

VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

PUBLIC HEARING AGENDA

HISTORIC PRESERVATION COMMISSION

Tuesday, July 22, 2014

7:00 p.m.

Village Board Conference Room

- I. Call to Order
- II. Approval of Minutes from April 29, 2014 and May 20, 2014
- III. Chair Report
- IV. Staff Report
- V. Review the request for a Certificate of Appropriateness for The Samuel Merritt Dingee House, 926 Lake Avenue
- VI. Review of HPC Goals/Strategies for 2014
- VII. Old Business
- VIII. Adjournment

If you are a person with a disability and need special accommodations to participate in and/or attend any Village public meeting, please notify the Management Services Department at (847) 853-7509 or TDD (847) 853-7634.

For additional information, please call (847) 853-7511, the Village Clerk's Office.



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

HISTORIC PRESERVATION COMMISSION

TUESDAY, FEBRUARY 11, 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
Joseph Vitu

Members Absent: None

Staff Present: Erika Fabisch, Planner

Guests: None

I. CALL TO ORDER

Chair Norrick called the meeting to order at 7:03 p.m.

II. MEETING MINUTES FROM FEBRUARY 11, 2014

Chair Norrick, Commissioner Vitu, Commissioner Ghaemi and Commissioner Glass had corrections to the meeting minutes. Ms. Fabisch noted the revisions and Commissioner FitzGerald moved to accept the February 11, 2014 meeting minutes as amended and Commissioner Olsen seconded the motion. The motion passed.

III. CHAIR'S REPORT

Chair Norrick had no new announcements in her Chair Report.

IV. STAFF REPORT

Ms. Fabisch reminded Commissioners there will be a public hearing on Tuesday, May 20, 2014 for a Certificate of Appropriateness for an addition and alteration to the local landmark structure 810 Forest Avenue, The Wischmeyer House. Ms. Fabisch gave an update on the change of ownership at 1318 Isabella.

V. OTHER IDEAS/INITIATIVES FOR 2014

Chair Norrick handed out a spreadsheet listing past HPC goals from 2001-2010. The Commission reviewed which projects were completed and still ongoing.

The discussion focused on sending letters to owners of significant homes in Wilmette; engaging in social media outlets like Facebook and YouTube, specifically to develop a video educating and celebrating preservation in Wilmette; and, identifying funding to complete a new, updated and more comprehensive survey of West Wilmette.

The Commissioners discussed other ideas included identifying a “top 10” list of most significant structures/homes and using social media outlets to “publish” the list.

VI. OTHER BUSINESS

The Commission discussed changing the award for the annual recognition awards ceremony from a paper certificate to a decorative, commemorative tile. Chair Norrick passed around samples from companies offering this type of tile award.

VII. ADJOURNMENT

Motion to adjourn at 8:50 p.m. by Commissioner FitzGerald and seconded by Commissioner Vitu and approved unanimously.

The next meeting will be on Tuesday, May 20, 2014.

Respectfully Submitted,

Erika Fabisch, Planner I



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

HISTORIC PRESERVATION COMMISSION

TUESDAY, MAY 20, 2014

7:00 P.M.

VILLAGE BOARD CONFERENCE ROOM

1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091

Members Present: Rob FitzGerald
Homa Ghaemi
Jean Olsen
Christine Norrick
William Merci

Members Absent: Melanie Glass
Joseph Vitu

Staff Present: Erika Fabisch, Planner

Guests: John Myefski, Mysefski Architects
Tim Kirkby, Myefski Architects

I. CALL TO ORDER

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

II. CHAIR'S REPORT

Chair Norrick had no new announcements in her Chair Report.

III. STAFF REPORT

926 Lake (a local landmark) will be submitting an application for Certificate of Appropriateness for construction of a front porch in June and the Commission will likely review at meeting in July. Regarding 318 Isabella, Village staff and Chair Norrick will be meeting with the new property owner, Lisa Dichirera (from Landmarks IL), and Anthony Rubano (from IHPA) to go over property tax freeze opportunities. The meeting will be at Village Hall. Thursday, June 5 will be Landmarks IL annual meeting at Cliff Dwellers with reception to follow at Landmarks, IL new office. Ms. Fabisch will be attending the IHPA "Demystifying CLG Grants" workshop sponsored by IHPA on Tuesday, June 3.

IV. REVIEW OF THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

FOR THE WISCHMEYER HOUSE, 810 FOREST AVENUE.

Prior to discussion of the Wischmeyer House, Mr. Myefski gave a presentation on the projects done by his firm including work on other landmark homes in the North Shore.

Mr. Myefski said his clients are a group of individuals from this area and would like to remain anonymous.

The builder/general contractor on the project is Tom McHugh. The technical client is the LLC who owns the property.

The goal of the project is to renovate, restore the home, put an addition on it, and resell it.

His clients' are making a major investment in the home, close to \$1.25 million to \$1.3 million when done.

The addition will be on the back of the house with a flat roof. The cornice will continue but the addition will be narrower than the existing width of the house and the addition can be "pulled off" and go back to the original structure.

There is minimal work to the front exterior of the home.

Mr. Myefski said you can follow the Secretary of the Interior's Standards in many ways and they are being respectful to the original architecture.

The addition will be respectful of the original architecture and the plan is to clearly demarcate what is old and new.

They are not proposing an addition that would be radically different because they don't think that would enhance the overall value or integrity of a project like this, it is not something the community would want to see, and it is not appropriate for a home of this type of significance.

Commissioner FitzGerald asked if the LLC is formed of neighbors.

Mr. Myefski said the LLC is made up of three individuals, one is from Wilmette and one from Glenview.

Commissioner Olsen commented that maybe something like this (a LLC purchasing to rehabilitate and resell) could be a possibility for the 1318 Isabella Street property.

Mr. Myefski said this partnership was driven by the broker and the reality is that this home is more valuable as a piece of land rather than the home, but his clients want to keep and enhance the home rather than tear it down.

Commissioner FitzGerald asked if the clients have done this before.

Mr. Myefski said no.

Mr. Myefski said they are changing the interior with a renovation and remodel.

Mr. Myefski said there is a main stair from the first floor to second floor and servant's stair from first floor to basement and second floor to attic. The stairs will be extended up to the attic and down to basement from top to bottom of house and the servants' stairs will be removed.

Mr. Myefski said the basement has wonderful brick arches in the basement and the foundation is in great shape. There is some leakage and the basement floor slab will need to be replaced. The basement does not need to be lowered as it is actually high enough but the original basement floor was probably dirt and gravel at one point with a two inch slab.

Commissioner FitzGerald asked if the brick arches are supporting the chimneys.

Mr. Myefski said there are brick bearing walls that go up through the house. It is a medieval style in the basement. The house is in really good shape.

Mr. Myefski said there will be all new electric, plumbing, and trim work inside.

Mr. Myefski said at the front of the home, the window sashes will be removed and the rear of the sash will be routed out and two panes of glass will be put in place. From the exterior, the pane of glass remains the same. In an older house, lead paint in windows the windows are a problem; they will be removing all lead paint as part of process.

Mr. Myefski said the storm windows will no longer be needed because of the new storm sashes. The windows underneath will be double hung windows. This house does not have divided lights, which is uncommon with this style of home.

Commissioner FitzGerald said divided lights would look inappropriate on this house and it would be too much.

Mr. Myefski said storm windows are not original and the porch is out of kilter and the stairs have crumbling concrete. The porch walls will be rebuilt and tuckpointed but there is no evidence of cracking or foundation problems. The columns have settled and they will have to strip and replace the columns.

Mr. Myefski said there is a storm water management issue on site and they will use natural ways to keep it onsite using natural cisterns.

Mr. Myefski said one chimney will be removed from a boiler system.

Commissioner FitzGerald asked where the chimney venting is located.

