



1200 Wilmette Avenue
Wilmette, IL 60091

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 853-7500
Fax (847) 853-7701
TDD (847) 853-7634

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

**Monday, June 22, 2020 at 4.00 P.M.
Remote Meeting**

Due to the 2020 COVID-19 pandemic, this meeting will be held remotely by the Historic Preservation Commission. The meeting will be broadcast live on YouTube at <https://www.youtube.com/user/villageofwilmette/live> and on Channel 6 and then published on the Village's website at www.wilmette.com. To participate in the meeting, please contact the Community Development Department prior to the meeting at comdev@wilmette.com or (847) 853-7522 for instructions on how to participate by computer. To participate by telephone, call (872) 239-8225 and use code 609 018 562#. Written comments may be submitted to comdev@wilmette.com. Comment may be made during the meeting through YouTube live where comments submitted will be read to the Historic Preservation Commission.

- I. Call to Order**
- II. Swearing In of All of Those Wishing To Testify**
- III. Consideration of a Request for a Certificate of Appropriateness for revisions to previously approved plans for a rear addition to the local landmark at 507 Lake Avenue (Frank J. Baker House) Case #2020-HPC-02**
- IV. Consideration of a Request for a Certificate of Appropriateness for a rear addition to the local landmark at 1040 Chestnut Avenue (Schager House) Case #2020-HPC-03**
- V. Consideration of a Request for local landmark designation of 336 Sheridan Road Case #2020-HPC-04**
- VI. Public Comment**
- VII. Approval of Minutes**
Minutes from the meeting of June 15, 2020
- VIII. Adjournment**

NOTE: The Chairman reserves the right to alter the order of the published agenda if he deems a change necessary.



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

HISTORIC PRESERVATION COMMISSION

MONDAY JUNE 15, 2020

5:00 P.M.

REMOTE MEETING BROADCAST LIVE ON CHANNEL 6 AND YOUTUBE

Members Present:	Charles Hutchinson Bob Furniss Melanie Glass Carmen Corbett Rick Daspit Tanvi Parikh Bob Fogarty
Members Absent:	Christine Harmon Joseph Vitu
Staff Present:	Kate McManus, Planner III John Adler, Director of Community Development Lisa Roberts, Assistant Director of Community Development
Guests:	None

I. CALL TO ORDER

Chairman Hutchinson called the meeting to order at 5:20 p.m.

II. SWEARING IN OF ALL THOSE WISHING TO TESTIFY

There was no one in the audience wishing to testify.

III. APPROVAL OF MEETING MINUTES FROM JANUARY 16, 2020

The meeting minutes from January 16, 2020 were approved as submitted. Motion to approve by Commissioner Furniss and seconded by Commissioner Corbett.

Vote by HPC:	Chair Hutchinson	Yes
	Commissioner Glass	Yes
	Commissioner Furniss	Yes
	Commissioner Vitu	Absent
	Commissioner Harmon	Absent
	Commissioner Corbett	Yes
	Commissioner Daspit	Yes

Commissioner Parikh	Yes
Commissioner Fogarty	Yes

IV. DISCUSSION OF REMOTE MEETING PROCESS

Ms. McManus reviewed the ways the public can participate in the meeting and encouraged the Commission members to download the Microsoft Teams app before the next meeting.

V. PUBLIC COMMENT

There was no public comment on general Commission business.

VI. ADJOURNMENT

Motion to adjourn at 5:28 p.m. by Commissioner Daspit and seconded by Commissioner Furniss.

Vote by HPC:	Chair Hutchinson	Yes
	Commissioner Glass	Yes
	Commissioner Furniss	Yes
	Commissioner Vitu	Absent
	Commissioner Harmon	Absent
	Commissioner Corbett	Yes
	Commissioner Daspit	Yes
	Commissioner Parikh	Yes
	Commissioner Fogarty	Yes

The next meeting was scheduled for Monday, June 22nd at 4:00 p.m.

Respectfully Submitted,
Kate McManus

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

Case Number: 2020-HPC-02

Property: 507 Lake Avenue

Historic Name: Frank J. Baker House

Applicant: Mr. Eric Bauer and Mrs. Amy Bauer

Request: Certificate of Appropriateness for revisions to previously approved plans for a rear addition

Hearing Date: June 22, 2020

Date of Application: March 12, 2020

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
Frank Lloyd Wright Building Conservancy

Report Prepared By: Kate McManus, Planner III

Description of Proposed Alterations

The Commission recently reviewed and recommended approval for exterior modifications for 507 Lake Avenue on January 16, 2020. A Certificate of Appropriateness was subsequently issued for the proposed work. Since that time, changes to the interior layout have necessitated changes to the fenestration on the rear addition:

- The center window on the south elevation of the addition has been eliminated.
- The clerestory windows on the west elevation have been eliminated – stucco panels with wood trim are proposed to mimic window openings

No changes to the previously approved massing, footprint or exterior materials are proposed.

Evaluation of Compliance with Secretary of Interior's Standards for Rehabilitation

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.*

This standard is met. The property will continue to be used as a single family residence, as originally intended.

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.*

This standard is met. The proposed alterations will not affect the distinguishing qualities of the house. The proposed changes are to a later addition and are not original to the house.

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.*

This standard is met. The proposed rear addition does not seek to create an earlier appearance. However, efforts were made to retain consistent roof pitches, exterior materials and window detailing, while still differentiating itself from the original structure.

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.*

This standard is met. The proposed alterations will not impact changes made to the original home which have acquired significance over time.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*

This standard is met. The proposed alterations will respect the distinctive stylistic features found on the original structure.

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.*

This standard is not application to this request. The rear addition is new construction.

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.*

This standard is not applicable to this request.

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.*

This standard is not applicable to this request.

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.*

This standard is met. The proposed fenestration is compatible with the original house and design intent.

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.*

This standard is met. The essential form and integrity of the structure will not be impacted by the removal of the proposed addition.

Evaluation of Compliance with the Standards Set Forth in the Wilmette Historic Preservation Ordinance.

The alteration does not materially impair the historical significance of the Wilmette Landmark.

This standard is met. The historical significance of the Frank J. Baker House will not be impacted.

The alteration does not materially impair the architectural integrity of the Wilmette Landmark or Wilmette Historic District.

This standard is met. The architectural integrity of the Frank J. Baker House will not be impacted.

The alteration is carried out in a manner consistent with the historical/architectural character of the Wilmette Landmark.

This standard is met. The proposed alterations are consistent with the character of the house.

It is not economically practical to preserve the Wilmette Landmark or contributing structure within a Wilmette Historic District without alteration or demolition.

This standard is met. The proposed alterations allow for a contemporary use of the home consistent with today's standard of living while still maintaining the historic and architectural character of the house which makes it significant.

Any new construction shall be visually compatible with the historical/architectural character of the Wilmette Historic District.

This standard is not applicable to this request.

History of Designation

At a public hearing on December 9, 2008, the Village Board of Trustees approved the recommendation of the Wilmette Historic Preservation Commission that the Baker House at 507 Lake be designated a local landmark. The Baker House was nominated as a local landmark under Criterion 1 - listing on the National Register of Historic Places; Criterion 2 - identification of the work of a designer, architect, or builder whose work has influenced the architectural development of the Village of Wilmette, Cook County, Illinois or Nation; Criterion 4 – identification with a person or persons who significantly contributed to the development of Wilmette, Cook County, Illinois or Nation; Criterion 6 – innovative architectural elements, architectural design, materials, or craftsmanship which represent a significant innovation; Criterion 7 – outstanding example of a particular historical, architectural, or cultural style or period.

The house was listed on the National Register of Historic Places in 1974 and was included in the Illinois Historic Structures Survey, a survey of significant historic buildings, conducted in the 1970s by the State of Illinois. The house was also identified as significant in the Wilmette Historical and Architectural Survey of East Wilmette.

Historical and Architectural Background (cited from the 2008 landmark nomination)

The house at 507 Lake Avenue was built in 1909. The first owner of the house was Frank J. Baker, a public utility executive for Samuel Insull's North Shore Electric Company until 1917. He

subsequently went into private law practice and became president of the First National Bank of Chicago. Baker is credited with having extended electric street lighting to Chicago's suburbs in the 1920s. Baker lived in the house for about fifteen years. The house was noted as vacant in a 1925 directory. The occupants in 1942 were Mr. and Mrs. Arthur R. Wilson, Mrs. Morris (daughter), son Haldene, daughter Nancy, son Richard Dale and William Morris. The third owner of the home was Walter H. Sobel, architect and 1938 graduate of the Illinois Institute of Technology (IIT), who's family resided in the home for over 50 years. The house was recently purchased by Amy and Eric Bauer in 2019.

Little is known about the original commission except that the design was intended for a William N. Guthrie of Sewanee, Tennessee. The plan for the house was originally created by Frank Lloyd Wright for his client in Tennessee, but when the project fell through in 1908, Wright took advantage of the existing plans and submitted them in 1909 to his next client, Frank Baker, who accepted it as drawn. It is speculated that the house built at 507 Lake Avenue was oriented differently on the lot than the Tennessee house. The situation was similar to that of the Isabel Roberts House which was originally designed to stand on the edge of a ravine in Mason City, Iowa, but was eventually built on the prairie in River Forest, Illinois.

The Baker House belongs to a series of similar houses having T-shaped plans and two-story living rooms designed by Wright in 1908-1909. The Roberts House was followed by the Guthries, Baker and Steffans Houses. The Frank J. Baker House shares some similarities with the Isabel Roberts House.

Built in 1909, 507 Lake Avenue is the only Wright designed home in Wilmette. The structure was built at the same time as Wright's famed Robie House in Chicago with Wright riding on horseback from his Oak Park studio to Wilmette to oversee its construction.

A typical Prairie-style home has a predominantly horizontal appearance, with low-pitched roof lines and large overhanging eaves. Other identifying features include one-story wings projecting from the main structure, exteriors of light-colored brick or stucco with wood trim and rows of casement windows with stained or leaded glass in distinctive geometric patterns. The open floor plans of the interiors promote family togetherness and stand in contrast to the traditionally one-purpose rooms of older revival styles.

The Baker House has the feeling of being low, horizontal and earthy. Wright's design is a two-story dwelling having neither basement nor attic. When it was first built, it was referred to by Wilmette residents as the "Baker Bungalow."

The exterior of the house features stucco walls, low pitch roof lines, large overhanging eaves, and an emphasis on the horizontal through painted trim. Exterior materials are stucco walls on metal lath and exterior trim of stained cypress wood, now painted. Originally, there was a long, low stucco wall masking the front entrance. The roofs, low pitched hips with gutters in the eaves, were originally covered with wood shingles.

The residence, facing north, is reached from the street by a walk and driveway on its west side leading to a two-car detached garage. The unusual, four foot wide front door opens to a central foyer that separates the living rooms and dining rooms. The design of the house is a Cruciform, or cross plan, on the first floor (long arm is east-to-west; and the shorter arm is north-to-south axis) and an L-shaped plan on the second floor with no second story over the wings. Always sensitive to light and nature, Wright designed most rooms of the home to have three exposures, including the living room.

Two wings of the house; the western wing along the driveway includes the day-today entrance and a 22-foot long dining room. The eastern wing was originally a porch which is now enclosed. Inside there is a clear division between the front T-shaped living area and the rear service area. The service area becomes Wright's substitute for a basement and houses the furnace room, storage and servant's room and kitchen.

The expansive rear wing of the house is an addition designed by Wright's office about 20 years after the home was built. The large, two-story living is one of only a few similar interior spaces designed by Wright still in existence. The living area at the front is framed by porches, formerly open but now enclosed, on the east and west. It is a more prominent change to the interior – enclosing a two-story open ceiling area from the dining room to the foyer. The entry with a staircase is centrally located and separates the living and dining rooms.

The most dramatic part of the house is the two-story living room with diamond patterned windows and a cantilever roof in which the roof is supported by six living room windows. There are also clerestory windows on the two sides.

The east and west wall of the room are lined with seven-foot high bookcases. Above these are continuous windows under wide spreading eaves. The ceiling is pitched and the north wall is two stories of glass set in mullions arranged as diamond-patterned leaded glass. At the south end of the living room under the balcony is a large Wrightian fireplace of rose-colored Roman brick.

The second floor is mostly over the rear service quarters. A balcony overlooking the living room is reached from the upper stair hall.

Action Required by the Commission

The Historic Preservation Commission can make a recommendation to the Village Board to grant or deny a Certificate of Appropriateness for revisions to previously approved plans for a rear addition to the local landmark provided they find the propose scope of work meets the Secretary of Interior's Standards for Rehabilitation and the standards set forth in the Wilmette Historic Preservation Ordinance.

INDEX TO DOCUMENTS

Doc. No.

Documents

Location Maps and Plans

- 1.0 Sidwell Map
- 1.1 Sandborn Map
- 1.2 Plat of Survey
- 1.3 Floor Plan - Previously Approved
- 1.4 Floor Plan - Proposed
- 1.5 South Elevation - Previously Approved/Proposed
- 1.6 West Elevation - Previously Approved/Proposed
- 1.7 Perspectives - Previously Approved/Proposed

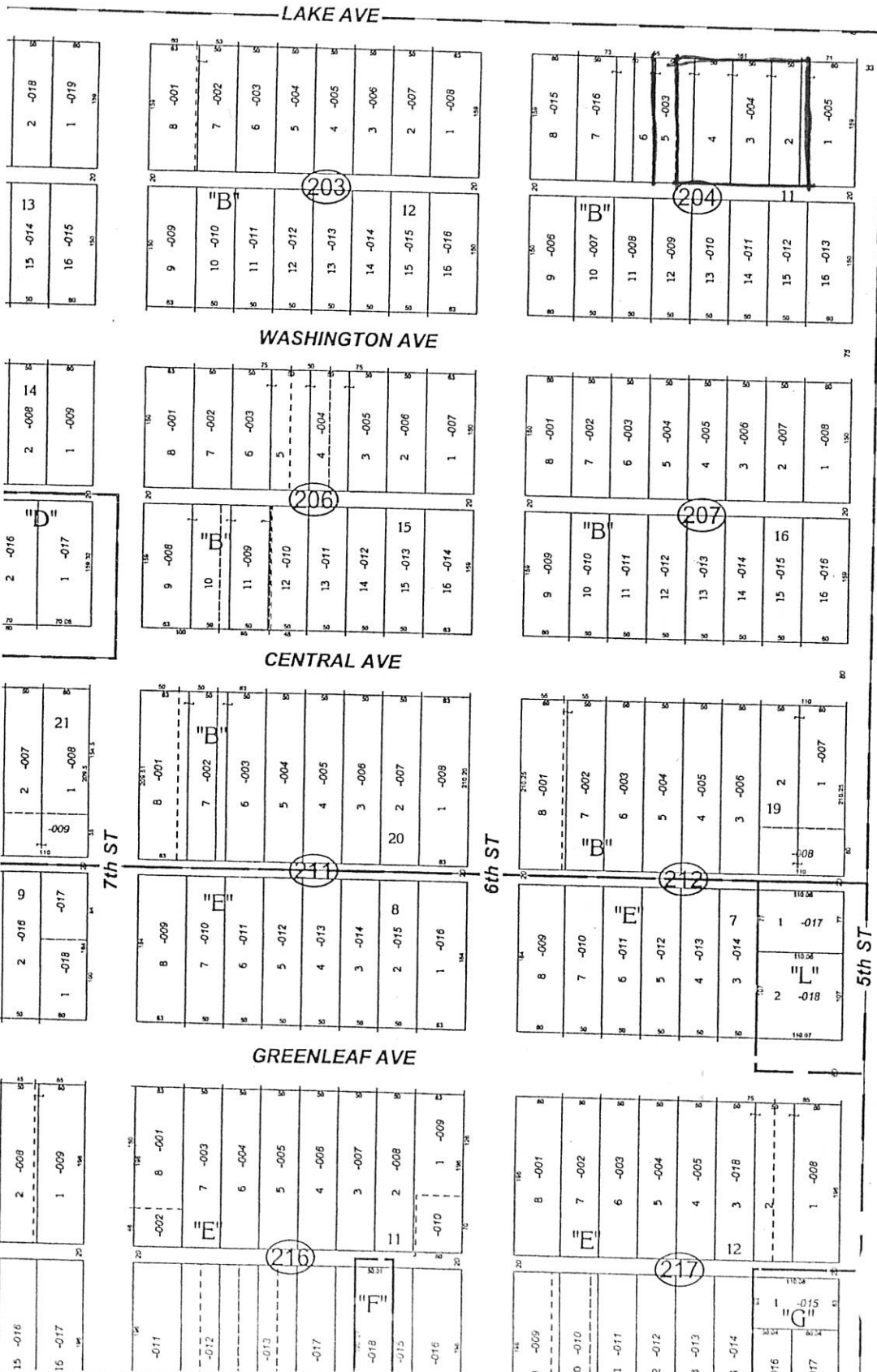
Written Correspondence and Documentation

- 2.0 Application for Alteration to a Local Landmark
- 2.1 Statement of Intent
- 2.2 Posting Notice Affidavit dated June 5, 2020
- 2.3 Ordinance Designating 507 Lake Avenue a Local Landmark
- 2.4 Historical and Architectural Survey for 507 Lake Avenue
- 2.5 National Register of Historic Places Nomination Form
- 2.6 Secretary of Interior Standards for Rehabilitation
- 2.7 Rules Pertaining to Review of Applications to Alter or Demolish Landmarks
- 2.8 Correspondence

E 1/2 NE 1/4 SEC 34-42-13 NEW TRIER

42-13-34B
5-34

Copyright 2007, Cook County Illinois
Reproduced with permission, The Bidwell Company
All rights reserved



"A"

OUILMETTE RESERVATION in Township 42, Range 13. Rec. Feb 11, 1873 Doc. 83265.
Rec. Oct 12, 1892 Doc. 1749861.

"B"

DINGEE'S ADD. TO WILMETTE VILLAGE, being a sub. of the W. 29.55 chains of the E. 1/4 of Lot 1 in the N. Sec. of Ouilmette Reservation, also that portion of said Lot 1 lying N. of a continuation of the center of Lake Ave. in a N.E.ly direction to the bank of Lake Michigan, also that part of Frac'l. Sec. 26, T. 42 N., R. 13 E. of the 3rd Principal Meridian and that part of Frac'l. Sec. 27 lying S. of a continuation of the center line of North Ave. in a N.E.ly direction to the bank of Lake Michigan and the 40 ft. N. of and adjoining the center of North Ave. Rec. Oct 25, 1873 Doc. 131865.

"C"

RESUB. of the E. 25 ft. of Lot 10 and all of Lots 11 & 12 of Blk. 14 of Dingee's Add. (see "B"). Rec. May 14, 1954 Doc. 15906508.

"D"

RESUB. of Lots 13 through 16 in Blk. 14 of Dingee's Add. (see "B"). Rec. Jul 8, 1908 Doc. 4228715.

"E"

LAKE SHORE ADD. TO WILMETTE IN OUILMETTE RESERVATION (see "A"). Rec. Nov 7, 1874 Doc. 191562.

"F"

OWNER'S RESUB. of Lot 15 (except the E. 25 ft.) and the E. 1/2 of Lot 14 of Blk. 11 of Lake Shore Add. to Wilmette (see "E"). Rec. Jan 19, 1953 Doc. 15521970.

"G"

OWNER'S SUB. of Lots 15 & 16 in Blk. 12 of Lake Shore Add. to Wilmette (see "E"). Book 30, Page 48. Rec. Mar 21, 1939 Doc. T816888.

"H"

DEMPSTER'S ADD. TO WILMETTE, a sub. of Lots 20 through 25 of Baxter's Sub. Rec. Nov 28, 1900 Doc. 3038311.

"J"

SUB. of Blks. 1, 2, 5, & 6 of Dempster's Add. to Wilmette (see "H"). Rec. Apr 5, 1901 Doc. 3083204.

"K"

HILL & McDANIEL'S SUB. of the N. 1/2 of Lots 26, 27, & 28 of Baxter's Sub. of the S. Sec. of Ouilmette Reservation (see "A"). Rec. Oct 4, 1873 Doc. 127058.

"L"

LUNBERG'S RESUB. of Lots 1 & 2 in Blk. 7 of Lake Shore Add. to Wilmette (see "E"). Rec. Feb 19, 1959 Doc. 17460825.

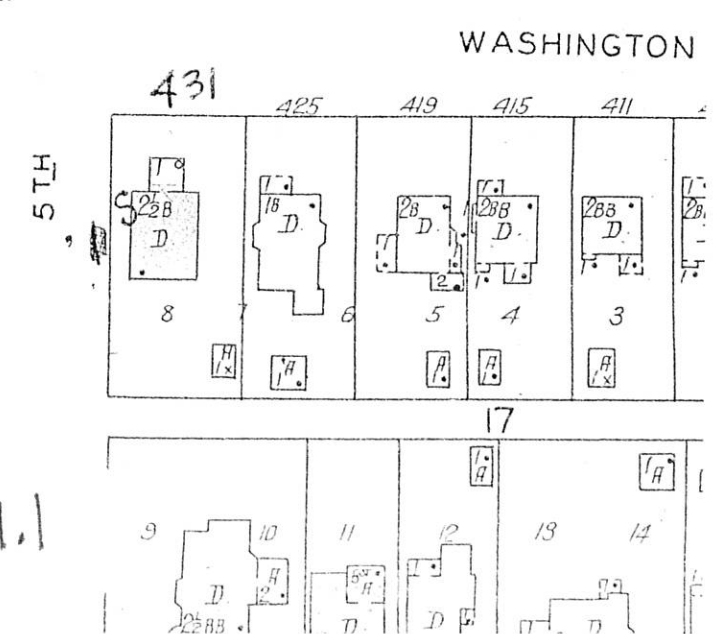
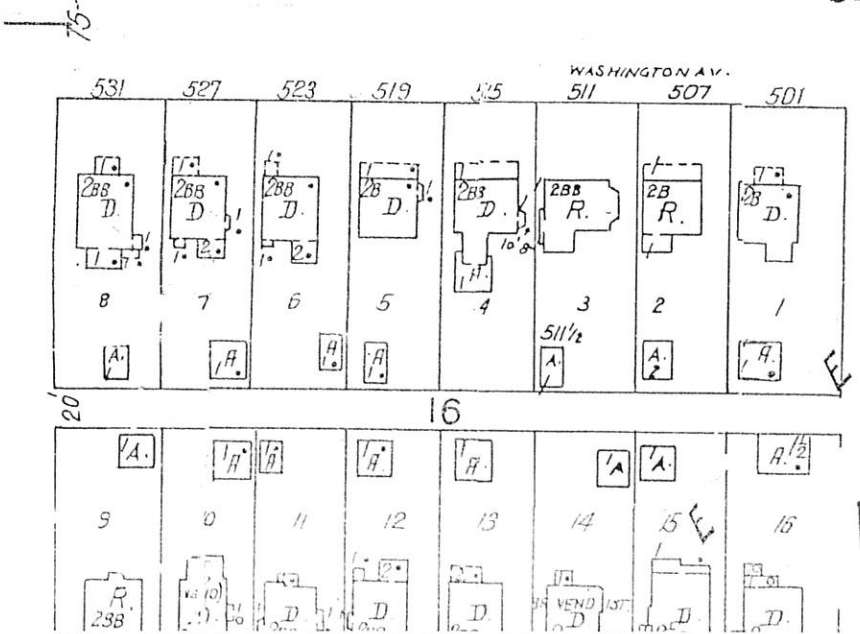
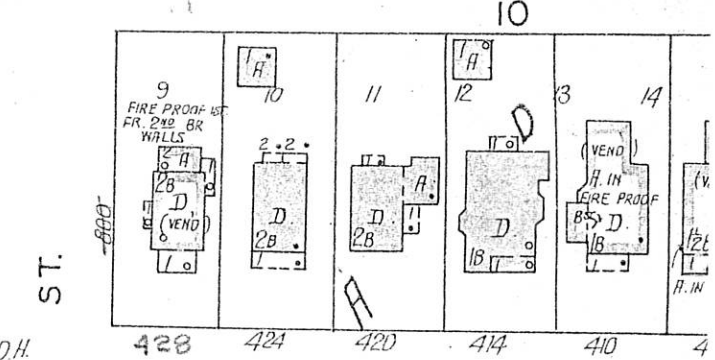
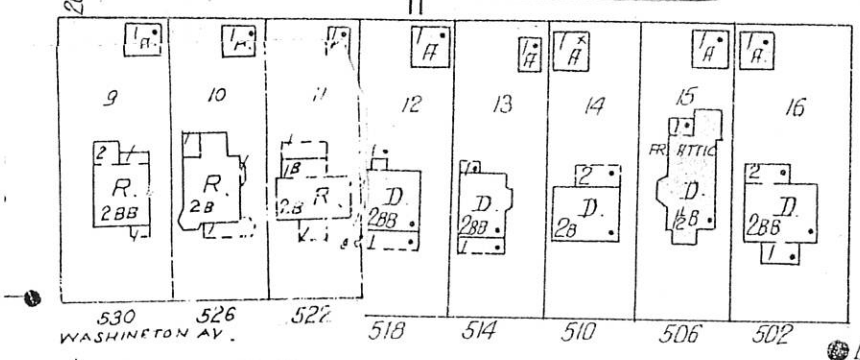
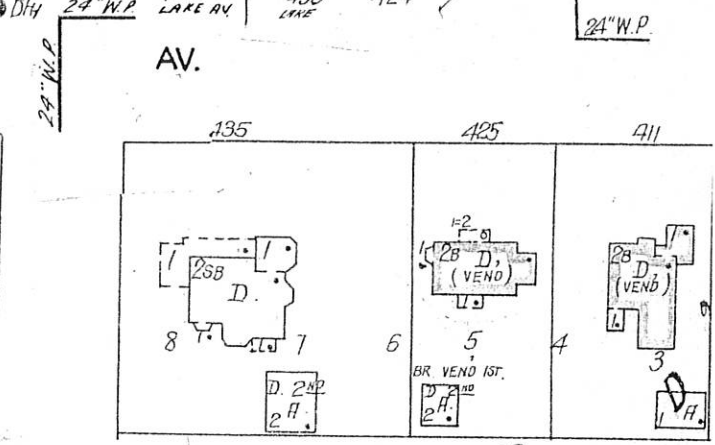
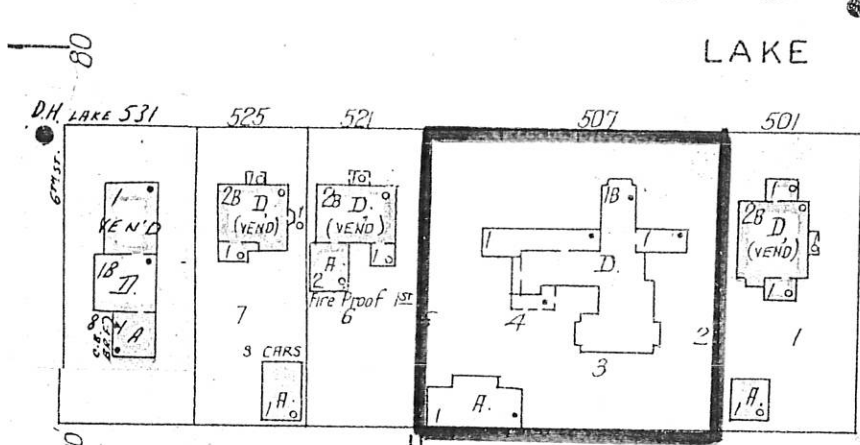
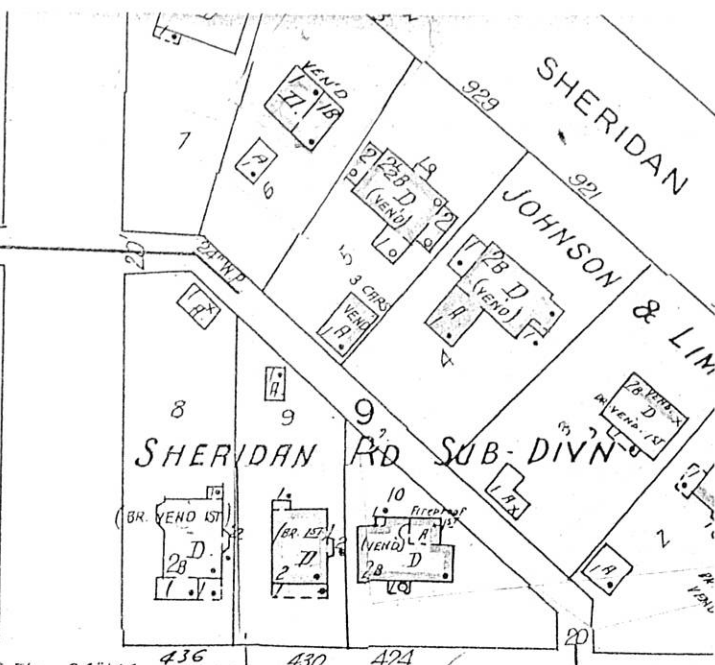
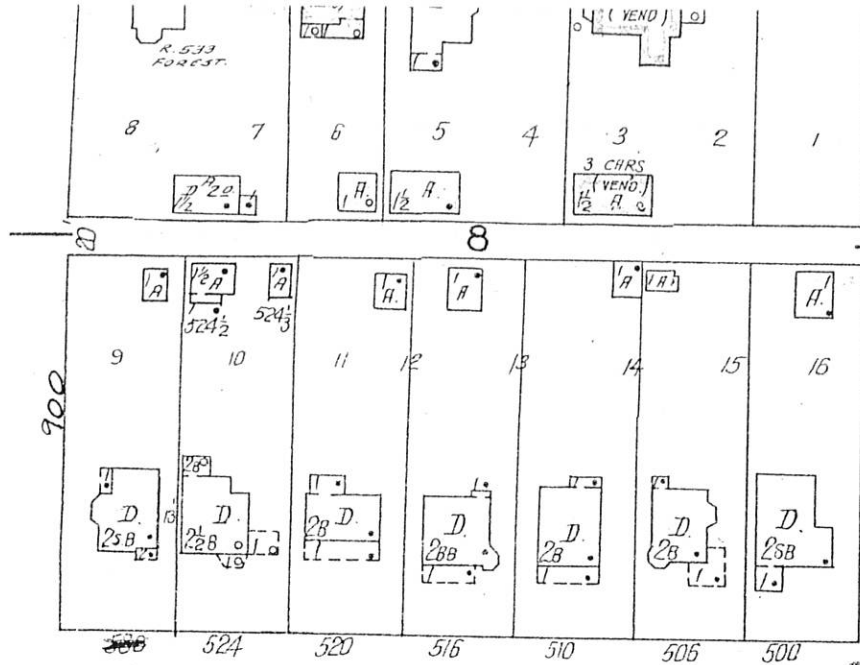
"M"

CULLEN'S RESUB. of Lots 6, 7 and 8 in BLK. 13 in Dingee's Add. to Wilmette Village (see "B"). Rec. Dec 13, 1976 Doc. 23744505.

