



June 15, 2005

To the Office Manager:

As you are no doubt aware, the Village of Glencoe is a community rich in historical, cultural, and architectural character. In order to maintain this heritage, steps have been taken to protect homes that embody that richness of culture. In 1984 all homes in the Village were surveyed, and approximately 300 homes were identified as architecturally and/or historically significant. The Village Board passed a Historic Preservation Ordinance, and established the Glencoe Historic Preservation Commission in 1991. In addition to better educating the public about preservation, the Commission was charged with protecting the identified homes and others from being destroyed or compromised.

It is exciting to note that seventy homes in the Village have already been designated as local landmarks, including many from the 1984 survey. Due to the age of the 1984 list (formerly called the "300 List", now the Heritage List) and the fact that many Glencoe homes have changed hands, some new homeowners may not be aware that their homes are significant to the Village. It is important, therefore, that all Realtors® selling homes in Glencoe be aware of the Heritage List and what it means when a home is on the List. Currently, the listing Realtor's® office of a property on the Heritage List receives a form letter from the Commission reminding them of the home's significance. It would, however, be helpful if all area Realtors® understood the significance of the Heritage List prior to receiving the letter or even taking the listing.

We are enclosing a copy of the Heritage List with this letter. It is our hope that this information will be posted, distributed, and discussed in your office so that there is awareness as Realtors® develop their sales and marketing strategies for these homes. There are several considerations to note when taking a listing on the Heritage List,

1. Preservation of these homes is a priority not just of the Historic Preservation Commission, but also of the community and the Glencoe Village Board.
2. The Village of Glencoe maintains a detailed history of each property in the Village (called a "house file") available in the Public Works Department at Village Hall. Properties on the Heritage List are accentuated through use of a special (red) file color in lieu of the standard manila folder. Information in these files might be of interest to both sellers and potential buyers.
3. **Renovation can yield significant tax benefits when performed in accordance with rehabilitation standards for historic homes.** These important financial benefits to homeowners are enabled when a home is designated by the Preservation Commission and approved by the Village Board as a local landmark. Benefits include a property tax freeze program through the State of Illinois. A brochure describing this program is included with this letter (additional copies are available from the Village or the State Historic Preservation Office). Also, a federal

government income tax credit program exists for properties, which establish façade easements.

4. **Demolition of these homes should be considered a last resort; only after all other options have been carefully and thoughtfully reviewed.** While the Historic Preservation Commission cannot prohibit demolition, the process is significantly delayed for Designated Landmarks, and the permit request is publicly discussed at Commission meetings. Certified Landmarks in Glencoe enjoy an additional level of protection from demolition under the provisions of the Preservation Ordinance.

A member(s) of the Historic Preservation Commission would be happy to come to your office to discuss Glencoe's policies and intentions regarding historic homes. To set up an appointment or to get more detailed information about the Heritage List, please contact Peter Scalera, Assistant to the Village Manager, at 847.835.4114.

Thank you for your assistance in communicating this information with your agents.

Sincerely,

*Glencoe Historic Preservation Commission*

Ed Goodale, Chair  
Karen Arenson  
R. Scott Javore  
Lesa Rizzolo  
Kathleen Wright

cc: Village of Glencoe Board of Trustees  
Paul Harlow, Village Manager  
Peter Scalera, Assistant to the Village Manager  
David Mau, Director of Public Works