



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, JANUARY 3, 2017 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The January 3, 2017 meeting of the Glencoe Historic Preservation Commission was called to order at 7:37 p.m. in the Conference Room.

The following members were present:

Tom Scheckelhoff, Chairman, John Eifler, Diane Schwarzbach, Greg Turner, & Peter Van Vechten

The following members were absent:

None

The following staff was present:

Nathan Parch, Planning & Development Administrator

2. CONSIDER THE DECEMBER 6, 2016 MEETING MINUTES

The minutes from the December 6 Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Bob Sideman was in attendance.

4. PUBLIC HEARING TO CONSIDER CERTIFIED LANDMARK DESIGNATION OF 885 ELM PLACE

The Historic Preservation Commission conducted a public hearing on an application submitted by Robert and Jennifer Lev requesting certified landmark designation of their home located at 885 Elm Place. Homeowner Robert Lev and Susan Benjamin, of Benjamin Historic Certifications, were in attendance. Neighbors Christian and Nancy Dreher, of 897 Elm Place, were also in attendance in support of the application.

Marissa Wojcik, granddaughter of Commissioner Schwarzbach, introduced herself and explained her interest in assisting with further research of the home and its longtime, and significant, owners Benjamin and Gertrude Harris.

Commission members agreed to evaluate the nomination solely on information included in the landmark application at this time with the caveat that additional information from further research could be added at a later time. The Commission determined that the home met the following criteria regarding the property's architectural, historical, and/or cultural significance:

- A. Standard: 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.

HPC Findings: The Home is an example of the Tudor Revival style.

- B. Standard: The home is closely identified with a historic person or persons.

HPC Findings: Longtime owners Benjamin and Gertrude Harris resided in the Home from 1933-1989.

- C. Standard: 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;

HPC Findings: The Home is an exceptional example of the Tudor Revival style.

- D. Standard: 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

HPC Findings:

- i. The Home is part of the Glencoe Woods Subdivision, recorded in 1927;
- ii. Elm Place was the first street to be developed in the subdivision with homes built mostly between 1929 and 1930; and
- iii. The predominant architectural styles on Elm Place are Tudor and French Revival.

- E. Standard: 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 other visual elements in the area.

HPC Findings: The Home's exterior includes: textured brown brick set in horizontal, vertical, diagonal, and basket weave patterns; half-timbering; white stucco; multicolored slate shingles; large brick chimneys with chimney pots, and an arched wooden front door.

- F. Standard: 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.

HPC Findings:

- i. Benjamin and Gertrude Harris were both Chemists;
- ii. Benjamin Harris had over 300 patents registered to his name, including the congealing formula for mayonnaise; and
- iii. Benjamin and Gertrude Harris were founders of North Suburban Synagogue Beth El in Highland Park.

It was moved and seconded to approve a recommendation for certified landmark designation of 885 Elm Place and to forward such recommendation to the Glencoe Village Board for consideration. Said motion was adopted by the following vote:

AYE:	Eifler, Scheckelhoff, Schwarzbach, Turner, & Van Vechten (5)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	None (0)

5. CONSIDER HONORARY LANDMARK DESIGNATION OF 411 LAKESIDE TERRACE

Members of the Commission continued their review of an application prepared by Commissioner Eifler, on behalf of the Historic Preservation Commission, for honorary landmark designation of the home at 411 Lakeside Terrace. Commissioners previously discussed the home at their October 4 and December 6 meetings.

Mr. Parch stated that the home was listed for sale on December 12, which followed the Commission’s last discussion, and for that reason he delayed the public hearing in order for members to review the real estate listing and continue their evaluation. Following discussion, Commissioners agreed to continue the landmark process and to schedule a public hearing for consideration of the application at the February 7 meeting.

6. REVIEW STATUS OF HISTORIC ARCHITECTURAL SURVEY LIST

Mr. Parch distributed copies of the draft website essay prepared by Susan Benjamin and asked Commissioners to review it and forward to him their comments.

Commissioner Turner asked about the status of the survey list and its associated documents being made accessible on the Village’s website. Mr. Parch reported that the story map highlighting the survey properties continued to be developed by the Village’s

GIS consultant. Mr. Parch also stated that final review/edits were needed for the FAQ and website essay.

7. **STANDING PROJECTS**

There was no discussion of this item.

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

Commissioners reviewed a demolition application for 390 Jefferson Avenue and decided to take no further action.

Commissioners discussed the pending demolition applications for 854 Bluff Road and 190 Fairview Road and the response received from Arvydas Laucius, of Bayit Builders, wherein he declined their invitation to attend the January 3 meeting to discuss alternatives to demolition. Members discussed their disappointment with the impending demolition of both architecturally significant homes.

Frustration was voiced with the current process for reviewing demolition applications of significant homes, which is voluntary on the part of the owner, thereby severely limiting the opportunity for the Commission to engage in discussion. On the other hand, the owner of a home with landmark status is required to attend and participate in a meeting with the Commission about exterior alterations, including demolition. It was agreed to further evaluate a potential change in the historic preservation regulations that would require owners of significant homes to also meet with the Commission in those cases when demolition applications are filed.

Commissioners discussed initiating a dialogue with the Village Board in order to share their concerns about recent and pending demolitions of significant homes. Mr. Parch stated that he would speak to the Village Manager about the process for doing so.

9. **ADJOURNMENT**

The meeting adjourned at 9:38 p.m.