Mr. Myefski said the chimneys and any new chimneys will be vented up at rear above the flat roof addition.

Commissioner Merci asked if they expect to be able to use the existing wet vents.

Myefski said yes, they will keep the bathrooms vented but not sure if they need to replace toilets. It appears a lot of original plumbing has been stripped out. They will be remodeling the bathrooms.

Mr. Myefski said the addition is approximately 22 x 30 feet. There will be a small projection. The porch on the rear side will have a low brick wall. The west side will have a covered porch for mudroom access that picks up elements of front porch but with a flat roof. He said the old garage will be replaced with a new, three-car garage and it will be sided not brick.

Mr. Myefski said the house is in good shape and there will be necessary tuck-pointing. There is an integral gutter built into cornice which is a waterproofing nightmare. There will be downspouts with built in gutters in the new addition made of white painted aluminum, but they would consider copper lead coated downspouts.

Commissioner FitzGerald would like to see the downspouts in copper.

Mr. Myefski will ask the design team to consider--the downspouts are currently aluminum but would consider copper.

Commissioner FitzGerald asked why they did not cover the backdoors with an overhang.

Ms. Fabisch said it counts as floor area if the eave is greater than 3.0 feet.

Mr. Myefski said the design team looked at that but did not want to go through a zoning variation request process.

Ms. Fabisch explained the time frame for Zoning Board of Appeals cases.

Mr. Myefski said time is somewhat of the essence due to financing and the clients will not put the home up for sale until it is done.

Mr. Myefski said on the east, west and north sides they will use a Marvin window (showed sample) and the window restoration on the front of the home is three times more expensive than Marvin window replacement.

Mr. Myefski said that the addition matches in size and scale and there is a demarcation between old and new structure, so the standards are embraced.

Mr. Myefski said the brick will not be the same brick (showed sample) but it will be close. The original brick on the home will be maintained and salvaged in areas where the brick is removed for windows. There will be a control joint for the new addition, not toothed filled, with caulk for movement so there could be a clean break if the addition is removed.

Commissioner Merci asked about the reuse of brick as a result of demolition and if they will be reusing the brick in the new addition or only in the restoration.

Commissioner Merci commented that if the load bearing walls go east to west there will be no interior load carrying beam on the north wall.

Mr. Myefski said there is a door opening on the wall where a steel lintel will be inserted.

Mr. Myefski said the new basement steps down in the new addition and does not interfere with the addition.

Commissioner Merci asked to confirm load bearing walls on the north side.

Mr. Myefski went over the plans and indicated which walls are load bearing and where openings will be in the brick in the exterior and what walls will remain untouched.

Commissioner Ghaemi asked about the corners in the basement and how they are dealing with the footing of the foundation wall.

Mr. Myefski indicated the location of the footing for the new basement and said they are only going down to the bottom of the footing the new basement slab and step.

Commissioner Merci asked if there is a footing, what was the material —cast-in-place reinforced concrete and usually a sand substrate—which is more demanding if there is washout of discharge from storm water on grade.

Commissioner Ghaemi confirmed they are not tying into the existing footing.

Mr. Myefski said they are not tying into the existing footing only coming up to the existing footing to the new wall, with all loads on new walls.

Mr. Myefski said a control joint will allow movement between existing and new walls and the whole back wall remains, fundamentally, as it is today, with a joint connection with only one opening between the walls with a steel lintel.

Commissioner Merci asked how they will be cleaning and repointing the bricks.

Mr. Myefski is using AAA Masonry to clean the bricks. They are skilled laborers and will use a chemical, not acid, to clean the bricks. The bricks will be minimally cleaned and tuckpointed.

Commissioner Merci said the footnotes on the plans indicate the use of some colored mortar and natural mortar.

Mr. Myefski said it will be addressed where needed.

Mr. Kirkby asked if the Commission has a preference for the front steps remaining concrete or becoming limestone steps.

Mr. Myefski said currently the porch is concrete.

Commissioner Merci said that the original steps could have been concrete.

Mr. Myefski said if they discover limestone is underneath they would like to go back to limestone instead of concrete.

Commissioner Merci asked if any accessibility accommodations need to be met.

Mr. Myefski said they are not planning on adding a handrail but if they have to add a handrail they will use wrought iron and mount it to the side.

Mr. Myefski noted that the rise and run of the steps appear to comply and are wide enough.

Mr. Myefski asked if they can use bluestone or limestone. Ms. Fabisch asked if the architects have a preference. Mr. Myefski said their preference is for limestone.

Commissioner FitzGerald commented on the limestone corner of the bottom step.

Mr. Myefski said they might use a large slab limestone with a historic pattern of bluestone over it.

Ms. Fabisch said that rather than needing to come back to the HPC, a subcommittee review and approve material changes for the steps if they discover that a different material is under the concrete.

Ms. Fabisch asked if there are any more questions or comments from the Commissioners.

Ms. Fabisch asked Mr. Myefski to confirm the windows in the front of the house.

Commissioner FitzGerald commented on the request for façade alterations saying the request is exemplary and there are minimal front façade changes.

Motion to recommend approval of a Certificate of Appropriateness for façade alterations, porch addition to the west side and the construction of a two-story addition to the rear (north) side of the Wischmeyer House at 810 Forest Avenue, made by Commissioner FitzGerald.

The motion was seconded by Commissioner Ghamei

All were in favor and the motion passed.

V. OTHER BUSINESS

At the next meeting, the Commissioner will complete the goals/policies statement for the HPC. There was a brief discussion of a meeting date in June. Meeting date was set for June 12.

VI. ADJOURNMENT

Motion to adjourn at 8:20 p.m. by Commissioner Merci and seconded by Commissioner FitzGerald and approved unanimously.

The next meeting will be on Thursday, June 12, 2014.

Respectfully Submitted,

Erika Fabisch, Planner I

DRAFT
Historic Preservation Commission Goals
Created 2014

Mission:

To preserve the character of community life by recognizing, preserving, and acknowledging the significance of those artifacts, structures, sites, geographical features, and landscape which exemplify or reflect the cultural, social, economic, political or architectural history of the Village of Wilmette.

Commission's Role

- To fulfill our statutory obligations as a Certified Local Government
- To advise the Board of Trustees
- To build a consciousness about the architectural / cultural heritage of Wilmette and make the case for historic preservation
- To support voluntary/grassroots efforts consistent with historic preservation in Wilmette; and
- To protect the shared interests of the community

Priority Activities

Preservation Education

1. Continue to implement and promote the preservation awards program
2. Consider developing additional materials designed to education/promote preservation
3. Pursue more proactive media coverage of preservation issues
4. Continue to participate in the Suburban Alliance Group
5. Seek additional opportunities to collaborate with Wilmette Historical Museum

Preservation Policy

1. Evaluate standards that discourage homeowners from local landmarking

Preservation Support

1. Send brochure and letter to targeted properties
2. Identify significant cultural resources that aren't yet protected
3. Identify target areas for Architectural Surveys
4. Identify and pursue funding of additional Architectural Surveys
 - a. Develop a methodology for surveying remainder of community/updating 1991 surveys completed
5. Pursue designation for National Register District for Village Center

Detail Notes from Preservation Commission Meeting April 8, 2014

1. Continue to add our tool kit

- Investigate ways to update Architectural Surveys
 - what areas have been surveyed? What remains to be surveyed?
 - Many buildings that weren't old enough in 1991 now are
 - Portions of village have never been surveyed
 - Apply for grants (State of Illinois, Jr League, others?) (Village match needed)
 - Use students from architecture school?
- GIS
- Digitizing/Scanning existing data

2. Evaluate ways to increase number of local landmarks

- Identify significant cultural resources that aren't yet protected
 - buildings
 - architect-designed homes
 - homes that notable people lived in
- Send letter / brochure to targeted homes/commercial buildings
 - Review letter
 - Develop list of properties to target
 - Mail letters
- Review/compare our ordinance to other communities
 - Evaluate standards that discourage homeowners from wanting to landmark
 - initiate landmark designation by Commission, rather than just homeowner initiated
 - encourage national register landmarking, rather than local (national is honorary)

