



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

HISTORIC PRESERVATION COMMISSION

TUESDAY, JULY 22, 2014

7:00 P.M.

VILLAGE BOARD CONFERENCE ROOM

1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091

Members Present: Rob FitzGerald
Homa Ghaemi
Melanie Glass
Jean Olsen
Christine Norrick
William Merci
Michael St. Peter
Joseph Vitu

Members Absent: None

Staff Present: Erika Fabisch, Planner

Guests: Don Jeffers, Architect
Judy Sutherland, Homeowner of 926 Lake Avenue
Dana Rennoe, Daughter of Homeowner of 926 Lake Avenue
Jim Kocis, General Contractor

I. CALL TO ORDER

Chair Norrick called the meeting to order at 7:05 p.m.

II. APPROVAL OF MEETING MINUTES FROM APRIL 29, 2014 AND MAY 20, 2014

The meeting minutes from April 29, 2014 and May 20, 2014 were approved as revised.

III. CHAIR'S REPORT

Chair Norrick moved up the request for a Certificate of Appropriateness for the Samuel Merritt Dingee House to after the approval of meeting minutes and introduction of the newest commission member, Michael St. Peter. Chair Norrick announced the staff report and goals will be discussed after the review of the case report.

IV. STAFF REPORT

Ms. Fabisch gave an update on the CLG workshop in Springfield, IL and other programming

she has attended since the last meeting. Ms. Fabisch provided information on preservation programming in the area for Commissioners to attend.

V. REVIEW OF THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR THE SAMUEL MERRIT DINGEE HOUSE, 926 LAKE AVENUE

Mr. Jeffers introduced himself to the commission. Raino Ogden Architects do residential work in the city of Chicago and suburbs and most work is on the north side of Chicago and most of the work is remodeling and additions and one or two new homes a year. Raino Ogden Architects are not involved in historic preservation in terms of restoring old houses to be museums but they work on homes over 60 years old to 120 years old. His firm is currently working on 3-4 projects in the Old Town Triangle Area and working with historic preservation commissions on reviews. The project at the Sutherland residence is on a large lot, a wood frame house with multiple additions since 1869 with clear evidence there used to be a wraparound porch. The homeowners have no idea when it was torn down but most likely in 1945.

Mr. Jeffers said Ms. Sutherland has been in the home since 1966 and wants to build a new porch. As existing, there is a small uncovered porch made of wood without a roof on it and Ms. Sutherland wants a new porch with a roof on it. Most of the homes of this period along both sides of Lake Avenue have some sort of porch—some all the way across, some wraparound, some relatively small, some only on the first floor and some on the second floor hanging over.

Ms. Sutherland wants a covered porch primarily for protection from the weather when going in and out of the house so they designed a small porch that is very close to the same size porch that is there.

Mr. Jeffers said they will use the same sidewalk, not covering any more ground. It will be an all new structure, new decking and new handrails because the existing handrails are not consistent with the style of the home and the style of the neighborhood. They want to replace the handrails with a look keeping with the original style of the house. The roof shingles will match the house. The porch will be wood construction.

Ms. Sutherland said she has lived in the house in 1966 and didn't really want a porch with a roof on it because it would block the light coming into the house. This winter proved to be a turning point and her daughter, Dana, has taken photos of icicles hanging over the porch which was very dangerous for people coming onto the porch. Ms. Sutherland said she changed her mind when she saw the drawings and it was the right thing to do. Ms. Sutherland likes how the porch keeps with the style of the house. Her family has been in Wilmette since 1909.

Mr. Jeffers said that the area above the porch is prone to ice dams and big icicles.

Commissioner Olsen commented on the finished look of the porch.

Commissioner Merci joked he is completely unfamiliar with Queen Anne or her

architecture but from most of the pictures he has seen that the porch tends to wrap around and understands why the porch was terminated before it reached the northwest bay window so you can recapture the light in the northwest bay window.

Commissioner Merci asked Mr. Jeffers how he will treat the rake end of the roof which is not shown on the drawings.

Mr. Jeffers said it will be wood trim but hasn't worked the details out.

Commissioner Merci asked if it was similar to the siding.

Mr. Jeffers pointed to the shingles on the photographs provided.

Commissioner FitzGerald said they look like irregularly, overlapped shingles.

Mr. Jeffers said up at the top there is some shingle detail, on the very top gable, and it would be a fairly small triangle. If using siding, it would be two boards.