"N"

HOWARD J. ANDREW'S SUB. of Lots 9 to 12 in Blk. 22 in Lake Shore Add. To Wilmette in Ouilmette Reservation (see "E"). Rec. Jun 18, 1980 Doc. T25489933.

1.0



PLAT OF SURVEY

SUHR, BERRYMAN, PETERSON & SUHR, INC.

130 N. WELLS ST.

TELEPHONE CENTRAL 6-6315

BOOK 57

PAGE 178

ORDER NO. 57-178

CHICAGO March 21st

1957

ORDERED BY Quinlan & Tyson, Inc.

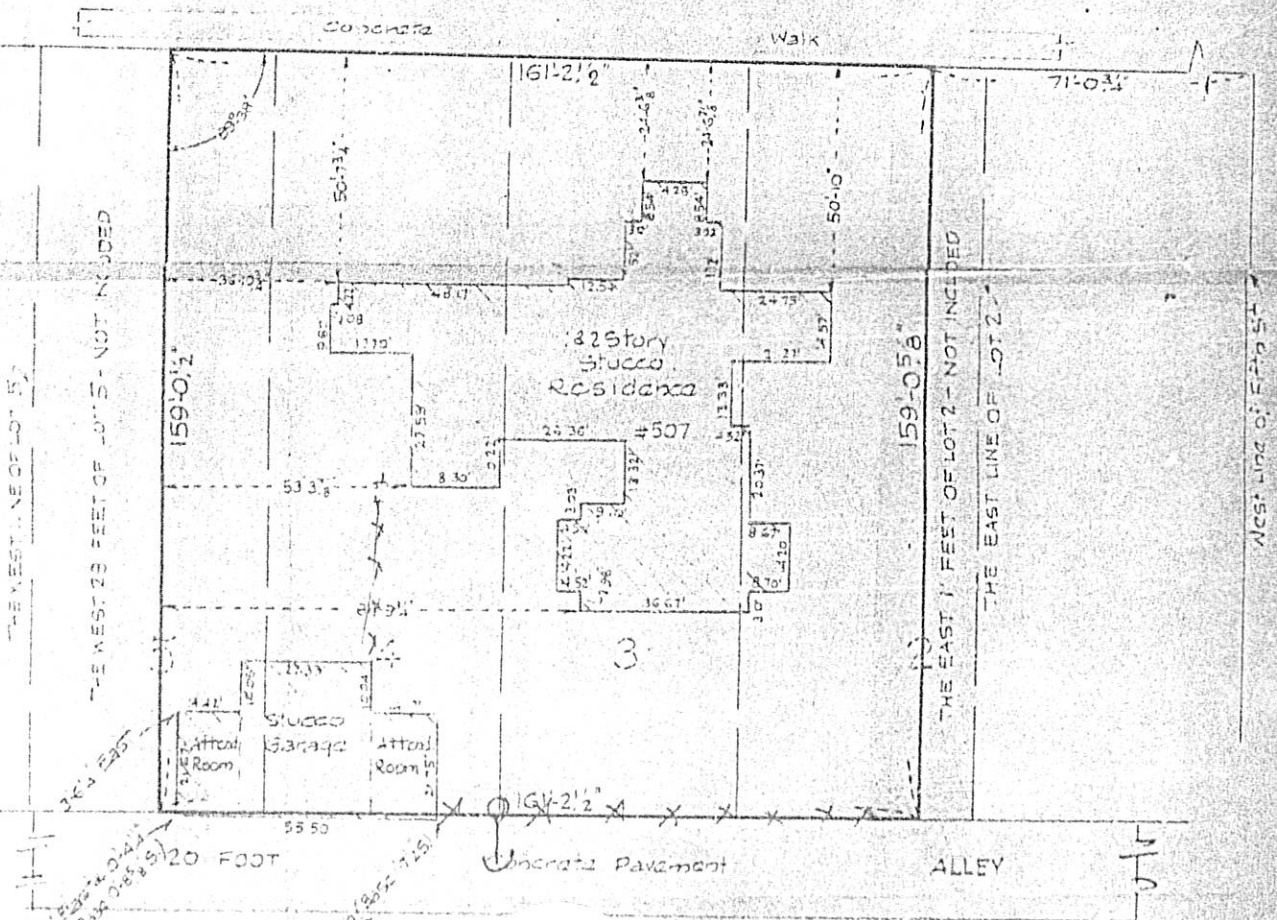
FOR Cameron Brown & Dorothea Brown OWNER

Lot 2 (except the East 11 feet thereof) and all of Lots 3 and 4 and Lot 5 (except the West 28 feet thereof) in Block 11 in Dioga's Addition to the Village of Wilmette, according to plat recorded October 21st, 1873 in book 6 of Plats, Page 26, in Cook County, Illinois. Commonly known as 507 Lake Ave, Wilmette, Illinois.

LAKE

Asphalt Pavement

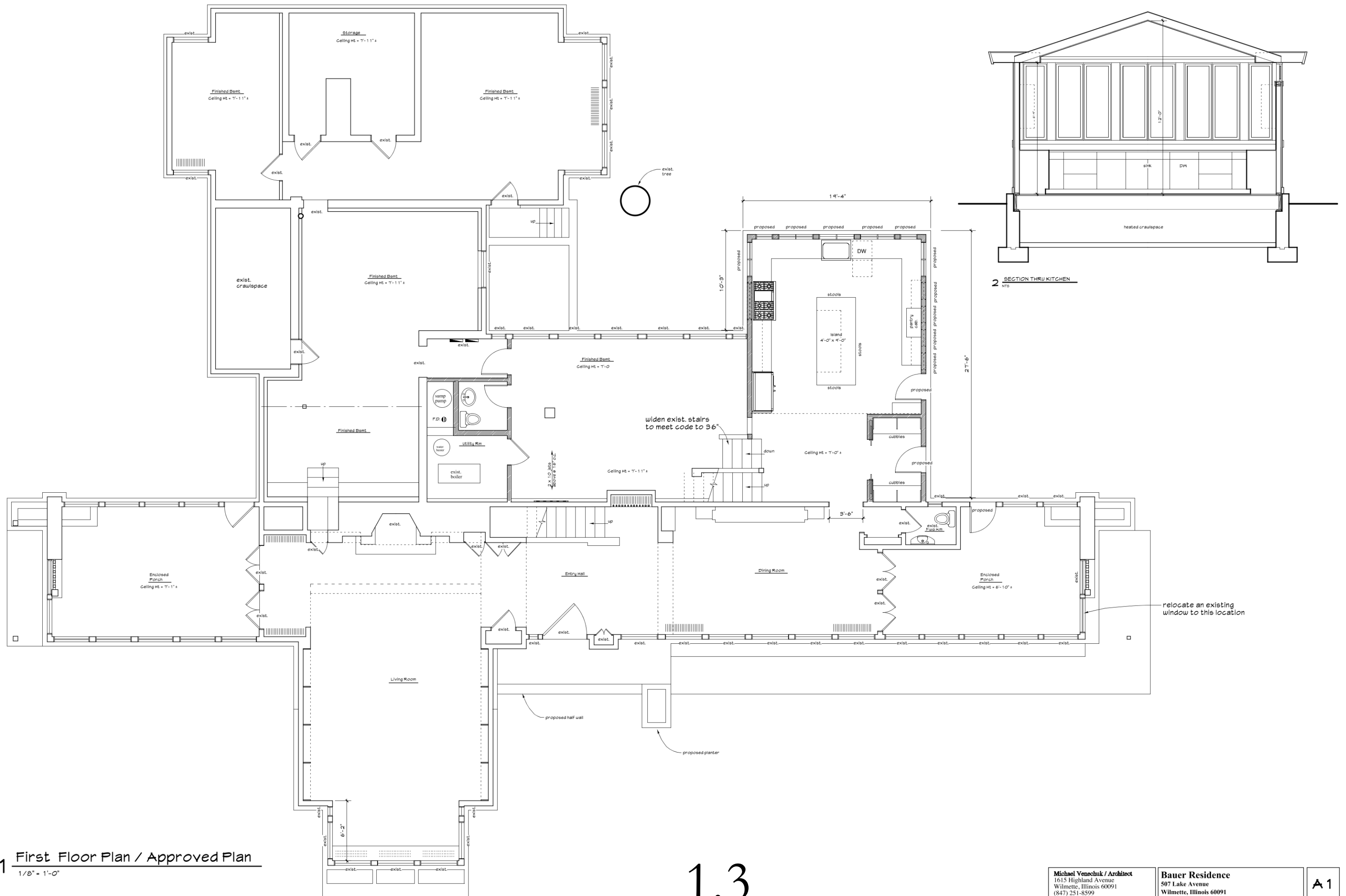
AVE.

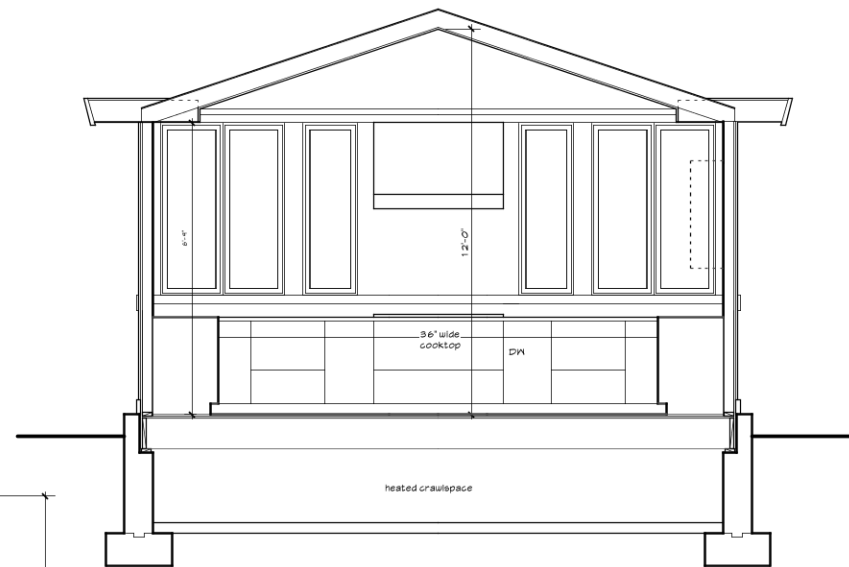
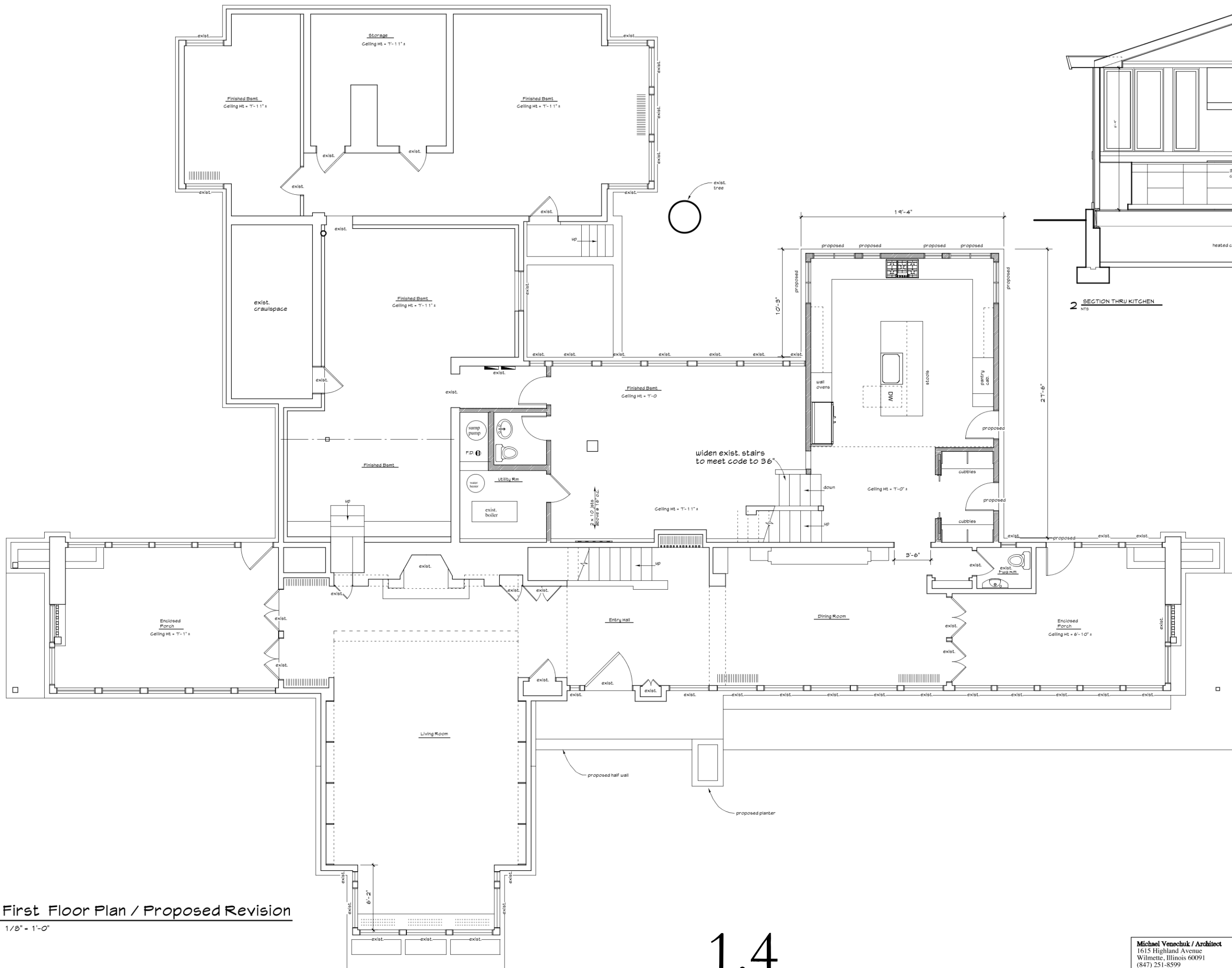


CHICAGO Mar 21 1957

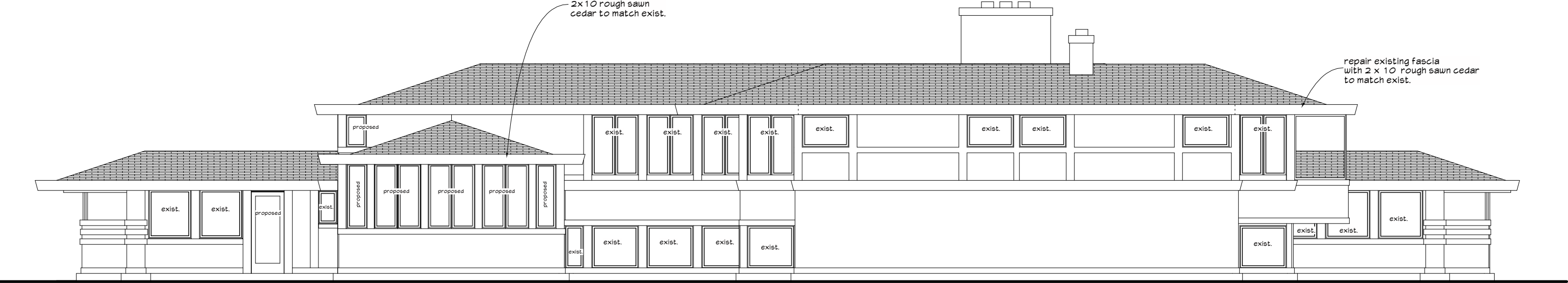
CHICAGO Mar 21 1957

STATE OF ILLINOIS

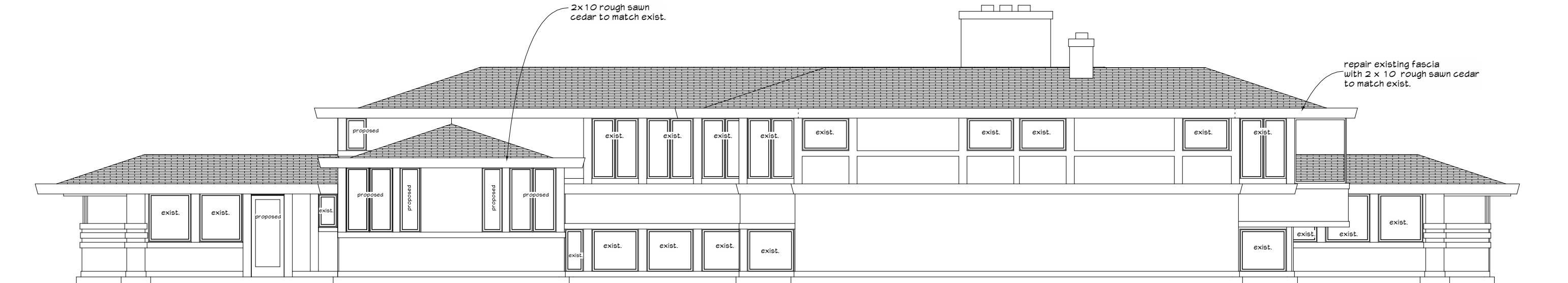




2 SECTION THRU KITCHEN
NTS



1 Approved South Building Elevation
1/8" = 1'-0"



2 Proposed Revised South Building Elevation
1/8" = 1'-0"

1.5



1 Approved West Building Elevation
1/8" = 1'-0"



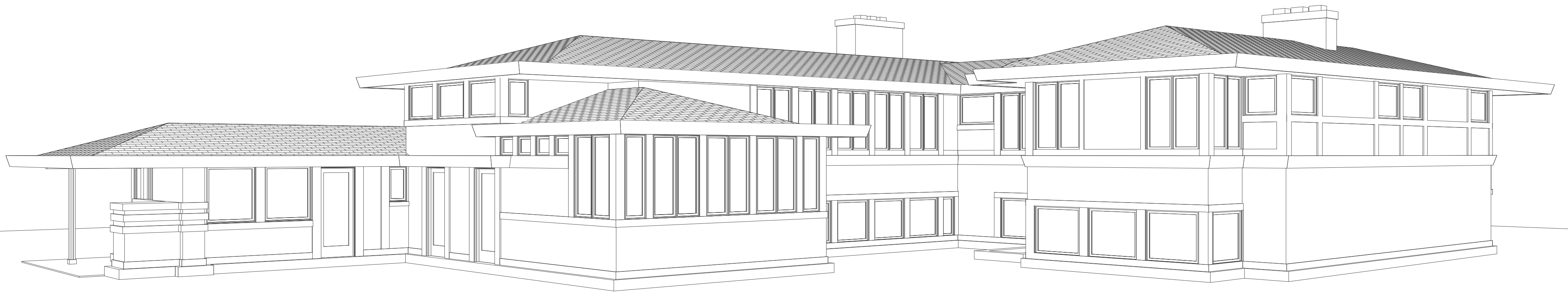
2 Proposed Revised West Building Elevation
1/8" = 1'-0"

1.6

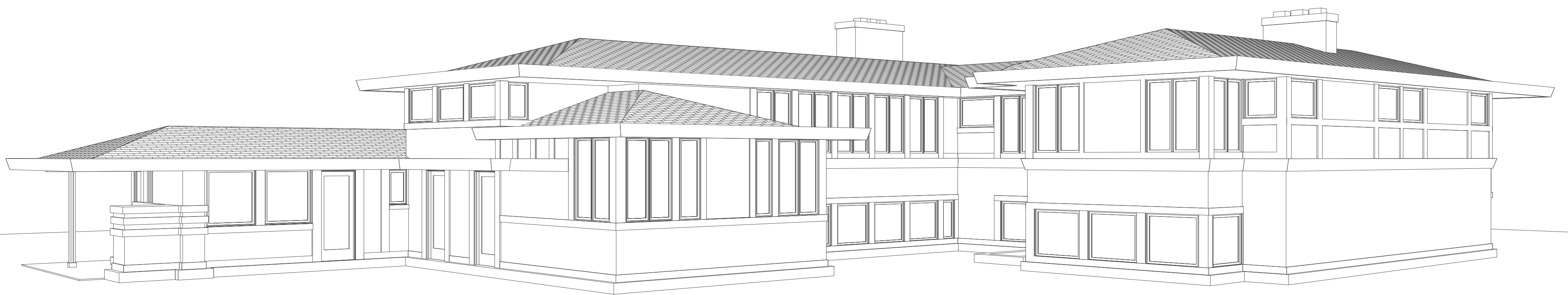
Michael Venechuk / Architect
1615 Highland Avenue
Wilmette, Illinois 60091
(847) 251-8599

Bauer Residence
507 Lake Avenue
Wilmette, Illinois 60091

A4



APPROVED WINDOW LAYOUT



PROPOSED, REVISED WINDOW LAYOUT

VILLAGE OF WILMETTE
LOCALLY DESIGNATED HISTORIC LANDMARKS
Application for Additions or Alterations

Property Address 507 Lake Avenue

Historic Name of Property Frank J. Baker House

Common Name 507 Lake Avenue

Property Owner

Name Eric Bauer
Address 507 Lake Avenue
Wilmette, IL 60091
Phone Number 312-520-0295 _____
(home) (work)

Architect

Name Michael Venechuk
Address 1615 Highland Avenue
Wilmette, IL 60091
Phone Number 847-894-5825
(work)

Developer/Contractor

Name _____
Address _____
Phone Number _____
(work)

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

We are currently in for our building permit.

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

We recently receive our Certificate of Appropriateness to rework an existing kitchen area of 507 Lake Avenue. We are requesting to make minor window revisions to the approved plans for the property at 507 Lake Avenue, Wilmette, IL. Please see attached letter.

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.

Michael Venechuk / Architect

**1615 Highland Avenue
Wilmette, Illinois 60091
(847) 894-5825**

March 12, 2020

Village of Wilmette
Ms. Kate McManus
Historic Preservation Commission
1200 Wilmette Avenue
Wilmette, IL 60091

Dear Ms. McManus,

We are requesting to make minor window revisions to the approved plans for the property at 507 Lake Avenue, Wilmette, IL.

We would like to move the kitchen sink to the island and move the range and range hood to the south wall of the kitchen. In doing so we would need to eliminate the center set of windows on the south wall of the kitchen as approved. This proposed revision would actually create an exterior window pattern very similar to the existing window pattern found on the west wall of the existing 2nd floor.

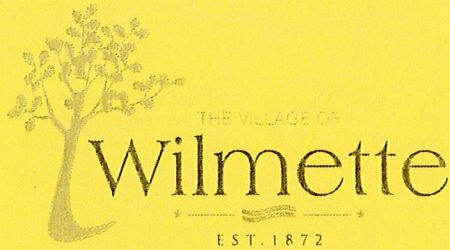
Also, we would like install slightly taller kitchen wall cabinets, from 36" tall to 42" tall. In doing so we would need to eliminate the (4) small windows on the west wall of the kitchen. We would like to keep the outside trim where these window were to keep the approved trim pattern.

I have provided the approved plans and elevations and the proposed revised plans and elevations. Also, I have provided 3d drawings to show what was approved and what is being proposed.

Thank you for your time,

Respectfully yours,

Michael Venechuk



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

Community Development Department

Affidavit of Notice Posted

This certifies that on this date, I, Kate McNamara, have

posted public notice on the property located at 507 Lake,

for the following case: 2020 HPC-02.

Kate McNamara
Affiant Signature

6-5-20
Date

ORDINANCE NO. 2008-O-96

**AN ORDINANCE DESIGNATING 507 LAKE AVENUE AND
THE FRANK J. BAKER 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 Walter Sobel, owner of certain real property legally described as:

Lot 2 (except the East 11 feet thereof) end all of Lots 3 and 4 and Lot 5 (except the West 28 feet thereof) in Block 11 in Dingee's Addition to the Village of Wilmette, according to plat recorded October 21st, 1873 in book 6 of Plats, Page 26, in Cook County, Illinois.;

and commonly known as 507 Lake Avenue, Wilmette Cook County, Illinois, said property being improved with an existing detached dwelling commonly known as the "Frank J. Baker 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 public hearings concerning said nomination for Wilmette Landmark status on or about November 5, 2008, 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 Frank J. Baker 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 2 (except the East 11 feet thereof) end all of Lots 3 and 4 and Lot 5 (except the West 28 feet thereof) in Block 11 in Dingee's Addition to the Village of Wilmette, according to plat recorded October 21st, 1873 in book 6 of Plats, Page 26, in Cook County, Illinois.;

and commonly known as 507 Lake Avenue, Wilmette Cook County, Illinois, and the improvement to same, that being the detached dwelling commonly known as the "Frank J. Baker 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 **9th** day of **December**, 2008, according to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this **9th** day of **December**, 2008.