3. Build preservation support in the community

- Continue the Historic Preservation Awards Program
- Collaborate with the Historic Museum as much as possible
- Brainstorm on ways to coordinate/reach out to realtors to educate them about what being landmarked means

4. Increase visibility of Wilmette's historic/cultural resources

- Facebook page
- Video for YouTube
- Book
- Periodic preservation write up in local newspapers (Wilmette Life, Beacon, NorthShore, Make It Better, etc.) – maybe it's "Historic House" or "Notable Architect", etc
- Standing column in Historic Museum's newsletter, standing column in Village's communicator

**REPORT TO HISTORIC PRESERVATION COMMISSION FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT**

Case Number:	2014-HPC-02
Property:	926 Lake Avenue
Historic Name:	The Samuel Merritt Dingee House
Applicant:	Raino Ogden Architects
Request:	The granting of a Certificate of Appropriateness for a front porch addition to the local landmark structure.
Hearing Date:	July 22, 2014
Date of Application:	June 20, 2014
Notices mailed to:	Village President and Trustees of the Village Board Village Manager Members of the Historic Preservation Commission Wilmette Historical Society Petitioner All Adjacent Property Owners
Report Prepared By:	Erika Fabisch, Planner I

History of Designation

At a public hearing on December 3, 2003, the Village Board of Trustees approved the recommendation of the Wilmette Historic Preservation Commission that the Samuel Merritt Dingee House at 926 Lake Avenue be designated a Local Landmark. The Samuel Merritt Dingee House was nominated as a local landmark under Criteria 4, a link with significant person or identification with a person or persons who significantly contributed to the culture or development of Wilmette, Cook County, Illinois, or Nation; and, under Criteria 7 as an outstanding example of style or period of a particular historical, architectural, or cultural style or period.

The Samuel Merritt Dingee House at 926 Lake Avenue is one of the older homes in Wilmette built circa 1869 and is a combination of architectural styles, late Gothic and early Queen Anne, with some alterations, most notably the removal of the front porch. It is a good example of Gothic Revival/Queen Anne style and has a high degree of integrity even without the porch. There have been a couple of additions to the rear of the building and are not visible from the street.

Historical Background

The house is important because it was designed and built for the Samuel Dingee family. The extended Dingee family played an important role in the earliest years of Wilmette's development. Solomon Dingee had previously bought 270 acres of Wilmette lakefront land in the 1850s. Squire Dingee, Samuel Merritt Dingee's older brother, had also purchased several hundred acres in Wilmette in 1856 and, by 1858, the two were "growing cucumbers and carting them" to Squire's pickle factory in Chicago.¹ In a chapter entitled "Pioneers to Pickle Packers," George Bushnell claims "Wilmette nearly became the pickle capital of the United States in the 1850s and 1860s" largely because of the Dingee family enterprise and a few other commercial cucumber growers. The Dingee family business was eventually sold in 1926 and became known as Ma Brown Pickles, a familiar pickle to residents who grew up in the area.

Another family member, Henry Dingee, formed a land syndicate in 1896 with four local investors with the purpose of convincing the railroad to make Wilmette a regular stop. He was a partner in building the first train depot, a frame structure which soon burned down. Henry Dingee was also instrumental in constructing a new elegant brick train depot to replace it.

The house at 926 Lake Avenue was built circa 1869 for Helen and Samuel Merritt Dingee and their children. According to their daughter, Annie Wright Dingee, the family had previously lived in Evanston, moving into their new home in Wilmette in August 1869. It was owned by the family until it sold in 1945.²

¹ Bushnell, p. 22.

² Bushnell, George D. *Wilmette: A History*. Wilmette: Village of Wilmette, 1976 & 1997.

Judy Sutherland, current owner, said the kitchen was once the smoke house at the back of the property that was brought up and attached to the back of the house. There is no basement on the back of the house.

Architectural Background

The Samuel Merritt Dingee house is an eclectic combination of late Gothic Revival (1840-1880) and early Queen Anne (1880-1910) design styles. Popularized in the United States in the 1840s by Andrew Jackson Downing and his influential book, *Rural Residences*, the Gothic Revival home was promoted as the appropriate type of residence for spacious, naturalistically landscaped suburban lots. Typical Gothic Revival elements include steeply pitched roofs, cross gables, decorated verge boards, wall surfaces that extend into gables without eaves or other kinds of trim, windows that also extend into the gables, and entry size or full-width porches. The Queen Anne style, the most popular residential building style in American for the last two decades of the 19th century, is an eclectic mix of design elements that typically include a steeply pitched, irregularly shaped roof, a dominant front-facing gable, bay windows and an asymmetrical façade with a porch that wraps around one side or the other.³

The Dingee house is an asymmetrical frame structure (“Carpenter Gothic” perhaps) with a decorative verge board on its front gable, crowning the front two-story bay. Other than the decorative carvings (painted in contrasting colors) on this gable, the framed-sided walls extend to the roof which is another element of Gothic Revival style. A hipped roof with an unusual gable, decorated with machine-made scalloped wood paneling, tops the main section of the house, more in keeping with typical Queen Anne flourishes than the slightly earlier Gothic styling. The windows are simple one-over-one sash type with historic window locks still in place.

A porch that had spanned the width of the house has long since been removed, but it would have been in keeping with both Queen Anne and Gothic Revival design elements. The structure has had a few modifications over time, including the attachment of the former smoke house to its back on the north side and remodeled as a kitchen sometime in the late 1940s and the conversion of two unheated pantries to the west of the dining room into a modern heated bathroom, but the overall historic footprint of the house is intact.

Because Wilmette was lightly populated in the 1860s and 1870s, lots were generally large and naturally heavily wooded. The Gothic Revival style would have been a likely choice for a home, and a floor plan and exterior elements easily borrowed from one of the many home style books of the day. Other elements may be later modifications to update the home during the 1880s or 1890s.

³ McAlester, Virginia & Lee. *A Field Guide to American Houses*. NY: Alfred A. Knopf, 1996.

Description of Proposed Alterations

The scope of the project is to build a new covered front porch on the existing pier foundation of the two-story frame residence. There is evidence the porch was removed by a previous owner by the porch framing mounted to the front façade of the home. The front porch addition is the only proposed work on the landmark home.

According to the architect, the new front porch is designed to be compatible with the massing, size, scale and architecture features of the historic structure. Additionally, the existing porch decking and railings are incompatible with the materials, scale and design of the house. The architect will be incorporating new posts, railing and decking that will reflect the original architectural design of the home. Concrete piers will remain and the condition of the existing concrete foundation will be verified on site during construction. New 36" wood handrails will be installed with wood spindles spaced maximum 4" apart. The front porch roof will have asphalt shingles to match the existing roof shingles and a gutter. The dimensions of the proposed front porch are 5.42' by 13.08' and the porch stairs are 3.67' by 4.83'. The new front porch addition increases the lot coverage and floor area of the home by 79.75 square feet.

As stated by the architect, the owner seeks to build a new covered porch after the original covered porch was removed by a previous owner. The residence is inconsistent with similar homes of its style because the current porch landing does not have a roof.

The architect believes the scope of the project does not affect the historic relationship between buildings, landscape features and open space. The architect says the building's historic character will be maintained and the project meets the Secretary of the Interior's Guidelines on for Rehabilitation standards by designing and constructing a new porch with appropriate materials and in a manner compatible with the historic character of the residence.

