



VILLAGE OF WILMETTE
1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

HISTORIC PRESERVATION COMMISSION
Monday, February 12th, 2018
7:00 P.M.

VILLAGE BOARD CONFERENCE ROOM
1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091

Members Present: Bob Furniss
Melanie Glass
Charles Hutchinson
Michael St. Peter
Joseph Vitu

Staff Present: Kate McManus, Planner II

Guests: Philip and Barbara Steptoe, 1024 Greenleaf Avenue

I. CALL TO ORDER

Ms. McManus called the meeting to order at 7:03 p.m.

II. APPROVAL OF MEETING MINUTES FROM December 11, 2017

The meeting minutes from December 11, 2017 were approved. Motion by Chairman Hutchinson, seconded by Commissioner Furniss and approved unanimously.

III. CHAIR'S REPORT

Chair Hutchinson informed the Commission that the Village Board is considering reducing the Commission from 9 members to 7 members. He stated that a 9 member Commission seems to be unusually high compared to nearby communities. The Commission expressed support for the reduction in membership size. Commissioner St. Peter noted that the Commission should be fully appointed with 7 members. Ms. McManus stated that a new member will be appointed at the next Village Board meeting leaving 1 vacancy in the Commission.

Chair Hutchinson stated that the Chamber of Commerce will be holding an informative meeting for realtors regarding the roles and responsibilities of the Commission and that he will do a short presentation. He stated he will explain that the Commission is a resource for residents and realtors and that he will provide information on Local Landmarks in the community and the advantages of landmark designation.

Chair Hutchinson invited public testimony. Philip and Barbara Steptoe introduced themselves and stated that they are concerned with tear downs in their neighborhood and are interested in learning more about the Commission. Chair Hutchinson reviewed the purview of the Commission noting that the Commission is a recommending body to the Village Board. He explained the definition of Local Landmarks noting

that demolition requests of properties that are not landmarked are not reviewed by the Commission. He stated that the Commission plans to conduct an architectural survey of the community to identify significant historic structures throughout the community. Commissioner Furniss explained that the Commission is being proactive by identifying homes that might be eligible for local landmark designation and reaching out to homeowners to provide information on tax incentives. Ms. McManus explained that there are no local historic districts in the Village and therefore, teardowns in the Ouilmette Historic District are not prohibited. The Commission discussed the relocation of the Van Bergen house to Evanston noting that the house was not a Local Landmark. Commissioner St. Peter stated that advocacy is the most effective preservation tool. Commissioner Vitu stated that it is important to work with developers and builders to maintain a good relationship and good will in the community. In response to questions from Mr. and Mrs. Steptoe, Ms. McManus and Chair Hutchinson suggested some online resources for more information on historic preservation.

Chair Hutchinson stated that staff is looking at different options for funding an architectural survey. He asked for the Commissioners opinions on a 90 day demo delay. The Commission discussed the positives and negatives of implementing a demo delay and determined that more research should be completed before making any recommendations. Commissioner St. Peter questioned how effective a demo delay would be and how other communities implement the delay. He stated that he has concerns about the perception of a demo delay and creating a hardship to home owners trying to sell their properties. The Commission agreed to table the discussion to a future meeting.

IV. STAFF REPORT

Ms. McManus provided an update on the changes made to the Federal Historic Tax Credit. She stated that Chair Hutchinson will present a summary of the Commission's goals to the Administrative Board. He will be requesting funding for an architectural survey for 2019.

V. LOCAL LANDMARK UPDATE

Ms. McManus stated that 609 Ridge Road, the Gross Point Village Hall, will be replacing their roof, in kind. She added that a permit has not yet been applied for.

VI. SIGNIFICANT STRUCTURES REPORT

Ms. McManus provided an update on 2105 Chestnut, the Stran-Steel House, stating that there has been much press and interest, but that no one has come forward willing to relocate it. She stated that the subdivision of the property was recently approved by the Plan Commission. She stated that 802 Lake Avenue, the Bushnell House, is up for sale again and that the current owner is marketing it as a historic house, eligible for the property tax freeze.

VII. HPC AWARDS DISCUSSION

The Commission scheduled the Historic Preservation Awards for May 31st at 6:30 p.m. The Commission discussed possible nominees and ways to advertise the awards. Commissioner Furniss suggested contacting the Wilmette Beacon to help promote the event. Commissioner Furniss volunteered to help organize the award ceremony and reception. Ms. McManus confirmed that there will be a short slide presentation on the potential nominees at the next Commission meeting.

VIII. OLD BUSINESS

There was no old business discussed.

IX. ADJOURNMENT

Motion to adjourn at 8:32 p.m. by Chair Hutchinson and seconded by Commissioner Furniss and approved unanimously. The next meeting was scheduled for April 9, 2018.

Respectfully Submitted,
Kate McManus