



MINUTES
VILLAGE OF GLENCOE
HISTORIC PRESERVATION COMMISSION

Village Hall Conference Room
675 Village Court
Monday, November 19, 2018 – 7:30 p.m.

1. CALL TO ORDER AND ROLL CALL

The November 19, 2018 meeting of the Historic Preservation Commission was called to order at 7:31 p.m. in the Village Hall Conference Room.

The following Commissioners were present:

John Eifler
Diane Schwarzbach
Peter Van Vechten

The following Commissioners were absent:

Tom Scheckelhoff, Chair

The following were also present:

Greg Turner, Village Trustee
Bob Sideman, 156 Green Bay Road
Laurie Morse and Brian Homans, 271 Hawthorn Avenue
Jordan Lester, Management Analyst/Deputy Village Clerk

In the absence of Chair Tom Scheckelhoff, Commissioner Schwarzbach motioned, seconded by Commissioner Eifler, to nominate Commissioner Van Vechten as presiding Chair. The motion was approved with the following vote:

RESULT:	ACCEPTED
AYES:	Eifler, Schwarzbach, Van Vechten (3)
NAYS:	None (0)
ABSENT:	Scheckelhoff (1)

2. PUBLIC COMMENT

There were no comments from the public.

3. APPROVAL OF COMMISSION MINUTES FROM OCTOBER 2, 2018

Commissioner Schwarzbach motioned, seconded by Commissioner Eifler, to approve the Commission meeting minutes from October 2, 2018. The motion was approved with the following vote:

RESULT:	ACCEPTED
AYES:	Eifler, Schwarzbach, Van Vechten (3)
NAYS:	None (0)
ABSENT:	Scheckelhoff (1)

4. DISCUSSION OF HONORARY LANDMARK APPLICATION FOR 271 HAWTHORN AVENUE AND SCHEDULEING OF PUBLIC HEARING DATE

The Commissioners agreed to modify the meeting agenda to discuss Agenda Item 6, *Discussion of the Honorary Landmark Application for 271 Hawthorn Avenue*. Homeowners Laurie Morse and Brian Homans provided an overview of their home, which was built in 1928 by architects Loeb, Schlossman and Demuth. Ms. Morse described the home’s notable architectural features, including its decorative brickwork, structural details and façade.

Ms. Morse asked for clarification regarding the difference between the Village’s two types of landmark designations and accompanying legal requirements, if any. Commissioner Van Vechten shared with Ms. Morse the difference between the two types of landmark designations and also explained historically significant homes.

Commissioner Eifler motioned, seconded by Commissioner Van Vechten, to hold a public hearing for the consideration of 271 Hawthorn Avenue as an honorary landmark at the Commission’s December 4 meeting. The motion was passed with the following vote:

RESULT:	ACCEPTED
AYES:	Eifler, Schwarzbach, Van Vechten (3)
NAYS:	None (0)
ABSENT:	Scheckelhoff (1)

****Please note: Since the November 19 Commission meeting, the public hearing date for the consideration of the honorary landmark application for 271 Hawthorn Avenue has been postponed until further notice.***

5. REVIEW OF COMMISSION ACTION ITEMS FROM COMMITTEE OF THE WHOLE MEETING AND NEXT STEPS

The Commissioners reviewed a variety of methods and incentives used by other municipalities to address the loss of historic properties, such as long-term demolition moratoriums and increased demolition fees for landmarked properties. Ms. Lester provided a high-level overview of the Village’s legal limitations based on the Village’s non-home rule status. She also stated that Village staff are currently in the process of analyzing the Village’s building permit fee structure, which will be presented to the Village Board at the December 20, 2018 Committee of the Whole meeting. Trustee Turner requested that Village staff continue to consider possible impacts upon historic homes when analyzing fees and rate structures. Mr. Sideman suggested that the Commission invite a representative from Landmarks Illinois to an upcoming Commission meeting.

Commissioner Van Vechten recommended that the Commission compare the demolition moratorium time frames of local comparable municipalities, as well as incentives for delaying demolition, in advance of the Commission’s December meeting. In addition, Commissioner Van Vechten suggested that the Commission consider community context or precedents, as certain options may not be feasible. Commissioner Eifler stated that he will begin conducting research in advance of the Commission’s December meeting.

6. DISCUSSION OF COMMISSION LANDMARK APPLICATION FOR 1801 GREEN BAY ROAD – HOOVER ESTATE AND SCHEDULING OF PUBLIC HEARING DATE

The Commissioners discussed the Commission’s preliminary honorary landmark application for 1801 Green Bay Road (the Hoover Estate). The Commissioners reviewed the Village’s property file for the Estate, including a mock Estate subdivision plan from 1953, as well as research from Commissioners Eifler and Van Vechten. Trustee Turner asked what structures on the property the Commission intended to include in the landmark application. The Commissioners decided that all three structures located on the property, including the property’s entryway monuments, would be included in the application.

Commissioner Eifler, seconded by Commissioner Schwarzbach, to hold a public hearing for the consideration of 1801 Green Bay Road as an honorary landmark at the Commission’s December 4 meeting. The motion was passed with the following vote:

RESULT:	ACCEPTED
AYES:	Eifler, Schwarzbach, Van Vechten (3)
NAYS:	None (0)
ABSENT:	Scheckelhoff (1)

****Please note: Since the November 19 Commission meeting, the public hearing date for the consideration of the honorary landmark application for 1801 Green Bay Road has been postponed until further notice.***

7. REVIEW INQUIRIES, DEMOLITION APPLICATIONS AND OUTREACH

The Commissioners reviewed demolition applications for 524 Drexel Avenue, 451 Lakeside Terrace and 1035 Bluff Road and decided to take no further action. The Commissioners discussed sending a letter to the owners of 1035 Bluff Road.

8. OTHER ITEMS FOR DISCUSSION

Commissioner Van Vechten presented his research regarding the Harry Rubens Estate, formerly located near Sheridan Road and South Avenue, which was built in the early 1900s. The Estate’s architect was George W. Maher, and its landscape architect was Jens Jensen. Commissioner Van Vechten detailed the Estate’s architecture and noted the Estate’s buildings, fence and brick piers, three of which remain to this day.

Next, the Commissioners discussed additions to its Historic Architectural Survey, with Commissioner Van Vechten and Mr. Sideman providing recommendations for consideration at the Commission’s December 4 meeting.

9. ADJOURN

At 9:03 p.m., Commissioner Eifler motioned, seconded by Commissioner Schwarzbach, to adjourn the meeting. The motion passed with the following vote:

RESULT:	ACCEPTED
AYES:	Eifler, Schwarzbach, Van Vechten (3)
NAYS:	None (0)
ABSENT:	Scheckelhoff (1)