Action Required by the Commission

The Historic Preservation Commission can make a recommendation to the Village Board to grant a Certificate of Appropriateness to alter and construct a front porch addition to the local landmark provided they find the proposed scope of work meets the Secretary of Interior's Standards for Rehabilitation and the standards set forth in the Wilmette Historic Preservation Ordinance. The Secretary of Interior's guidelines provide property owners the freedom to return a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

INDEX TO DOCUMENTS

<u>Doc. No.</u>	<u>Documents</u>
-----------------	------------------

	Location Maps and Plans
--	--------------------------------

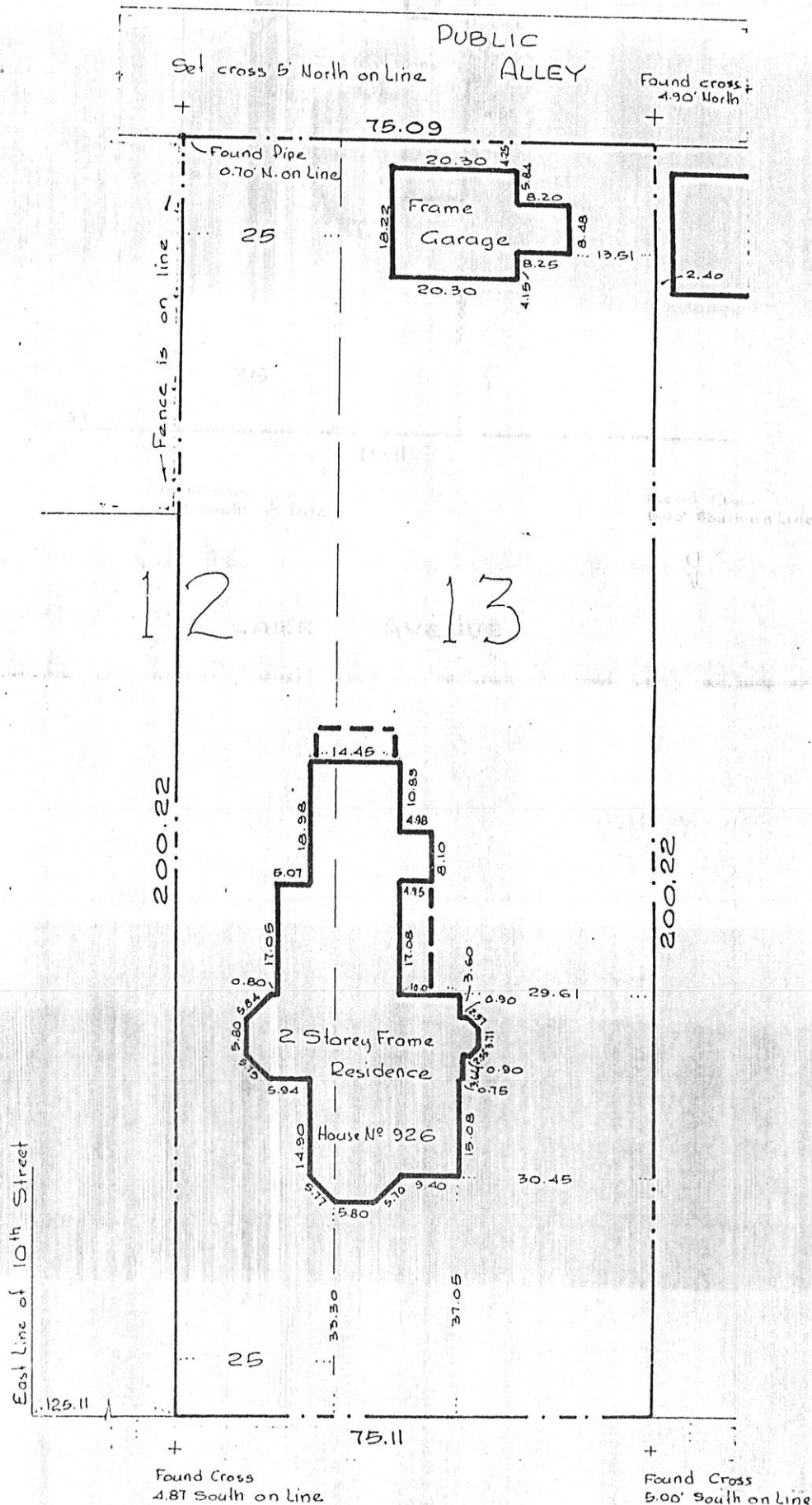
- 1.0 Plat of Survey
- 1.1 Sanborn Fire Map
- 1.2 Sidwell Tax Map
- 1.3 Site Plan
- 1.4 Elevations

Written Correspondence and Documentation

- 2.0 Application for Altering a Local Landmark
- 2.1 Historical and Architectural Survey for 926 Lake Avenue
- 2.2 926 Avenue Ordinance 2004-O-4 for Landmark Designation
- 2.3 The Secretary of the Interior's Standards for Rehabilitation
- 2.4 Notice of Public Hearing as published in the Wilmette Beacon, July 3, 2014
- 2.5 Posting Notice Affidavit dated July 1, 2014
- 2.6 Historic Preservation Commission Ordinance

Photography

- 3.0 Photos of 926 Lake Avenue



2015 } ss
look }

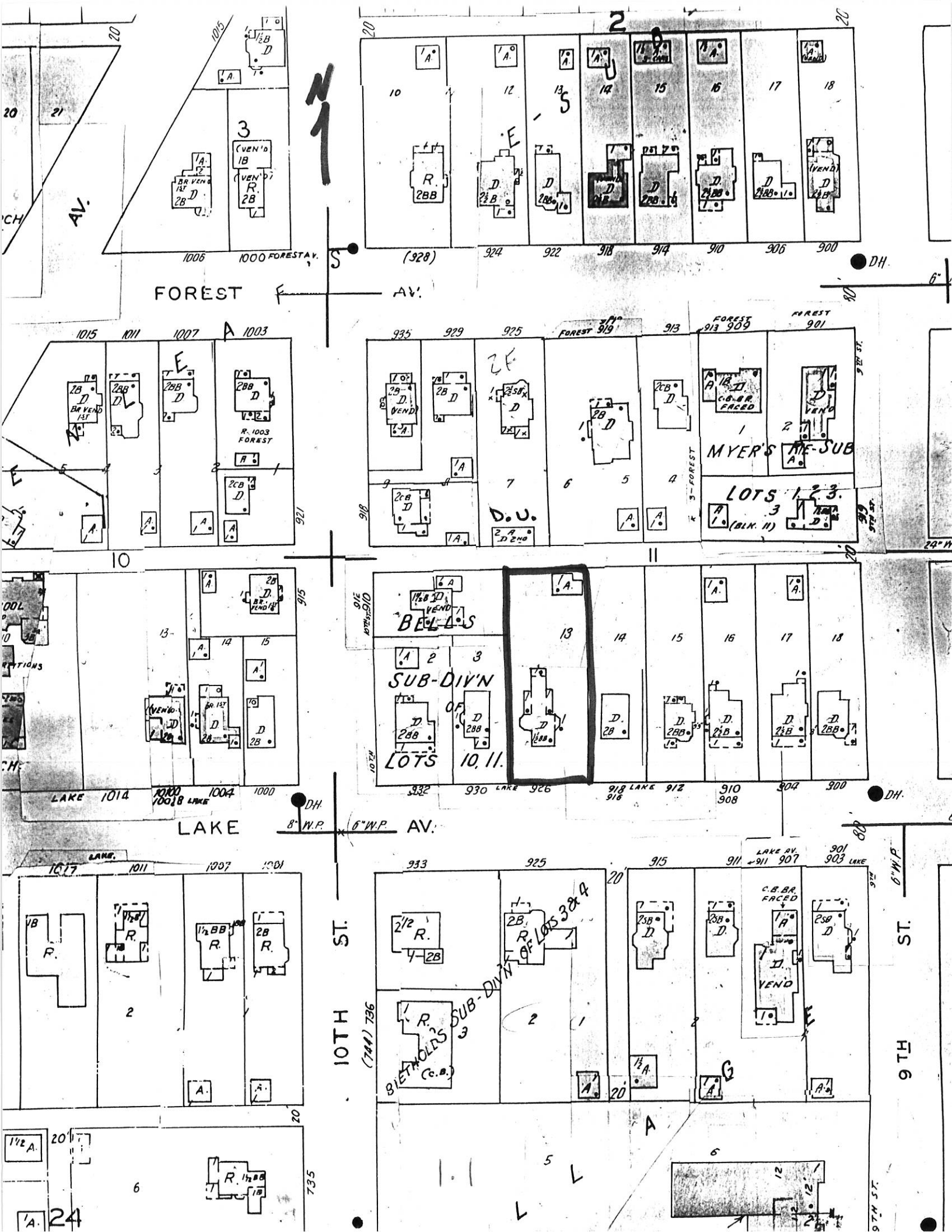
I have surveyed
described in the
e and that the
ereon is a correct
of that survey.

