

## **BOARD, COMMISSION, AND COMMITTEE - MEETING SUMMARY FORM**

<b>BOARD/COMMISSION/COMMITTEE:</b> Historic Preservation Commission
<b>DATE OF MEETING:</b> February 12, 2018
<b>NAMES OF MEMBERS AND STAFF:</b> <b>Members Present:</b> Chair Charles Hutchinson, Robert Furniss, Melanie Glass, Michael St. Peter, Joseph Vitu <b>Members Absent:</b> None <b>Staff Present:</b> Kate McManus, Planner II <b>Guests:</b> Philip and Barbara Steptoe, 1024 Greenleaf Avenue
<b>AGENDA ITEM- MEETING MINUTES FROM June 7, 2017</b> The meeting minutes from December 11, 2017 were approved. Move to approve by Chair Hutchinson, seconded by Commissioner Furniss. Motion approved.
<b>AGENDA ITEM- CHAIR REPORT</b> 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 is unusual for a commission size in surrounding areas and a 7 member commission appears to be more common. 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. 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 about 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 and maintain a good relationship and good will in the community.  Chair Hutchinson stated that staff is looking at different options for funding for the 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 considering a delay. 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.
<b>AGENDA ITEM- STAFF REPORT</b> Ms. McManus provided an update on the changes made to the Federal Historic Tax Credit. She stated that Chair Hutchinson will present to the Administrative Board reviewing the Commission's goals including budgeting for an architectural survey for 2019.
<b>AGENDA ITEM- LOCAL LANDMARKS UPDATE</b> 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.

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### **AGENDA ITEM- 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.

### **AGENDA ITEM- HPC Awards Discussion**

The Commission scheduled the Historic Preservation Awards for May 31<sup>st</sup> at 6:30 p.m. The Commission discussed possible nominees and ways to advertise the awards. Commissioner Furniss suggested contacting the Wilmette Beacon to include information on the Awards in one of the historic house features. Commissioner Furniss volunteered to help organize the award ceremony and reception.

**DATE AND TIME OF NEXT MEETING:** April 9<sup>th</sup>, 2018 at 7PM

**PERSON PREPARING SUMMARY:** Kate McManus, Planner II

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