President of the Village of Wilmette, IL

ATTEST:

Clerk of the Village of Wilmette, IL

VILLAGE OF WILMETTE

HISTORICAL AND ARCHITECTURAL SURVEY

HISTORIC SITES SURVEY EAST WILMETTE

ADDRESS 507 Lake Avenue
FILM ROLL NO. 76 FRAME NO. 3



GENERAL INFORMATION

CLASSIFICATION	USE	INTEGRITY	SECONDARY STRUCTURES
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Detached Garage
<input type="checkbox"/> Site	<input type="checkbox"/> Multi-Family	<input 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>Architectural Significance-1987</u>
POTENTIAL NATIONAL REGISTER	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CRITERIA _____	COMMENTS ON POTENTIAL DESIGNATION <u>Placed on the</u>
<u>National Register in 1974.</u>	

ARCHITECTURAL INFORMATION

ADDRESS 507 Lake Avenue

ARCHITECTURAL STYLE Prairie Style

ARCHITECT Frank Lloyd Wright BUILDER/OWNER Frank J. Baker

DATE(S) OF CONSTRUCTION 1909

Source Wilmette Historical Museum

MATERIALS DESCRIPTION

Foundation Concrete

Exterior Walls Stucco with wood trim

Window Type (s) Horizontal clerestory, casement

Door Type (s) 4' wide

Roof Asphalt shingles

FEATURES Low pitched hip roof, horizontal diamond pattern
leaded glass windows throughout, two-story center section with
one-story wings, horizontal wood banding at wings.

ALTERATIONS/INTEGRITY No major alterations apparent.

ARCHITECTURAL/HISTORICAL INFORMATION Prairie Style popular
from 1900 to 1920.

EXTERIOR CONDITION

- ☒ Good
☐ Fair
☐ Deteriorated

COMMENTS

Frank Baker was an executive with Sam
Insull's Electric Company and is credited
with having extended electric street
lighting to Chicago's suburbs.

REFERENCES

Wilmette Historical Museum; WILMETTE: A HISTORY; A FIELD GUIDE
TO AMERICAN HOUSES; Wilmette Historical Museum Photo File No. B995.

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

BAKER
HOUSE

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Illinois	
COUNTY: Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: Walter H. Sobel House	
AND/OR HISTORIC: Frank J. Baker House	

2. LOCATION			
STREET AND NUMBER: 507 Lake Avenue			
CITY OR TOWN: Wilmette			
STATE Illinois	CODE 17	COUNTY: Cook	CODE 031

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____ <input type="checkbox"/> Comments _____ _____ _____

4. OWNER OF PROPERTY			
OWNER'S NAME: Walter H. & Betty Debs Sobel			
STREET AND NUMBER: 507 Lake Avenue			
CITY OR TOWN: Wilmette	STATE: Illinois	CODE 17	

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: Recorder's Office, Cook County			
STREET AND NUMBER: 118 North Clark Street			
CITY OR TOWN: Chicago	STATE: Illinois	CODE 17	

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: Illinois Historic Structures Survey			
DATE OF SURVEY: 1973	<input type="checkbox"/> Federal	<input checked="" type="checkbox"/> State	<input type="checkbox"/> County <input type="checkbox"/> Local
DEPOSITORY FOR SURVEY RECORDS: Glessner House			
STREET AND NUMBER: 1800 S. Prairie Avenue			
CITY OR TOWN: Chicago	STATE: Illinois	CODE 17	

10th Cong. District-Congressman Samuel Young

STRUCTURES

2.5

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

DESCRIPTION

Frank Lloyd Wright's house for Frank J. Baker is a two-story dwelling having neither basement nor attic. Its walls are stucco on metal lath. Exterior trim is of undressed lumber originally stained but now painted. The roofs, low-pitched hips with gutters in the eaves, were originally covered with wood shingles.

The residence, facing north, is reached from the street by a walk and driveway on its west side. The latter leads to a two-car detached garage behind the house. The house is entered by a door in the center of its street front and by a door from the porte cochere.

Inside there is a clear division between the front T-shaped living area and the rear service area. The latter, which becomes Wright's substitute for a basement, houses furnace room, storage, servant's room and kitchen. The living area at front is framed by porches, formerly open but now enclosed, on the east and west. The entry with staircase is centrally located and separates the living and dining rooms. The former is two stories high and projects from the body of the building toward the street.

The second floor is mostly over the rear service quarters. It originally contained a master bedroom suite behind the upper part of the living room, and, on the west, two other bedrooms, a bath and servant's room. A balcony overlooking the living room is reached from the upper stair hall. Two bedrooms and bath over a lower floor were added at the rear in about 1920.

At the south end of the living room under the balcony is a large Wrightian fireplace of rose-colored Roman brick. The east and west walls of the living room are lined with seven-foot high bookcases. Above these are continuous windows under wide spreading eaves. The ceiling is pitched up in the manner of a tent. The north wall is two stories of glass set in mullions arranged as vertically-oriented rectangular panels. Radiators under these windows are concealed by an enclosure, the top of which passes visually through the glass wall to a planter outside.

Trim in the living room and dining room is white birch finished in a honey tone. The floors throughout are oak.

HISTORY

Little is known about the commission except that the design was intended for a William N. Guthrie of Sewanee, Tennessee. When that project of 1908 collapsed, Wright took advantage of the existing plans and submitted them in 1909 to Frank Baker. The situation was similar to that of the Isabel Roberts House which originally was designed to stand on the edge of a ravine at Mason City, Iowa, but eventually was built on the prairie at River Forest, Illinois.

The Baker House belongs to a series of similar houses having T-shaped plans and two-story living rooms designed by Wright in 1908-1909. The Roberts House was followed by the Guthrie, Baker, and Steffans Houses.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian | ☐ 16th Century | ☐ 18th Century | ☒ 20th Century
☐ 15th Century | ☐ 17th Century | ☐ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1909

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | |

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE

As one of the large residences that belong to the crescendo of Wright's activity before his European trip and bring to a close his Oak Park period, the Baker House is of great interest. Its magnificent living room is one of only a handful of such two-story interior spaces by Wright that survive from this period. The good repair of the house and sympathetic care given it by various owners makes it one of the more representative buildings of Wright's Oak Park period.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Wright, Ausgeführte Bauten und Entwürfe, 1910.

Hitchcock, In the Nature of Materials, 1941, pp.45-46, 117; figs. 158-159.

Manson, Frank Lloyd Wright to 1910, 1958, pp. 176-178.

Drexel, The Drawings of Frank Lloyd Wright, 1962, fig. 19.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE				LATITUDE			LONGITUDE				
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
NW	0		"		0		"	42	04	42	87	41
NE	0		"	0		"						
SE	0		"	0		"						
SW	0		"	0		"						

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **Two-thirds of an acre**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:

Mr. and Mrs. Walter H. Sobel

ORGANIZATION

Owners

DATE

May 1974

STREET AND NUMBER:

507 Lake Avenue

CITY OR TOWN:

Wilmette

STATE

Illinois

CODE

17

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name

Director

Title **State Historic Preservation Officer**

Date **July 9, 1974**

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

<p style="text-align: center;">Guidelines for Alterations and Additions Secretary of the Interior's Standards for Rehabilitation</p>
--

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.

Rules Pertaining to Review of Applications to Alter or Demolish Landmarks

- 3.1 Commission and Commission Member Responsibility: Prior to engaging in review of applications to alter or demolish designated landmarks (“applications”), the Commission shall, in each case, advise the applicants and owners that the Village of Wilmette and the Commission shall not, by reviewing such applications, assume any liability for its comments, suggestions, or recommendation, or for the completeness or quality of the work of any contractor or the safety of contractor methods, means of operations, or the safety of conditions on the work site, or for any act or omission by any contractor, subcontractor, materials supplier or worker.
- 3.2 Submission of Applications: Prior to alteration or demolition of a Landmark, an application must be submitted to the Commission in the form required by the Commission.
- 3.3 Hearings on Applications: Within 30 days of receiving a completed application, the Commission shall announce a public hearing on the application, which hearing shall be held within a reasonable time. At that time, the Preservation Commission will review the application to determine its compliance with the guidelines set forth in Appendix C.
- 3.4 Notice of Hearings on Applications to Alter or Demolish: At least fifteen days in advance of commencing a hearing on an application, the Commission shall post a public notice of the hearing and shall deliver a written notice of the hearing to the applicant, the owner, the Village Board, the Village Manager, the Wilmette Historical Society, and any persons who have informed the Commission in writing that they have an interest in the application.
- 3.5 Testimony:
- a. Any interested person may submit testimony or other evidence to the Commission by oral testimony at a hearing or by submitting written comments.
 - b. Persons wishing to testify at the hearing on an application should notify the Commission of that fact by no later than two business days before the hearing. The Commission may, in its discretion, have more than one session of a hearing on an application.
 - c. The record may be kept open for at least five days after the conclusion of a hearing on an application to permit any interested person to submit additional written comments.
- 3.6 Report and Recommendation on Report on Applications: After the hearing, the Commission shall prepare a Report and Recommendation that shall include:
- a. Identification of the building, structure, or place;
 - b. Name and address of the applicant and owner;

- c. Record of compliance with the requirements of these rules regarding notice and hearings;
- d. Summary of the applicant's position;
- e. Summary of the Record;
- f. The Commission's recommendation on the application; and
- g. Date and record of the Commission's vote.

A copy of a Report and Recommendation on an application shall be delivered to the Village Board and the Village Manager and mailed to the applicant, the owner, and the Wilmette Historical Society.

- 3.7 Presentation of Report and Recommendation: One or more representatives of the Commission shall attend the Village Board meeting where the Commission's Report and Recommendation on an application is presented for the purpose of answering or providing other information.

Additional Procedures: In addition to these procedures, the Commission may undertake such further actions as it sees fit in connection with recommendations relating to applications

McManus, Kate

Subject: FW: Baker House Hearing on the 17th of June, 2020

----- Forwarded message -----

From: **Scherubel** <scherubel@comcast.net>

Date: Tue, Jun 16, 2020 at 7:48 PM

Subject: Baker House Hearing on the 17th of June, 2020

To: Amy Bauer <amy.bauer30@gmail.com>

You can report to the committee that this minor change in the kitchen area was shared with the Frank Lloyd Wright Building Conservancy, and that after reviewing the plans with their architects, Ron Scherubel, who appeared on your behalf at a previous hearing, informed you that the Conservancy had no objections or concerns about these changes. If you'd like, you can print this email and submit it.

We wish you success with your continued work on this important house.

Ron Scherubel
Frank Lloyd Wright
Building Conservancy

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

Case Number: 2020-HPC-03

Property: 1040 Chestnut Avenue

Historic Name: Schager House

Applicant: Ms. Loreen Mershimer

Request: Certificate of Appropriateness for a rear addition

Hearing Date: June 22, 2020

Date of Application: March 25, 2020

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: Kate McManus, Planner III

Description of Proposed Alterations

The petitioner proposes to construct a one-story rear addition off the existing kitchen area to accommodate a kitchen expansion and family room. The current kitchen's interior layout was modified in 2000; however, the footprint or building envelope was not changed during the remodel. It is anticipated that the addition will not be visible from the street. The windows on the north and east elevations of the existing kitchen were replaced during the 2000 remodel and the existing window openings will be modified as a result of the proposed project. The roofline of the addition will match the first story of the existing house. Brick and limestone details will be continued through to the addition.

Marvin Ultimate Insert Double Hung windows are proposed on the addition. With an aluminum clad exterior finish in "Cashmere" color, the inserts will match the existing window and trim paint color. The interior of the windows will be painted wood to correspond with existing finishes. Window muntins will be affixed to the exterior of the glass as simulated divided lites with spacer bars. High quality materials are proposed for the addition including a copper standing seam metal roof, copper gutters and cedar trim.

Evaluation of Compliance with Secretary of Interior's Standards for Rehabilitation

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.*

This standard is met. The property will continue to be used as a single family residence, as originally intended.

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.*

This standard is generally met. The proposed alterations will not affect the distinguishing qualities of the house. The proposed changes will necessitate the removal of non-historic windows replaced in 2000. However, changes to the fenestration openings and the rear elevation are proposed.

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.*

This standard is met. The proposed rear addition does not seek to create an earlier appearance. However, efforts were made to retain consistent exterior materials, massing, and window detailing.

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.

This standard is met. The proposed alterations will not impact changes made to the home which have acquired significance over time.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*

This standard is met. The proposed alterations will respect the distinctive stylistic features found on the original structure.

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.*

This standard is not application to this request. The rear addition is new construction.

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.*

This standard is not applicable to this request.

8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.*

This standard is not applicable to this request.

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.*

This standard is not fully met. Although the proposed addition is consistent in size, scale, color and materials to the original home, the proposed fenestration on the east elevation does not appear to fully compatible with the window openings and patterns found on the home. Two transom windows are proposed with large expanses of brick wall; however, this window type is not found on the home.

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.*

This standard is met. The essential form and integrity of the structure will not be impacted by the removal of the proposed addition.

Evaluation of Compliance with the Standards Set Forth in the Wilmette Historic Preservation Ordinance.

The alteration does not materially impair the historical significance of the Wilmette Landmark.

This standard is met. The historical significance of the Schager House will not be impacted.

The alteration does not materially impair the architectural integrity of the Wilmette Landmark or Wilmette Historic District.

This standard is met. The architectural integrity of the Schager House will not be impacted.

The alteration is carried out in a manner consistent with the historical/architectural character of the Wilmette Landmark.

This standard is met. The proposed alterations are generally consistent with the character of the house.

It is not economically practical to preserve the Wilmette Landmark or contributing structure within a Wilmette Historic District without alteration or demolition.

This standard is met. The proposed alterations allow for a contemporary use of the home consistent with today's standard of living while still maintaining the historic and architectural character of the house which makes it significant.

Any new construction shall be visually compatible with the historical/architectural character of the Wilmette Historic District.

This standard is not applicable to this request.

History of Designation

At a public hearing on January 11, 2000, the Village Board of Trustees approved the recommendation of the Wilmette Historic Preservation Commission that the Schager House at 1040 Chestnut be designated a local landmark. The Schager House was nominated as a local landmark under Criteria 2 as identification of the work of a designer, architect, or builder whose work has influenced the architectural development of the Village of Wilmette, Cook County, Illinois or Nation.

Historical and Architectural Background (cited from the 1999 landmark nomination)

The house at 1040 Chestnut Avenue, built in 1923 for Edward J. and Dorothy Schager, was designed by Philip Maher while he worked with his father's firm, George W. Maher Sons, Planners and Architects. Although not as well known as his father, Maher was recognized as a significant architect who combined architectural historicism with his father's more progressive Prairie Style approach.

In the beginning of the Twentieth Century there were two approaches to architectural design: the historic revival, which carried over from the 19th century, and a new approach that sought more modern designs that were considered appropriate to the times. Philip Maher's designs were a combination of both schools of thought. Although Maher's formal architectural training was modern, having worked with his father beginning in 1914, Maher chose to design using historical forms and styles. He then abstracted and simplified them.

The house at 1040 Chestnut Avenue displays several characteristics of a historicist designer's approach to architecture. The house's rectangular massing, tile roof and arched openings are examples of Italian Renaissance. Maher's use of a triple-arched theme in several door arrangements including the garage, the original front open loggia and the west basement level entry, recall the arched loggias that were a common element of Italian Renaissance design. The house also expresses a more progressive approach to architecture. This is expressed in its simplified geometric brickwork. It is also evident in Maher's application of his father's well-known motif-rhythm theory in the design of the front entrance arch and two side panels that are of carved stone. Each has an abstracted grapevine design. The vine motif is found in the interior in ceiling and door borders. George Maher frequently repeated an indigenous plant form to unify his design elements.

The house directly west of 1040, at 1100 Chestnut, was designed for George and Helen Biehl by Philip Maher at the same time as he designed the Schager House. The two homes were built for two sisters, Dorothy Schager and Helen Biehl, by their father. The houses are both entered by a set of gates and have a shared landscape that originally contained a large swimming pool and pergola, a sunken rock pool or grotto and small fountains. The formal landscape design stylistically resembled a 17th Century Italian Renaissance garden.

Building Permit History

A Certificate of Appropriateness was granted in 2017 for the replacement of 17 windows and one French door on the north and west elevations of the home. In 1999, the front loggia was restored based on Maher's original plans.

Action Required by the Commission

The Historic Preservation Commission can make a recommendation to the Village Board to grant or deny a Certificate of Appropriateness for a rear 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.

INDEX TO DOCUMENTS

Doc. No.

Documents

Location Maps and Plans

- 1.0 Plat of Survey
- 1.1 Sidwell Map
- 1.2 Sanborn Map
- 1.3 Site Plan
- 1.4 Demolition Plans
- 1.5 Floor Plans
- 1.6 Window/Door Schedule
- 1.7 East Elevations
- 1.8 North Elevations
- 1.9 West Elevations
- 1.10 South Elevation
- 1.11 Window Details/Manufacturer Specifications

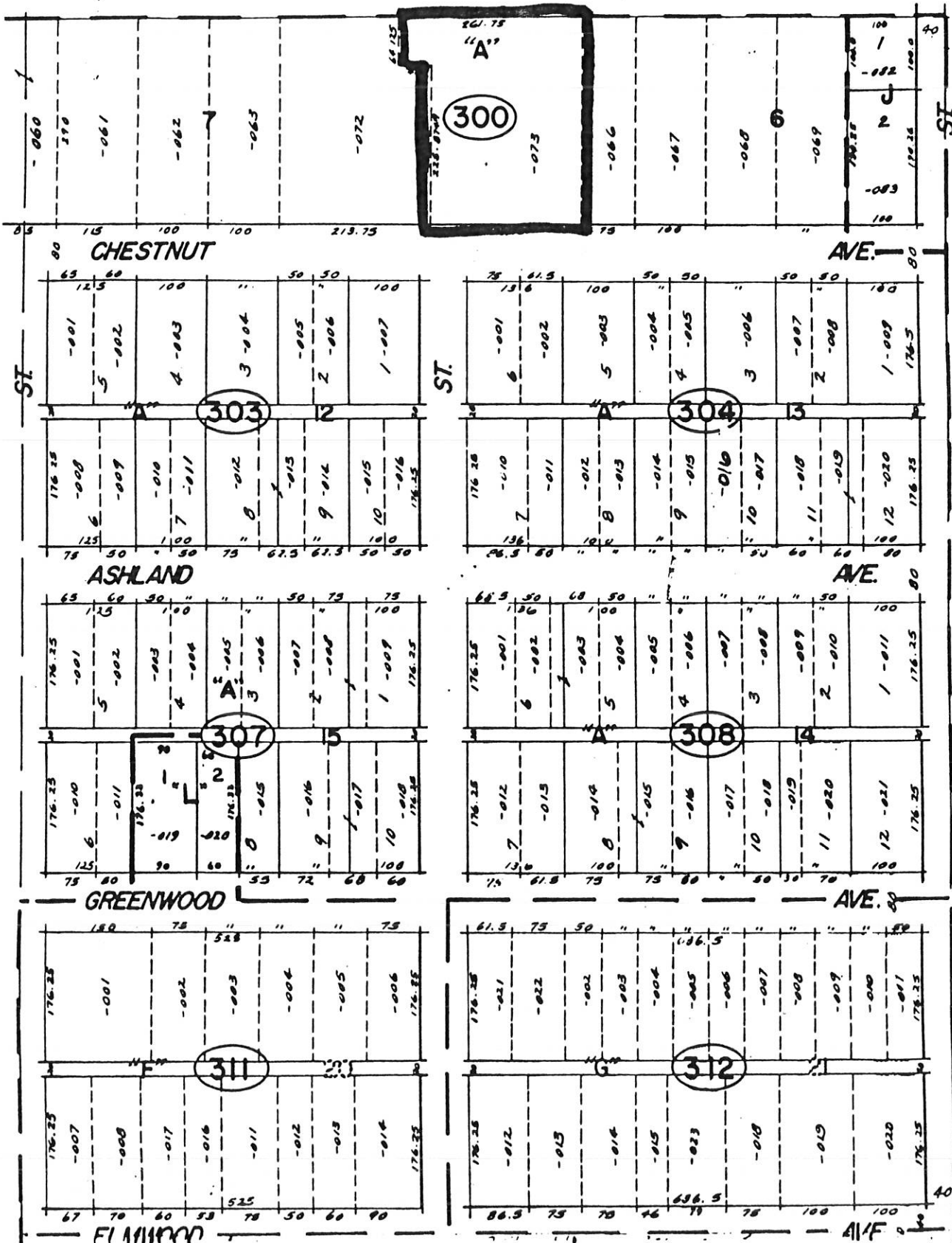
Written Correspondence and Documentation

- 2.0 Application for Alteration to a Local Landmark
- 2.1 Statement of Intent
- 2.2 Posting Notice Affidavit dated June 5, 2020
- 2.3 Ordinance Designating 1040 Chestnut Avenue a Local Landmark
- 2.4 Historical and Architectural Survey for 1040 Chestnut Avenue
- 2.5 Secretary of Interior Standards for Rehabilitation
- 2.6 Rules Pertaining to Review of Applications to Alter or Demolish Landmarks
- 2.7 2002 *Professional Remodeler* Article

Photographs

- 3.0 Site Photos

E. 1/2 S.W. 1/4 Sec. 27-42-13 & Pt. of
NEW TRIER WILMETTE
RESERVE

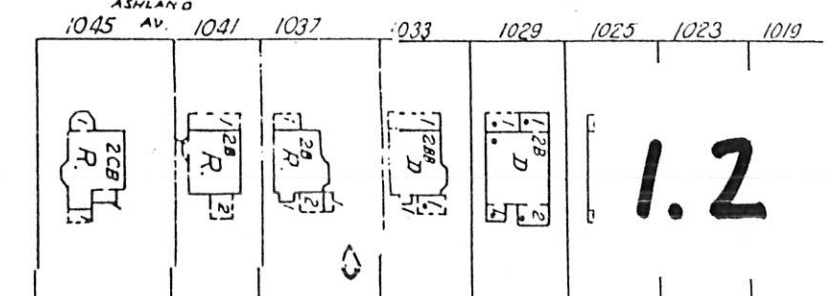
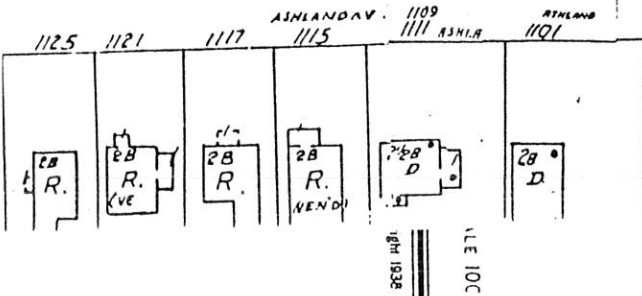
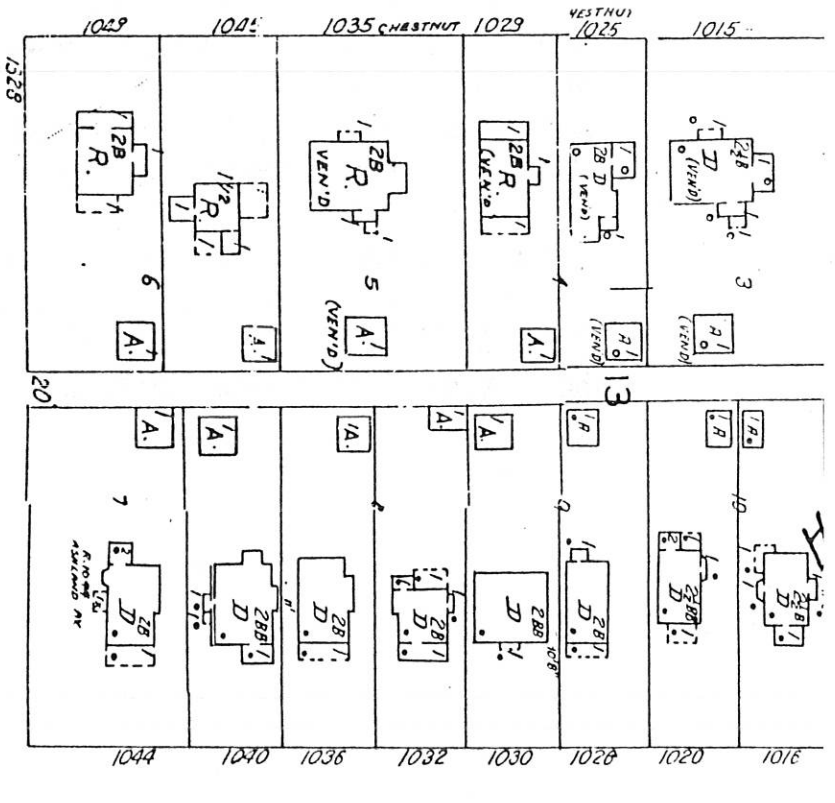
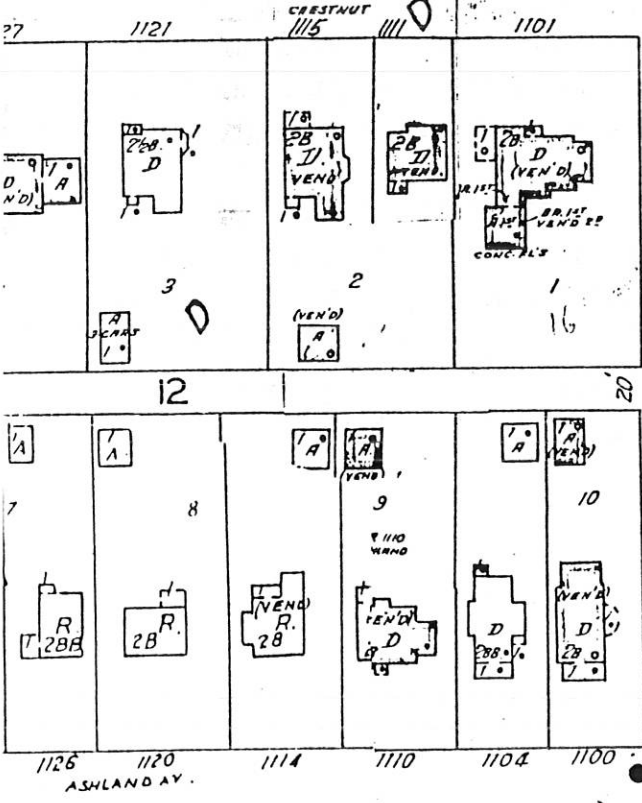
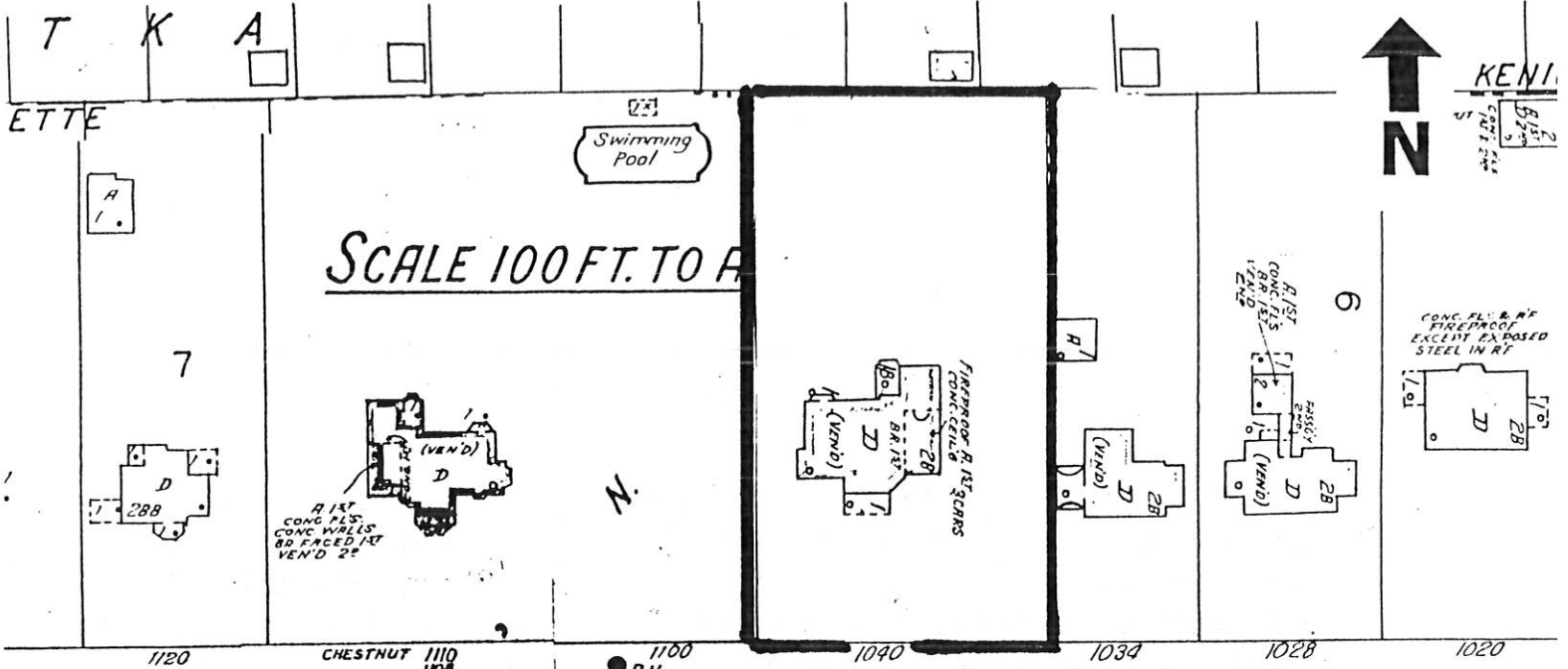


