



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

HISTORIC PRESERVATION COMMISSION
Monday, December 11th, 2017
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
Rachael B. Randolph, Zoning Review Planner

Guests: Fran and David Dudzinski, 246 Greenleaf Avenue

I. CALL TO ORDER

Ms. McManus called the meeting to order at 7:01 p.m.

II. APPROVAL OF MEETING MINUTES FROM MAY 3, 2016

The meeting minutes from June 7, 2017 were approved. Motion by Chairman Hutchinson, seconded by Commissioner Furniss and approved unanimously.

III. CHAIR'S REPORT

Chair Hutchinson invited public comment. Mr. and Mrs. Dudzinski explained that they concerned with the number of teardowns occurring in Wilmette and the low quality of new construction being built. Chair Hutchinson explained the purview of the Commission and provided an overview of the historic preservation ordinance.

Commissioner St. Peter requested more information on the teardown trend and questioned if most demolitions were requested by developers or homeowners. Ms. McManus and Ms. Randolph clarified the difference between a National Register District and a Local District and explained that the Village currently has no Local Districts. Ms. Randolph stated that there demolitions are requested by both developers and individual owners and that there does not seem to be a distinct pattern.

Chair Hutchinson presented the Commission with a summary of dates of construction for all homes in the Village based on the County Assessor's records. He noted that this data can be used to reach out to homeowners of historic buildings and recognize them for their stewardship and encourage local landmark designation.

IV. STAFF REPORT

Ms. McManus provided an overview of the National Trust Conference held in Chicago in November and provided an update on the status of the Historic Tax Credit. She reviewed updates that were made to the Historic Preservation page on the Village's website and asked the Commission for any suggestions or ideas for enhancing the website. She explained that she did a mass mailing to homeowners of significant and contributing homes providing information on local landmark designation

V. LOCAL LANDMARK UPDATE

Ms. McManus provided an update on 301 Sheridan Road noting that a building permit was issued for an attached garage in October and that no inspections have been completed thus far.

VI. SIGNIFICANT STRUCTURES REPORT

Ms. McManus provided a summary of demolition requests in 2017.

802 Lake Avenue is one of the oldest homes in the Village and its previous owner considered local landmark designation but ultimately decided against it at the request of her children. The home was recently purchased and the new owner intends to demolish the house and construct a new one. The owner stated that she was willing to donate the house to someone willing to relocate it, but that no one has expressed interest in relocating the structure.

2105 Chestnut Avenue, also referred to historically as the Stran-Steel House, was one of several homes displayed at the Chicago's Century of Progress World's Fair of 1933. It was recently purchased by a developer who intends to demolish the house and subdivide the lot. Several groups have shown interest in relocating the house and the house will be shown in the next few weeks to interested parties.

1635 Lake Avenue is an Italianate-style schoolhouse and is currently under construction for a 2-story modern addition and modifications to the façade. The proposed changes will likely make the historic structure no longer eligible for the National Register or Local Landmark designation.

VII. OLD BUSINESS

There was no old business discussed.

VIII. REVIEW OF HPC GOAL/STRATEGIES FOR 2018

Ms. McManus asked for the Commission's input on reinitiating the Historic Preservation Awards. The Commission unanimously agreed that the awards should be held and recommended they be scheduled in May during Preservation month.

The Commission and Village staff discussed other goals including expanding and updating the architectural survey, looking at ways to strengthen the preservation ordinance, creating a National Register district of the Village Center, exploring the possibility of creating a local historic district, and holding educational events and workshops for the public and the Commission.

Commissioner Vitu suggested reaching out to the realtor community to educate and inform them on marketing historic homes.

Chair Hutchinson stated that more outreach to owners of historic homes should be done.

Commissioner St. Peter suggested that walking tours of historic homes and neighborhoods be made available on the Village's website.

Commissioner Vitu suggested featuring a historic home each week in the Wilmette Beacon to bring attention to historic structures throughout the community.

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 February 12, 2018.

Respectfully Submitted,
Kate McManus