

Edwardsville Historic Preservation Commission
January Meeting Minutes

Date: Wednesday, January 8, 2020

Time: 7:00 pm

Place: Council Chambers, City of Edwardsville City Hall, 118 Hillsboro Avenue, Edwardsville, IL 62025

I. CALL TO ORDER

Commission Chairman Tom May called the meeting to order at 7:01 pm.

II. ROLL CALL (present)

Present: Brandon Adair, Ryan Downey, Stephanie Lantz, Tom May, Reggie Resper, Kerry Smith and Jennifer Plocher Wilkins

(Excused absences: John Hackett, Joe Hutton, Absence: Bob Nickrent)

III. Tributes to Randy Gori and Don Schaake

Tom May and HPC board members shared a tribute to these community leaders who recently passed away:

Randy Gori – Randy, a local attorney and owner of multiple businesses, was a long-time supporter of the City of Edwardsville, most recently with his large donation in support of the city's future ice rink. He employed 130 individuals in the community.

Don Schaake – Don was a member of Immanuel United Methodist Church in Edwardsville and a life-long member of the American Legion Post 199. He was active in the Wood River Hoedowners Square Dance Club, Main Street Community Center and the Glen-Ed Pantry, and was a District 7 school board member from 1972-1981, serving as school board president in 1978. Schaake was the secretary for Edwardsville Little League from 1961-1974, and was instrumental in building the baseball fields at Hoppe Park. He was a basketball coach in the Edwardsville Church League. Don was also involved with the American Legion baseball program from 1970 to 2017; he was the head coach and base coach with his son Ken and then served as scorekeeper in his later years. Together the two (as coach and manager) led the American Legion Post 199's team to the national championship in 1998.

IV. CITIZENS WISHING TO ADDRESS HPC: none

V. CERTIFICATE OF APPROPRIATENESS

a. COA #1: 109 East Park, Tacqueria Z (within Downtown Historic District)

Property Owner: Mike Zanger, Architect Jamie Henderson

Project: Install Screens to Enclose Patio with 3-season room, existing slab and foundation (south side of property). Accessory building on the lot. Currently in

permitting with the city, also seeking façade grant funding. This is one of 2 buildings on the site. Proposed materials are consistent with existent materials.

Moved by Reggie Resper and seconded by Brandon Adair to accept COA #1 for discussion. Unanimous approval to bring discussion to the floor. Roll call vote to approve COA #1 was unanimous, 7-0.

VI. APPROVAL OF MINUTES OF HPC MEETING IN DECEMBER

Jennifer Plocher Wilkins motioned, and Reggie Resper seconded, to approve the December 11, 2019 minutes of Edwardsville HPC meeting as submitted. Voice vote. All board members present approved the minutes unanimously.

VII. FINANCIAL REPORT: none

VIII. CORRESPONDENCE

IX. COMMITTEE REPORTS

- a. Attaboy Letters
- b. Historic Districts and Landmarks Updates
 - 1. Stephenson House
 - 2. Brick Streets
 - 3. Downtown
 - 4. Leclaire
 - 5. St. Louis Street

- X. OLD BUSINESS** – We will need HPC award nominees. Jennifer Plocher Wilkins has agreed to chair a small committee. Jennifer emailed HPC members a reminder of the guidelines (on 1/6/2020) that the committee developed in 2018. These awards are for exterior improvements. Projects should be located within historic districts (initially). Projects should be fully completed within the past 5 years, buildings should be at least 50 years old (initial criteria, may be altered later). Last year we gave one commercial award to Bin 51 and one residential award to 302 Jefferson Road. Last year, we presented awards in May at a regular city council meeting. We should make the decision in March as to how many awards and who the recipients should be. Jennifer asks that prior to the February meeting, HPC members should let her know their thoughts about specific nominees. She recommends Moose Lodge as a commercial award contender and 1231 Lindenwood as a potential residential award winner. Tom May asks that each HPC member – prior to the February meeting – send Jennifer 1 commercial and 1 residential award nominee. Walter Williams will talk with Cindy Reinhardt for her suggestions of residential awards nominees.

Jennifer again asked about the status of the North Main contributing inventory report review. Walter Williams says the report has been received and that city staff is reviewing the draft. City staff will review it first and then HPC can review it, Walter Williams said, hopefully at the February 2020 meeting.

XI. NEW BUSINESS:

Tom May proposed adding an addendum to the official November 2019 meeting minutes (re: the COA specific to 409 Franklin) as informational only, since the narrative in the addendum was not voiced at the November 2019 HPC session but is background info in nature. Tom May will doublecheck with City Clerk Jeanne Wojcieszak as to whether this is procedurally okay and how to enter it into the record.

HPC member Reggie Resper presented ideas for how HPC might work to educate residential realtors as to how they are informing/educating prospective home buyers about value and considerations when purchasing a home in an historic district. HPC members agreed that the HPC also needs to better communicate its process (re: COAs, etc.) and its mission.

Reggie Resper said the real estate industry encourages sellers to not over-disclose. Reggie spoke to two real estate attorneys, who shared with him a copy of a standard MLS (multiple listing service) sales contract, which Reggie shared with each HPC member. The onus is on the agent and the buyer, he said, suggesting that HPC's best approach is to have a series of educational sessions with real estate agents (to explain the significance of historic districts). Reggie suggests we start with real estate agents in terms of communicating the message that the HPC wants to educate. In Madison County, buyers must request info from the recorder's office concerning whether the specific property is located within an historic district because such info does not appear via MLS or on the sales contract.

Citizen Karen Zimmerman offered comment on the topic.

XII. ADJOURNMENT: Next HPC Meeting is Wednesday, February 12, 2020. Chairman Tom May adjourned the January 8, 2020 meeting at 7:56pm.

Minutes respectfully recorded and submitted 1/9/2020 by Kerry Smith, HPC Secretary