"A"
GAGE'S ADD. TO WILMETTE
Hose 27 & 28-42-13, Rec. Oct. 25, 1905.
"B"
L. L. GREENLEAF'S RESUB.
34 in the Village of Wilmette
Res. Mar. 9, 1945. Doc. 13
"C"
WM. E. HESS' SUB. of Lot
L. Greenleaf's Resub. (see
"D")
KIRK & JACOB'S RESUB. of
Blk. 4 in L. L. Greenleaf's R
Res. Aug. 1, 1893. Doc. 190947
"E"
SUB. of Lots 9 & 10 of Blk. 8
leaf's Resub. of Blks. 29 to 3
of Wilmette (see "B"). Res. Mar. 1
"F"
SUB. of Blk. 20 in Gage's Add
of Wilmette in Sec. 27-42-13.
1905. Doc. 3497466.
"G"
SUB. of Blk. 21 in Gage's Add
of Wilmette in Sec. 27-42-13.
1904. Doc. 3555554.
"H"
GEORGE L. PANUSHKA'S R
1, 2, 3, 4 in Block 9 in L.
Resub. (See "B")
Res. Mar. 18, 1960
"J"
TARADASH'S SUB. of the
in Gage's Add. to Wilmette
Res. Dec. 12, 1961
"K"
OSBORNE'S RESUB. of 1
Blk. 5 in L. L. Greenleaf
Res. Sept. 21, 1961
"L"
BERGHOF'S RESUB. of the
6, all of Lot 7, and the
8, in Blk. 15 in Gage's A
(see "A").
Res. July 29, 1971

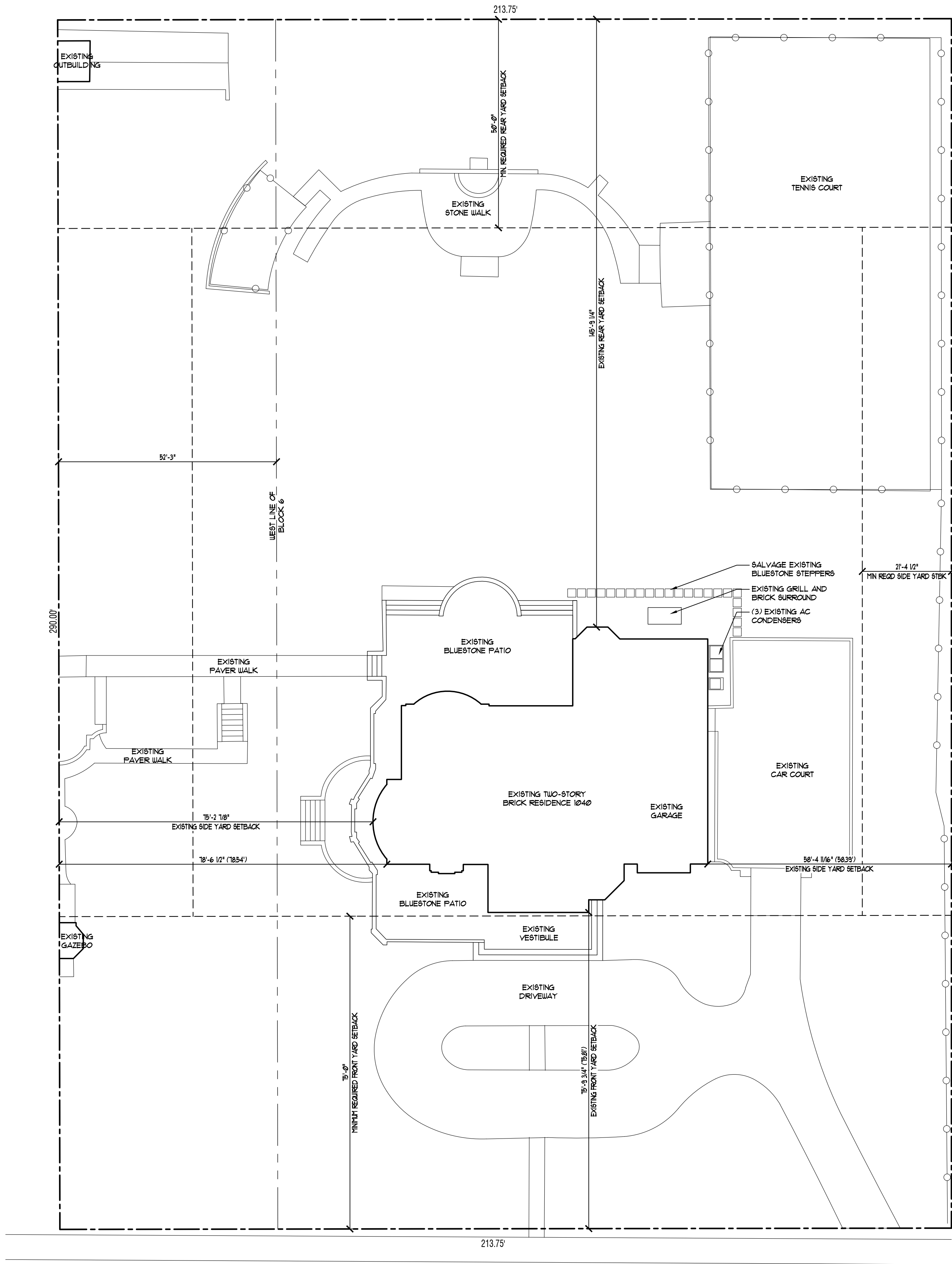
1.1

SEE MAP OF

'NET

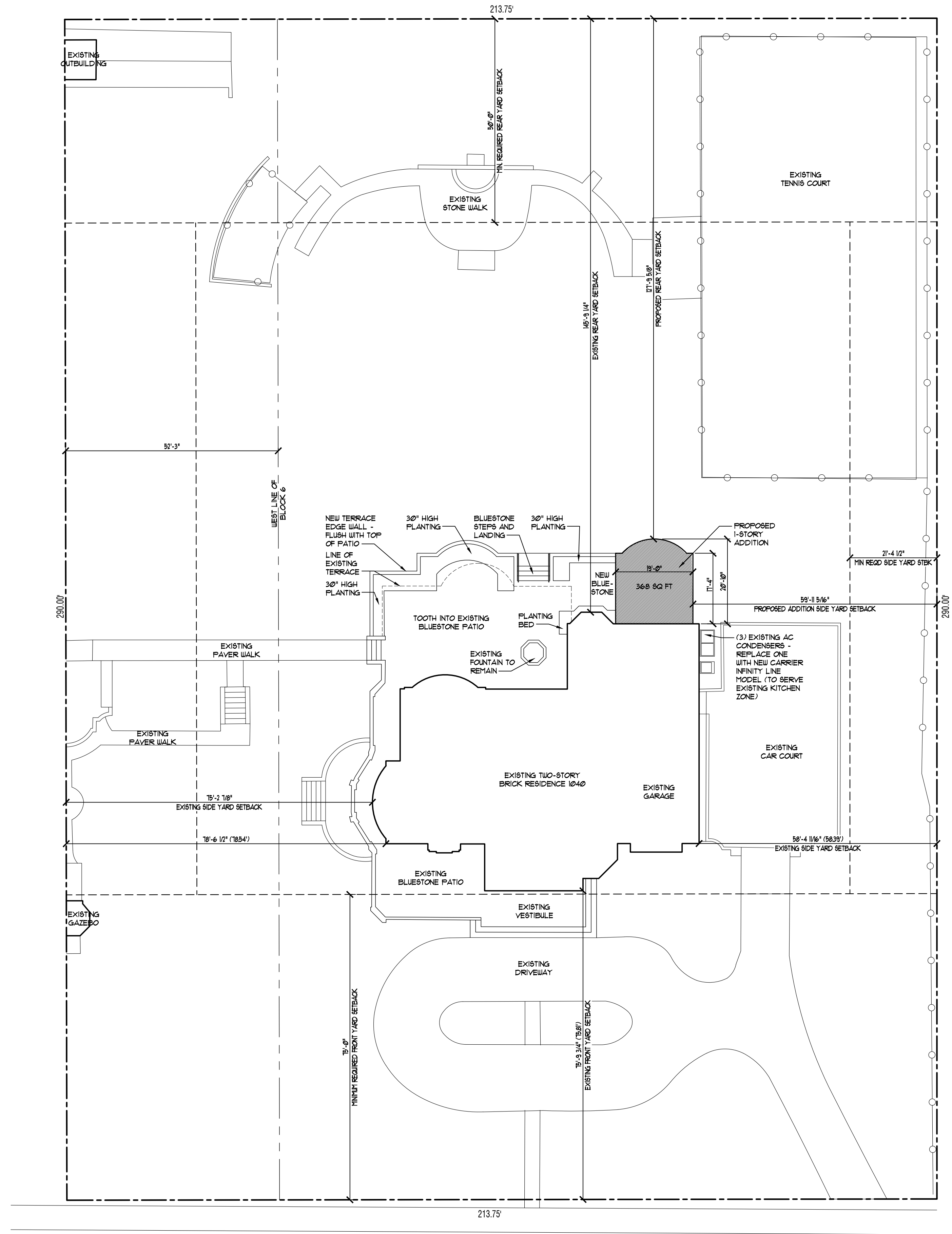


1.2



1 EXISTING SITE PLAN
1/16" = 1' - 0"

1.3

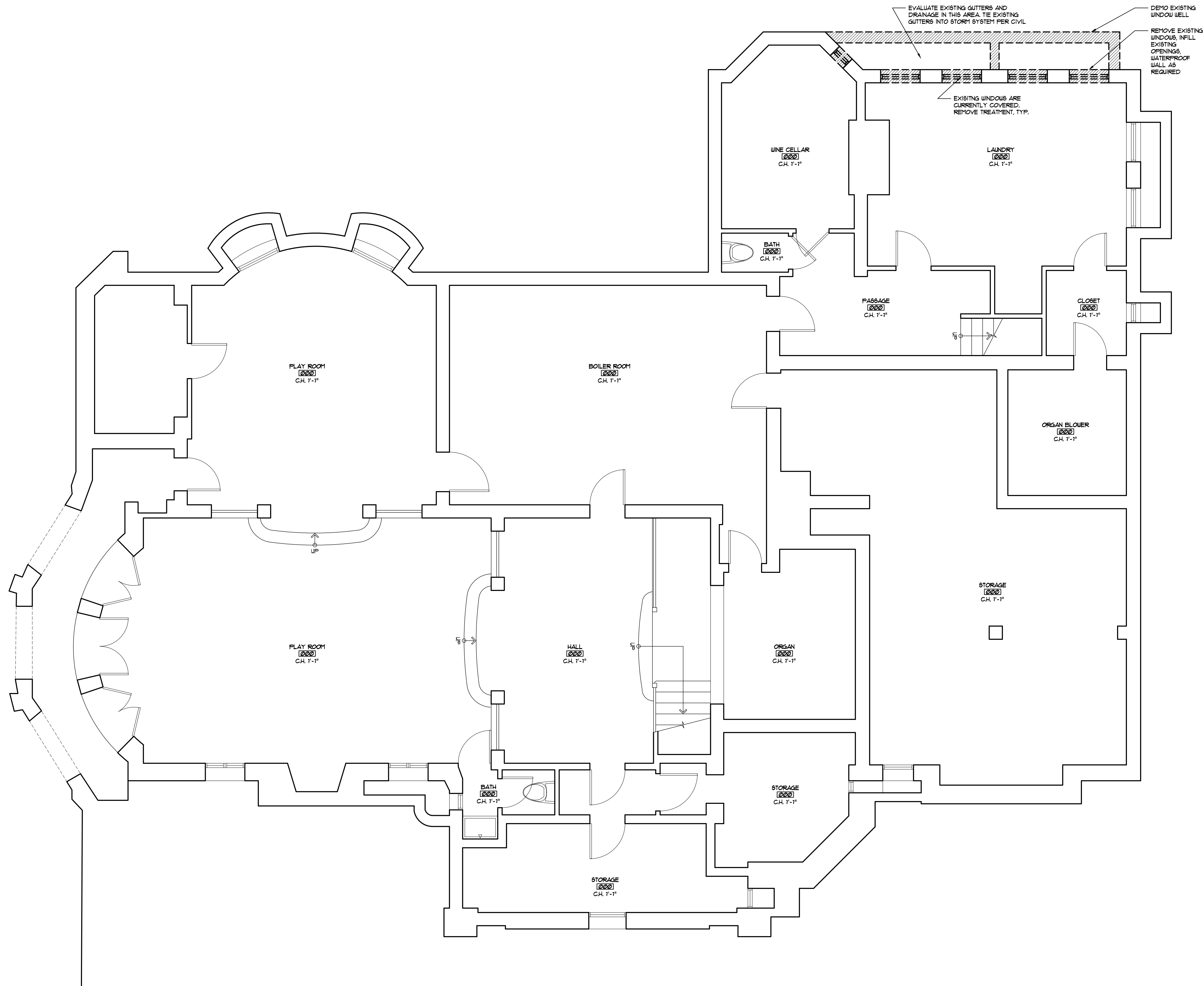


2 PROPOSED SITE PLAN
1/16" = 1' - 0"

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of WILMETTE, IL

REVISIONS:	
1. HPC DRAWINGS	4/8/20
2. PERMIT	5/12/20
3. HPC UPDATE	6/10/20
4. PERMIT CRCTNS	6/11/20

DRAWN BY:	EW
CHECKED BY:	DE
JOB No.:	1939
PLOT DATE:	6/11/20

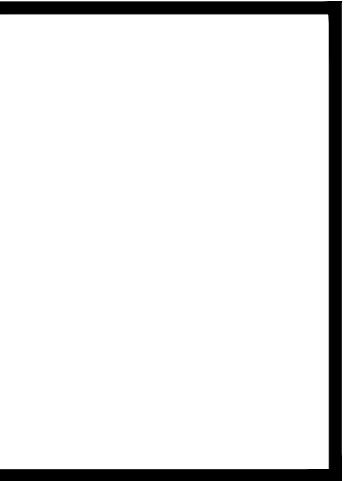


1 BASEMENT DEMOLITION PLAN

1/4" = 1' - 0"

PLEASE NOTE:
SEE A4 DRAWINGS FOR DEMOLITION EXTERIOR ELEVATIONS

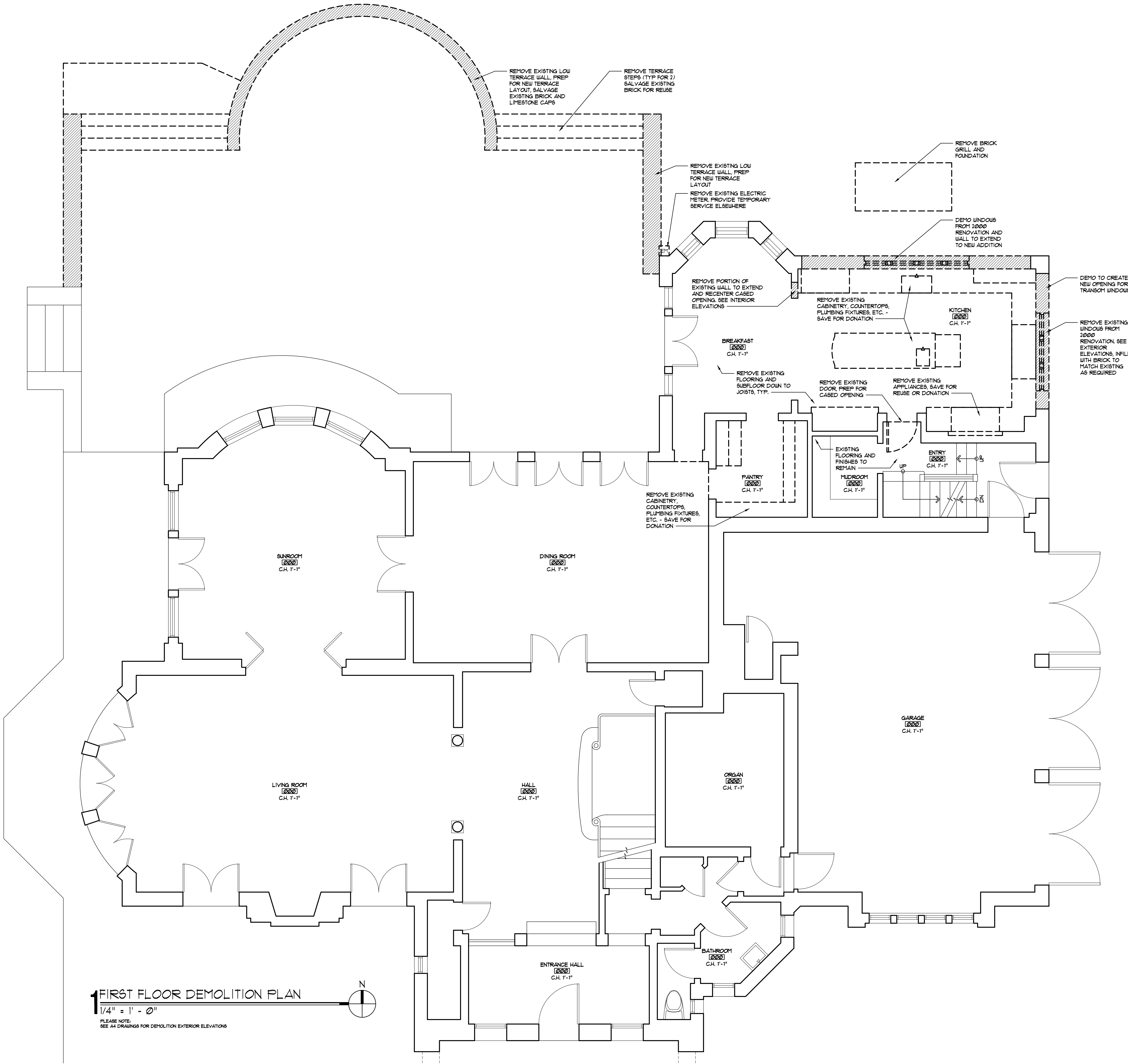
I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of WILMETTE, IL



REVISIONS:

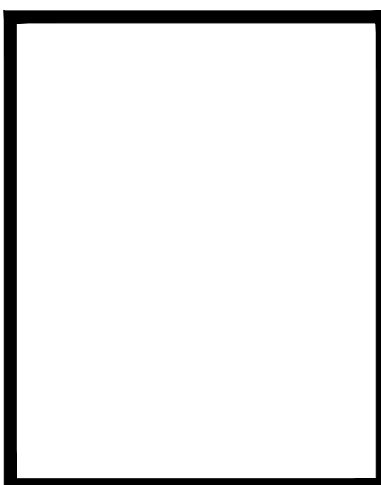
1. HPC DRAWINGS	4/8/20
2. PERMIT	5/12/20
3. HPC UPDATE	6/10/20
4. PERMIT CRCTNS	6/11/20

DRAWN BY:	EW
CHECKED BY:	DE
JOB NO.:	1939
PLOT DATE:	6/11/20



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1' - 0"
PLEASE NOTE:
SEE A4 DRAWINGS FOR DEMOLITION EXTERIOR ELEVATIONS

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of WILMETTE, IL



REVISIONS:

1. HPC DRAWINGS	4/8/20
2. PERMIT	5/12/20
3. HPC UPDATE	6/10/20
4. PERMIT CRCTNS	6/11/20

DRAWN BY:	EW
CHECKED BY:	DE
JOB No.:	1939
PLOT DATE:	6/11/20



hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of WILMETTE, IL

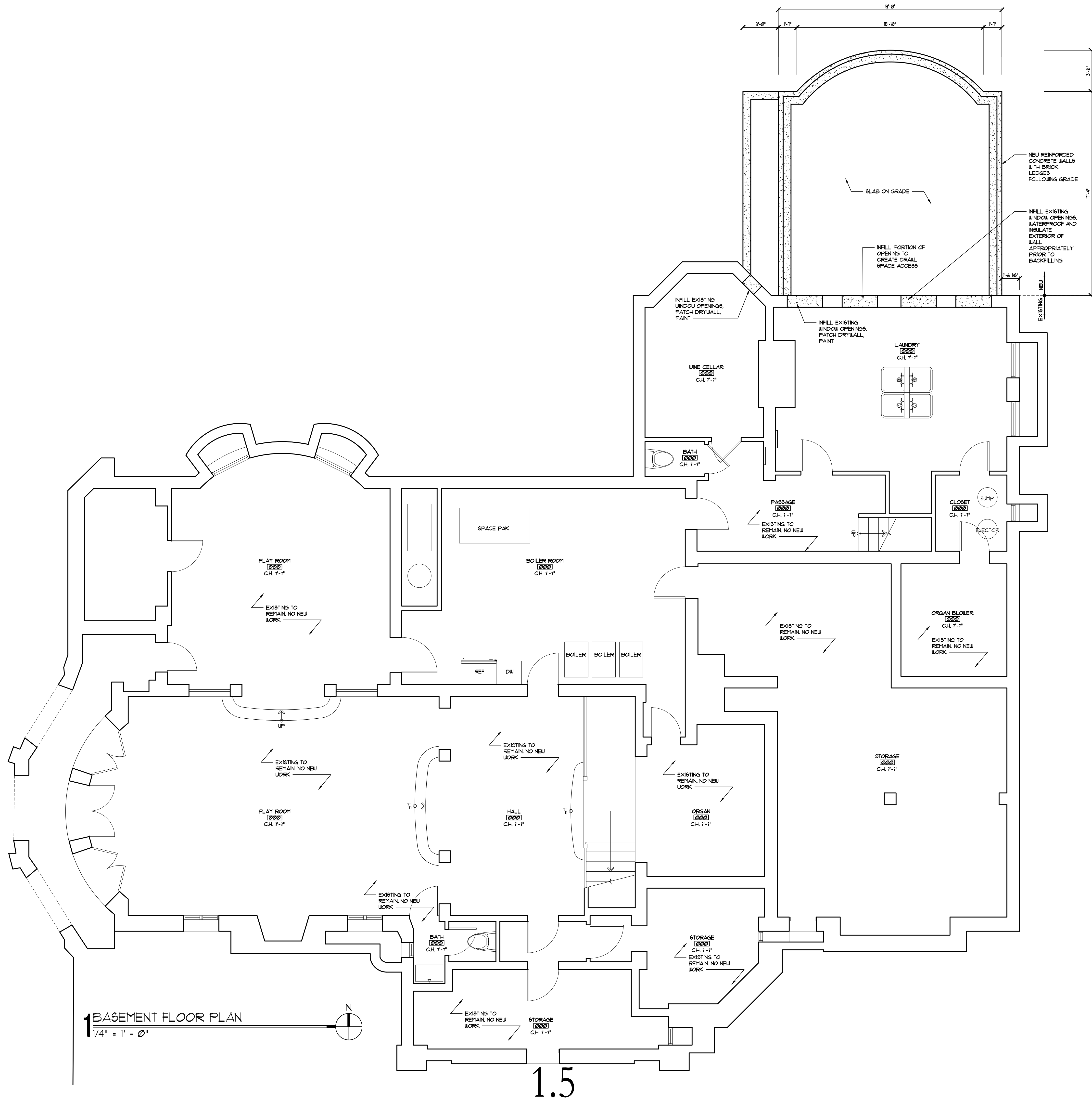
	EW
DRAWN BY:	EW
CHECKED BY:	DE
DOB No.:	1939
NOT DATE:	6/17/20

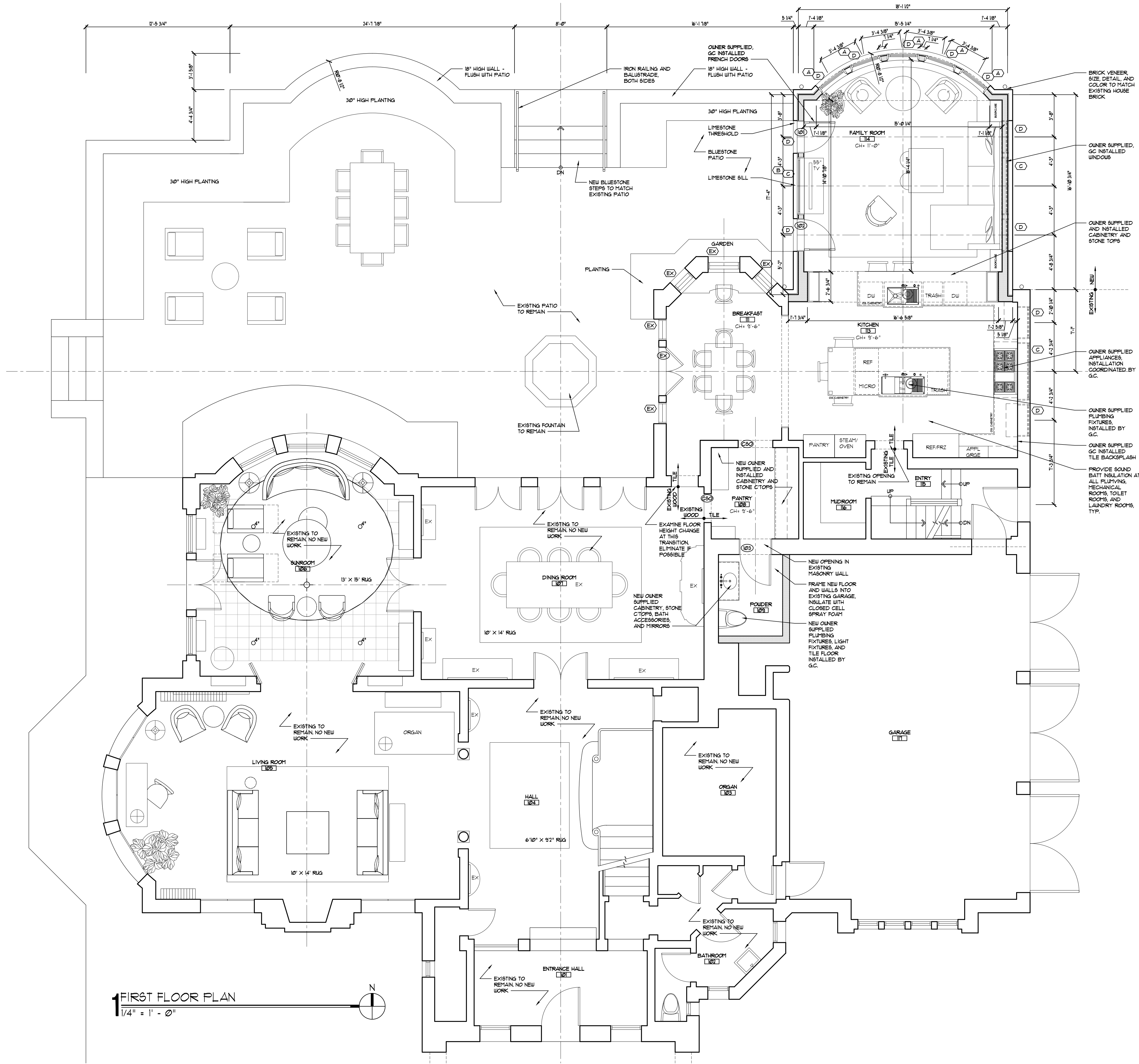
THE MERSHIMER RESIDENCE
1040 CHESTNUT AVE WILMETTE, ILLINOIS

BASEMENT FLOOR PLAN

©20 Morgante•Wilson Architects, Ltd.