C. Sale

ma's Land Surveyor

linois
1962

1.0



North

Line of Guilmette's Reserve

~~AVE~~

FOREST

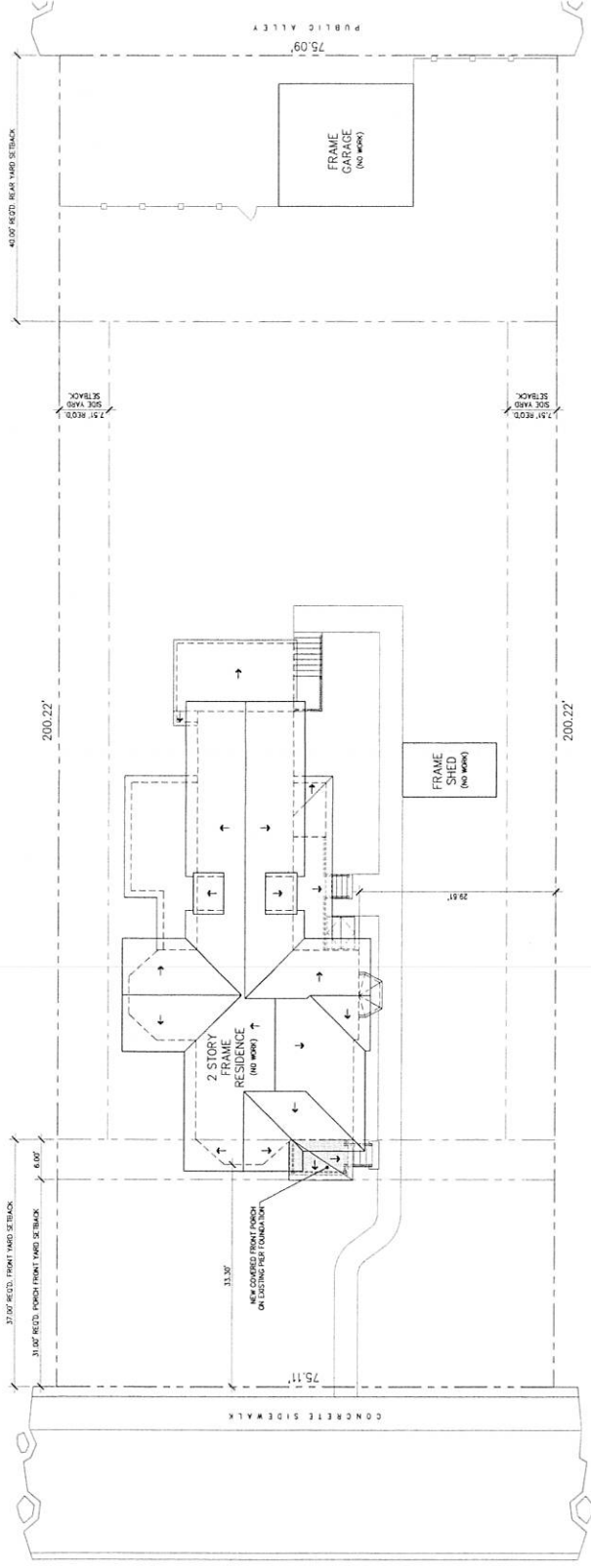
~~LAKE~~

AVE.

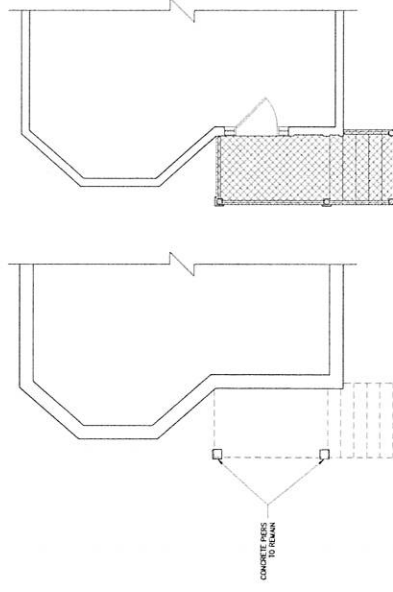
-AVE

REVISÉD JAN. 1, 1998

1.2



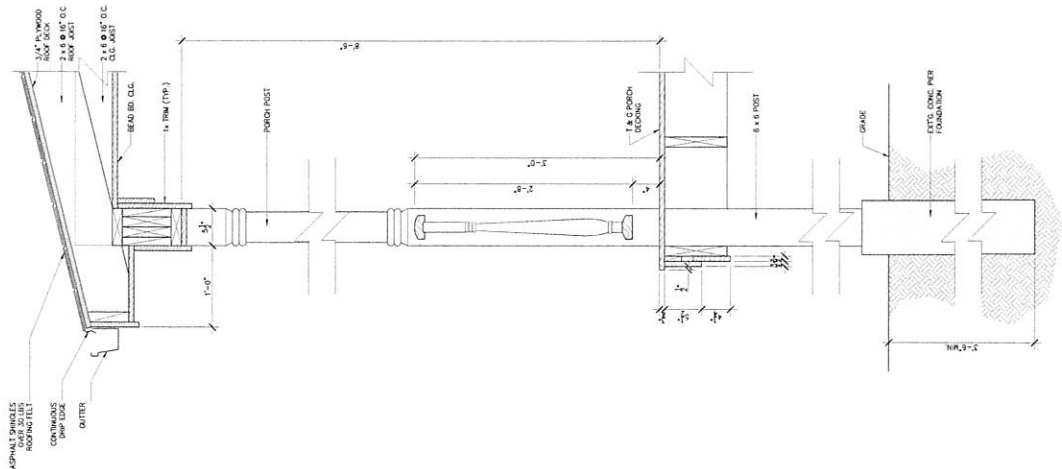
1 Site Plan
Scale: 1/8" = 1'-0"



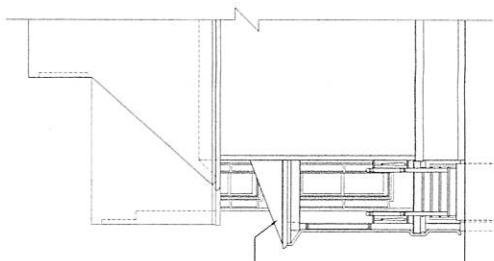
2 Basement Demo Plan
Scale: 1/4" = 1'-0"

