

MINUTES  
HISTORIC PRESERVATION COMMISSION  
March 13, 2017

The March 13, 2017 special meeting of the Historic Preservation Commission was called to order at 7:10 PM by Acting Chairman Reynolds in the Rugen Community Room of the Village Hall. Roll was called and a quorum was present. Upon roll call, the following were:

Present: Commissioners Ciolek, Jung, Kramer, McWilliams, Reynolds, and Tracy  
Absent: Chairman Demsky  
Also present: Michelle House, Planner II  
Jeff Rogers, Planning Manager  
Dudley Onderdonk, AICP Planning Consultant  
John Hedrick, Local Preservation Advocate  
Beverly Dawson, former Historic Preservation Commissioner  
David Silver, former Historic Preservation Commission Chairman  
Judy Beck, Grove Heritage Association

### **APPROVAL OF MINUTES**

Approval of the November 9th HPC meeting was moved to the next HPC meeting.

### **GENERAL COMMUNICATIONS**

There were no general communications for tonight's meeting.

### **NEW BUSINESS**

#### **Historic Preservation Visioning/Work Plan Workshop**

At this time, Jeff Rogers began to facilitate the meeting. He thanked everyone for coming and introduced Mr. Dudley Onderdonk, the consultant who had been hired by the village to review all existing materials and current village process in place regarding historic preservation. The intent was to encourage and promote historic preservation for the village of Glenview. He then presented a brief background of the Historic Preservation Commission which had been established in 2004, and its accomplishments to date. Pertinent points were:

- Three surveys were conducted (2006, 2007, and 2008), and 89 properties were identified as historic
- Approximately 35 properties remain out of the 89 structures identified
- Age of properties was 50 years or older
- A few were retained through village ownership and the park district

Three properties were designated with landmark status: Wagner Farm, Schram Memorial Chapel on The Glen, and the Grove which includes Kennicott House, Redfield House, and the Cabin.

Continuing, Mr. Rogers stated that an annual report is submitted to Department of Interior. Lost properties are also reported annually. The staff has the okay to continue to survey the village for landmark eligibility and to review present processes and resources. Members of the Glenview Historic Preservation Review committee are: Dudley Onderdonk, John Hedrick, Michelle House, and Jeff Rogers. Village concern is that more historic properties will be lost. At this time, Mr. Rogers turned the meeting over to the consultant.

Mr. Onderdonk gave an overview of his slide presentation with the use of overhead. He stated that the architecture in Glenview should be respected and celebrated. Topics presented were:

### **Why Historic Preservation?**

- Provides a sense of place and a continuity/link to the past
- Supports individual identity
- Preserves artistic merit
- Supports economic development
- Greenest building already exists (embodied energy, keep building rather than tear it down)
- Old practices and building can be better than new
- Supports diverse building stock and avoidance of all buildings getting old at the same time
- Historic Preservation tours of the village is a way to introduce others to the community

### **Preservation process can/should include:**

- Setting standards to define what is worth preserving
- Survey to describe potential resources which is critical to the backbone of preservation
- Evaluate resources against standards
  - Subjective judgement can be an issue,
  - Helpful to have standards in place
- Properties that qualify as “official status”
  - Other types of “official status” can be considered
- Follow up with protective measures of property, such as volunteering actions, waive fee, etc.
  - Inform owner of available incentives from federal and state levels.
  - Consider what property owner has before making changes to it.