A2.0





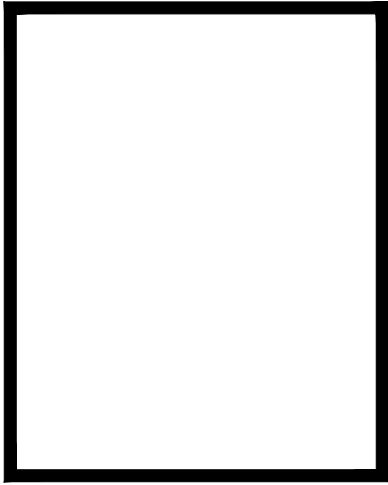
1 FIRST FLOOR PLAN
1/4" = 1' - 0"

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of WILMETTE, IL

REVISIONS:	
1. HPC DRAWINGS	4/8/20
2. PERMIT	5/12/20
3. HPC UPDATE	6/10/20
4. PERMIT CORCTIONS	6/11/20

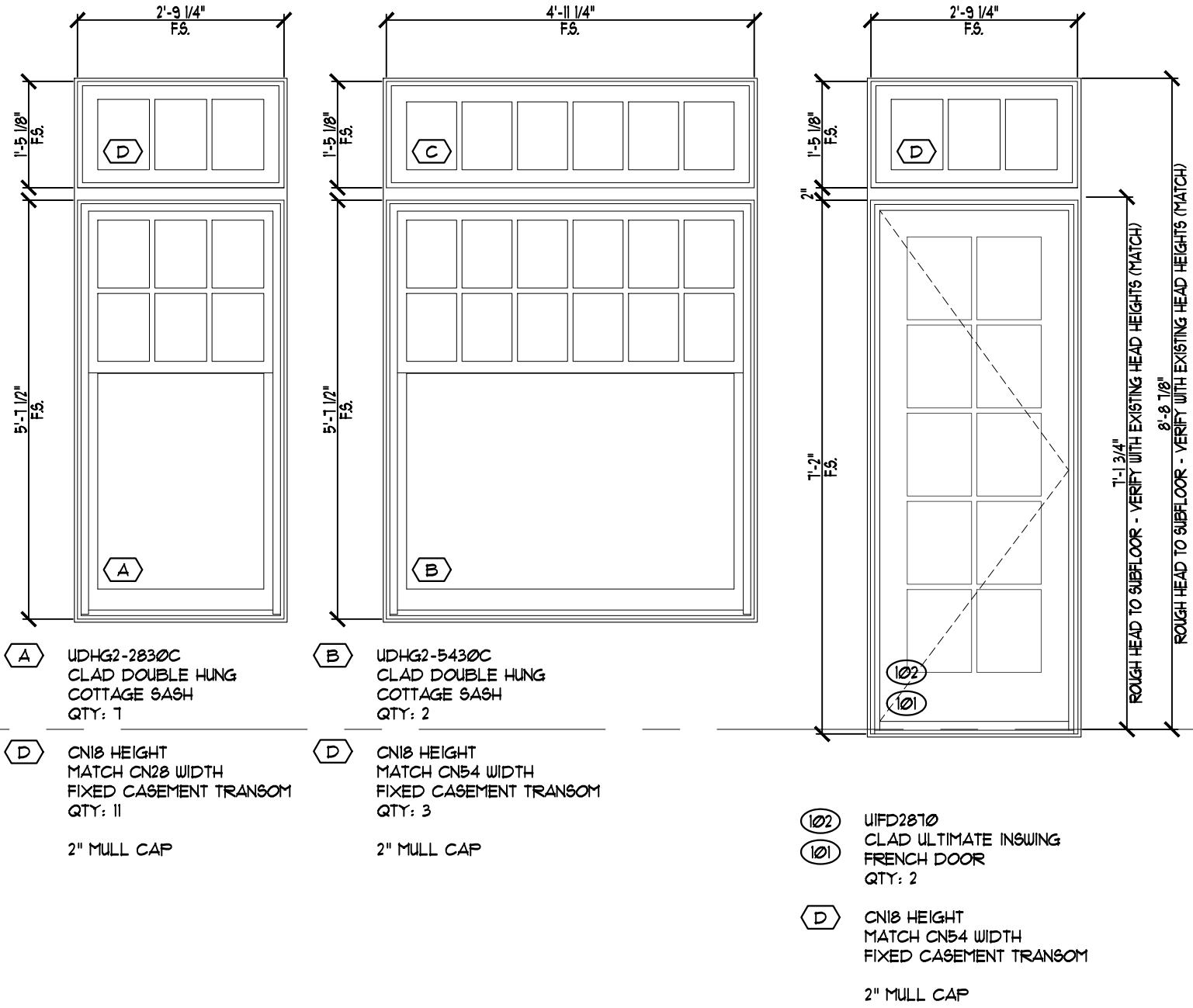
DRAWN BY:	EU
CHECKED BY:	DE
JOB No.:	1939
PLOT DATE:	6/11/20

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of WILMETTE, IL



REVISIONS:
1. HPC DRAWINGS 4/8/20
2. PERMIT 5/12/20
3. HPC UPDATE 6/10/20
4. PERMIT CRCTNS 6/11/20

DRAWN BY: EU
CHECKED BY: DE
JOB No.: 1939
PLOT DATE: 6/11/20



WINDOW SCHEDULE

SYMBOL	MANUFACTURER	MODEL	QTY:	MASONRY OPENING	ROUGH OPENING	ROUGH HEAD HEIGHT	TYPE	JAMB	SDL WIDTH	SDL'S	SCREEN	COMMENTS
EXTERIOR WINDOWS												
A	MARVIN	UDHG2-2830C	7		2'-10 1/4" W X 5'-8 1/2" H	7'-1 3/4" ASF	CLAD DOUBLE HUNG	6-11/16"	7/8"	3W2H COTTAGE STYLE	CASHMERE ALUMINUM SCREEN	COTTAGE STYLE
D	MARVIN	CUC2818	11		2'-10 1/4" W x 1'-6 1/8" H	8'-8 7/8" ASF	CLAD CASEMENT FIXED	6-11/16"	7/8"	3W1H	-	
B	MARVIN	UDHG2-5430C	2		5'-0 1/4" W X 5'-8 1/2" H	7'-1 3/4" ASF	CLAD DOUBLE HUNG	6-11/16"	7/8"	6W2H COTTAGE STYLE	CASHMERE ALUMINUM SCREEN	COTTAGE STYLE
C	MARVIN	CUCA2854	3		5'-0 1/4" W x 1'-6 1/8" H	8'-8 7/8" ASF	CLAD CASEMENT FIED	6-11/16"	7/8"	6W1H	-	

NOTES:
1. WINDOW SUPPLIER IS RESPONSIBLE FOR VERIFYING ALL MASONRY OPENINGS w/ MFR. PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. WINDOWS AND EXTERIOR FRENCH DOORS ARE OWNER SUPPLIED AND GC INSTALLED. INSTALLATION SHALL BE AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. GC TO PROVIDE ALL EXTERIOR GRADE SEALANT AND JAMB FILL INSULATION. GC ALSO TO PROVIDE JAMB EXTENTIONS AS REQUIRED.
4. ALL GLAZING WITHIN 18" AFF AND ADJACENT TO DOORS TO BE TEMPERED AS REQUIRED BY CODE
5. EVERY OPERABLE WINDOW TO BE EQUIPPED WITH A LOCK THAT CANNOT BE OPENED FROM THE EXTERIOR
6. SCREEN FRAMES TO BE ALUMINUM WITH HIGH TRANSPARENCY SCREEN. SASH LOCKS ARE TO BE 'ANTIQUE BRASS'
6. ALL GLAZING TO BE INSULATED UNITS WITH LOW-E II ARGON GAS (U-FACTOR 0.30 or LESS, SHGC 0.35 or LESS) TO MEET IECC 2015
7. ALL EXIT DOORS TO BE KEYLESS IN THE DIRECTION OF TRAVEL
8. ENTRY DOORS ARE TO BE EQUIPPED WITH A LOCK THAT CAN BE OPERATED FROM THE OUTSIDE WITH A KEY AND KEYLESS IN THE INTERIOR, ANTIQUE BRASS HARDWARE
9. EXTERIOR WINDOW COMPONENTS (SASH, JAMBS) COLOR TO BE CASHMERE CLAD. INTERIOR WINDOW COMPONENTS (SASH, JAMBS) TO BE PRIMED PINE.
10. ANY WINDOW 72" ABOVE GRADE AND LESS THAN 24 INCH SILL HEIGHT TO HAVE 4" LIMITER INSTALLED TO COMPLY WITH IRC 312 (WINDOW FALL PROTECTION).
11. WINDOW SUPPLIER IS RESPONSIBLE FOR VERIFYING ALL EXISTING MASONRY OPENINGS W/ MANUFACTURER PRIOR TO CONSTRUCTION ORDERING NOTIFY ARCHITECT OF ANY DESCREPANCIES.

EXTERIOR DOOR SCHEDULE

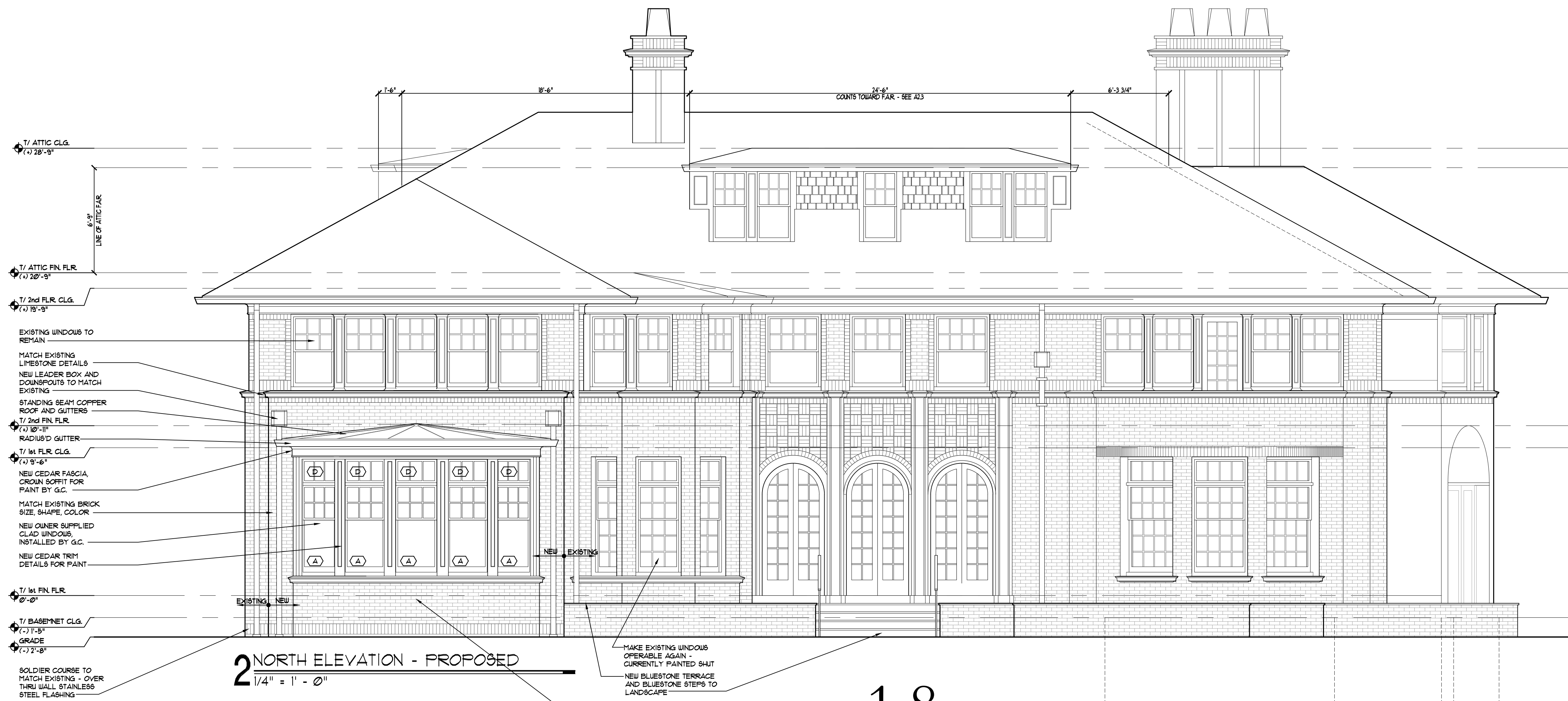
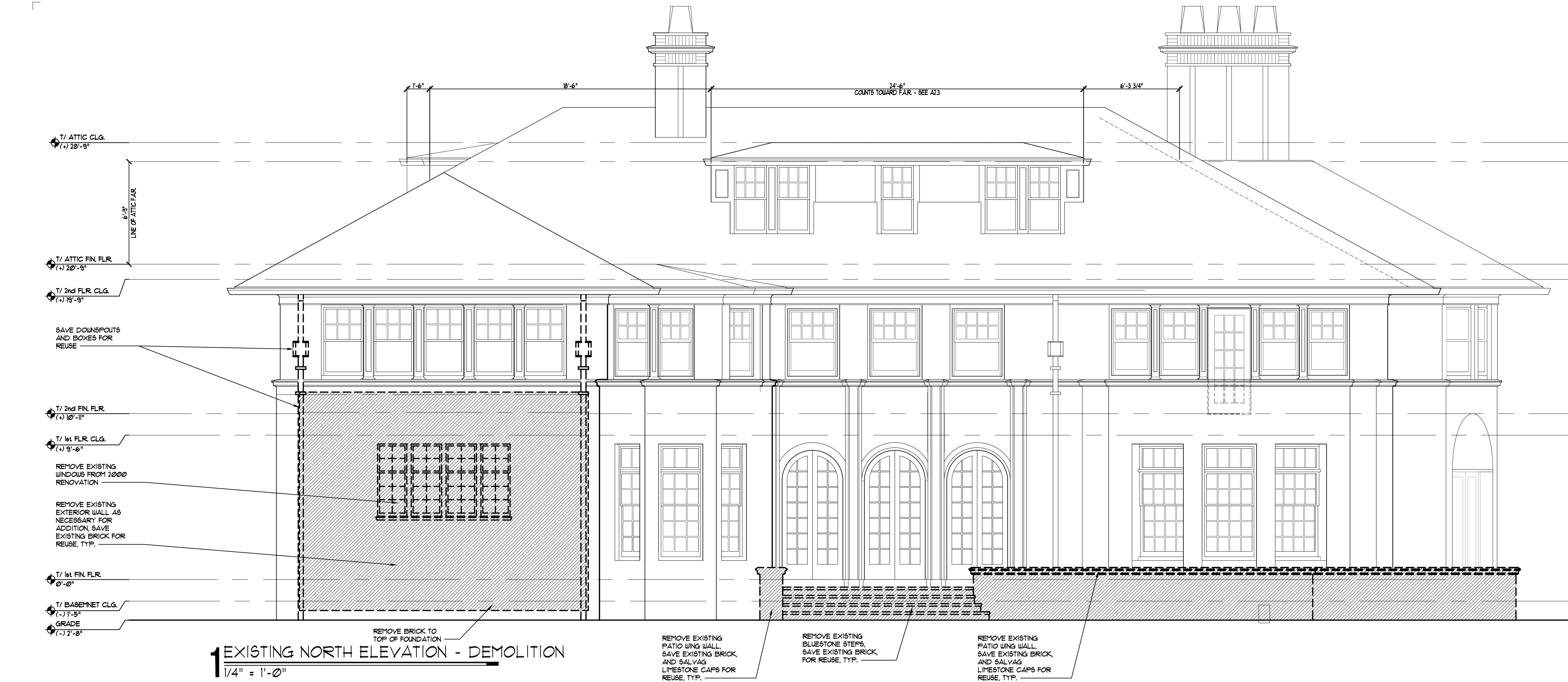
SYMBOL	MANUFACTURER	MODEL	QTY:		ROUGH OPENING	ROUGH HEAD HEIGHT	TYPE	JAMB	SDL'S	SDL'S	SCREEN	COMMENTS
EXTERIOR DOORS												
101 / 102	MARVIN	UFD2870	2		2'-10 1/4" W X 7'-2 1/2" H	7'-1 3/4" ASF	CLAD ULTIMATE INSWING FRENCH DOOR	6-11/16"	2W5H	-	-	

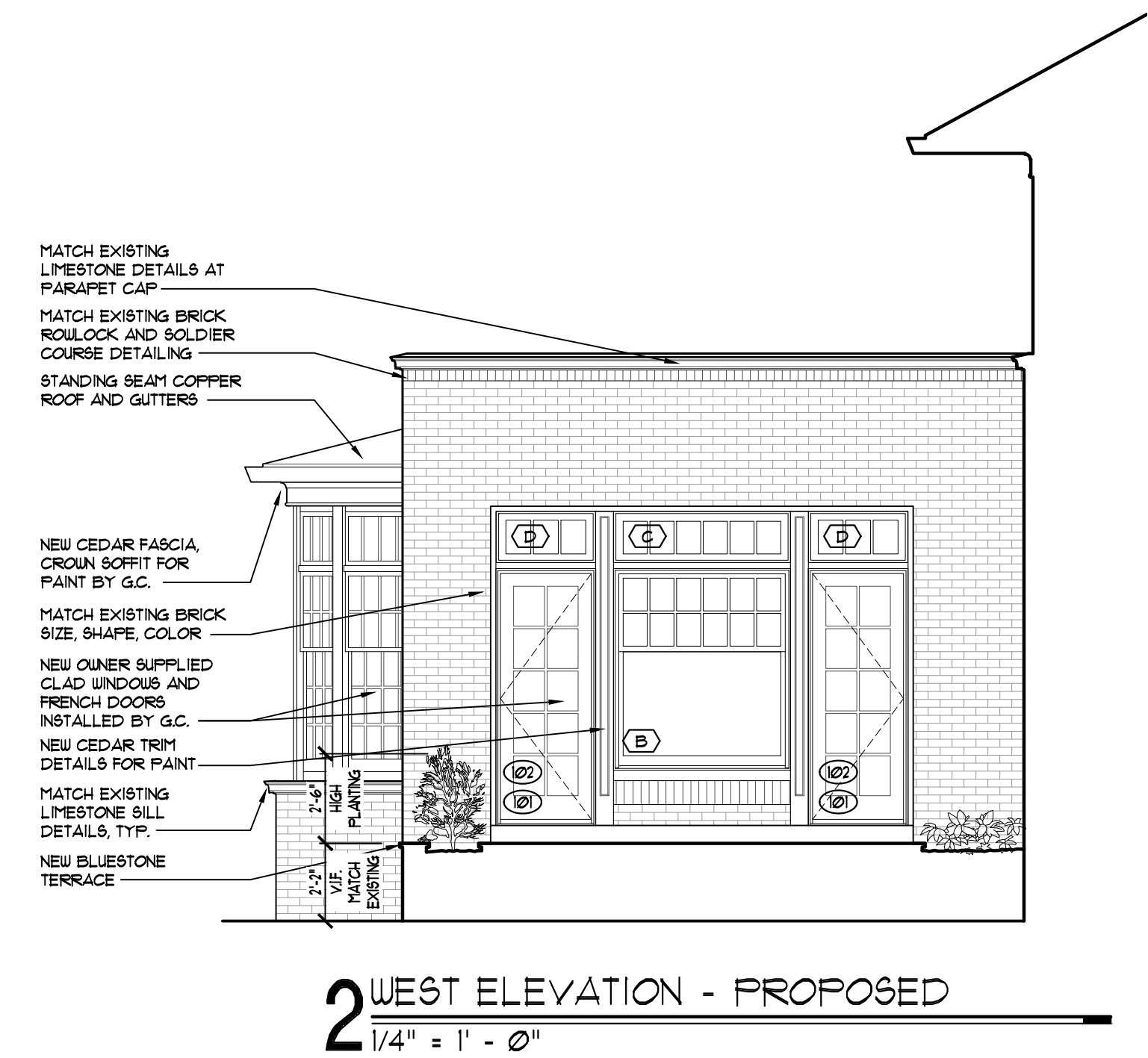


1 EXISTING EAST ELEVATION - DEMOLITION
1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"







1 EXISTING SOUTH ELEVATION - NO WORK
1/4" = 1'-0"

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of WILMETTE, IL

REVISIONS:	
1. HPC DRAWINGS	4/8/20
2. PERMIT	5/12/20
3. HPC UPDATE	6/10/20
4. PERMIT CRCTNS	6/11/20

DRAWN BY:	EW
CHECKED BY:	DE
JOB No.:	1939
PLOT DATE:	6/11/20

MORGANTE • WILSON ARCHITECTS, LTD.

2834 CENTRAL STREET, EVANSTON, IL 60201
TEL. 847.332.1001 FAX. 847.332.2388
ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING



Figure 2 North Facing Windows to be Removed - Exterior



Figure 3 North Facing Windows to be Removed - Interior

MORGANTE • WILSON ARCHITECTS, LTD.

2834 CENTRAL STREET, EVANSTON, IL 60201
TEL. 847.332.1001 FAX. 847.332.2388
ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING



Figure 4 East Facing Windows to be Removed - Exterior



Figure 5 East Facing Windows to be Removed - Interior

ULTIMATE DOUBLE HUNG G2



Double Hung G2 window with Oil Rubbed Bronze hardware



Double Hung G2 windows in Ebony

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



WASH MODE WITH SASH LOCK IN ANTIQUE BRASS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR

Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL

Provides a sleek aesthetic at 1 15⁄16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH

Allows easy access to exterior glass for cleaning and maintenance.

RETRACTABLE SCREEN

A screen option that easily retracts out of sight when not in use and provides smooth, quiet operation.



INTERIOR SHADES

Integrate seamlessly into the window without visible cords or pulleys. The fit is precise with virtually no light bleed.

EXCLUSIVE AUTOLOCK

Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY

Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS

Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING

Exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES

Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL

The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE

LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK

Eliminates drafts and improves the window's overall structural integrity.

ULTIMATE SWINGING FRENCH DOOR



Inswing French door with Matte Black hardware



Swinging French door and Picture windows

ULTIMATE SWINGING FRENCH DOOR

The Ultimate Swinging French door combines a classic single- and double-panel French style with expert craftsmanship. Engineered for both quality and performance, this door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide and 9 feet high, and if a more streamlined look is desired, choose our short bottom rail option with sleek 4 ¾ inch wood surround on all sides.



