



**GLENCOE HISTORIC PRESERVATION COMMISSION**  
**TUESDAY, JULY 1, 2014 MEETING MINUTES**

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

The July 1, 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, Diane Schwarzbach, Peter Van Vechten, and Rod Winn

*The following members were absent:*

None

*The following staff was present:*

Nathan Parch, Planning & Development Administrator

**2. CONSIDER THE JUNE 3, 2014 MEETING MINUTES**

The minutes of the June 3, 2014 Historic Preservation Commission meeting were approved as amended.

**3. PUBLIC COMMENT TIME**

Greg Turner and Bob Sideman were in attendance.

**4. CONSIDER LANDMARK CERTIFICATION OF 470 VERNON AVENUE**

Members of the Commission met with Theodore Davis Jr. who was requesting landmark certification of his property. Mr. Davis' home was previously approved as an honorary landmark on February 19, 2009. 470 Vernon was custom designed for Mr. Davis' parents, Theodore & Josephine, in 1958 by Dennis Blair, an associate of Frank Lloyd Wright.

Project architect Constantine Vasilios was also in attendance and reviewed the scope of planned restoration work to the home. He identified the roof as the highest priority in order to correct current leakage. A temporary roof is proposed for the interim until funds are available to replace the entire roof with slate shingles per the original plans. Mr. Vasilios noted that the restoration plans have been reviewed by IHPA in anticipation of qualifying for the property

tax assessment freeze program. Aside from the roof work, no specific construction schedule was provided.

Mr. Parch noted that the Village's amended historic preservation regulations include special procedures for certifying honorary landmarks, and that Mr. Davis was the first property owner to request certification since the amendments were approved in 2013. Mr. Parch referred to his June 26, 2014 memorandum and reported that upon review of the Village's file for 470 Vernon Avenue, no building permits were issued for the property since it was approved as an honorary landmark in 2009. As such, Mr. Parch noted that the request for certification would be routed directly to the Village Board. While a formal motion was not required, Commissioners were in full support of the Village Board adopting an ordinance establishing the property at 470 Vernon Avenue as a Certified Landmark.

5. **DISCUSS ANNUAL PRESERVATION AWARDS PROGRAM**

Members of the Commission reviewed a PowerPoint presentation that included photos of completed projects throughout the Village - new construction, addition, renovation, and restoration - that were issued building permits issued between August 2010 and May 2013. The Commission determined that 8 projects were eligible for participation in the 2014 awards program and that 6 required further consideration. Those projects not yet photographed will be reviewed at the August meeting.

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

Mr. Parch noted that copies of the Non-Residential List were distributed at the June meeting. Bob Sideman reported that he reviewed the list and began making edits. He suggested that it would be helpful for the Commission to separately review the commercial buildings in the downtown business district for significance and architectural style.

Commissioners discussed the month of October as a possible roll-out target for the Historic Architectural Survey. This would include an expanded and updated section on the Village website and completion and printing of the informational brochure. It was agreed that the timing of the roll-out and the preservation awards program should coincide. A variety of additional outreach and promotional efforts were discussed.

7. **STANDING PROJECTS**

- A) **Ravine Bluffs Entrance Feature Monuments** - Mr. Parch reported that Smith Art Conservation began restoration work on Monday, June 23<sup>rd</sup> and finished work on Tuesday, July 1<sup>st</sup>. Mr. Parch thanked Commissioner Eifler for his assistance in identifying punch list items for staff's final inspection of both Monuments 1 and 2. The total restoration cost was \$26,524. Mr. Parch noted that monument 3 would be restored in June 2015.

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

Commissioners reviewed demolition applications for 1007 Old Elm Place and 905 Oak Drive and decided to take no further action.

Commissioners reviewed a demolition application for 745 Greenwood Avenue. Mr. Parch explained that the property is listed on the Historic Architectural Survey for its significance as follows:

**Historic Name of Structure:** James K. Calhoun & Alice Browne

**Style:** Queen Anne

**Architect:** Unknown

**Construction Date:** 1896

**Notes:** House originally known as "Home Cottage." Built by James K. Calhoun who lived here for 3 years. After his wife died he moved across the street (see 740 Greenwood Ave). Mr. Calhoun was a founder of the Glencoe Board of Education and Village President from 1908-09.

Commissioners directed Mr. Parch to forward a letter to the current owners inviting them to attend the August meeting.

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:25 p.m.