

**MINUTES
GLENVIEW HISTORIC PRESERVATION COMMISSION
February 9, 2009**

Call to Order by the Chairman

The February 9, 2009 meeting of the Glenview Historic Preservation Commission was called to order by Chairman Silver at 7:36 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 not present.

PRESENT: Chairman Silver, Commissioners Dawson and Pappas
(Commissioner Conway was present for a portion of the meeting)

ABSENT: Commissioners Kramer and Siegel

ALSO PRESENT: Ms. Lisa Porter, Staff Liaison

GUESTS: Ms. Vicki Granacki, Granacki Historic Consultants
Ms. Jennifer Kenny, Granacki Historic Consultants
Mr. Peter Gena, Glenview Resident

Approval of Minutes

As there was not a quorum present, the January 12, 2009 Minutes will be reviewed at the next meeting on March 9, 2009.

General Communications

None.

Pending Business

5.a. Presentation by Granacki Historic Consultants of the 2008 Historic Structures Survey Draft Report

Chairman Silver was very pleased with the 2008 Historic Structures Survey Draft Report submitted by Ms. Vicki Granacki. It was thorough and informative.

Ms. Granacki explained the buildings surveyed were divided into three basic groups of time periods and types of construction:

■ Agricultural: buildings built possibly as a farm house or located on outlying agriculture parcels.

- Three houses that may be possible landmark nominations.
- Three buildings that were constructed as houses on outlying sites and later converted to public establishments.

■ Suburban

- Four houses that may be possible landmark nominations
- Post Office and Camp Skokie Valley Development are possible landmark nominations.

■ Postwar Development

- Four solar, ranch, or prairie-style houses that may be possible landmark nominations.

Out of the 33 buildings surveyed 23 could be potentially eligible for individual designation as landmark nominations.

Ms. Jennifer Kenny noted that in the previous HPC survey the agricultural properties typically have been altered due to their being built about 150 years ago.

Agricultural Development of Northfield and New Trier Townships 1830-1930

Building on Page 7: more expressive of agricultural development. There is an 1886 plat map which indicates a building on this site. The original owner was a carpenter and descendant of Mr. Wilhelm Sternberg.

Building on Page 9: had alterations. Located on the outskirts of town and part of township development. The first owner was an odd-job laborer.

[Commissioner Conway arrived.]

Farm houses that were later converted to roadhouses or taverns

It is evident these buildings were transformed from one use into another. They are more historically significant for their association with the period of motoring. If alterations were completed more than 50 years ago, those changes would be considered historic alterations because they are associated with the historic business that is significant to the community. Taverns played a part in the history and development of this community.

Ms. Granacki commented about the recent Appellate Court decision declaring “significance” is a vague term for zoning and landmarking. Ms. Granacki argued that “significant” is used in all levels of federal, state, and local government.

Building on Page 11

Building on Page 13: dates from 1938, while the house on the property is older.

Building on Page 16

Building on Page 10: typical bungalow of what 1920s development on the outskirts of Glenview might have looked like.

Suburban Settlement, Recreational Opportunities and Highway Motoring in Glenview (1892-1940)

Building on Page 25: stucco, typical suburban house at turn of century.

Building on Page 33: was a flight crew prisoner of war camp during WWII. The Glenview Historical Society has photographs and information on this building.

Building on Page 27: has artificial siding.

Building on Page 28: has landmark designation possibilities both for architecture and Glenview’s history.

Building on Page 29: architectural gem and historically significant. Spelling of “Mathilda” should be corrected.

Building on Page 31: architectural gem and historically significant. The Cornet Films Sound Studio was located just to the west of the house.

Building on Page 32: commercial building. It retains historic character and integrity.

Arrival of the Glenview Naval Air Station and Post-World War II Suburban Migration (1940-1979)

Building on Page 40: first comprehensive example of architect’s passive-solar residential design. The house was publicized in THE CHICAGO TRIBUNE. The first owner of house promoted the architect’s design and charged a nominal fee for house tours.

Building on Page 42: featured in THE CHICAGO TRIBUNE on July 20, 1941. All of the solar elements are still intact. This house is a great representative of solar design.

Building on Page 44: featured in March, 1944 ARCHTITURAL FORUM as a rare brick example of a solar house.

Building on Page 46

If property owners are willing, this area possibly may be designated as a historic district as many of the passive-solar houses designed by the same architectural firm are located near each other. Ms. Granacki said in a thematic district there is a core of contributing buildings that follow the theme, are contiguous, and are regulated in the same way as if they were individual buildings. The buildings in between that are not part of the character are considered non-contributing buildings. If there is interest in a thematic district, it would be necessary to include the previous survey report with this survey.