OUTSWING INTERIOR
WITH TALL BOTTOM RAIL



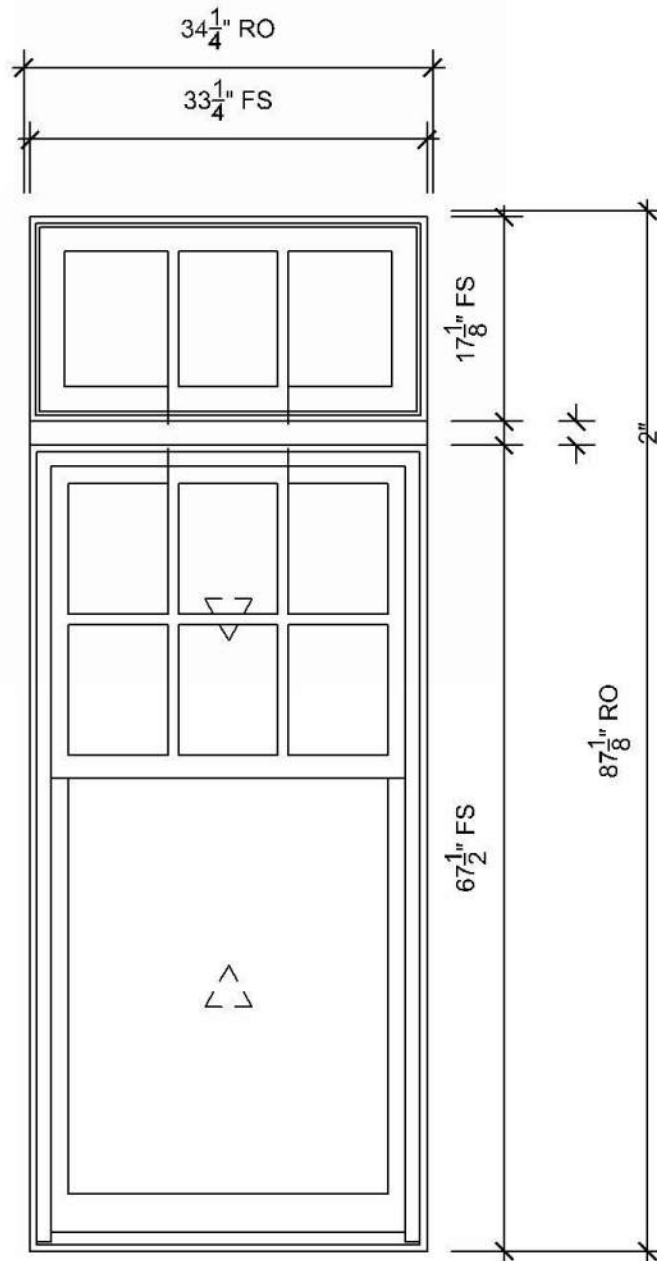
ARCH TOP INSWING INTERIOR
WITH TALL BOTTOM RAIL



INSWING INTERIOR WITH
SHORT BOTTOM RAIL



INSWING EXTERIOR WITH
SHORT BOTTOM RAIL

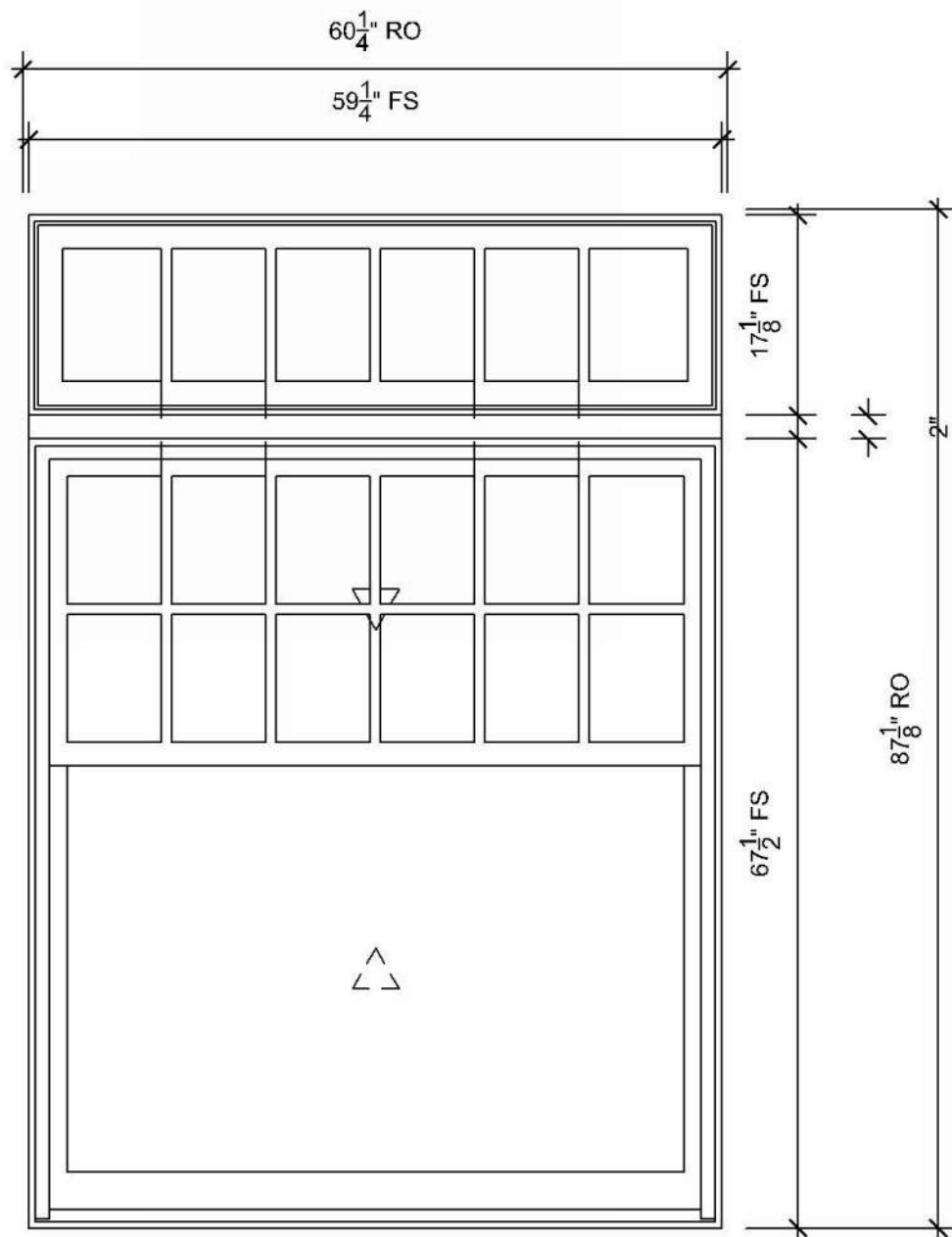


* $\frac{[D]}{[A]}$
 SCALE: $\frac{3}{4}" = 1'-0"$



PROJ/JOB: QNK_MERSHIMER-MUSTACCHI_QNK / 1040 CHESTNUT AVENUE, WILMETTE, IL
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: NATALIE LUCAS
 QUOTE#: CPFVKB3 PK VER: 0003.01.01 CREATED: 04/06/2020 REVISION:

SHEET
 1
 OF 5

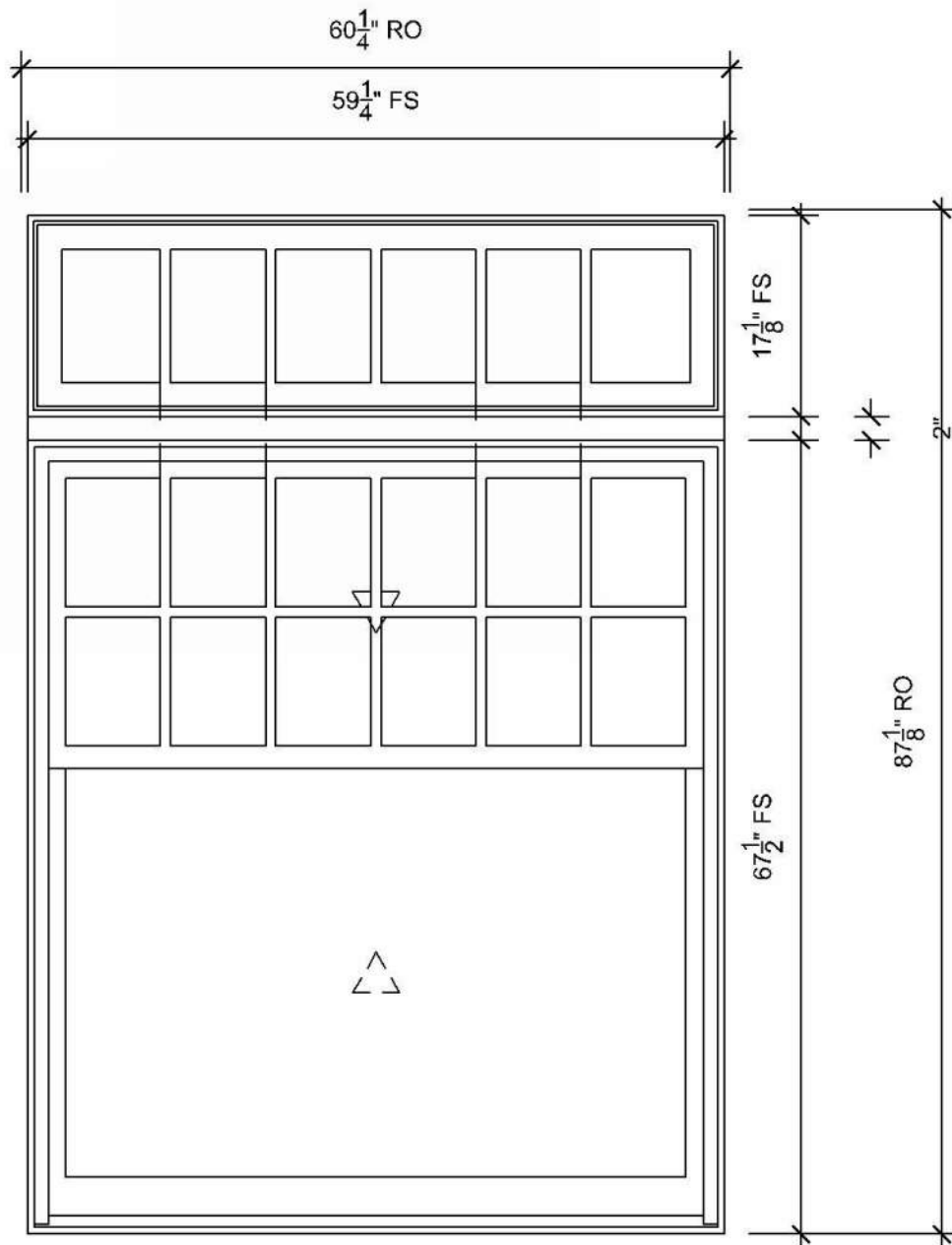


* $\frac{[C]}{[B]}$
 SCALE: $\frac{3}{4}" = 1'-0"$



PROJ/JOB: QNK_MERSHIMER-MUSTACCHI_QNK / 1040 CHESTNUT AVENUE, WILMETTE, IL
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: NATALIE LUCAS
 QUOTE#: CPFVKB3 PK VER: 0003.01.01 CREATED: 04/06/2020 REVISION:

SHEET
 1
 OF 5

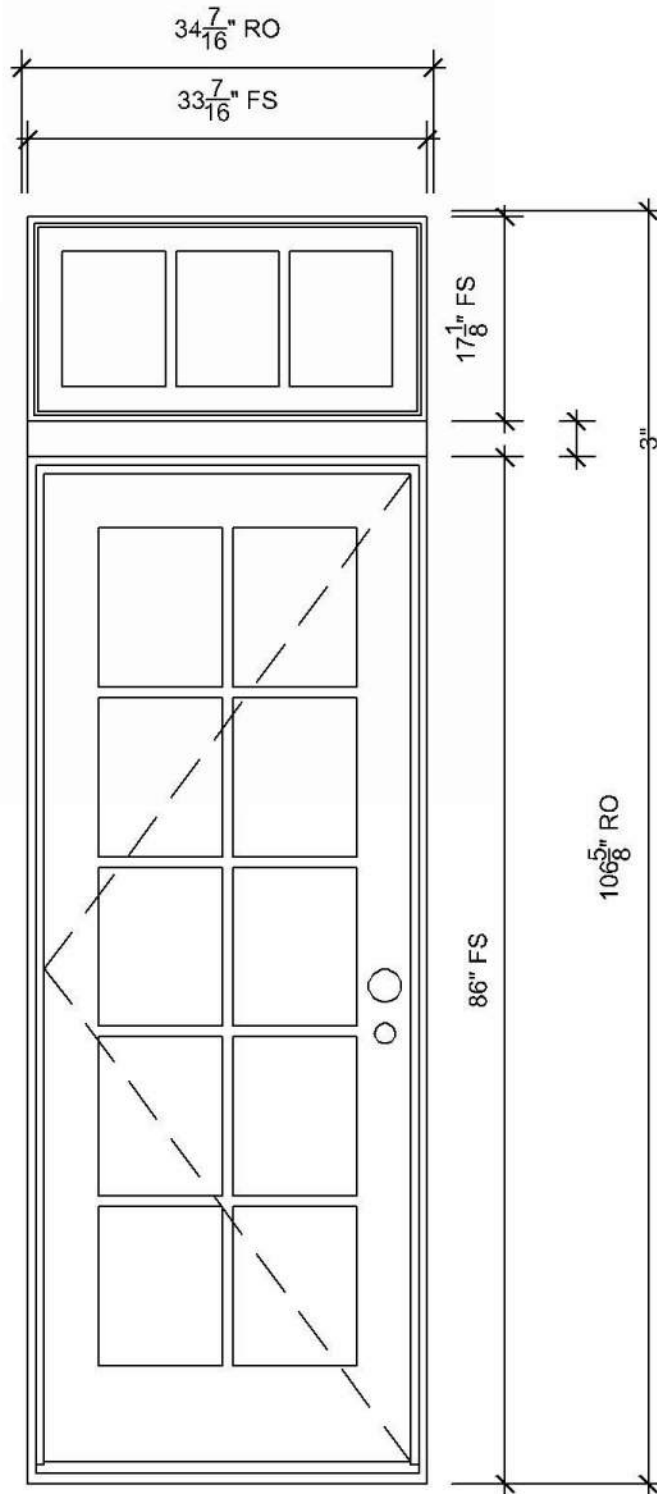


* [C]/[B]
SCALE: $\frac{3}{4}" = 1'-0"$



PROJ/JOB: QNK_MERSHIMER-MUSTACCHI_QNK / 1040 CHESTNUT AVENUE, WILMETTE, IL
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: NATALIE LUCAS
QUOTE#: CPFVKB3 PK VER: 0003.01.01 CREATED: 04/06/2020 REVISION:

SHEET
1
OF 5

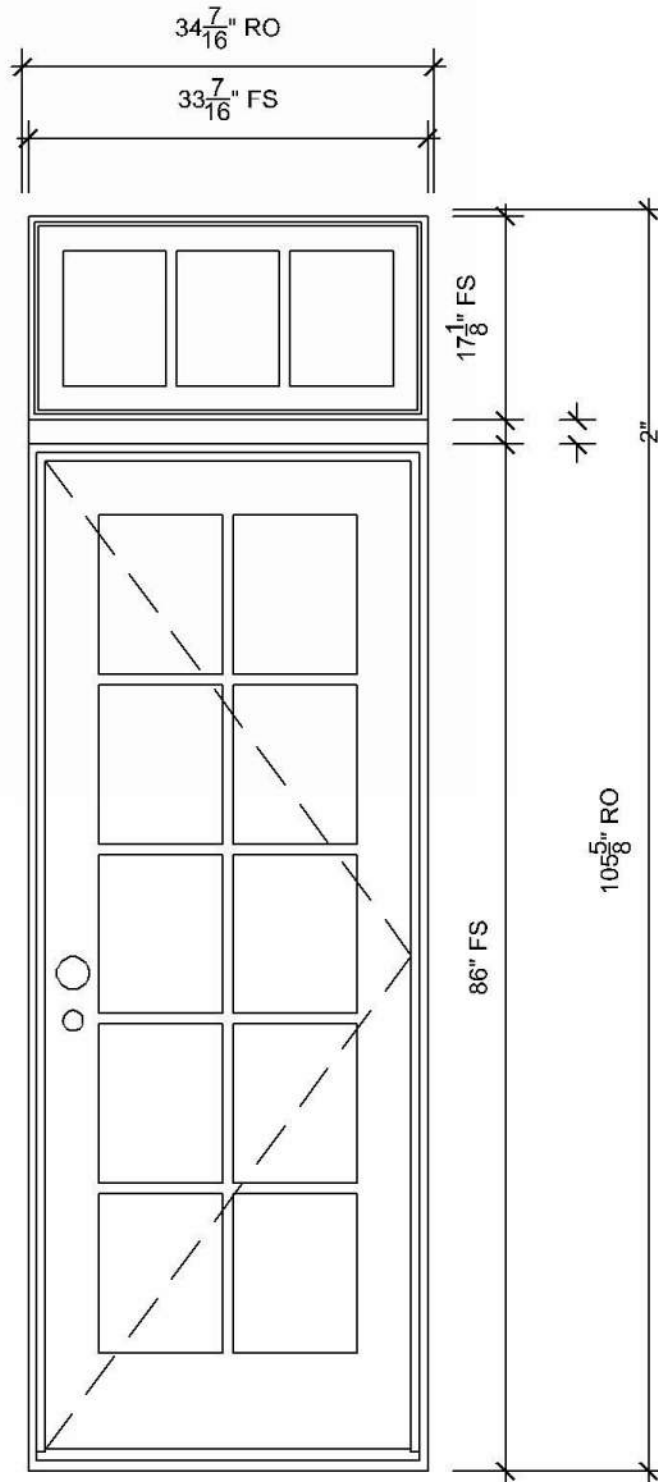


* [D]/[102]
SCALE: 3/4" = 1'-0"



PROJ/JOB: QNK_MERSHIMER-MUSTACCHI_QNK / 1040 CHESTNUT AVENUE, WILMETTE, IL
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: NATALIE LUCAS
QUOTE#: CPFVKB3 PK VER: 0003.01.01 CREATED: 04/06/2020 REVISION:

SHEET
1
OF 5



* [D]/[102]
SCALE: $\frac{3}{4}" = 1'-0"$



PROJ/JOB: QNK_MERSHIMER-MUSTACCHI_QNK / 1040 CHESTNUT AVENUE, WILMETTE, IL
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: NATALIE LUCAS
QUOTE#: CPFVKB3 PK VER: 0003.01.01 CREATED: 04/06/2020 REVISION:

SHEET
1
OF 5

VILLAGE OF WILMETTE LOCALLY DESIGNATED HISTORIC LANDMARKS

Application for Additions or Alterations

Property Address 1040 Chestnut Ave

Historic Name of Property Schager House

Common Name 1040 Chestnut Ave

Property Owner

Name Loreen Mershimer
Address 1040 Chestnut Ave
Wilmette, IL 60091
Phone Number 847.727.3186 _____
(home) (work)

Architect

Name Morgante Wilson Architects
Address 2834 Central Street
Evanston, IL 60201
Phone Number 847.332.1001
(work)

Developer/Contractor

Name Highgate Builders
Address 95 Revere Drive Suite H
Northbrook, IL 60062
Phone Number 847.835.7133
(work)

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

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

See attached Description of Work

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.

MORGANTE • WILSON ARCHITECTS, LTD.

2834 CENTRAL STREET, EVANSTON, IL 60201
TEL. 847.332.1001 FAX. 847.332.2388
ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING

Application for Additions or Alterations

1040 Chestnut Ave

“Schager House”

Description of Work for 1040 Chestnut Ave

The proposed work at 1040 Chestnut Ave is the renovation and addition to the rear kitchen, which was remodeled in 1999-2000. A small addition is proposed at the rear of the building (not visible from the street), expanding the original kitchen area to include a family room. The shape of the addition echoes similar motifs of extruded arches elsewhere in the house. The addition sits slightly off of the corner of the existing house, articulating a division between new and existing. Exterior finishes at the addition keep in kind with the original quality and character of the building, including similar brick color and matching limestone details. Custom Marvin Ultimate Clad Double Hung windows will be specified to match existing fenestration details. Although the interior work will bring the house to comply with modern standards of living, we have taken great care to ensure that the majority of the exterior elements are not altered.

The windows proposed for removal (North and East Elevations) were reconfigured in the 1999-2000 kitchen remodel.

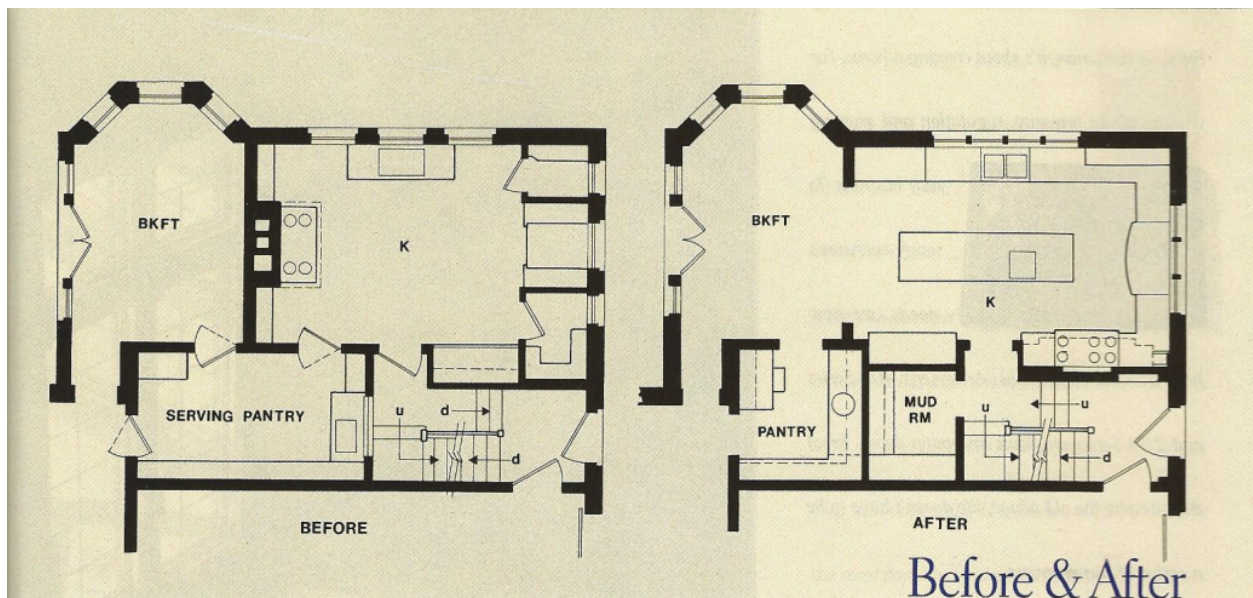


Figure 1 Before and After Floor Plans from "Professional Remodeler" Article on 1999/2000 renovation.

The new windows will match nearby original windows' configuration, divided lite pattern, color, and likeness. With an aluminum clad exterior in finish "Cashmere", the windows will match the existing window and trim paint color. The interior of the windows will be painted wood to correspond with existing finishes. The Family Room will have (2) new Marvin Clad Ultimate French doors to match the nearby French doors' finish, configuration,

MORGANTE • WILSON ARCHITECTS, LTD.

2834 CENTRAL STREET, EVANSTON, IL 60201
TEL. 847.332.1001 FAX. 847.332.2388
ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING

and divided lite pattern. The custom door will align with the head heights of the existing windows and doors, as others do in the current configuration.

The primary views on the property were historically oriented towards the North, West, and South towards the expansive back-yard, and “Sister” gardens. The intention is to keep the East façade as the “service entrance” with the car court, garage, and other utilities. Thus, most of the fenestration faces the North, West, and South yards.

Please review the attached material, including an article on the 2000 renovation showing the age of the kitchen windows proposed for removal, replacement window information including shop drawings, images, and samples, and plans and elevations detailing proposed changes.

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

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.
 - a. The intent of this work is to minimally alter the building envelope to bring the house to comply with modern standards of living. The structure will be used 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.
 - a. The distinguishing original qualities or character of the building, structure, site and its environment will remain intact. The removal of historic material, namely the small portion of the rear facing facade, will be as minimal as possible. The architectural character of the addition, brick, limestone, roofing, and new windows and doors will be in accordance with the historic nature of the structure.
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.
 - a. The building, structure, and site will remain intact with their historic basis and appropriateness as the changes proposed will reflect the current appearance.
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.
 - a. While the existing kitchen windows were reconfigured during the 2000 renovation, and could be considered evidence of the history and development of the building, the newly proposed fenestration reflects the size, scale and details of the original windows much more closely – especially those of the “Lattice Room” or “Sun Room”. Our suggestion is to consider the

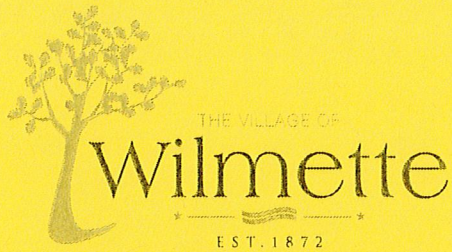
MORGANTE • WILSON ARCHITECTS, LTD.

2834 CENTRAL STREET, EVANSTON, IL 60201
TEL. 847.332.1001 FAX. 847.332.2388

ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING

revision of these North and East facing windows to bring more continuity to the fenestration details of the whole building.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
 - a. The intent of this work is to minimally alter the distinctive stylistic features of the building by leaving as much of the existing exterior detailing in place, and matching it in the new work.
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.
 - a. No deteriorated architectural features are proposed to be replaced as a part of this application. All significant architectural features will be reused where possible.
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.
 - a. No harsh cleaning methods will be used. Sandblasting will not occur.
8. Every Reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to every project.
 - a. Every reasonable effort will be made to protect and preserve archaeological resources affected by or adjacent to this 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.
 - a. Noted. The proposed work will not act to destroy significant historical, architectural or cultural material. The proposed addition and fenestration are compatible with the size, scale, color, material, and character of the property, neighborhood, and 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.
 - a. The proposed addition, if removed in the future, would not alter the essential form and integrity of the historic structure.



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

Community Development Department

Affidavit of Notice Posted

This certifies that on this date, I, Kate McManus, have

posted public notice on the property located at 1040 Chestnut,

for the following case: 2020-HPC-03.

Kate McManus
Affiant Signature

6-5-20
Date

ORDINANCE NO. 99-O-106

**AN ORDINANCE DESIGNATING 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 James Blomberg and Sue Blomberg, owners of certain real property legally described as:

Block 6 (excepting the East 475 feet thereof), and also a strip of land 52.5 feet wide lying West of and adjoining said Block 6 in Gage's Addition to the Village of Wilmette, being a subdivision in Section 27, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

and commonly known as 1040 Chestnut Avenue, Wilmette Cook County, Illinois, said property being improved with an existing detached dwelling commonly known as "Schager 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, pursuant to notice published on or about October 14, 1999, conducted a public hearing concerning said nomination for Wilmette Landmark status on or about November 3, 1999, 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 Schager 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:

Block 6 (excepting the East 475 feet thereof), and also a strip of land 52.5 feet wide lying West of and adjoining said Block 6 in Gage's Addition to the Village of Wilmette, being a subdivision in Section 27, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

and commonly known as 1040 Chestnut Avenue, Wilmette Cook County, Illinois, and the improvement to same, that being the detached dwelling commonly known as "Schager 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, approval and publication as required by law.

PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the
day of _____, 1999.

AYE:_____

NAY: _____

Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this day of ,
1999.

President of the Village of Wilmette, IL

ATTEST:

Clerk of the Village of Wilmette, IL

VILLAGE OF WILMETTE

HISTORICAL AND ARCHITECTURAL SURVEY

HISTORIC SITES SURVEY EAST WILMETTE

ADDRESS 1040 Chestnut Avenue
FILM ROLL NO. 1 FRAME NO. 31



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

☒ Significant

☐ Contributing

☐ Non-Contributing

CANDIDATE FOR LOCAL LANDMARK STATUS

☒ Yes

☐ No

☐ Previously Designated

POTENTIAL NATIONAL REGISTER

☒ Yes ☐ No

CRITERIA C COMMENTS ON POTENTIAL DESIGNATION 1040 and 1110

were designed as a pair of homes with a shared landscape
design.

ARCHITECTURAL INFORMATION

ADDRESS 1040 Chestnut Avenue

ARCHITECTURAL STYLE Italian Renaissance

ARCHITECT George Maher & Son BUILDER/OWNER E. J. Schager

DATE(S) OF CONSTRUCTION 1923

Source Wilmette Historical Museum

MATERIALS DESCRIPTION

Foundation Concrete

Exterior Walls Brick and stone

Window Type (s) Casement

Door Type (s) Panel with three lights

Roof Clay tile

FEATURES Hip roof, cut stone round pilasters at corners,
french doors and metal balcony over front entry, arched brick
and decorative panel over front door, bay window with copper
roof.

ALTERATIONS/INTEGRITY Front angle portico has been removed;
was similar to 1110 Chestnut Avenue.

ARCHITECTURAL/HISTORICAL INFORMATION Italian Renaissance style
popular from 1890 to 1935.

EXTERIOR CONDITION

- ☒ Good
☐ Fair
☐ Deteriorated

COMMENTS

Building Permit Records list value at
\$65,000. See article at Wilmette Hist.
Museum in file for this address. Shared
elaborately landscaped grounds w/1110
Chestnut Avenue.

REFERENCES

Wilmette Historical Museum; WILMETTE: A HISTORY; A FIELD GUIDE
TO AMERICAN HOUSES

SURVEY TEAM: Michael A. Dixon, AIA DATE: 9-93
Mark D. VanKerkhoff, AIA

<p style="text-align: center;">Guidelines for Alterations and Additions Secretary of the Interior's Standards for Rehabilitation</p>
--

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.

