrelated to what we will be discussing tonight. I do not have a personal conflict of interest; therefore, I see no reason to recuse myself from these discussions.”

The Commissioners accepted Commissioner Van Vechten’s statement. The Commission then conducted a public hearing on an application submitted by Dudley and Ann Onderdonk requesting honorary landmark designation of their home located at 228 Randolph Street. Commissioners evaluated the nomination based on information included in the landmark application with the caveat that additional information from further research could be added at a later time.

The Commission determined that the home met the following criteria regarding the property’s architectural, historical and/or cultural significance:

GENERAL CONSIDERATIONS: The home, structure, building, object, site or area:

- A. Standard: 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.
HPC Findings: The home is an example of the Mediterranean revival style popular in the 1920s.
- B. Standard: The home is closely identified with a historic person or persons.
HPC Findings: Property architect Howard Bowen, a Wilmette resident, was the Wilmette Building Commissioner and a prominent North Shore architect.
- C. Standard: The home involves notable efforts of a master builder, designer, architect, architectural firm, or artist:
HPC Findings: The architect, Mr. Bowen, designed at least 30 structures in the New Trier Township and many others in Chicago.
- D. Standard: The home is rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
HPC Findings: The exterior of the home has not been altered, with the exception of the replacement of a few second-floor windows.
- E. Standard: The home is in an area that has yielded or is likely to yield historically significant data, or even prehistoric data.
HPC Findings: The chain of lot ownership can be traced to 1891 when the North Shore Land Company Subdivision was established.
- F. Standard: The home has a unique location or singular physical characteristics which make it an established or familiar visual feature.

HPC Findings: The house has many unique features, including a red clay tile roof, uneven Chicago brick exterior, eleven pairs of French doors, twisted columns, arched windows and a prominent corner location.

- G. Standard: The home is a former focal point of reference in the Village.
HPC Findings: The house has a prominent location on the northwest corner of the intersection of Randolph and Oakdale Streets.

ARCHITECTURAL SIGNIFICANCE: The home, structure, building, object, site or area:

- A. Standard: 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, material, or craftsmanship of exceptional quality.
HPC Findings: According to McAlister's *Field Guide to American Homes*, the house has an eclectic colonial revival footprint with a side-gabled and hipped roof with Mediterranean details. It has an American Spanish tile roof, which caps a structure of cream-colored Chicago brick.
- B. Standard: The home has undergone minimal or no alteration since its original construction.
HPC Findings: No façade or roof alterations have been made. Windows on the second floor were replaced with replica windows. The home has its original French doors on the first floor, with storm windows added. The entire home was tuck-pointed in 2004. Front steps and driveway were replaced in 2005.
- C. Standard: 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.
HPC Findings: The home is a post-World War I "period home" notable for its classical stylistic inspiration copying European Mediterranean Spanish architecture. The brick masonry with pattern reflects a new technique for using brick veneers on home exteriors.
- D. Standard: The detail material, and workmanship of the structure, building, object, or site can be valued in-and-of themselves as reflective of or similar to those of the majority of the other visual elements in the area.
HPC Findings: The ninety-year home displays a high level of workmanship, including the red clay tile roof, window arches, French doors, brick patterns with protruding pairs of bricks, columns, bargeboards with pediments and decorative rafters. The home also has the original wood shutters on the front of the house.

HISTORIC SIGNIFICANCE: The home, structure, building, object, site or area:

- A. Standard: The home is an exceptional example of an historic or vernacular style.
HPC Findings: The house was designed by architect Howard Bowen, an accomplished architect who specialized in historic revival styles. He designed at least 30 structures in the New Trier Township, including the Community Church in Wilmette and the Chimneys apartment building in Winnetka.
- B. Standard: The home is one of the few remaining properties of its kind in the Village.
HPC Findings: There are few eclectic Mediterranean style homes in the Village.

- C. Standard: 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, State of Illinois, or the Village.
HPC Findings: Current owners are Dudley and Ann Onderdonk. Mr. Onderdonk presently serves as the President of the Glencoe Park District. He also serves on the Plan Commission and formerly served as Glencoe's Municipal Adjudicator.

It was moved and seconded to approve a recommendation for honorary landmark designation 228 Randolph Street and to forward such recommendation to the Village Board for consideration. Said motion was adopted by the following vote:

RESULT:	ACCEPTED
AYES:	Eifler, Schwarzbach, Turner, Van Vechten (4)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	Scheckelhoff (1)

5. DISCUSS 411 LAKESIDE TERRACE DEMOLITION APPLICATION

The Commissioners reviewed the demolition application for 411 Lakeside Terrace and its status as an honorary landmark. The significance of the structure as a prominent Howard Van Doren Shaw home was discussed. The Commissioners also reviewed Chapter 26 of the Village's Municipal Code, which details the Commission's role in property demolition and structure preservation, to determine what potential steps may be taken to protect 411 Lakeside Terrace from demolition.

Commissioner Van Vechten recommended that the Commission investigate the municipal codes of other communities for historic preservation language regarding demolition of landmarked structures. Commissioner Turner agreed, stating that the effectiveness of delaying demolition, as well as alternative preservation incentives to prevent demolition, should be investigated as well. Commissioner Eifler shared the importance of the Commission conducting thorough research and the potential of approaching the Village Board in the future about this issue, with Commissioner Schwarzbach agreeing.

The Commissioners decided to begin conducting research and further discuss landmark demolition at the Commission's December meeting.

6. STANDING PROJECTS

There were no updates on standing projects.

7. REVIEW INQUIRIES, DEMOLITION APPLICATIONS, AND OUTREACH

Commissioners reviewed the demolition application for 185 Franklin Road, which was initially discussed during the Commission's November meeting. At that time, the Commissioners considered potentially inviting the property owner to a future Commission meeting. However, the Commissioners decided to take no further action for this property.

The Commissioners also received a demolition application for 224 Scott Avenue and decided to take no further action on this property.

8. DISCUSS UPCOMING MEETING SCHEDULE

Ms. Lester asked the Commissioners about upcoming meeting dates and times for calendar year 2018. The Commissioners discussed the current meeting time and requested that the item be further reviewed at the December meeting with Chairman Scheckelhoff present.

9. ADJOURN

At 9:07 p.m., Commissioner Turner motioned, seconded by Commissioner Eifler, to adjourn the meeting. The motion was adopted by the following vote:

RESULT:	ACCEPTED
AYES:	Eifler, Schwarzbach, Turner, Van Vechten (4)
NAYS:	None (0)
ABSTAIN:	None (0)
ABSENT:	Scheckelhoff (1)

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.