



GLENCOE HISTORIC PRESERVATION COMMISSION
TUESDAY, FEBRUARY 7, 2017 MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

The February 7, 2017 meeting of the Glencoe Historic Preservation Commission was called to order at 7:32 p.m. in the Conference Room.

The following members were present:

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

The following members were absent:

Greg Turner

The following staff was present:

Nathan Parch, Planning & Development Administrator

2. CONSIDER THE JANUARY 3, 2017 MEETING MINUTES

The minutes from the January 3 Historic Preservation Commission meeting were approved.

3. PUBLIC COMMENT TIME

Commissioner Schwarzbach provided an update on her granddaughter's research (Marissa Wojcik) regarding 885 Elm Place. Ms. Schwarzbach relayed that Marissa was experiencing limited success in response to various inquiries she made and asked those in attendance for any suggestions.

Bob Sideman was in attendance. Mr. Sideman stated that he suggested to Landmark Illinois that an upcoming quarterly meeting of the Suburban Preservation Alliance be held in Glencoe, possibly at North Shore Congregation Israel.

4. PUBLIC HEARING TO CONSIDER HONORARY LANDMARK DESIGNATION OF THE HOME AT 411 LAKESIDE TERRACE

The Historic Preservation Commission conducted a public hearing on an application for *Honorary* landmark designation of the home located at 411 Lakeside Terrace.

Mr. Parch explained that the Village's historic preservation regulations permit nominations for *Honorary* landmark designation of a structure to be submitted by a commissioner or the owner of the property. In this case the Historic Preservation Commission initiated the *Honorary* landmark proceedings. The application was reviewed by the Commission on December 6, 2016 and January 3, 2017, and at the latter meeting members agreed that the home met the criteria for designation and agreed to schedule a public hearing for formal consideration of the application.

Mr. Parch stated that notice of the public hearing was published in the January 19, 2017 issue of the Glencoe Anchor. Additionally, notification letters were sent via email and regular mail to the property owner and the real estate representatives marketing the property, which was listed for sale on December 12, 2016.

Jody Handler-Dickstein of Coldwell Banker, a co-listing agent for the property, and her son, Michael Dickstein also of Coldwell Banker, were both in attendance. The property owner was not in attendance. Ms. Dickstein stated that she was hired to co-list the sale of the home, along with Julie Deutsch of Coldwell Banker, by the legal team that represents the property owner's land holdings. She stated that she has no direct contact with the property owner and that the sale price was set by the legal team. Ms. Dickstein stated that the marketing of the home is intended to attract a buyer interested in renovation. She estimated that renovation costs could be two to three million dollars. Ms. Dickstein noted that some renovation buyers have expressed interest in the home, but have initially been deterred by the listing price.

It was moved and seconded to close the public hearing.

Commissioners discussed the application and agreed to review the criteria regarding the home's architectural, historical, and/or cultural significance and determined that it met the following:

- 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:

- i. The home is an example of the Georgian Revival style;
 - ii. The home was designed by architect Howard Van Doren Shaw and has been recognized for its significance dating back to a Village-wide survey conducted in 1985 and in an updated survey completed in 2016; and
 - iii. The home is one of 12 structures designed by Shaw located within the Village of Glencoe. Such a grouping of Shaw buildings within one community is significant.
- B. Standard: The home is closely identified with a historic person or persons.

HPC Findings:

- i. First owner, Charles Henry Hermann, worked for Chicago liquor distributor Chapin & Gore and eventually became a primary owner of the company after purchasing the interests of co-founder Gardner S. Chapin; and
 - ii. Later owners, Leonard and Bernice Lavin, owned and ran beauty care company Alberto-Culver, best known for Alberto VO5 shampoo and hairdressing. Mr. and Mrs. Lavin owned the home for 50+ years.
- C. Standard: The home involves the notable efforts of a master builder, designer, architect, architectural firm, or artists.

HPC Findings:

- i. The home was designed by architect Howard Van Doren Shaw; and
 - ii. The home is featured in two known publications: (1) *The Architecture of Howard Van Doren Shaw*, by Virginia A. Greene; and (2) *Inventing the New American House: Howard Van Doren Shaw, Architect*, by Stuart Cohen.
- D. Standard: The home has the unique location or singular physical characteristics which make it an established or familiar visual feature.

HPC Findings: The home is located on a 2.3-acre lakefront estate. The prominence of the home and grounds is apparent from the front entrance on Lakeside Terrace and from the rear where it abuts Lake Michigan.

- E. 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 a representation of one of Shaw's country estate homes.

- F. Standard: The home is an exceptional example of an historic or vernacular style.

HPC Findings: The exterior design of the home embodies characteristics of the Georgian Revival style. It is rectangular in form, constructed of brick and Indiana limestone, includes a hipped roof, prominent chimneys, symmetrical dormers and window placement, two-story pilasters highlighting the front building corners, and pronounced front entrance emphasizing the formality of the home's design that includes an arched, inset entryway with decorative limestone detailing and a wood paneled front door.

G. Standard: The home is one of the few such remaining properties of its kind in the Village.

HPC Findings: The home remains one of the original estates built east of Sheridan Road and abutting Lake Michigan.

It was moved and seconded to approve a recommendation for *Honorary* landmark designation of 411 Lakeside Terrace and to forward the recommendation to the Village Board, and to direct staff to prepare written findings of the public hearing proceedings to be voted on at the March 7 Commission meeting. Said motion was adopted by the following vote:

AYE:	Eifler, Scheckelhoff, Schwarzbach, & Van Vechten (4)
NAY:	None (0)
ABSTAIN:	None (0)
ABSENT:	Turner (1)

Mr. Parch stated that the Commission’s recommendation would be scheduled for review by the Village Board on March 16 pending confirmation of the Village Manager.

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

Mr. Parch stated that he, Chairman Scheckelhoff, and Commissioner Van Vechten had a conference call on January 24 to discuss the draft website essay prepared by Susan Benjamin, copies of which were distributed at the January 3 Commission meeting. The consensus was that the essay was too long in its current form for use on the website. It was agreed that Mr. Parch would coordinate revisions with Ms. Benjamin.

Mr. Parch provided a preview of the Village’s new website design. He reported that the story-map highlighting the Historic Glencoe survey properties would go live as part of the new website on March 1.

Mr. Sideman inquired about reviewing possible additions to the survey at a future meeting. It was agreed to target the April 4 meeting.

6. **STANDING PROJECTS**

There was no discussion of this item.

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

Mr. Parch stated that he, Chairman Scheckelhoff, and Village Manager Phil Kiraly had a conference call on January 9 to discuss the Commission’s concerns about recent and pending demolitions of significant homes and opportunities for dialoguing with the Village Board to share such concerns. As a first step, it was agreed that Chairman

Scheckelhoff would attend the March 16 Village Board meeting to present the Commission's annual report and to raise some of these issues. Commissioners reviewed a demolition application for 522 Madison Avenue and decided to take no further action.

Mr. Parch stated that he cooperated with Susan Benjamin on an application to Landmarks Illinois for its *Most Endangered Historic Places in Illinois 2017* for the home at 615 Lincoln Drive. While the application is specifically for 615 Lincoln, Susan also called attention to the broader issue of working to preserve significant homes that are in the foreclosure process and the various challenges that go along with that.

Commissioner Eifler provided an update on the threatened John Van Bergen home at 1570 Hawthorn Lane in Highland Park. Mr. Eifler stated that the Highland Park Village Board did not support the recommendation for landmark status from their Historic Preservation Commission and the home will be demolished by its owners.

8. **ADJOURNMENT**

The meeting adjourned at 9:20 p.m.