Rules Pertaining to Review of Applications to Alter or Demolish Landmarks

- 3.1 Commission and Commission Member Responsibility: Prior to engaging in review of applications to alter or demolish designated landmarks (“applications”), the Commission shall, in each case, advise the applicants and owners that the Village of Wilmette and the Commission shall not, by reviewing such applications, assume any liability for its comments, suggestions, or recommendation, or for the completeness or quality of the work of any contractor or the safety of contractor methods, means of operations, or the safety of conditions on the work site, or for any act or omission by any contractor, subcontractor, materials supplier or worker.
- 3.2 Submission of Applications: Prior to alteration or demolition of a Landmark, an application must be submitted to the Commission in the form required by the Commission.
- 3.3 Hearings on Applications: Within 30 days of receiving a completed application, the Commission shall announce a public hearing on the application, which hearing shall be held within a reasonable time. At that time, the Preservation Commission will review the application to determine its compliance with the guidelines set forth in Appendix C.
- 3.4 Notice of Hearings on Applications to Alter or Demolish: At least fifteen days in advance of commencing a hearing on an application, the Commission shall post a public notice of the hearing and shall deliver a written notice of the hearing to the applicant, the owner, the Village Board, the Village Manager, the Wilmette Historical Society, and any persons who have informed the Commission in writing that they have an interest in the application.
- 3.5 Testimony:
- a. Any interested person may submit testimony or other evidence to the Commission by oral testimony at a hearing or by submitting written comments.
 - b. Persons wishing to testify at the hearing on an application should notify the Commission of that fact by no later than two business days before the hearing. The Commission may, in its discretion, have more than one session of a hearing on an application.
 - c. The record may be kept open for at least five days after the conclusion of a hearing on an application to permit any interested person to submit additional written comments.
- 3.6 Report and Recommendation on Report on Applications: After the hearing, the Commission shall prepare a Report and Recommendation that shall include:
- a. Identification of the building, structure, or place;
 - b. Name and address of the applicant and owner;

- c. Record of compliance with the requirements of these rules regarding notice and hearings;
- d. Summary of the applicant's position;
- e. Summary of the Record;
- f. The Commission's recommendation on the application; and
- g. Date and record of the Commission's vote.

A copy of a Report and Recommendation on an application shall be delivered to the Village Board and the Village Manager and mailed to the applicant, the owner, and the Wilmette Historical Society.

- 3.7 Presentation of Report and Recommendation: One or more representatives of the Commission shall attend the Village Board meeting where the Commission's Report and Recommendation on an application is presented for the purpose of answering or providing other information.


Additional Procedures: In addition to these procedures, the Commission may undertake such further actions as it sees fit in connection with recommendations relating to applications

**Construction: What
you need to know
about mold**

**Finance: How to fund
your new business
venture**

**Marketing: Expand
your presence —
and profit**

**Exchange:
Should you charge
for estimates?**

 **Reed Business
Information**

PROFESSIONAL REMODELER[®]

In cooperation with the Remodelers[™] Council of NAHB

April / 2002

Project Spotlight

Historic harmony

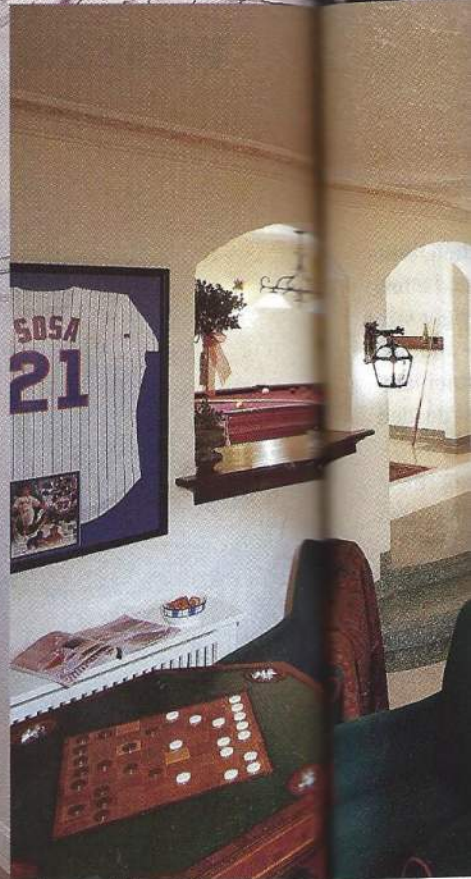
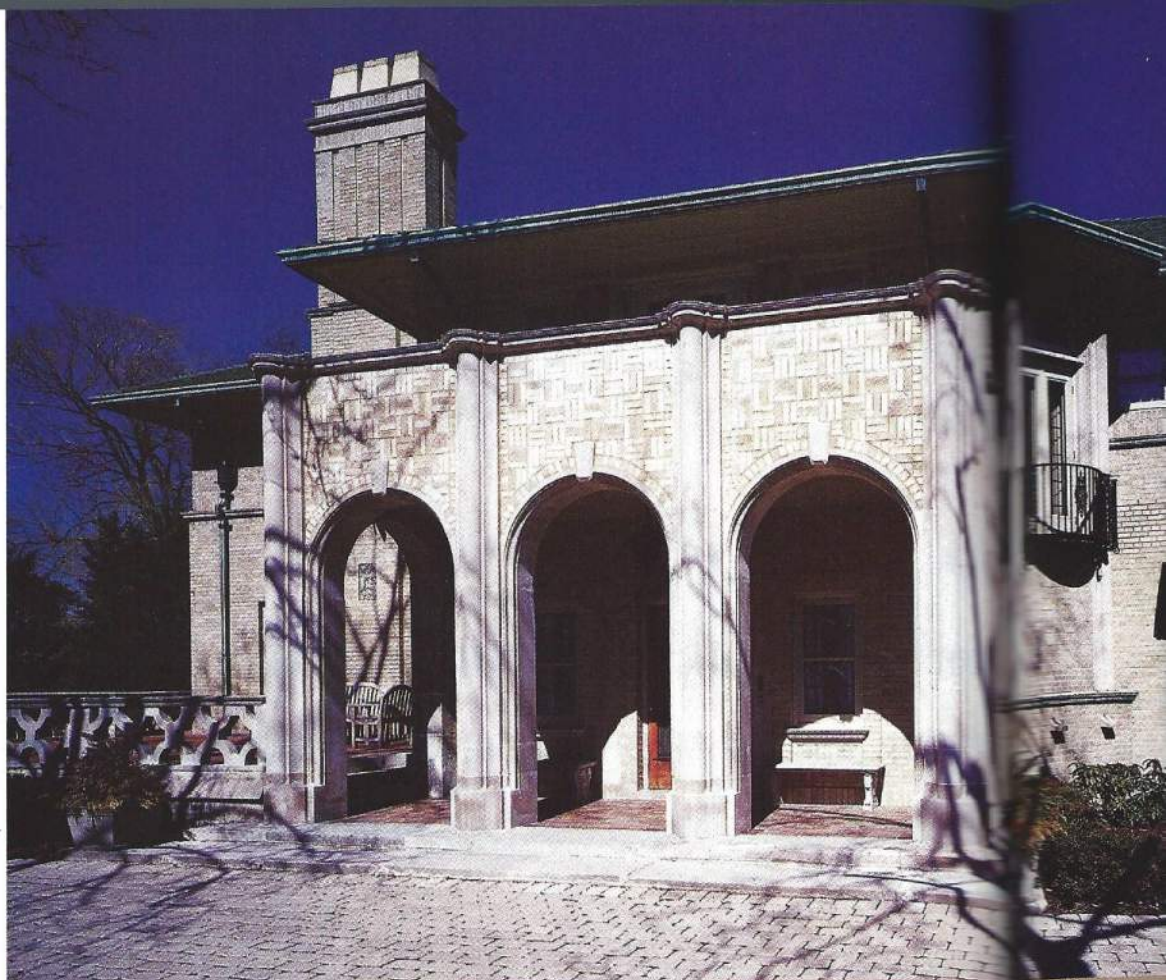
2.7

The design for the rebuilt portico was based on the original drawings by Phillip Mayer, the prominent Chicago architect who designed the house. Some of the stones used in the reconstruction are from the original portico and were found around the property.

The remodeled kitchen has two dishwashers, granite countertops, a marble pastry table and a marble floor.

Other new features include refrigerated drawers in the island, an eating area and a butler's pantry with a wet bar.

In the billiard room, plastered walls and terrazzo flooring were used to duplicate the basement's finished area.




Photos: Barry Rustin



Historic harmony

Clients, architect and contractor solve one-of-a-kind problems by working in concert



Even now, more than a year after he completed the Blomberg project, Scott Simpson's face lights up when he talks about it.

"Everything just clicked from the first time we all met," says Simpson, president of Scott Simpson Builders in Northbrook, Ill. He attributes some of that instant rapport to the fact that this was not the first construction project clients Jim and Sue Blomberg had undertaken, so they already knew what to expect. And Simpson had already worked with the architect, Steve Knutson of Stephen R. Knutson, Architects

BY MARJIE O'CONNOR
Senior Editor

THE FINANCIALS

A hallmark of the Blomberg project was the remarkable flexibility of all parties involved. Billing for the project was similarly flexible.

Contract: Stacy Simpson, who handles the finances for Scott Simpson Builders, explains that the job was structured as one

contract with several change orders: 20 that averaged 10 items each and totaled \$646,558.15 — two-thirds of the job's cost.

A situation with so many variables in cost is scary for the client, Stacy Simpson says. And for the remodeler, too. "A job like that has the potential of going way south," she says.

The entire Blomberg job, from the initial contract to all those change orders, was priced at cost-plus: the costs for estimated time (that of SSB's staff and crew and of trade contractors) and materials, with a 15% general contractor's fee added.

Profitability: "This is a very competitive market," Simpson

explains. "Everyone wants to work in this area, and if we charge much more than 15%, we couldn't compete. We have to be very careful managers both of the subcontractors and especially of our own crew. If our guys don't return \$700 worth of leftover materials for credit, it really hurts us."

Cash flow: SSB bills clients monthly or bimonthly, depending on the amount of work being done. Each bill covers anything done during the previous time period. If the company started and finished the electrical work in one month, for instance, the next month's bill would include 100% of the project's electrical work. If it completed only half the electrical in that time, the bill would include 50% of the total fee for electrical.

One enormous change in the way SSB handles financials was the implementation of Peachtree Accounting in 2000. Stacy

had handled accounts with paper ledgers, pencils and a calculator. She meets quarterly with an accountant, but the software "has completely changed my life," she says. "I'm a much happier person now."

Cash Balance

1999

July	\$24,914
August	\$12,906
September	\$8,390
October	\$36,739
November	\$178,920
December	\$150,897

2000

January	\$98,452
February	\$79,067
March	\$64,281
April	\$87,769
May	\$84,583
June	\$82,378
July	\$133,658
August	\$124,917
September	\$123,937
October	\$121,813
November	\$144,158

Budget History

Initial estimate:	\$314,500.00
Change orders:	\$646,558.15
Final price of job:	\$961,058.15
Cost to produce:	\$816,899.43
Gross profit:	\$144,158.72
Budgeted gross profit:	15%
Actual gross profit:	15%

(Evanston, Ill.) on several projects. In fact, Simpson referred the Blombergs to Knutson in the first place, after the Blombergs had found Simpson through a referral from neighbors for whom he had done work.

Founded in 1992, SSB is owned and run by Scott Simpson and his wife, Stacy. SSB's location puts it in the vicinity of some of the grandest old houses in the Chicago area: the upscale North Shore suburbs, which were largely developed in the late 19th and early 20th centuries. Project budgets range from \$100,000 to \$1 million, and with few exceptions (the Blomberg project is one), all involve an addition of some kind.

Finding dream clients such as the Blombergs certainly is the payoff for knowing your niche and building a good referral base, but luck and intuition play big roles, says Stacy Simpson. "Scott, who does our sales work, usually goes by gut instinct," she explains. "We've learned the hard way that if someone just doesn't 'feel' right during discussions or even up to signing the contract, it's better to just say, 'This won't work,' and end it right there. You can't work with someone without mutual trust."

The Blomberg project started out in July 1999 as what Scott Simpson calls "a pretty significant job" but nothing dramatic. The clients had just bought the 1924 French Renaissance villa

and were planning to move into it with their four children, ranged in age from 5 to 12. The three-story house, located a blocks from Lake Michigan in Wilmette, Ill., was the right size for the family — approximately 10,000 square feet — and had a good basic floor plan. "The house rambles and rambles," Simpson says. "There was no need to expand it. It just needed to be updated."

While the Blombergs were interested in restoring the house to as close to its original beauty as possible, they wanted it to function well for their active family and friends, whom they frequently entertain. The new owners wanted to update the interior cosmetically and completely remodel the kitchen, which was typical of the neighborhood's large houses built in the first quarter of the 20th century: small and generally used only by housekeepers or cooks. This house had been built with what was at the time state-of-the-art technology, such as servant call buttons in every room.

The project evolved while it was in progress, with one "phase" immediately following another. The original price of \$314,500 was for the first stage: remodeling the kitchen, breakfast room, a second-floor bedroom, the master bathroom and other smaller renovations. "We knew there would be a

me," Simpson says. "We just didn't know what it was."

At the end of the 14-month project, "what" turned out to be 20 changes. These changes included replacing the 150 windows in the house; masonry, roof and copper around the entire exterior; an old furnace room; a bathroom on the third floor of the job more than 1,000.

making the right note a lot of that money went to update the house's interior plumbing, heating and electrical. Simpson ran across a system running through the house, which he had to figure out. Simpson ran across a system running through the house, which he had to figure out. Simpson ran across a system running through the house, which he had to figure out.

to come," Simpson says. "We just didn't know what it was."

By the end of the 14-month project, that "what" turned out to be 20 change orders. These changes included repairing or replacing the 150 windows and French doors in the house; repairing plaster, masonry, roof and copper gutters around the entire exterior; transforming an old furnace room into an exercise room; and adding a bedroom and bathroom on the third floor. The price of the job more than tripled to \$961,000.

Striking the right notes

A lot of that money went behind the walls to update the house's infrastructure: plumbing, heating and electrical. Simpson ran across a system of brass pipes running through the house. It took him awhile to figure out what they were: part of a no-longer-working central vacuum system installed when the house was built. "It was probably one of the first ones," he says. Rather than tear out the pipes, he used the system for new electrical lines.

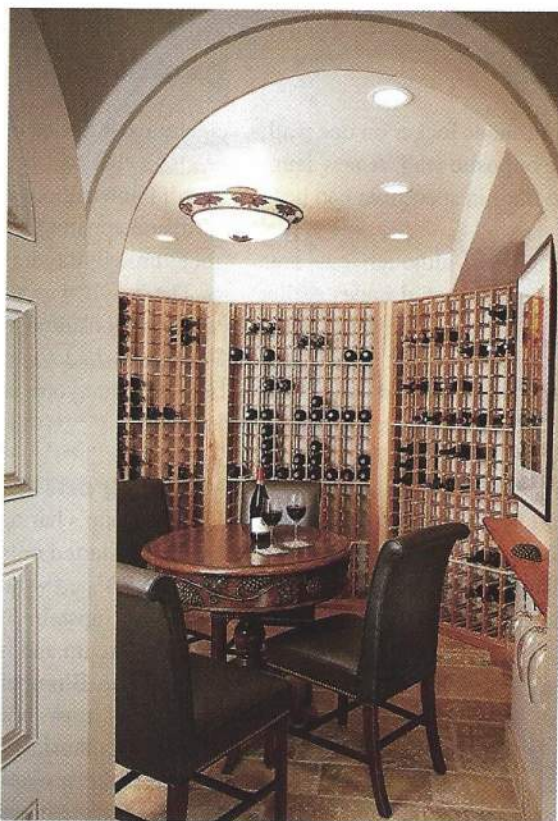
Another feature Simpson never expects to run across again was an old pipe organ in bad need of an overhaul. Even though none of the Blombergs plays piano or organ, they wanted to restore the instrument as an original feature of the house.

"I wasn't about to touch that organ myself," Simpson says with a grin. "But I found a guy to fix it. Organ pipes and parts were spread all over the house. There was an echo chamber for the organ in the basement."

The quest for authenticity in restoration was a particular challenge on the exterior. A house identical to the Blombergs' had been built in Chicago's south suburbs, and the Blombergs tracked down old photographs of that house, which showed what was missing from theirs: a portico. The original on the Wilmette home had been removed at some point.

"It meant a lot to the Blombergs to make sure we got that back up," Simpson says. "The limestone was all custom-cut; you just don't see that in a residential building anymore, even in restoration work. But the Blombergs didn't want to hear about that. They just said, 'Where do we go to get it?'" So, despite the price tag of almost \$142,000, the house once again welcomes visitors through limestone arches.

Simpson says that attitude of quality as the top priority was typical of his clients' approach to the entire project. "There were some numbers that made them say, 'What do we do about this?' So we'd look at other subcontractors or other avenues. But there was never a question about whether it should be done."



Custom-built wine racks and a marble floor are a far cry from the antiquated electrical equipment that used to occupy this basement space. The project supervisor, who shared the Blombergs' interest in fine vintages, suggested the wine cellar.

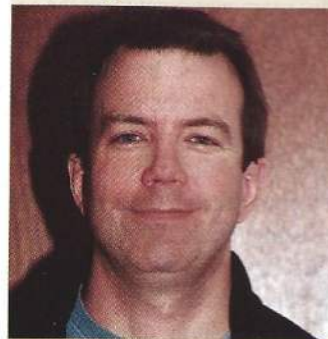
Knutson echoes Simpson's appreciation but concedes that the project represented something of a leap of faith for him. His usual modus operandi is to insist that no work on a project be started until all drawings are finalized. In this case, with much of the project's scope yet to be determined, that was impossible.

"I wouldn't have taken this project on with a contractor I didn't know," Knutson emphasizes. "The biggest fear is that you don't know what it will all cost until it's over, and that is scary. But I have confidence in Scott."

The low notes

In the basement, an old laundry room was converted into a family locker room accessible from the back entrance to the house. The idea, which was the Blombergs', led to a brainstorming session among the clients, architect and contractor. As

Snapshot



SCOTT SIMPSON
SCOTT SIMPSON
BUILDERS INC.

Location: Northbrook, Ill.

Type of company: Residential new construction, additions and historic renovations

Staff model: 2 office, 9 field (2 project supervisors, 7 carpenters)

Sales history:

1997\$99,000
1998\$321,000
1999\$442,000
2000\$4,750,000
2001\$5,200,000

Annual jobs: 20-30

Workweek: 40-50 hours

Software: Microsoft Word, Excel, PowerPoint, Outlook and Publisher; Peachtree Accounting

Contact: 847/714-1107

PROJECT SPOTLIGHT

a result, each of the kids has a custom-made locker on one wall; a row of open storage bins is on the opposite wall. A new laundry room was created on the second floor in space that had been an enclosed porch.

Most of the basement was unfinished, although one area directly under the pipe organ had been finished decades earlier with rough-surfaced plaster walls and a terrazzo floor. Simpson's crew chopped out some concrete walls, plastered others to match the existing finished walls, and duplicated the existing terrazzo floor to create a billiard room from the old finished area and an adjoining storage room.

Then another problem arose. As Simpson's subcontractors were excavating dirt from the back of the house in preparation for waterproofing the basement, they noticed a familiar odor.

"Someone said, 'Do you smell something?'" Simpson recalls. "It was gasoline, so everybody immediately put out their

cigarettes. It turned out that there used to be an old underground gas tank that had been torn out 10 or 12 years before, but we hadn't known about it. There was an old drain-tile system in the yard, and apparently the gas had leached out of the old tank and gone through the drain system to that spot."

The result was that the Environmental Protection Agency had to be consulted, the entire area had to be excavated, and the Blombergs had to foot the bill: more than \$16,000 — eight times what anyone originally expected a simple waterproofing job to run.

Working out the rhythm

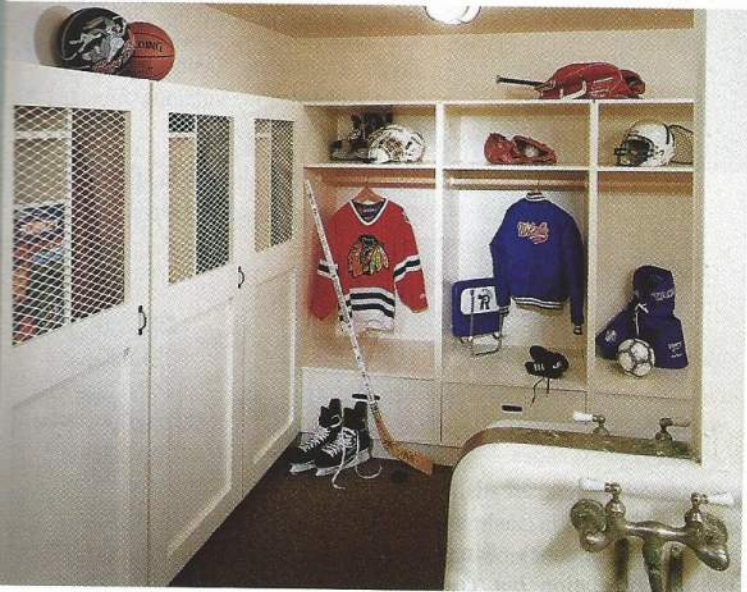
The group's harmony was especially astonishing considering that work started only two days after the family moved into the house. SSB's crew built a temporary stairway and a wall across part of an upstairs hall that provided privacy for the family. "We'd wake up and hear the noise and realize, 'Oh, it's just the guys,'" Sue Blomberg says. "We didn't even see part of the house until it was almost done."

She is enthusiastic about the level of cooperation that characterized the project. During weekly meetings, Knutson and Simpson would present the Blombergs with three or four ideas and they would choose from those. "It was a lot easier than trying to come up with something from scratch," she says. "The Blombergs were very accommodating, and they came up with great ideas. And we were very up front as far as what we needed in the house while it was being worked on: how much hot water, how much refrigeration."

The weekly meetings are standard at SSB and — since the Bloomberg job — at Knutson's firm, too. "The meetings are crucial to communication," Stacy Simpson says. "We'll often even type up reports on what went on so that everyone has a record of what decisions were made. It avoids confusion."

Knutson agrees, saying, "Those meetings really help keep the track of the job."

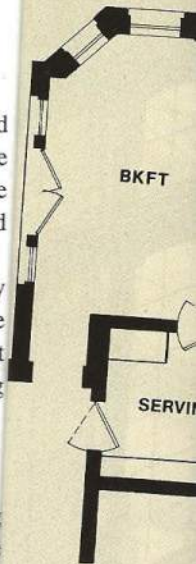
The friendly relationship persevered through the ballooning costs, too. "There were humongous numbers of additions made [to the original scope], obviously," Scott Simpson says. "There

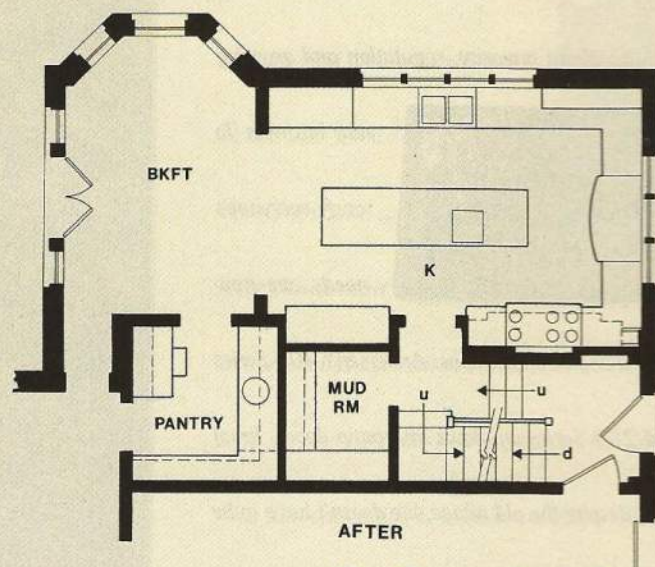
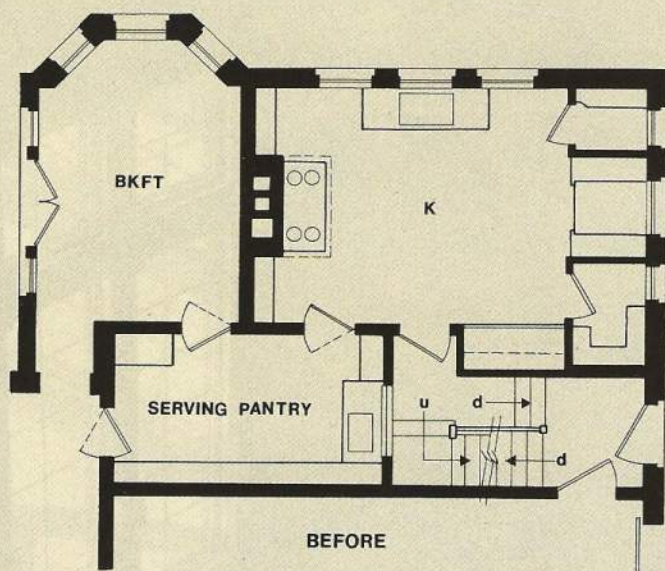


The basement locker room offers plenty of space for the younger Blombergs to store their stuff when they return home from school or sports, as well as room for the gear of any visitors.

Time Line and Payment Schedule

<p>1999</p> <p>JULY Village building permit issued</p>		<p>JULY Contract signed; \$31,450 down payment (10% of estimate)</p>	<p>AUG Homeowners move into house; parents sleep in master bedroom and children in future computer room</p>	<p>SEP  \$51,360 (draw 1)</p>	<p>SEP Rough framing in kitchen and basement</p>	<p>OCT \$59,310 (draw 2); mechanical work in kitchen area; tiles purchased for daughter's bathroom; countertop installed in second-floor laundry</p>	<p>NOV \$140,950 (draw 3); \$79,163 (draw 4); upstairs mechanical completed; bathroom vanities installed</p>	<p>DEC \$78,732 (draw 5); \$38,000 down payment for exterior masonry material; portico blueprints complete; new bar installed</p>	<p>JAN \$140,236.50 (draw 6); portico accepted, materials ordered; wine room temperature-control system installed</p>	<p>FEB submitted on CO; kitchen nets and appliances installed; installed in wine</p>	<p>MAR Punch second-hand racks</p>
--	--	--	--	--	---	--	---	--	---	---	---





Before & After

were tons of hidden things in the walls. There were tons of 'while you're here' kind of things. But the homeowners, the architect and we made a really good team. We were able to build that trust you need. Lots of times the homeowner doesn't trust the contractor, or the contractor doesn't trust the homeowner. But we just jelled from the beginning. We all rolled with the punches. It could have been a scream-fest, but it wasn't."

Everyone's ability to keep cool was all the more remarkable considering the project's fluid nature. Although the first phase was traditional design/build, Simpson describes the rest as "design on the fly/build on the fly."

Management of a project the size of the Blomberg job demanded special attention. SSB used 25 trade contractors, including specialists such as the pipe-organ restorer, and 10 material suppliers, including likely one-time-only vendors such as the firm that provided the hand-cut limestone for the portico.

The Simpsons knew the job would be ongoing, so they planned their other projects to accommodate this one. For example, depending on the skill level needed at any given point, they rotated their eight carpenters among this job and any of the three or four others they typically had going at the same time.

The result was customers who felt cared for.

"Scott was very professional," Sue Blomberg reports. "Everything was completed on time. Someone was here working every single day. We never had to make one phone call. They took care of everything."