When Mr. Sloan was developing Hunter Road in Meadowbrook Village, the concept was to mix traditional houses with modern designs in order to appeal to residents.

Mr. Gena said one neighborhood house originally had a leaky flat roof which had the downspout positioned in middle of house. A renovation slightly pitched the roof and water now drains toward the north.

There is another major mid-century architect who designed a house in Glenview. However, Ms. Kenny did not receive the homeowner's (page 53) permission to survey the house and, therefore, it is not recommended for possible designation.

Building on Page 47: plan of house is to view the landscape. There is a nice separation of living spaces.

Building on Page 49: architecturally significant as a rare residential example of Formalist architecture on a massive scale.

Building on Page 52: This was built as a speculative house. Ms. Kenny recommends it for possible designation because of its architectural significance. Ms. Kenny spoke with the architect's daughter who was unsure what to do with her father's architectural drawings. There is a commercial building on Milwaukee Avenue in Glenview that was also designed by this architect who used all of the characteristics of prairie style but interpreted them in a post-war era.

The remaining four houses did not have readily identifiable architects:

Building on Page 54: interesting butterfly-shed roof.

Building on Page 56: fantastic international-style house.

Building on Page 58: house has been altered it but may have historic significance because of the home's owner.

Building on Page 60: exceptional contemporary style design. It has an interesting irregular shed-type roofline.

Building on Page 63: this building is a potential landmark because it is over fifty years old. The windows are new which may have changed the look.

Building on Page 61: Commissioner Dawson noted there was a drawing of this building in the 1942 program of Glenview Days.

Commissioners will review the survey and forward their comments to Ms. Porter within the next two weeks.

The recent Illinois Appellate Court decision was handed down in response to a landmark district lawsuit brought by two individuals. Ms. Granacki said the City of Chicago is hoping to move this case to the Supreme Court instead of letting it go back to the Circuit Court. This case may continue for a while. Chicago is looking for other organizations that would file Minkus briefs with them. A three-judge panel wrote: "...We believe the terms 'value,' 'important,' 'significant,' and 'unique' are vague, ambiguous, and overly brought." Ms. Granacki said these words have enjoyed standard usage in preservation movement for forty years.

Chairman Silver thanked Ms. Granacki and Ms. Kenny for their work on the survey.

Mr. Gena said as the homeowner of a potential landmark, his family wondered if landmarking would make the house more difficult to sell. Chairman Silver responded that if a house is landmarked, this status could make the house more valuable. Also, if a house is landmarked, money for major repairs may be available from the Federal Government, there is a property tax freeze, and a voluntary easement donation. The easement document is restrictive as it specifically spells out what can and cannot be changed and it goes with the title. Ms. Granacki noted that in a local municipality if there is a prohibition against demolition, the village would generally have an economic hardship clause which allows the homeowner to appeal. Mr. Gena would like to receive the landmarking guidelines that

were written by former HPC Commissioner Rick Wendy. Ms. Granacki added that a National Register designation is less restrictive than a local designation; the considered building must have exceptional significance.

The HPC would like to hear from interested residents on an informal basis to consider landmarking an individual home or a series of homes as a district.

Ms. Granacki noted that a historic district is created because there is a core of buildings that have a high degree of significance. There may be some buildings in a historic district that are contributing but may have had alterations. Typically, the contributing buildings are not required to correct the alterations, but if there is future renovation, it is recommended that the alterations are made in a more historic appearance.

Chairman Silver thanked Mr. Gena for attending the meeting and offering comments.

[Commissioner Conway left the meeting.]

5.b. Update on “The Park”

Chairman Silver asked members of Park Dwellings to place a ‘for sale’ ad for the Burnham house on e-bay and Craigslist. Last month Village President Kerry Cummings instructed Chairman Silver to place a ‘for sale’ ad on the Landmarks Illinois website for the Burnham house. Other organizations that have websites where ads may be placed are the National Trust and Historic Properties. There are older houses for sale on the Historic Properties website in other parts of the country that are listed for several thousand dollars that are smaller and in worse shape than the Burnham house.

Chairman Silver would like to speak with residents of The Park about creating the idea of “Heritage Consideration,” meaning when a potentially historic house is torn down, its replacement building would be sympathetic to the appearance of other near-by buildings. Ms. Granacki suggested starting with a Historic District to have design guidelines that would then regulate new construction. If the size of new construction is restricted, teardowns would be less appealing.

5.c. Update on Loyola Academy Project

Mr. Jim Cleland notified Chairman Silver that Loyola students are continuing to work on their HPC project.

Old Business

None.

New Business

None.

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Adjournment

No motion to adjourn was made as there was not a quorum. The Meeting ended at 9:45 p.m.

Respectfully submitted,

Sheri Scott
Recording Secretary