3 First Floor Demo Plan
Scale: 1/4" = 1'-0"

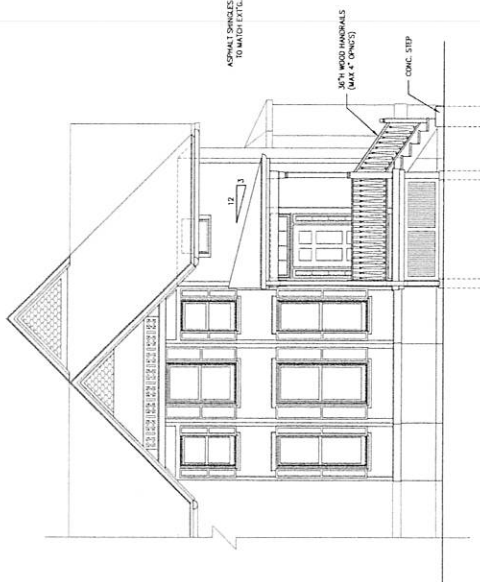




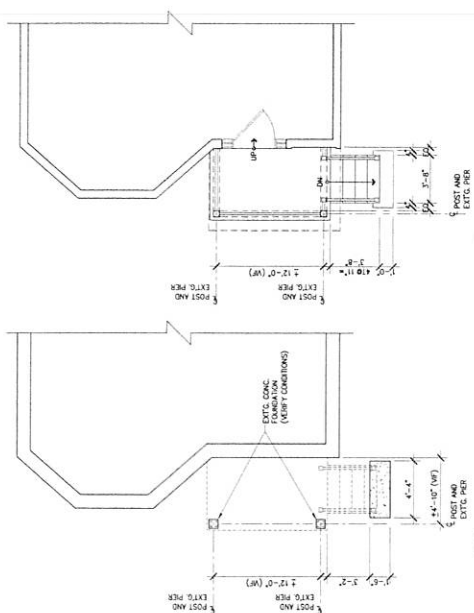
5 Wall Section
scale: $1 = 1/2" = 1' - 0"$



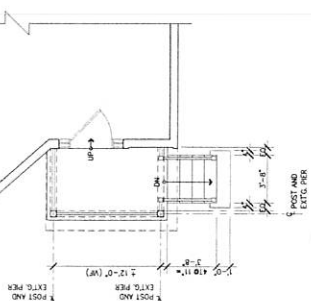
4 Partial East Elevation
Scale: 1/4" = 1'-0"



3 South Elevation
scale: $1/4" = 1'-0"$



1 Basement Plan
scale: 1/4" = 1'-0"



2 First Floor Plan
scale: 1/4" = 1'-0"

VILLAGE OF WILMETTE
LOCALLY DESIGNATED HISTORIC LANDMARKS

Application for Additions or Alterations

Property Address 926 Lake Ave

Historic Name of Property Samuel Merritt Dingee House

Common Name _____

Property Owner

Name Judy Sutherland

Address 926 Lake Ave

Wilmette, IL

Phone Number 847-256-1285

(home)

(work)

Architect

Name David Raino-Ogden

Address 737 W Wrightwood Ave

Chicago IL 60614

Phone Number 773-528-6510

(work)

Developer/Contractor

Name Efim Presman Home Improvement, Inc

Address 23356 N. Elm Rd

Lincolnshire, IL 60069

Phone Number 847-561-4899

(work)

Please identify all applications (building permit, zoning variations, etc.)
pending before the Village of Wilmette.

None

Please discuss how the proposed additions or alterations comply with the Secretary of the Interior's Guidelines for Rehabilitation (where applicable).

See attachment

Provide the following information to the Commission:

- ☐ Detailed plans of the alterations or additions drawn to scale. Please include elevations.
- ☐ Sample board of all materials to be used including paint chips for any proposed color changes and shingle samples.
- ☐ Product literature and specifications of new fixtures including doors and windows.

Please be prepared to discuss the following topics:

- ☐ Proposed Additions: materials, size, color, scale
- ☐ Alterations: if elements are to be removed, indicate product substitution.
- ☐ Do plans include the restoration of missing historic elements?
- ☐ If the existing structure or elements are to be cleaned, indicate the method and product.
- ☐ If repainting, indicate method, material, and intention to match original color and texture.
- ☐ Discuss treatment of fenestration: doors, entranceways, windows, porches.

Please discuss how the proposed additions or alterations comply with the Secretary of the Interior's Guidelines for Rehabilitation (where applicable).

The Secretary of the Interior's Guidelines for Rehabilitation acknowledge that designing and constructing a new porch with appropriate materials and in a manner compatible with the historic character of the residence is sometime justified. In this situation, the Owner seeks to build a new covered porch after the original covered porch was removed by a previous owner.

The residence now is inconsistent with similar homes of its style and era because the current porch does not have a roof. Additionally, the existing porch decking and railings are incompatible with the materials and design of the house. We will be incorporating new posts, railings and decking that will reflect the original nature of the home's design.

VILLAGE OF WILMETTE

HISTORICAL AND ARCHITECTURAL SURVEY

HISTORIC SITES SURVEY EAST WILMETTE

ADDRESS 926 Lake Avenue
FILM ROLL NO. 17 FRAME NO. 4



GENERAL INFORMATION

CLASSIFICATION	USE	INTEGRITY	SECONDARY STRUCTURES
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Detached Garage
<input type="checkbox"/> Site	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> Retail	<input type="checkbox"/> _____	
	<input type="checkbox"/> Office		
	<input type="checkbox"/> _____		

SIGNIFICANCE

LOCAL SIGNIFICANCE RATING	CANDIDATE FOR LOCAL LANDMARK STATUS
<input checked="" type="checkbox"/> Significant	<input type="checkbox"/> Yes
<input type="checkbox"/> Contributing	<input type="checkbox"/> No
<input type="checkbox"/> Non-Contributing	<input checked="" type="checkbox"/> Previously Designated
	<u>100 year old house</u>
POTENTIAL NATIONAL REGISTER <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
CRITERIA _____ COMMENTS ON POTENTIAL DESIGNATION _____	

ARCHITECTURAL INFORMATION

ADDRESS 926 Lake Avenue

ARCHITECTURAL STYLE Queen Anne

ARCHITECT BUILDER Samuel Dingee

DATE(S) OF CONSTRUCTION 1869

Source Wilmette Historical Museum

MATERIALS DESCRIPTION

Foundation Undetermined

Exterior Walls Horizontal siding

Window Type (s) Double hung

Door Type (s) Panel with lights and transom lights

Roof Asphalt shingles

FEATURES Multiple gable roofs, side first floor angle bay, front two-story angle bay with gable roof, decorative details at gable peaks, wood porch and railing.

ALTERATIONS/INTEGRITY Shutters added, porch altered.

ARCHITECTURAL/HISTORICAL INFORMATION Queen Anne style popular from 1880 to 1910.

EXTERIOR CONDITION

☒

Good

☐

Fair

☐

Deteriorated

COMMENTS

REFERENCES

Wilmette Historical Museum; WILMETTE: A HISTORY; A FIELD GUIDE TO AMERICAN HOUSES; Wilmette Historical Museum Photo File No. A486.