At this time, Mr. Onderdonk mentioned that he interviewed several people regarding historic preservation efforts within the village of Glenview. **Key points made were:**

- Necessary to “jump start” efforts
- Necessary to complete a Historic Buildings survey
- Park District cares for its historic buildings
- Is the HPC a review board or an advocate
- Less restrictive level of recognition was needed.
  - Could be helpful especially if criteria too restrictive was not welcomed
- Ownership support is needed for VB approval
- Historic Preservation Society was losing members
- Consideration of flexibility to allow re-use and additions
- Existing program requirements are a “hard sell”
- There is limited local support for historic preservation
- Mid-century modern property also deserves consideration
- Contact the owner early – before owner makes decision regarding property and signs contract with contractor for work to be done
- Direct contact with building owners is best
- “teardowns” are a growing concern
- Education of key individuals is needed
  - Reach out to neighborhood and civic leaders
  - Engage the real estate community
  - Consider opportunities for partnerships
- Unable to determine if the HPC and AC merger was working as initially thought
- Historic Preservation needs a constituency/ needs individuals willing to be advocate

- It was felt that most Glenview residents were not aware of what the Glenview community has within the village in terms of historic value
- Community wide education and marketing were needed

**Discussion/question/answer period ensued:**

- o Commissioner Kramer commented that the HPC began as advocates and also mentioned that the history of the Sears “kit” homes was available. He felt the HPC could do a project on the Sears Homes within the village.
- o Commissioner Kramer commented that since the HPC and AC merger, there was no direction towards Historic Preservation.
- o Mr. Rogers stated that something was needed for the commission to work towards. Possibilities could be reviewed and project could be determined.
- o Ms. Beck stated that she disagreed with “historic” and mentioned that the Grove has a “thriving preservation effort”. She briefly mentioned the curriculum/projects that the Grove and School District 34 have together. She felt that preservation was important and that people wanted to have the hands-on experience of something rather than merely looking at it.
- o Ms. Beck mentioned the At Home in Chicago organization and the Home Museum which have actual places where someone lived and in the actual time period. The Kennicott House and the Gove are examples and both were listed in the At Home in Chicago brochure.
- o Ms. Beck suggested that the HPC, Grove Heritage and possibly others meet together to discuss what is done, what is available, for example.

**Regarding possible concerns of owners and reactions to designations, comments made were:**

- o Mr. Rogers commented that owners may be interested and enthusiastic, but they don’t want to be locked into something. Owners fear that if property was designated, they would not be able to remove it from the designation if/when needed.
- o Commissioner Reynolds stated that people are concerned about investing money in their property and not be able to recover it if/when property was sold
- o Mr. Hedrick mentioned his involvement in the Circles neighborhood and stated that they use the term “heritage” to avoid “fear”.
- o Mr. Rogers commented that often property owners know that they will be leaving/selling the property in a specific time period and will invest only in what is needed to help sell their home/property. He added that if that is the case, property owners can keep receipts, let owner make decision, and possibly reclaim reinvestment in property.
- o Ms. Dawson suggested that the local media be involved by featuring a specific property, item, tree of historic value once a month or once a week. She added that it was necessary to have the cooperation of the homeowner and featuring a positive topic such as a beautiful Glenview property would help. The concept of historic preservation needs promotion and recognition.

**Brainstorming ideas to encourage Historic Preservation -**

- Feature historic home in local newspaper
- Engage realtors/develop relationship with realtor office managers to get them on board
- Glenview is a village of neighborhoods; HPC can develop brochure that talks about history of neighborhoods (some neighborhood history may already be available)
- News reporters were not available. Suggest HPC to capture story and hand it to reporter
- Potential surveys: Keck home, Sears kit home, specific neighborhood

- Interior and/or Exterior survey. Catalog what is found, make recommendation on current condition and whether it should be designated. Could be property or possibly individual who lived there
- Currently, mailer to owner was done every 2 years for update of property and to educate owner on what they have
  - Owner can contact village if interested
  - People often do not know what they have
- Library of resources (history center) available for owner reference
- Have an Identification Guide available for owner to use rather than have outsider come in to see what is present in owner home
- Need for Advocacy / separate from HPC if process begins
  - HPC promotes Glenview but rules/guidelines must also be followed
- Have levels of designation
- Award program for architects, builders – both new and historic properties
  - Encouragement for professionals
  - Wilmette, Winnetka could be referenced as model for Glenview
- Glenview Public Library available for display of existing historic properties
- GBS (Women in Science and Engineering) has technology available to create visual of different styles of homes for educational purposes
- Involve Home Owners Association. HPC offered a formal presentation to the Park neighborhood in its early beginnings. Park Association chose not to enter into anything formal and 2/3rds of the homes have already been torn down.
- Concept of Heritage Homes, could be similar to Heritage Trees

