



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, MARCH 3, 2015 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The March 3, 2015 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 FEBRUARY 3, 2015 MEETING MINUTES

The minutes of the February 3rd Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Bob Sideman was in attendance.

Commissioner Schwarzbach shared highlights from a nationwide survey that focused on trends and preferences of Millennial buyers, who currently represent the largest group of recent home purchases. The topic was discussed at a recent Coldwell Banker regional sales meeting.

Commissioner Schwarzbach also reported that 138 single family homes (from the MLS) closed in Glencoe in the last 12 months. Of the 138 homes, 31 were built in the last 10 years. Of those, 7 were 0-5 years (including proposed and under construction) and 24 were 6-10 years.

As a follow-up to discussion at last month's meeting, Mr. Parch stated that staff prepares a press briefing every Friday highlighting the week's events, meetings, etc. that is emailed to contacts at the Chicago Tribune, Glencoe Anchor, Glencoe News, and Winnetka-Glencoe Patch. The Friday, August 8, 2014 Weekly News Briefing was distributed as an example. Mr.

Parch noted that summaries of Historic Preservation Commission meetings are included and, when significant, pending demolitions of homes are highlighted.

4. CONSIDER HISTORIC PRESERVATION COMMISSION ANNUAL REPORT

The 2014 Annual Report was approved. It was agreed that Mr. Parch would add photos of the three significant homes demolished during the year as part of the summary of demolitions.

During the year the Commission met 12 times and recommended two applications for landmark certification – 470 Vernon Ave & 1027 Meadow Rd, both of which were approved by the Village Board, and also advocated for 110 Maple Hill Rd to be added to the National Register of Historic Places. Along with preservation achievements was the loss of four significant structures in 2014, including the homes at 135 Maple Hill Rd, 609 Sheridan Rd, & 745 Greenwood Ave and the Woman’s Library Club at 325 Tudor Ct. The Commission was active in its continued effort to enrich the Village’s Historic Architectural Survey through additional research and education. With the support of the Commission, Ravine Bluffs Entrance Monument 2 was fully restored in 2014 and punch list items from the previous year were addressed for Monument 1.

5. DISCUSS COMMISSION GOALS FOR CALENDAR YEAR 2015

Mr. Parch reported that the Village Board approved the Fiscal Year 2016 Village Budget on February 26th. The budget included \$4,000 for the Historic Preservation Commission for design and printing services of an additional brochure, costs related to administering the annual awards program, and costs of bronze plaques for new certified landmarks.

Commissioner Eifler suggested that funds be allocated for a memorial plaque honoring Ted Bloch at the reconstructed Ravine Bluffs waiting station.

It was noted that December 13, 2015 will mark a milestone anniversary for the Commission of 25 years of service to the community.

Plans to promote the survey with both a brochure and via the Village’s website were discussed.

6. REVIEW STATUS OF HISTORIC ARCHITECTURAL SURVEY LIST

In advance of the February 3rd meeting Commissioners received a listing of non-residential structures, specifically the commercial buildings in the downtown business district, public buildings, religious buildings, and various structures and landscapes located throughout the Village noted for their historic and architectural significance. Background information for each building (architect, construction date, etc.), and in some cases historic news clippings provided by Bob Sideman, were also distributed. Discussion did not occur at the February 3rd meeting and instead was continued to the March 3rd meeting.

Mr. Parch asked Commissioners to provide further direction on the current draft listing of non-residential structures, specifically:

- a) Are there structures outside of the downtown business district (already reviewed) that should be removed from the list due to lack of historic or architectural significance or due to the extent of alterations made over time that negatively impact the integrity of the original form, materials, etc.?
- b) Are there structures that should be removed from the list due to lack of information, such as the Glencoe Golf Club?
- c) Should the landscapes (no structure) be part of the listing – Everly Wildflower Sanctuary, North School Park, Clara Dietz Bird Sanctuary, and/or Monroe Vernon Park?

After some discussion, Commissioners agreed to remove North School (Takiff Center) and the Hubbard Woods Fashion Center from the listing due to the extent of alteration.

Mr. Parch asked Commissioners to continue to review the listing for additional discussion at the next meeting.

Mr. Sideman commented that a February 5, 2015 article in The Glencoe Anchor regarding the Plan Commission’s Downtown TuneUp report made no mention of the Village’s history or architecture.

In response to a January 15, 2015 Glencoe News article, Mr. Sideman suggested that the Commission send a letter to South School alerting them to the significance of the building in light of proposed entryway renovations.

7. **STANDING PROJECTS**

- A) **Ravine Bluffs Entrance Feature Monuments** - Mr. Parch reported that the Fiscal Year 2016 Village Budget included \$30,000 for the restoration and repair on Monument 3 located at 277 Sylvan Road.
- B) **Awards Program** – Mr. Parch inquired about the possibility of holding the awards program in conjunction with one of the ‘Wright in Glencoe’ special programs at the Glencoe Library. Commissioners concurred with the idea as it would allow for a broader audience to promote preservation. June 14th was discussed as a possible date. Commissioner Van Vechten agreed to inquire further with the Glencoe Historical Society.

8. **“INQUIRIES” AND DEMOLITION APPLICATIONS**

While there were no demolition applications to review, Mr. Parch noted the following:

- The current property owner and listing agent of 803 Bluff Street recently inquired about demolition of the 1919 Renaissance Revival house designated a landmark May 18, 2000. The property participated in the property tax assessment freeze program from 2002-2014.

- A Highgate Builders sign has been installed at 185 Franklin Road. Known as the William C. Jones House, it was built in 1924 and was designed by the owner who was an architect.
- Several subdivision inquiries have been made over the years, dating back to 2003, for the 49,000 square foot property at 589 Greenleaf Avenue. Known as the Herbert B. Snower House, it was built in 1948 and designed in the International style by architects Marx & Lutz. Subdivision of the property would very likely result in demolition of the house in order to meet the Village's zoning and subdivision requirements.

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:50 p.m.