



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, APRIL 8, 2014 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The April 8, 2014 meeting of the Glencoe Historic Preservation Commission was called to order at 7:33 p.m. in the Conference Room.

The following members were present:

Chairman Tom Scheckelhoff, John Eifler, and Rod Winn

The following members were absent:

Diane Schwarzbach and Peter Van Vechten

The following staff was present:

Nathan Parch, Planning & Development Administrator

2. CONSIDER THE MARCH 4, 2014 MEETING MINUTES

The minutes of the March 4, 2014 Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Bob Sideman was in attendance.

Commissioners reviewed a demolition application for 609 Sheridan Road known historically as the "Mary C. Becker Residence". The brick and stone home with green tile roof was constructed in 1908. Mr. Parch noted that the home was added to the Historic Architectural Survey as part of the Commission's recent update, but was not included on the previous "300 List".

Architect Michael Graham, of Liederbach and Graham Architects, was in attendance representing the buyers of 609 Sheridan Road. Mr. Parch noted that he invited Mr. Graham to attend the meeting in advance of the Commission reviewing the demolition application. Mr. Graham explained that the owners planned to construct a new single family home on the property. He noted that many additions occurred after 1977 that expanded the original footprint, including a large front two story addition extending the home southward. Mr. Graham stated that the combination of expansions, added architectural embellishments, and interior alterations detracted from the home's original integrity. Several Commissioners expressed frustration with the proposed demolition, noting that even though the existing

home was altered and expanded over time, it still contributed to the character of Sheridan Road.

The pending demolition of 609 Sheridan Road and the one reviewed last month for 135 Maple Hill Road were viewed as a possible emerging trend with teardowns. Both homes were well maintained and included recent investment in improvements. Both homes are located on large lots - each exceeding 30,000 square feet. Neither property was formally listed for sale on the MLS. Commissioners were alarmed by the loss of these two homes and agreed to continue to discuss opportunities for raising awareness about preservation of the Village's architecturally significant structures.

Commissioners inquired about the possibility of the Village instituting a "teardown tax" as a means of discouraging the demolition of significant homes. Mr. Parch noted that the Village does not have the authority to levy such a tax as a non-home rule community.

Commissioners also discussed requiring an owner's first and last name on the demolition application, especially in those situations when only a trust or LLC is noted. Mr. Parch agreed to review this matter further.

4. **ADVISORY REVIEW OF REVISED ADDITIONS TO 780 SHERIDAN ROAD**

Tom Lindsay, of Lindsay Associates Architects, shared the revised plans of Richard and Lauri Salberg to construct a 1 ½-story rear addition with attached 3-car garage and mudroom to their home located at 780 Sheridan Road. Mr. Lindsay presented the site plan, floor plans, and elevations of the existing home and the proposed additions. He noted that plans previously presented and approved by the Commission on November 5, 2013 were revised to eliminate the sunroom and master bedroom suite due to cost.

It was moved and seconded to support the revised plans as presented for 780 Sheridan Road. The motion was adopted by the following vote:

AYE:	Eifler, Scheckelhoff, & Winn (3)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	Schwarzbach & Van Vechten (2)

5. **DISCUSS 724 VERNON AVENUE PROPERTY**

The defunct plan of purchasing 724 Vernon Avenue for construction of a Village-owned surface parking lot was discussed. Commissioners voiced their strong opposition to the plan given that it would have required the removal of an architecturally and historically significant structure. Commissioners discussed forwarding a letter to the Village Board that summarized their concerns.

6. **REVIEW STATUS OF HISTORIC ARCHITECTURAL SURVEY LIST**

Mr. Parch reported that he and Bob Sideman completed their work on finalizing edits to the Master List - Residential Only. Mr. Parch noted that work remains to be completed on the Recommended Properties List and Non-Residential List, which will both be ongoing projects.

7. **STANDING PROJECTS**

- A) **Ravine Bluffs Entrance Feature Monuments** - Mr. Parch stated that Andrew Smith, of Smith Art Conservation, planned to be in Glencoe early to mid-June to address the remaining items with Monument 1 (205 Franklin Rd) and for the complete restoration of Monument 2 (265 Franklin Rd).
- B) **Certified Local Government Program** - Mr. Parch reported that the application paperwork was started but not yet completed due to other projects.
- C) **Water Plant** - Mr. Parch reminded Commissioners of the tour scheduled for Saturday, May 10th at 9:30 a.m. Commissioners discussed initiating the nomination process for listing the water plant, beach house, and halfway house on the national register of historic places.

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

Commissioners reviewed a demolition application for 391 Madison Avenue and decided to take no further action.

Commissioners reviewed a demolition application for 65 Lakewood Drive and decided to take no further action.

Commissioners reviewed a demolition application for 1211 Mayfair Lane and decided to take no further action.

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:59 p.m.