



**GLENCOE HISTORIC PRESERVATION COMMISSION**  
**TUESDAY, APRIL 2, 2013 MEETING MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

The April 2, 2013 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:*

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

*The following members were absent:*

Rod Winn

*The following staff was present:*

Nathan Parch, Planning & Development Administrator

**2. CONSIDER THE JANUARY 8, 2013 AND FEBRUARY 5, 2013 MEETING MINUTES**

The minutes of the January 8, 2013 and February 5, 2013 Historic Preservation Commission meetings were approved.

**3. NON-AGENDA ITEMS AND VISITORS**

Bob Sideman was in attendance.

**4. REVIEW OUTCOME OF FEBRUARY 21, 2013 & MARCH 21, 2013 VILLAGE BOARD MEETINGS**

Nathan Parch explained that the proposed ordinance amending the Village's historic preservation regulations (Chapter 26A of the Village Code) along with a summary of Village participation levels in the Illinois Historic Preservation Agency (IHPA) property tax freeze program were both reviewed by the Village Board on February 21<sup>st</sup>. The Board was supportive of the ordinance amendments and directed staff to add it to the agenda for formal consideration in March. At the March 21<sup>st</sup> Village Board meeting, both the ordinance designating 272 Sylvan Road as a designated landmark and the ordinance amending the historic preservation regulations were approved. Mr. Parch noted there was lengthy, but constructive, discussion among the Village Board members about whether 272 Sylvan Road should be grandfathered in as a designated landmark, per the owner's request, or whether it should be required to adhere to the proposed ordinance amendments and thereby become a

certified landmark in order to qualify for the tax freeze. In the end the Village Board approved 272 Sylvan Road as a designated landmark. Next, the Board approved the ordinance amending the historic preservation regulations with an additional amendment that grandfathered in those “designated landmarks for which a construction permit had been issued as of March 21, 2013, but only with respect to exterior alterations that the HPC had previously made a favorable determination through advisory review” (Section 26A-40). The intent of the additional amendment was to clarify that those properties previously designated as landmarks that were currently in the review “pipeline” with the IHPA for the tax freeze should be processed under the former ordinance. Mr. Parch stated that the testimony of both Maggie Hein (272 Sylvan) and Commissioner Peter Van Vechten greatly assisted the Village Board in its final consideration of both items and their eventual outcomes.

## 5. **CONSIDER ADDITIONS TO HISTORIC ARCHITECTURAL SURVEY LIST**

Mr. Parch explained that since the February 5<sup>th</sup> meeting the Architectural Survey List, as prepared by consultant Carla Bruni, was expanded to add the following:

- Results of the Historical Society’s research/review of its files for Glencoe properties identified for their historical significance. The list of properties was received from Ed Goodale via email on January 7, 2013.
- Non-residential buildings and structures from the Heritage List (*and former “300 list”*), not included in consultant Carla Bruni’s scope of work, including commercial, public, and religious buildings along with other identified structures and landscapes.
- Results of miscellaneous research and edits based on staff review of Village files.

Mr. Parch stated that not yet added to the survey list were five properties identified by the Historical Society solely for their association with a notable person as well as a list of notable people who have lived in or visited Glencoe provided separately by Scott Javore. Mr. Parch explained that Commissioners should consider whether the Historic Architectural Survey was the appropriate listing for this information to be added to or whether an independent listing of notable people should be separately maintained. Commissioners agreed that additional information about those properties affiliated with notable people should be considered at the May meeting before making a final determination.

Additionally, Commissioner Eifler proposed adding the following two properties due to their architectural significance:

- 1) 464 Dundee Road, designed by Barancik Conte & Assoc., constructed 1952; and
- 2) 195 Franklin Road, designed by Hans M. Geyer, constructed 1954.

## 6. **CONTINUE DISCUSSION OF RAVINE BLUFFS HISTORIC DISTRICT**

Commissioners discussed the possibility of adjusting the district boundaries to include only those properties supportive of a district. Mr. Parch noted that he recently discussed other options for either a National Register or a “Thematic” district, similar to some of the bungalow neighborhoods in Chicago.

7. **STANDING PROJECTS**

Mr. Parch noted that Andrew Smith, of Smith Art Conservation, would be traveling to Glencoe in April to perform tests/mockups on the Ravine Bluffs entry monument at 205 Franklin Road with restoration/repair work expected to take place in June.

8. **"INQUIRIES" AND DEMOLITION APPLICATIONS**

Commissioners reviewed a demolition application for 391 Dundee Road and decided to take no further action.

Commissioners reviewed a demolition application for 370 Park Place and decided to take no further action.

Mr. Parch reported that there were several recent inquiries regarding the possible demolition of the home at 35 Aspen Lane and the possibility of resubdividing the property into two lots. Mr. Parch stated that the son-in-law of the deceased property owner mentioned the home was designed by Howard Van Doren Shaw, however, the property file and the Architectural Survey List included no information to support that. Bob Sideman commented that the home was the original residence of the Bensigner estate and was likely designed by Shaw. Commissioners agreed to further investigate the home's connection to Shaw and to continue discussion at the May meeting.

9. **ADJOURNMENT**

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