



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, SEPTEMBER 11, 2012 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The September 11, 2012 meeting of the Glencoe Historic Preservation Commission was called to order at 7:35 p.m. in the Conference Room.

The following members were present:

John Eifler, Tom Scheckelhoff, Diane Schwarzbach, and Rod Winn

The following members were absent:

Peter Van Vechten

The following staff was present:

Nathan Parch, Community Development Analyst

2. CONSIDER THE AUGUST 7, 2012 MEETING MINUTES

The minutes of the August 7, 2012 Historic Preservation Commission meeting were approved.

3. NON-AGENDA ITEMS AND VISITORS

Irv Leavitt of Pioneer Press was in attendance.

Architect Scott Javore shared restoration plans for the Frank Lloyd Wright-designed Perry House located at 272 Sylvan Road. Mr. Javore explained that new property owner Maggie Hein is working with Susan Benjamin's firm to prepare the landmark application for the property. The timing of the project is such that the restoration plans will be submitted for building permit review in advance of the landmark designation process. Commissioners were supportive of the plans presented and agreed that the scope of work would not change the criteria that will be considered for future designation of the property.

4. PUBLIC HEARING TO CONSIDER LANDMARK DESIGNATION OF 599 WASHINGTON AVENUE

The Historic Preservation Commission conducted a public hearing for an application submitted by David and Julia Fording requesting Landmark Designation of their home located at 599 Washington Avenue. Mr. Fording and architect Scott Javore were in attendance.

Nathan Parch informed the Commission that no public comments were received in advance of the meeting.

The Commission reviewed the application according to established criteria that evaluate a property's architectural, historical, and/or cultural significance 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 involves the notable efforts of a master builder, designer, architect, architectural firm, or artists (*architect Alfred E. Manierre*);
- 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, detail, material, or craftsmanship of exceptional quality; (*steeply-pitched front facing gable roof*)
- The home has undergone minimal or no alteration since its original construction;
- 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 (*599 Washington Ave. is one of five in a grouping of Manierre-designed homes along the north side of Washington Ave. between Valley Road and Skokie Country Club, four of which were inspired by English architecture – 635, 625, 615, & 599*);
- 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;
- The home is an exceptional example of an historic or vernacular style (*Tudor Revival*); 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 (*One of several homes on same block developed by Real Estate Syndicate*).

It was moved and seconded to approve a recommendation for the designation of 599 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, Schwarzbach, & Winn (4)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	Van Vechten (1)

A) ADVISORY REVIEW OF ADDITION TO 599 WASHINGTON AVENUE

The Historic Preservation Commission reviewed plans prepared by architect Scott Javore to construct a new 1 ½ story 2-car garage addition at the rear east corner of the home. The existing garage will be renovated into a family room. A new sunroom at the rear of the home will be constructed and the first floor interior will be remodeled. The design and materials of the addition will be complimentary to the original home. Commissioners agreed that the proposed additions will not change the criteria used to recommend landmark designation of the home. It was moved and seconded to support the plans as presented for 599 Washington Avenue. The motion was adopted by the following vote:

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

5. DISCUSS RESTORATION/REPAIR OF RAVINE BLUFFS ENTRY MONUMENT LOCATED AT 205 FRANKLIN ROAD

Nathan Parch explained that due to budget constraints for the current fiscal year and due to both scope and cost inconsistencies in two recent proposals, staff concluded that it was necessary to seek detailed restoration costs for each of the three monuments through an RFP process. Detailed costs provided through the proposal process will be presented for consideration to the Village Board during the FY 2014 budget review process in the fall, with funding priority given to the monument at 205 Franklin Road. Pending inclusion of funding, staff will negotiate a contract with the lowest bid proposal submitted by a qualified contractor targeting restoration work to begin in spring 2013. A better understanding of the scope of repair/restoration required for the two additional monuments at 265 Franklin and 277 Sylvan will provide staff with costs for future budgeting purposes. Mr. Parch distributed a proposed timetable for the RFP process. Mr. Parch stated that members of the Commission will have the opportunity to review the RFP before it is disseminated to contractors.

6. UPDATE ON HISTORIC ARCHITECTURAL SURVEY

Nathan Parch reported that consultant Carla Bruni completed most of her research and was in the fieldwork/photography phase of the survey work.

7. **CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT**

No report. Commissioners agreed to continue discussion at the October meeting.

8. **STANDING PROJECTS**

No report

9. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a demolition application for 401 Jefferson Avenue and decided to take no further action.

10. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:07 p.m.