



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, FEBRUARY 7, 2012 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The February 7, 2012 meeting of the Glencoe Historic Preservation Commission was called to order at 7:30 p.m. in the Conference Room.

The following members were present:

John Eifler, Tom Scheckelhoff, Diane Schwarzbach, and Peter Van Vechten

The following members were absent:

Rod Winn

The following staff was present:

Nathan Parch, Community Development Analyst

2. CONSIDER THE JANUARY 3, 2012 MEETING MINUTES

The minutes of the January 3, 2012 Historic Preservation Commission meeting were approved.

3. NON-AGENDA ITEMS AND VISITORS

Greg Turner of 205 Old Green Bay Road was in attendance.

4. PUBLIC HEARING TO CONSIDER LANDMARK DESIGNATION OF 414 WASHINGTON AVENUE

The Historic Preservation Commission conducted a public hearing for Landmark Designation of the home located at 414 Washington Avenue.

Community Development Analyst Nathan Parch explained the Village Code permits nominations for designation of a landmark or historic district to be submitted by a commissioner, the owner of the nominated site, or 50% or more of the owners of property within an area to be nominated. In this case the Commission prepared the nomination application for landmark designation and agreed it met the criteria for designation at its January 3, 2012 meeting.

Mr. Parch stated that notice of the public hearing appeared in the January 19, 2012 issue of the Glencoe News. Additionally, letters were mailed to 17 surrounding properties, including both

the current property owner and buyer listed on the demolition permit, in order to notify them of the public hearing date. Two letters were received from neighbors located at 411 Washington Avenue and 400 Washington Avenue.

New property owners Steve and Jocelyn Snower, who currently reside at 445 Greenwood Avenue, were in attendance along with their realtor Michael Mitchell of Coldwell Banker and stated they did not support the landmark designation. The Snowers explained their plan to construct a new home at the 414 Washington Avenue site and noted their intent to submit a building permit application and new house plans on Thursday, February 9, 2012. The Snowers explained they were unaware of the home's significance and were not interested in renovation.

Scott Javore, of 740 Greenwood Avenue, stated that the original owner of the home, Morton Culver, had the idea to create an African American community in Glencoe. Mr. Culver subdivided his own property - South Ave to Jefferson Ave, Vernon Ave to Grove St - and sold the lots to African Americans.

Commissioners agreed to review the criteria for designation and determined that the home met the following:

- 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;
- The home is closely identified with a historic person or persons;
- The home is a former focal point of reference in the Village;
- 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;
- The home is one of the few such remaining properties of its kind in the Village; and
- 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, the State of Illinois, or the Village.

It was moved by Commissioner Scheckelhoff and seconded by Commissioner Van Vechten to approve a recommendation for the designation of 414 Washington Avenue as a Glencoe landmark and to forward such recommendation to the Glencoe Village Board for consideration. Said motion was adopted by the following vote:

AYE:	Eifler, Scheckelhoff, & Van Vechten, & (3)
NAY:	None (0)
ABSTAIN:	Schwarzbach (1)
ABSENT:	Winn (1)

Mr. Parch explained that the matter would be scheduled for review by the Village Board on March 15, 2012. Per Village Code, no permits may be issued for demolition, building, or other work during the landmark review process. Should the Village Board approve the landmark designation, a demolition waiting period of 180 days would take effect. The earliest the existing home could be demolished is May 16, 2012.

5. ADVISORY REVIEW OF 792 GLENCOE DRIVE

Architect Scott Javore presented plans of homeowners Leslie and Richard Gottlieb to construct several small one and two story additions at the rear of their home at 792 Glencoe Drive. Known as the L.E. Newberry House, the Italianate home was built circa 1870. It was designated a landmark August 13, 1992.

Commissioners agreed that the proposed additions would not change the criteria used to designate the home in 1992. It was moved by Commissioner Scheckelhoff and seconded by Commissioner Van Vechten to support the plans as presented for 792 Glencoe Drive. The motion was adopted by the following vote:

AYE:	Eifler, Scheckelhoff, Schwarzbach, & Van Vechten (4)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	Winn (1)

6. CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT

Commissioners continued discussion of a possible Ravine Bluffs historic district to include the Frank Lloyd Wright designed homes, entry monuments, and bridge. In advance of the meeting Commissioners received an exhibit showing preliminary boundaries for the district prepared by Commissioner Van Vechten.

Mr. Parch explained that many of the significant structures located in the proposed district were previously designated as landmarks, including:

- Booth House, 265 Sylvan Road, designated landmark 1993;
- Booth Honeymoon Cottage, 239 Franklin Road, designated landmark 1995;
- Kier House, 1031 Meadow Road, designated landmark 2001;
- Ravine Bluffs bridge and three entry monuments, designated landmarks 2004; and
- Ross House, 1027 Meadow Road, designated landmark 2011.

The structures not yet designated were noted as 1030 Meadow Road, 1023 Meadow Road, and 272 Sylvan Road.

Also distributed in advance of the meeting was an email from Village Attorney Filippini regarding the proposed boundary of the district. While Mr. Filippini raised some concern about the non-contiguous nature of the proposed district boundary, he noted that the Village Code did not explicitly require contiguity. However, he did cite several court cases as the rationale for why a contiguous boundary would be more defensible if there were a legal challenge.

The points raised by Mr. Filippini were discussed. Commissioners considered expanding the boundary in order to be more contiguous, which would include adding non-contributing structures into the district. Commissioners felt strongly about including only the Frank Lloyd Wright structures and questioned under what circumstances the proposed district could face a legal challenge if it were not contiguous. It was agreed that Mr. Parch would further review the matter with Mr. Filippini and report back at the next meeting.

It was agreed that the following should be completed before the next meeting:

- Research ownership of parcels west and south of 1030 and 1056 Meadow Road (Nathan);
- Verify that entry monuments are located within the R-O-W (Nathan);
- Review possibility of including Park District property within district boundary (Nathan);
- Compile background/historical data for the three structures not yet designated (Peter); and
- Review boundary of original Ravine Bluffs subdivision plat (Peter).

7. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a January 18, 2012 inquiry into the possible demolition of 59 Lakewood Drive. The home is listed on the Heritage List, but is not currently a landmark. The Commission directed staff to send a letter to the homeowners inviting them to the next meeting to discuss alternatives to demolition.

Commissioners reviewed a January 19, 2012 inquiry into the possible demolition of 77 Wentworth Avenue. The home was designated a landmark in 1993. The Commission directed staff to send a letter to the homeowners inviting them to the next meeting to discuss alternatives to demolition.

Commissioners reviewed a demolition application for 574 Jackson Avenue and decided to take no further action.

Commissioners reviewed a demolition application for 407 Madison Avenue and decided to take no further action.

8. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:12 p.m.