

**MINUTES
GLENVIEW HISTORIC PRESERVATION COMMISSION
April 13, 2009**

Call to Order by the Chairman

The April 13, 2009 meeting of the Glenview Historic Preservation Commission was called to order by Chairman Silver at 7:40 p.m. in the Lunchroom of the Village Hall.

Roll Call and Declaration of a Quorum

Roll call was taken and Chairman Silver noted that a quorum was present.

PRESENT: Chairman Silver, Commissioners Conway, Dawson, Kramer, Pappas, and Siegel

ALSO PRESENT: Mr. Jeff Brady, Director of Planning

GUESTS: Mr. Jim Cleland, Loyola Academy, Teacher
Mr. Chris Schular, Loyola Academy Student
Mr. Matt Schular, Loyola Academy Student
Mr. Steve Mellos, Loyola Academy Student

Approval of Minutes

Chairman Silver asked for corrections or comments to Minutes of the Historic Preservation Commission meeting of March 9, 2009.

Page two, fifth paragraph, second line should read, "... residents desire, oversized ..."

Page three, first paragraph, second line should read, "... informed Mr. Brady that one additional Commissioner should be appointed."

Commissioner Kramer moved to approve the March 9, 2009 Minutes as corrected. Commissioner Siegel seconded the motion. Upon voice vote the motion carried.

General Communications

Mr. Jeff Brady said Village staff is preparing a list of surveyed property addresses which will be highlighted in the computer software to notify a staff member when a demolition permit has been requested. The HPC will then be notified.

Chairman Silver asked Mr. Brady to determine when fees were last paid to the National Trust for Historic Preservation.

Pending Business

5.a. Students of Loyola Academy – Presentation on Burnham House

In November, 2008 several Loyola Academy students who are members of the national high school and college organization, American Institute of Architecture Students, took photographs and measurements of the Hugh Burnham house located in The Park. The students then began preparing a slide presentation and building a display model of the home.

Three of these Loyola Academy students came to this HPC meeting and gave a slide presentation to the Historic Preservation Commission. There was evidence of deterioration from the basement to the attic on the inside as well as the outside of the house. Fixtures for gas lights on the walls and vent openings in the floors are still present. There is an addition to the house which may have been constructed in the 1920's. An inside stairway had a very steep staircase with short treads. There was an additional kitchen and furnace on the upstairs level. Commissioner Dawson noted that Hugh and Mary Burnham, who had ten children, owned the first telephone in Glenview.

The students referenced their model of the Burnham house while referring to certain slides.

The Northfield Historical Society is established on computer only. Mr. Cleland wanted to add some oral interviews to their website and so directed Loyola Academy students to interview Patricia and Bud Bechtold, who bought their home 39 years ago on South Happ Road. It had been a working farm built on the highest elevation in Northfield. The house was owned by a grandson of one of Northfield's founders, Mr. Roscoe Happ. Its walls are 14 inches thick and the well on their property goes down to Lake Superior, not Lake Michigan.

The Commission thanked Mr. Cleland and his students for their presentations.

Chairman Silver said Mr. Matt Washington, from Battle Creek, Michigan, saw the Burnham house was for sale on the www.historicproperties.com website. He is considering purchasing the house, taking it down piece by piece, selling it, and then reconstructing it at a location determined by the new owner. Mr. Washington is preparing a proposal to present to Park Dwellings. Once broken down, the house is likely to be resurrected outside of Glenview. Chairman Silver will contact someone at Park Dwellings to find out if there is inexpensive property nearby where the house may be relocated. Perhaps the house can display a plaque which explains its origins.

5.b. Presentation of Draft Design Guidelines Concept

Chairman Silver has suggested to The Park's residents that perhaps this area would benefit from some sort of historic designation to preserve its ambiance. Village President Kerry Cummings has asked Chairman Silver to put together a ten-minute presentation, with help

from Mr. Brady, for residents of The Park. The goal is to encourage a dialogue about a Conservation District to ensure that teardowns are replaced by houses that are design compatible with homes presently in The Park. With residents' input, guidelines for new buildings would be established by the Village. Chairman Silver and Mr. Brady will continue to revise the presentation and present it again to President Cummings and other Commission Chairs, then present it to elders of The New Church. The Commission hopes that if The New Church does not choose to regulate new buildings, it will inform and educate new owners of design ideas for replacement homes to preserve The Park's unique character.

How does one comply with a subjective description of what is consistent within a neighborhood?

Mr. Brady created a Design Guidelines chart that lists restrictions from none to rigorous, which could be used as a tool to help guide residents. Commissioners received two handouts that briefly described different levels of regulation:

1. Voluntary Design Guidelines
 - a. Naperville example showed concern about teardowns and hired a company to create guidelines on house exteriors.
 - b. California example showed two types architectural styles and categorizes general characteristics.
2. Design Guidelines would be enforced by a private agreement between the property owners. Those property owners that agree with this idea can pass deed restrictions and reference document. Someone would have to sue to enforce it—the Village would not be involved in such a law suit.
3. The Park could create a Homeowners Association which includes Design Guidelines. Non-compliance would be a Homeowners Association matter—no interference from the Village.
4. Historic Conservation District. Mr. Brady noted that the Village does not want to get involved in regulating taste on an individual homeowner's parcel.
5. Historic Landmark District would have particular regulations.

Chairman Silver gave a preview demonstration of the presentation which will be given to President Cummings. Listed are some presentation suggestions:

- a. In one of the first sentences “We are cataloguing ...”.
- b. Show a plot of survey drawing of original house and new construction design.
- c. Show two older houses with two new houses which would still be compatible.
- d. Include some houses in The Glen which have front porches.

Park Ridge and Winnetka have single-family home Design Guidelines. There are Design Guidelines in Glenview for both commercial property and The Glen.

5.c. Next Steps – 2008 Historic Structures Survey

The Commission will discuss this topic at the next HPC meeting.

Old Business

None.

New Business

None.

Adjournment

Commissioner Kramer moved to adjourn. Commissioner Conway seconded the motion. Upon voice vote the motion carried. Meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Sheri Scott
Recording Secretary