



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, FEBRUARY 5, 2013 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The February 5, 2013 meeting of the Glencoe Historic Preservation Commission was called to order at 7:34 p.m. in the Conference Room.

The following members were present:

Chairman Tom Scheckelhoff, John Eifler, Peter Van Vechten, and Rod Winn

The following members were absent:

Diane Schwarzbach

The following staff was present:

Nathan Parch, Community Development Analyst

2. NON-AGENDA ITEMS AND VISITORS

Adam Steinback of 859 Valley Road introduced himself and stated his interest in serving on the Commission should there be a vacancy.

3. PUBLIC HEARING TO CONSIDER LANDMARK DESIGNATION OF 272 SYLVAN ROAD

The Historic Preservation Commission conducted a public hearing for an application submitted by Maggie Hein requesting Landmark Designation of her home located at 272 Sylvan Road. Homeowner Maggie Hein along with architect Scott Javore and architectural historian Gwen Sommers Yant were in attendance in support of the designation.

Based on further research, Ms. Yant provided additional information in support of the nomination regarding Sherman Booth and his involvement in organizing the Glencoe Park District and later serving as president of the Glencoe Park Board. Mr. Booth was also instrumental in several beautification planning efforts for Glencoe collaborating with landscape architect Jens Jensen and architects George Maher and Frank Lloyd Wright.

Ms. Yant's research also revealed a possible connection between the American System-Built Homes, developed between 1912 and 1916, and the homes constructed in the Ravine Bluffs neighborhood. Several members of the Commission disputed a connection between the two, and in response Ms. Yant agreed to revise the nomination accordingly.

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 (*Prairie style & architect Frank Lloyd Wright*);
- The home is closely identified with a historic person or persons (*architect Frank Lloyd Wright & attorney Sherman Booth*);
- The home involves the notable efforts of a master builder, designer, architect, architectural firm, or artists (*architect Frank Lloyd Wright*);
- 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 (*Variation of plan derived from Wright's "A Fireproof Home Design" first published in Ladies Home Journal in 1907*);
- The home has the unique location or singular physical characteristics which make it an established or familiar visual feature;
- 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; (*Prairie style with Japanese influence due to gable roofs with flared ends*);
- The home has undergone minimal or no alteration since its original construction (*Side porch enclosed & rear garage addition - 1968*);
- 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 (*Located within the Wright-planned Ravine Bluffs subdivision and one of the five Wright-designed homes constructed there*);
- 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 (*Reflective of the Prairie style elements of neighboring homes and Prairie style theme of the Ravine Bluffs subdivision, including the bridge and entry monuments*);
- The home is an exceptional example of an historic or vernacular style (*Prairie style*);
- The home is one of the few remaining properties of its kind in the Village (*One of nine Frank Lloyd Wright-designed homes 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 (*One of several homes on same block developed by Real Estate Syndicate*).

It was moved by Chairman Scheckelhoff and seconded by Commissioner Van Vechten to approve a recommendation for the designation of 272 Sylvan Road 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, & Winn (4)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	Schwarzbach (1)

4. DISCUSS FEBRUARY 21, 2013 PRESENTATION TO VILLAGE BOARD

Nathan Parch explained that the proposed revisions to the historic preservation regulations - Chapter 26A of the Village Code - would be presented to the Village Board on February 21st. Mr. Parch noted that staff would additionally present a summary of both active and previous Glencoe property participants in the State of Illinois Property Tax Freeze Program for historic landmarks.

5. CONSIDER ADDITIONS TO HISTORIC ARCHITECTURAL SURVEY LIST

The Commission reviewed information received from the Historical Society based on its research of Glencoe properties significant to the history of the Village along with a compilation from Scott Javore of notable people who lived in or visited Glencoe. It was agreed that Nathan Parch would reformat the information for further review at the next meeting.

6. CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT

It was noted that consent from all properties within the proposed boundaries may not be likely. The percentage of consenting properties required for a district needs to be clarified. Additionally, contact with the Park District is necessary to gauge their level of interest.

7. STANDING PROJECTS

No report

8. "INQUIRIES" AND DEMOLITION APPLICATIONS

Commissioners reviewed a demolition application for 357 Madison Avenue and decided to take no further action.

Commissioners reviewed a demolition application for 361 Madison Avenue and decided to take no further action.

Commissioners reviewed a demolition application for 601 Greenwood Avenue and decided to further consider it at the next meeting.

Commissioners reviewed a demolition application for 710 Greenwood Avenue and decided to take no further action.

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 p.m.