SURVEY TEAM: Michael A. Dixon, AIA DATE: 12-93
Mark D. VanKerkhoff, AIA

ORDINANCE NO. 2004-O-4

**AN ORDINANCE DESIGNATING 926 LAKE AVENUE AND
SAMUEL MERRITT DINGEE HOUSE AS A WILMETTE
LANDMARK IN THE VILLAGE OF WILMETTE**

WHEREAS, the Village President and Board of Trustees of the Village of Wilmette, Cook County, Illinois, find that Judy Sutherland and Edmond Sutherland, owners of certain real property legally described as:

Lot 12 (except the West 25 feet thereof) and all of Lot 13 in Block 11 in Greenleaf's Subdivision of Blocks 29 to 34 inclusive in Wilmette in Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois;

and commonly known as 926 Lake Avenue, Wilmette Cook County, Illinois, said property being improved with an existing detached dwelling commonly known as the "Samuel Merritt Dingee House," have requested that the Village of Wilmette designate said property as a Wilmette Landmark pursuant to Section 2-16.13, *et seq.*, of the Wilmette Village Code; and,

WHEREAS, the Village President and Board of Trustees further find that the Historic Preservation Commission of the Village of Wilmette conducted a public hearing concerning said nomination for Wilmette Landmark status on or about December 3, 2003, as required by said Section 2-16.13, *et seq.*, of the Wilmette Village Code, and thereafter submitted a report and recommendation to the Village President and Board of Trustees recommending said property for Wilmette Landmark Status pursuant to Section 2-16.13, *et seq.*, of the Wilmette Village Code; and,

WHEREAS, the Village President and Board of Trustees further find that the Samuel Merritt Dingee House and the above-described real property meet the criteria for designation as a Wilmette Landmark, and should be designated as same by Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The foregoing recitals, and each of them, are hereby made a part of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The real property legally described as:

Lot 12 (except the West 25 feet thereof) and all of Lot 13 in Block 11 in Greenleaf's Subdivision of Blocks 29 to 34 inclusive in Wilmette in Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois;


and commonly known as 926 Lake Avenue, Wilmette Cook County, Illinois, and the improvement to same, that being the detached dwelling commonly known as the "Samuel Merritt Dingee House," are hereby designated by the Village of Wilmette as a Wilmette Landmark pursuant to Section 2-16.13, *et seq.*, of the Wilmette Village Code, and said property and improvements shall hereafter be subject to such applicable rules regarding alteration or demolition as provided in Section 2-16.13, *et seq.*, of the Wilmette Village Code, both now and as may be hereafter amended.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the **24th** day of **February**, 2004.

AYE: 7

NAY: 0



Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this **24th** day of **February**, 2004.



President of the Village of Wilmette, IL

ATTEST:



Clerk of the Village of Wilmette, IL

Guidelines for Alterations and Additions

The following Secretary of the Interior's Standards for Rehabilitation shall be used by the Wilmette Historic Preservation Commission when determining if an application for a building permit to alter a Wilmette Local Landmark merits approval. These guidelines provide property owners the freedom to return a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in position, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

CERTIFICATE OF PUBLICATION

LEGAL NOTICE

Village of Wilmette
HPC 7/22/14

22nd Century Media

does hereby certify that it is the publisher of
The Wilmette Beacon,
that said **The Wilmette Beacon** is
a secular newspaper that has been published
weekly in the City of Wilmette, County of Cook,
State of Illinois, continuously for more than one
year prior to the first date of publication of the
notice, appended, that it is of general circulation
throughout said County and State, that it is a
newspaper as defined in "An Act to revise the
law in relation to notices." as amended. Illinois
Compiled Statutes (715 ILCS 5/1 & 5/5), and
that the notice appended was published in the
said **The Wilmette Beacon** on
July 3, 2014

First publication date:

July 3, 2014

Final publication date:

July 3, 2014

In witness thereof, the undersigned has caused
this certificate to be signed and its corporate
seal affixed at Orland Park, Illinois.

Authorized Agent:

Dated:

NOTICE OF PUBLIC HEARING

Notice is hereby given that on
Tuesday, July 22, 2014 at 7:00
P.M., the Historic Preservation
Commission of the Village of Wil-
mette will conduct a public hearing
in the Village Board Conference
Room of Village Hall, 1200 Wil-
mette Avenue, Wilmette, Illinois
when matters listed below will be
considered:

2014-HPC-02 926 Lake Avenue
A request by Raino Odgen Archi-
tects for a Certificate of Appropri-
ateness for a front porch addition
to the local landmark structure
(The Samuel Merritt Dinee
House) on the property identified
as property index number
05-27-420-023-0000.

Christine Norrick, Chairman

William Merc

Rob FitzGerald

Jean Olsen

Melanie Glass

Joseph Vitu

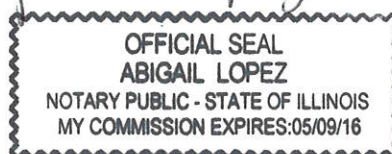
Homa Ghaemi

(Constituting the Historic Preser-
vation Commission of the Village of
Wilmette, Illinois)

If you are a person with a disability
and need special accommodations
to participate in and/or attend a
Village of Wilmette public meet-
ing, please notify the Management
Services Department at (847)
853-7510 (TDD# (847) 853-7634)
as soon as possible.

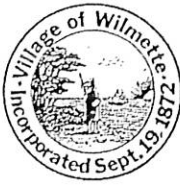
Published this 3rd day of July 2014
in the Wilmette Beacon.

Abigail Lopez



JUL - 8 2014

24



VILLAGE OF WILMETTE

1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

COMMUNITY DEVELOPMENT
DEPARTMENT

(847) 853-7550
FAX (847) 853-7701
TDD (847) 853-7634
EMAIL comdev@wilmette.com

Affidavit of Notice Posted

Community Development Department

This certifies that on this date, I, ERIN FABISCH, have

posted public notice on the property located at 926 LAKE,

for the following case: 2014-HR-02

Affiant Signature

Date

2.5

ORDINANCE NO. 2005-O-123

**AN ORDINANCE AMENDING THE WILMETTE VILLAGE CODE, 1993,
AS AMENDED, AMENDING CHAPTER 2, "ADMINISTRATION,"
SECTION 2-16, "BOARDS AND COMMISSIONS," SUBSECTION 2-16.13,
"HISTORIC PRESERVATION COMMISSION," IN FURTHER
SUBSECTION 2-16.13.4, "DEFINITIONS," FURTHER SUBSECTION 2-
16.13.5, "ACTIONS AFFECTING A WILMETTE LANDMARK OR
WITHIN A WILMETTE HISTORIC DISTRICT," AND FURTHER
SUBSECTION 2-16.13.5.4, "CONSIDERATION BY THE VILLAGE BOARD
OF TRUSTEES," CONCERNING LANDMARK STATUS FOR PLACES OF
WORSHIP AND PRESERVATION OF FREEDOM OF RELIGIOUS
EXPRESSION FOR PLACES OF WORSHIP**

WHEREAS, the President and Board of Trustees of the Village of Wilmette, Cook County, Illinois find that the Village of Wilmette has adopted Ordinances from time to time creating an Historic Preservation Commission and providing for the landmarking of properties and structures in the Village and approval of alteration or demolition of such landmarks, such Ordinances having been codified in the Wilmette Village Code, 1993, as amended, in Chapter 2, "Administration," Section 2-16, "Boards and Commissions," Subsection 2-16.13, "Historic Preservation Commission," with further subsections thereof, as amended; and,

WHEREAS, the President and Board of Trustees further find that under Chapter 20, "Zoning Ordinance," of the Wilmette Village Code, as amended, places of worship are not subject to appearance review as otherwise required by the provisions of said Chapter 20 concerning the Appearance Review Commission, its procedures and jurisdiction; and,

WHEREAS, the President and Board of Trustees further find that requiring places of worship that are local landmarks as designated under the provisions of Chapter 2 of the Wilmette Village Code aforesaid, to obtain Certificates of Appropriateness as provided therein, prior to the alteration

or demolition of a place of worship, or the construction of a new house of worship in a Historic District, unnecessarily places the Village and its Boards and Commissions in the position of regulating matters that are of religious significance to the members of such places of worship, and that public interest would be served by the Village not regulating matters of potential religious significance; and,

WHEREAS, the President and Board of Trustees further find that it is the intention of the Village that places of worship may voluntarily elect to be, and remain encouraged to become, local landmarks, but that the application of "landmark" status to a place of worship should be an honorary title that does not result in the Village regulating matters of potential religious significance, and that such practice would respect the freedom of religious expression protected by the First Amendment to the Constitution of the United States of America and Article I, Section III, of the 1970 Constitution of the State of Illinois; and,

WHEREAS, the President and Board of Trustees further find that it is the intention of the Village that places of worship may continue to choose, and are encouraged to choose, to meet with and consult with the Village's Historic Preservation Commission on a voluntary basis prior to the demolition, alteration, or construction of a place of worship, in order to foster a cooperative process through which the expertise and advice of the Historic Preservation Commission may be utilized to the benefit of the community and the place of worship, thereby furthering the shared goal of the entire community to preserve and enhance its architectural and historic landmarks;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The foregoing recitals and findings, and each of them, are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Wilmette Village Code, 1993, as amended, is further amended in Chapter 2, Administration, Section 2-16, "Boards and Commissions," Subsection 2-16.13, "Historic Preservation Commission," further Subsection 2-16.13.4, "Definitions," by deleting the text of said further Subsection 2-16.13.4 and all its further subsections in the manner shown in strikethrough type below and inserting therein and therefor such new text as shown in underlined bold type below, so that said further Subsection 2-16.13.4 shall hereafter provide as follows:

2-16.13.4 DEFINITIONS.