Commissioner Merci asked if it would match up with shingles used elsewhere and Mr. Jeffers said yes.

Commissioner Merci inquired on the slope of the roof as it joins the siding, asking Mr. Jeffers how he will treat that detail so again he can avoid the migration of ice and water under the siding where it accumulates on the roof.

Mr. Jeffers said they will flash at the siding where the siding line joins the roof and remove one or two boards.

Commissioner Merci said it would have to flash up fairly high and Mr. Jeffers said probably 8 inches or so.

Commissioner Merci said on the south side vertical wall snow build up will occur and Mr. Jeffers said yes.

Commissioner Merci asked if there will be any exposed flashing and Mr. Jeffers said it will be covered with siding.

Commissioner Merci asked if they will scribe the siding to the slope of the roof and Mr. Jeffers said yes.

Commissioner Merci asked about the connection between the column and the foundation.

Mr. Jeffers said they typically use a Simpson post base.

Commissioner Merci asked if it is a Simpson post base to tie down or hold down to prevent

uplift and how he would conceal that—with some kind of a decorative column?

Mr. Jeffers said yes, they generally wrap it.

Commissioner Olsen said the front porch looks attractive and in general proportion with the house.

Mr. Jeffers said with the Queen Anne style the common elements are unusual elements. If you see a house with a round turret and maybe a sculpted type roof that is a classic Queen Anne. This house has a complex, unusual roofline and it isn't a classic Queen Anne but it has fairly complicated massing.

Ms. Sutherland said the board along the right hand side of the door is where the porch attached and it went around and attached to the bay and there is a double hung window that used to be a door.

Commissioner FitzGerald asked if there were three sashes or one double sashes.

Mr. Jeffers said two big sashes.

Commissioner FitzGerald said sometimes there is a recess that goes up into the framing and Ms. Sutherland said not in this case.

Ms. Fabisch asked if there are any more questions and if none, for a motion.

Commissioner Merci moved to approve as submitted and Commissioner Olsen seconded the motion.

Ms. Fabisch asked if there is any further discussion.

Commissioner FitzGerald asked about the small window hiding below the eaves above the porch and Mr. Jeffers said it is a bathroom.

Commissioner FitzGerald asked about the slightly taller window around the corner on the east side and Mr. Jeffers said it is an open stairwell.

Mr. Jeffers stated he has never seen a historic preservation board with so many people associated with architecture.

Commissioner Merci moved to recommend granting a Certificate of Appropriateness for front porch addition to the Samuel Merritt Dingee House at 926 Lake Avenue based on meeting the Secretary of Interior's Standards for Rehabilitation and the standards set forth in Wilmette Historic Preservation Ordinance.

Commissioner Olsen seconded the motion and the voice vote was all ayes and no nays

(Commissioner St. Peter was not present).

VI. OTHER BUSINESS

Ms. Fabisch gave a brief history on the history of the John Van Bergen house at 1318 Isabella. Ms. Fabisch gave an update on a meeting held with Chair Norrick, Ms. Lisa DiChieria from Landmarks Illinois, Mr. Anthony Rubano, State Architect from IHPA, the current owner of 1318 Isabella and Village Staff.

The Commission discussed the current status of the structure and the submittal of the demolition and new home permit for plan review. The Commission discussed writing a nomination for local landmark designation and the Commission moved to pursue local landmark designation of 1318 Isabella with the Wilmette Historic Preservation Commission as the nominating entity.

The Commissioners understood that the demolition of the structure could take place for the nomination hearing.

Motion by Commissioner Ghaemi and seconded by Commissioner Vitu, and approved unanimously. The Commission will nominate the house under Criteria 2 – Significant Architect, Criteria 5 Architecture Characteristic of Social, Economic or Political Heritage and Criteria 7 – Outstanding Example of Style or Period and include in the narrative information about other Van Bergen homes in Wilmette and the Van Bergen events in Highland Park, IL. Commissioner Olsen gave an update on a meeting held on Monday, July 21 sponsored by Landmarks Illinois on ways to strengthen connections between realtors and preservation groups.

The Commission moved to approve the HPC goals for 2014.

Motion to approve by Commissioner Glass and seconded by Commissioner Vitu, and approved unanimously.

VII. ADJOURNMENT

Motion to adjourn by Commissioner Vitu and seconded by Commissioner FitzGerald, and approved.

The next meeting will be determined for a date in August.

Respectfully Submitted,

Erika Fabisch, Planner I