Mr. Hedrick stated that through the Comprehensive Plan for Downtown Glenview, a number of properties were identified, but have since been lost. (Example: Glenview State Bank building) He added that the downtown was a unique challenge for restoration and rejuvenation of the downtown area.

**Regarding the SWOT Analysis, points made were:**

**S (Strengths)**

- Park District
- Staff
- Unknown inventory
- History Center Resources
- Architecture appreciation (AC)
- Economic Incentives
- Redevelop downtown

**W (Weaknesses)**

- Advocacy vs Decision Making
- Momentum
- Opting-out
- Lack of information materials
- Different history groups do not talk to each other. (Historic Preservation Commission, Grove Heritage, etc.)
  - o Should meet to share thoughts/concerns once a year
- Ignorance of existing inventory

- Timing key – early contact - work with owner before owner signs contracts with contractor
- Existing website

### **O (Opportunities)**

- Kit Survey
- Mid-century model survey
- Neighborhood surveys
- Birthday mailers
- Newspapers columns
- Vacancy on HPC
- Political support for greater advocacy
- Landscapes/ interiors/ side (?) elevations
- History Center
- Appreciation day for Glenview structure
  - o Example: Celebration at Grove on day of Kennicott's arrival in Glenview
  - o Jackman Bear turns 100 this year
  - o Celebrate the community
- Downtown- opportunity to develop downtown, opportunity with property up for development
- Technology
- Architects – educate them
- 60's and older properties
- Economic incentives
- Student intern(s) to conduct architect survey
- New website for ease of navigation
- "Coming Soon" inventory
- Downtown structures, salvage, photo documentation
- GVTV

### **T (Threats)**

- Loss of 54/89 properties and counting
- Ignorance of heritage
- "Combined Commission"
- Poor maintenance
- Realtors (some)
- Attorneys (some)
- 70's and 80's architecture as it ages

Final comments made were:

- Staff relies on historical historian to relay what is currently in existence. It can be presented to the HPC, and commission can then review and decide. Questions of concern would be whether or not the building was altered too much for designation. Staff can be flexible if alteration is minimal.
- Commissioner Reynolds stated that Wilmette does a preliminary review of a property but the architect is required to do a final and full report.

- For permit, Glenview could require photos of all elevations. Existing ordinance could be amended.
- Mr. Hedrick mentioned that character of a neighborhood could be considered and owners could then be educated as to what they have.
- Mr. Rogers has list of all 35 existing properties which includes details of what the property has. He will share list with HPC members.
- Village currently has the ability in the ordinance to overrule an owner decision not to designate a property if HPC feels it is worth saving. HPC can recommend that the property be saved. The village has not yet tested the rule.

**Next steps...who does what by when and how much does it cost?**

Comments made were:

- It takes time to change the culture
- Social networking would be helpful
- Repetition important –to hear information from reputable source
- Compelling neighborhood
- Strong sense of place
- Sense of celebration and fun

Mr. Rogers stated that he will return to the HPC with a list of possibilities for historic designation. The list would **not** be prioritized.

Commissioners should consider –

Do now:

- PR articles in paper
- Marketing application plan
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Do Next:

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- 
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Then do:

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An evaluation survey was distributed to the commissioners to complete and submit to staff and consultant for review. There was no other business, and Commissioner Reynolds adjourned the meeting at 9:10 PM.

Respectfully submitted,

Janet Pomillo  
Recording Secretary