For purposes of this Section 2-16.13, the following shall apply:

(a) **Alteration:** as used in this section, shall mean a change in the exterior appearance of a Wilmette Landmark that requires a permit or as specified in the designation ordinance.

(b) **Certificate of Appropriateness:** a certificate recommended by the Commission indicating review and authorization of plans for alteration, construction, demolition or relocation of a Wilmette Landmark, or property, structure or site within a Wilmette Historic District.

(c) **Certificate of Economic Hardship:** a certificate issued by the Village Board after a determination by the Commission that the previous denial of a Certificate of Appropriateness has resulted in a denial of all reasonable use or return from the property.

(d) **Contributing:** a classification, by the Commission, applied to an area, property, structure or site within a Wilmette Historic District signifying that it contributes generally to the qualities that give the Wilmette Historic District historic, cultural, architectural or archaeological significance as embodied in the criteria for designating a Wilmette Historic District. The classification also includes a property, structure or site designated "significant" or "contributing" in the Wilmette Historical and Architectural Surveys.

(e) **Demolition:** as used in this section, shall mean the destruction or removal of a Wilmette Landmark that requires a permit.

(f) **Exterior architectural appearance:** the architectural character and general composition of the exterior of a property or structure visible from a public street, including but not limited to the kind and textures of the building material and the type,

design and character of all architectural details and elements, including, but not limited to, windows, doors, light fixtures, trim and signs.

(g) Geographic feature: a land formation, whether naturally occurring or man made.

(h) Non-contributing: any property, structure or site which has not been classified as "contributing" or "significant" by the Commission.

(i) **"Place of worship" means a church, synagogue, mosque, temple, or other building, structure, or place used primarily for religious worship and includes the grounds of a place of worship and accessory structures located thereon.**

(i) Relocation: any reposition of a structure on its site or to another site.

(j k) Rules and procedures: the rules and procedures of the Wilmette Historic Preservation Commission.

(k-l) Site: as used in this section, shall mean any geographic location associated with an event, person or structure.

(l-m) Structure: as used in this section, shall mean any improvement to real property.

(m n) Wilmette Historic District: an identifiable area with definable boundaries designated as a "Wilmette Historic District" by the Village Board of Trustees and in which a significant number of the properties, structures or sites have a high degree of historic, cultural, architectural, or archaeological significance and integrity. Many of the properties, structures or sites included in the Wilmette Historic District may qualify as "Wilmette Landmarks" or be contributing and may or may not be contiguous. For purposes of this chapter and unless otherwise expressly provided by the Village Board of Trustees in the ordinance for designation, all designations shall presumptively include the lot(s) of record associated with structures located in the District.

(n o) Wilmette Landmark: an artifact, structure, site, geographic feature or tree that has been designated, by village ordinance, as being a paragon for the cultural, social, economic, political or architectural values of the nation, state or village.

SECTION 3: The Wilmette Village Code, 1993, as amended, is further amended in Chapter 2, Administration, Section 2-16, "Boards and Commissions," Subsection 2-16.13, "Historic Preservation Commission," further Subsection 2-16.13.5, "Actions Affecting a Wilmette Landmark

or Within a Wilmette Historic District,” by deleting the text of said further Subsection 2-16.13.5 and all its further subsections in the manner shown in strikethrough type below and inserting therein and therefor such new text as shown in underlined bold type below, so that said further Subsection 2-16.13.5 shall hereafter provide as follows:

2-16.13.5 ACTIONS AFFECTING A WILMETTE LANDMARK OR WITHIN A WILMETTE HISTORIC DISTRICT.

(a) No designated Wilmette Landmark or “contributing” structure within a Wilmette Historic District, other than a place of worship, shall be altered or demolished and no new construction on a vacant lot in a Wilmette Historic District may be undertaken, except in accordance with the provisions of this Section 2-16.13.5.

(b) The requirements of this Section 2-16.13.5, and all its further subsections, shall not be applicable to, and no Certificate of Appropriateness shall be required for, the alteration, demolition or construction of a place of worship or the property on which a place of worship is, or will be, situated.

(c) Owners of places of worship may, on a voluntary basis, request to meet with and consult with the Historic Preservation Commission prior to the alteration, demolition, or construction of a place of worship, so that Historic Preservation Commission may provide the owners of the place of worship with the benefit of its expertise and advice regarding the project under consideration.

SECTION 4: The Wilmette Village Code, 1993, as amended, is further amended in Chapter 2, Administration, Section 2-16, "Boards and Commissions," Subsection 2-16.13, "Historic Preservation Commission," further Subsection 2-16.13.5, "Actions Affecting a Wilmette Landmark or Within a Wilmette Historic District," further Subsection 2-16.13.5.4, "Consideration by the Village Board of Trustees," by deleting the text of said further Subsection 2-16.13.5.4 and all its further subsections in the manner shown in strikethrough type below and inserting therein and therefor such new text as shown in underlined bold type below, so that said further Subsection 2-

16.13.5.4 shall hereafter provide as follows:

2-16.13.5.4 CONSIDERATION BY THE VILLAGE BOARD OF TRUSTEES.

(a) Upon receipt of the Historic Preservation Commission's recommendation for designation of a Wilmette Landmark or action on an application for a Certificate of Appropriateness, the Village Board of Trustees shall approve or disapprove the recommendation by majority vote. Upon the receipt of the Commission's recommendation for designation of a Wilmette Historic District and which designation is accompanied by the written consent of 75% or more of the owners of record of those properties within the proposed district, the Village Board of Trustees shall approve or disapprove the proposed Wilmette Historic District by a majority vote. If alteration or demolition is approved, the village shall issue, upon proper application and satisfaction of all other requirements of the Village Code, the appropriate Building Permit or Demolition Permit.

(b) Notice of the Village Board of Trustee's approval of the designation shall be provided by regular mail to the nominator and all property owners of record of the landmark or properties within the district.

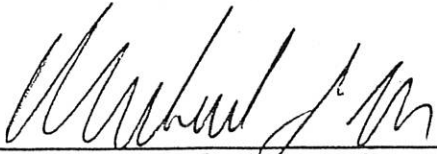
(c) Notwithstanding the foregoing, no place of worship or property on which a place of worship is located shall be designated as a Wilmette Landmark without the written consent of the religious entity that is the owner of such place of worship.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

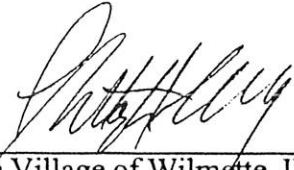
PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the 10th day of January, 2006.

AYE: 7

NAY: 0

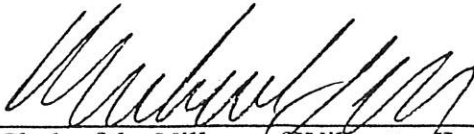

Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this **10th** day of **January**,
2006.



President of the Village of Wilmette, IL

ATTEST:



Clerk of the Village of Wilmette, IL

926 Lake Avenue – The Samuel Merritt Dingee House



Existing front porch landing