The encore for the kitchen project was a dinner party thrown by SSB for the Blombergs, Knutson, interior designer Barbara Metzler and the contractors who worked on the project. Stacy Simpson, who has a background in professional cooking, says she and the project supervisor's wife, a gourmet cook, "got to play in the new kitchen," and the Blombergs served wine from their new wine cellar.

Sue Blomberg says the end result was just what she and her husband wanted: a comfortable place where their kids could bring their friends and play or just relax. But Scott Simpson says the house is something more special: a truly elegant old house from a more formal era that is ready to function once again as a state-of-the-art family home.

"When we tell our friends we love our contractor, they look at us like we're nuts," Sue Blomberg says. "They say, 'No one loves their contractor.' But we really do." PR

2000										
JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	NOV	
\$140,236.50 (draw 6); portico bid accepted, materials ordered; wine room temperature-control system installed		\$137,854.25 (draw 7); punch work on upper floors		Portico carpentry begun		 Portico masonry		\$127,561.40 final payment for portico; Total: \$961,058.15		
Bid submitted on portico; kitchen cabinets and appliances installed; tile installed in wine room		Punch work on second floor; handmade wine racks installed		Dinner party		\$76,441 (draw 8); roof repairs; garage doors repaired		Portico completed		
										



East Elevation



East Elevation



East Elevation



East Elevation



East Elevation



North Elevation



North Elevation



North Elevation



North Elevation



North Elevation



North / East Elevation View



North / East Elevation View







North / East Elevation View



East Elevation Partial / Rear



East Elevation Partial / Rear



East Elevation Partial / Rear



East Elevation Partial / Rear

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

Case Number: 2020-HPC-04

Property: 336 Sheridan Road

Historic Name: Philetus Warren Gates House

Applicant: Mr. and Mrs. Truszkowski

Request: To designate 336 Sheridan Road as a local landmark

Hearing Date: June 22, 2020

Date of Application: June 1, 2020

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: Kate McManus, Planner III

Evaluation of Compliance with the Criteria for Designation:

The Philetus Warren Gates House, located at 336 Sheridan Road, is being nominated as a local landmark under Criterion 7 – Outstanding example of a style or period and Criterion 4 – Link with a significant person.

Site Information

336 Sheridan Road is located on the east side of Sheridan Road between Linden Avenue and Canterbury Court. The residence is accessed by a circular drive and the existing garage is location directly behind the house to the east. There is a significant grade change at the north end of the lot with the grade sloping down to the east.

As noted in the owner's statement of significance, the original property was subdivided in 1927 by its then owner, Albert C. Cross, to create Canterbury Court and the property was further subdivided in the 1950's when the original coach house was sold then converted into a separate single-family residence.

Historical and Architectural Background

The P.W. Gates House was built in 1908 for Philetus Warren Gates, of the Gates Iron Works Company in Chicago. 336 Sheridan is a fine example of a Colonial Revival home and was designed by architect Robert C. Fletcher. It has a symmetrical façade with a gambrel roof and gabled dormers. The front façade has a partial width porch centered over the entrance with a broken pediment supported by paired Corinthian columns. Decorative dentils are found on the cornice and pediment. The home has excellent architectural integrity and there is no record of any exterior alterations.

The fenestration is of regularly spaced 10/1 double hung windows with keystone lintels. The prominent front entrance has a fanlight and sidelights. The exterior material is brick with brick quoins at the corners. A sleeping porch is located on the south end of the house. The existing garage was constructed in the c. 1950 and is not included as part of the landmark designation.

Between 1880-1955 there was a renewed interest in the architecture of the English and Dutch Colonial houses along the Atlantic seaboard. Colonial Revival styles were dominant throughout the country for the first half of the 20th Century with numerous subtypes or variations on this style including Georgian, Federal, and Greek Revival. The architectural features, massing and symmetry of the P.W. Gates house make it an excellent example of the Colonial Revival style.

The owner's have compiled a comprehensive history of the home including additional information on its previous owners, architect, and architectural significance which has been included in this packet.

Building Permit Activity

The home was recently purchased by Mr. and Mrs. Truszkowski who intend to pursue the property tax assessment freeze for the planned rehabilitation work on the home. The owners were issued a building permit for an interior remodel and modifications to the window openings on the rear elevation. The State Historic Preservation Office has preliminarily approved the rehabilitation. The owners plan to demolish the existing garage and construct a new detached garage. Approval of the replacement garage is pending and will require a zoning variation from the Zoning Board of Appeals.

Description of Proposed Designation:

The applicant is proposing to nominate 336 Sheridan Road as a local landmark in the Village of Wilmette.

Action by the Commission:

The Historic Preservation Commission can make a recommendation to the Village Board to grant or deny the designation of 336 Sheridan Road as a local landmark provided that it meets the standards set forth in the Wilmette Historic Preservation Ordinance.

INDEX TO DOCUMENTS

Doc. No.

Documents

Location Maps and Plans

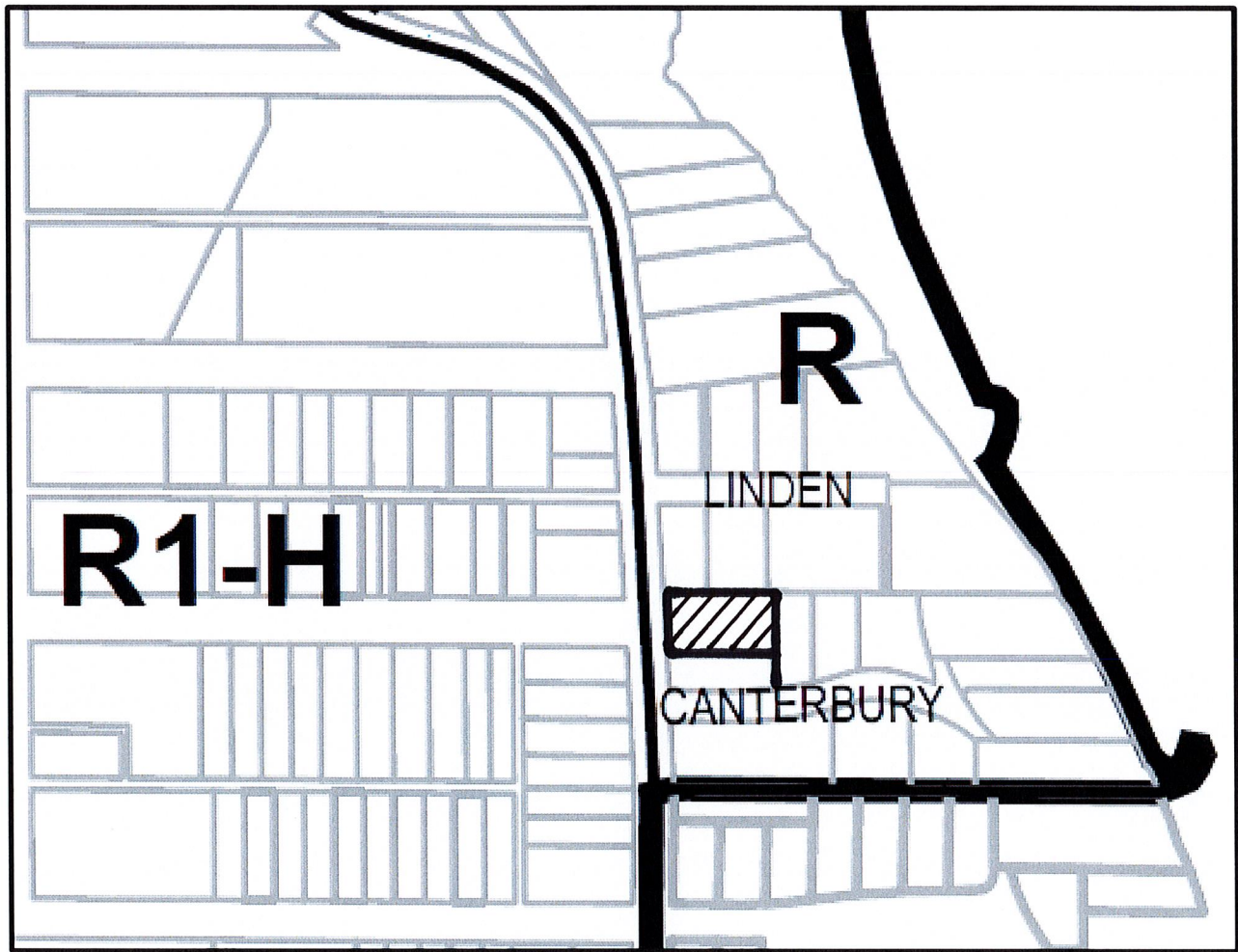
1.0	Zoning Map
1.1	Plat of Survey
1.2	Sidwell Map
1.3	Sandborn Map

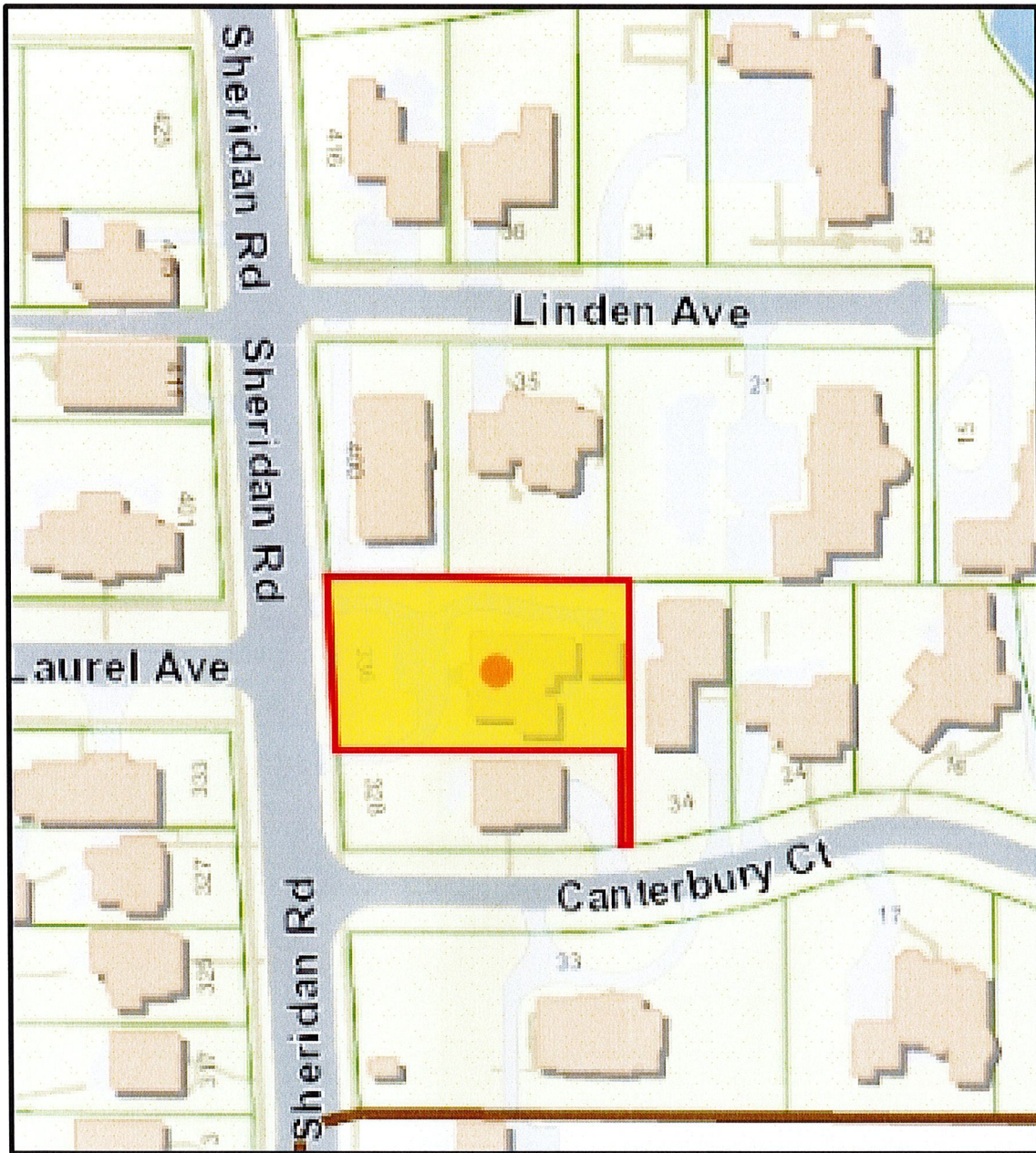
Written Correspondence and Documentation

2.0	Application for Designating a Local Landmark
2.1	Owner's Research and Statement of Significance
2.2	Posting Notice Affidavit dated June 5, 2020
2.3	Criteria for Local Landmark Designation
2.4	Historical and Architectural Survey for 336 Sheridan Road

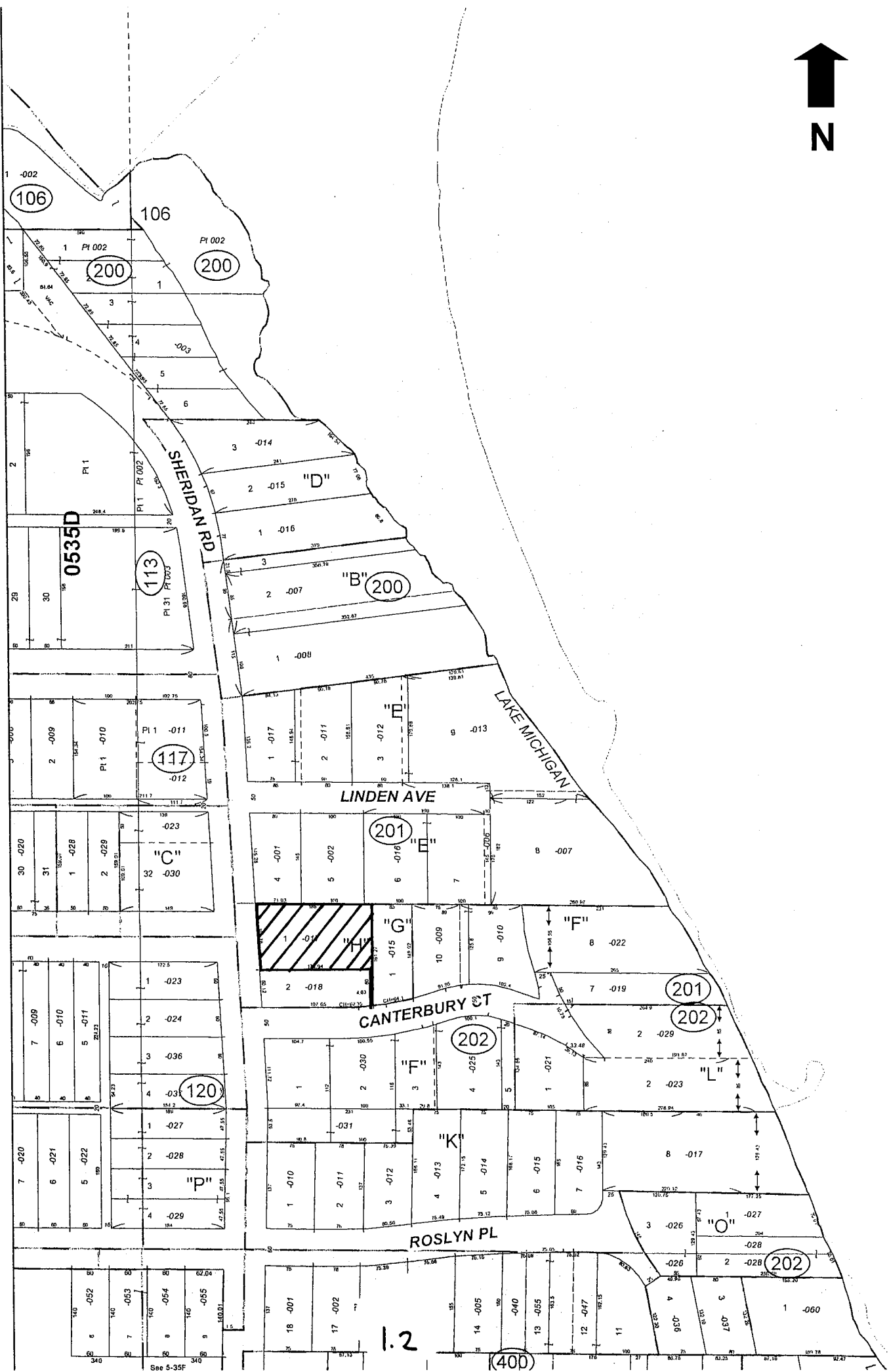
Photography

3.0	Historic Photos and Research
3.1	Site Photo





562
Shore Add. to
er with Lot 3 (except
Zmun's Sub. (see
129364
ND'S SUB., a sub. of
e Shore Add. to
12754
a sub. of part of
e "A").
76971
in Canterbury Court
56623
t 2 in Gillick's Sub.
981540
of Lots 35 through
are of the S. Sec. of
cept part of said
rown's Lake Grove
as exclusive of streets.
36509
Jb. of Lot 2 of
(J").
393513
the W. 20 ft.), all of
7 in Canterbury Court
300263
N SUB. of Lot 10 in
383482
V RESUB. of Lots
in Steigmann's
395179
JB. of Lot 9 in
194724
of the N. 256 ft.
kter's Sub. (See "J")
916



1.2

(400)

LOT 1

2 STORY FRAME RES. #336

18958 SQ. FT. ±

SHERIDAN ROAD (66' RW)

LOT 2

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

LOT 101

LOT 102

LOT 103

LOT 104

LOT 105

LOT 106

LOT 107

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 113

LOT 114

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

LOT 138

LOT 139

LOT 140

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

LOT 152

LOT 153

LOT 154

LOT 155

LOT 156

LOT 157

LOT 158

LOT 159

LOT 160

LOT 161

LOT 162

LOT 163

LOT 164

LOT 165

LOT 166

LOT 167

LOT 168

LOT 169

LOT 170

LOT 171

LOT 172

LOT 173

LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 179

LOT 180

LOT 181

LOT 182

LOT 183

LOT 184

LOT 185

LOT 186

LOT 187

LOT 188

LOT 189

LOT 190

LOT 191

LOT 192

LOT 193

LOT 194

LOT 195

LOT 196

LOT 197

LOT 198

LOT 199

LOT 200

LOT 201

LOT 202

LOT 203

LOT 204

LOT 205

LOT 206

LOT 207

LOT 208

LOT 209

LOT 210

LOT 211

LOT 212

LOT 213

LOT 214

LOT 215

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

LOT 222

LOT 223

LOT 224

LOT 225

LOT 226

LOT 227

LOT 228

LOT 229

LOT 230

LOT 231

LOT 232

LOT 233

LOT 234

LOT 235

LOT 236

LOT 237

LOT 238

LOT 239

LOT 240

LOT 241

LOT 242

LOT 243

LOT 244

LOT 245

LOT 246

LOT 247

LOT 248

LOT 249

LOT 250

LOT 251

LOT 252

LOT 253

LOT 254

LOT 255

LOT 256

LOT 257

LOT 258

LOT 259

LOT 260

LOT 261

LOT 262

LOT 263

LOT 264

LOT 265

LOT 266

LOT 267

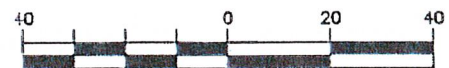
LOT 268

LOT 269

LOT 270

CANTEBURY CT. (50' RA

0008



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



ended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

Village of Wilmette Local Landmark Designation Nomination Form

Address: 336 Sheridan Road

Owner: William & Jennifer Truskowski Phone: 773-490-7316

Please list reference sources relevant to this building and their location:

- **Name of Architect:** Robert C. Fletcher
- **Name of Builder:** Robert C. Fletcher
- **Date of Construction:** 1908
- **Original blue prints:** Whereabouts unknown
- **Real Estate Listings:** See attached
- **Phone Books:** None
- **Photographs:** See attached
- **Building Permits:** Whereabouts unknown
- **Other Reference Sources:** The Hector Family (prior owners), Tim Barton (architectural historian), Wilmette Historical Society

Appropriate "Criteria for Landmark Designation" Categories: Please check all that apply and explain on the back of this for how the site or structure meets the criteria.

National/State Landmark	<input type="checkbox"/>	Significant Designer/Architect	<input checked="" type="checkbox"/>
Historic Site	<input type="checkbox"/>	Link with Significant Person	<input checked="" type="checkbox"/>
Social/Political Heritage	<input type="checkbox"/>	Innovative Architectural Elements	<input type="checkbox"/>
Outstanding Example	<input checked="" type="checkbox"/>	Related Structure or Place	<input type="checkbox"/>
Significant Location	<input type="checkbox"/>		

By signing this application, consideration for local landmark designation is requested and the requirements and regulations of the Wilmette Historic Preservation Commission are understood.

Signature of Property Owner

Date

William and Jennifer Truskowski
1746 Washington Ave.
Wilmette, Illinois 60091
773-490-7316

Property History

In 1908, **Philetus Warren Gates** (1857-1933) commissioned a house to be built in the Colonial Revival style on Sheridan Road in Wilmette, just north of the Evanston boundary, in an area called “No Man’s Land.” The land on which the house was to be built extended east to Lake Michigan and south about an acre or so. Comprising five acres in all, the property was known as “The Farm” and at one point, the address of the Gates property was apparently 2929 Sheridan Road, in Evanston. There were few other buildings in the immediate area in 1908 and construction on the Bahai Temple did not begin until 1920, eight years after the Temple’s cornerstone was laid.

Gates’ proposed house made the headlines of the August 12, 1908 issue of ***The Chicago Inter Ocean*** newspaper, which noted the interior would feature “mahogany, oak, and white enamel.” A two-story “garage” or coach house was also envisioned. Together, the two structures would cost “upwards of \$35,000.”

A house in a similar Colonial Revival style may have provided a prototype of sorts and was located at 735 Sheridan Road in Winnetka. This home, built in 1905 by Joseph C. Llewellyn for Frank Ogden Magie, was later torn down in 2018.

The original property was subdivided in 1927 by its then owner, Albert C. Cross, to create Canterbury Court and the property was further subdivided in the 1950’s when the original coach house was sold then converted into a separate single-family residence. The existing garage on the property was constructed at approximately the same time the coach house was sold and should be listed separately as a non-contributing structure on the property’s landmark designation.

Original Owner

Philetus Warren was born into a wealthy family. His mother was Abigail Emma Scoville Gates (1820-1897) and his father was Philetus Woodworth Gates (1817-1888), founder in 1842 of the Gates Iron Works in Chicago, which manufactured various kinds of objects, tools and machines, including plows, wagons, and flour-milling equipment, later adding rock crushing and milling machinery. Early photos of the Gates Iron Works are available attached.

Philetus Warren followed in his father’s footsteps. From 1887-1894, he was Superintendent of the Gates Iron Works, later serving as Vice-President and President until 1901, when Gates Iron Works merged with the Allis-Chalmers Company. Philetus Warren resigned from the latter in 1904, joining the Hanna Engineering Firm in 1908, where he worked until 1922.

The Book of Chicagoans mentioned above, describes Philetus Warren as a member of the American Society of Mechanical Engineers, the Union League Club and the Evanston Golf Club (page 261-262). In 1911, Gates’ office was located at 2059 Elston Avenue in Chicago.

Philetus Warren planned to live in the house with his wife, Phimelia Winter Gates (1840-1935), whom he married in 1880. Phimelia was seventeen years older than Philetus and the couple had no children.

Philetus and Phimelia are buried at Rosehill Cemetery in Chicago.

Architect

According to Chicago architectural historian Timothy Barton, a notice in the August 15, 1908 issue of *The American Contractor* newspaper confirms the architect was Robert Charles Fletcher (born 1868) of La Grange, IL. Prior to Barton's research, the architect of 336 Sheridan Road remained a mystery.

By 1908, Fletcher, a graduate of Cornell University's architecture program, was already in his seventh year as First Vice President of the Illinois Chapter of the American Institute of Architects. According to information published on the *Rotary International* website, Fletcher was "one of the original 30 Chicago Rotarians...and a member of the renowned Louis Sullivan architecture firm of which Frank Lloyd Wright was also a member. Fletcher was also President of the Lyons Township High School Board."

Interestingly, the brief biography of Fletcher included in *The Book of Chicagoans: A Biographical Dictionary of Leading Living Men of the City of Chicago*, edited by Albert Nelson Marquis and published in 1911, makes no mention of the Sullivan affiliation. Fletcher came to Chicago in 1891, Marquis states, "to enter the offices of Treat & Foltz and later of James F. Moore" (p. 238). In 1895, Fletcher opened his own practice "specializing in commercial and industrial architecture," with an office at 179 W. Washington Street in Chicago (ibid.)

According to "Index to the American Contractor's Chicago Building Permit Column, 1898-1912," Fletcher also designed other buildings in 1908 for Philetus Warren on 47th Street in Chicago. The Index indicates that Fletcher also designed many other buildings in Chicago.

Colonial Revival Architecture

336 Sheridan Road is an excellent example of Colonial Revival architecture. Its appearance was inspired by the homes of the early English and Dutch settlers of the United States and interest in the style began in the late nineteenth century, peaking in the late teens through 1930's. Its most characteristic features are the overall symmetrical compositions, high pitched roofs, and Classical Greek- and Roman-inspired decoration.

Colonial Revival houses have an overall block-like form. The front entrances are always centered and are often accented with ornate columns and pediments, fanlight- and sidelight-windows and a paneled front door. The front entrance on 336 Sheridan Road is a stylish example. The Classical columns supporting the pediment highlight the front of the house. The doorway itself has the paneled door, with sidelights and a nicely detailed fanlight above the entrance. Homes in the style were initially sided with wood or shingles, but brick became the typical siding beginning in the early 1900s.

Rooflines in Colonial Revival Architecture are picturesque and there are two main types: gable with two sloping sides and gables at each end (like at 336 Sheridan), and gambrel, a type of gabled roof with two pitches, a shallow one topped by a steeper one. A grouping of dormers is another distinctive component of Colonial Revival Architecture.

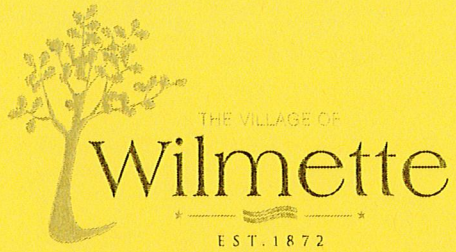
336 Sheridan Road

Some of the unique architectural features of the home include:

- The quoins, or projecting blocks, at the house corners and the dentils—small blocks under the roof eaves.
- The heating plant was originally located in the coach house; hot air was piped into the main house through an underground tunnel. The brick-lined tunnel is still existing in the northeast corner of the basement of the main house.
- The three “swooning benches” in the ballroom, designed to facilitate courtship one couple at a time, suggest that Philetus and Phimelia hosted elegant dances.
- Servants were living at or near the house, judging by call boxes still visible in several rooms in the late 1960s, plus a call button in the center of the dining room floor. A dumb waiter reportedly existed in the kitchen area to transport food and drink to the 2nd and 3rd floors.
- At least one servant, probably a maid, is thought to have slept in the small bedroom in the northeast corner of the second floor. The presence of a footed bathtub in an adjacent bathroom confirms that the quarters were intended for servant use. The master bathroom, by contrast, includes a style of bathtub then current in Europe, sans feet.
- Unusually large windows allowing plenty of natural light to saturate the home.
- Ornate radiators in many of the public spaces, which will be restored and reused throughout the home.

Early photos of the exterior of 336 Sheridan Road are preserved at the Wilmette Historical Society, Evanston Historical Society and elsewhere. Original architectural drawings have yet to be found.

The current owner intends to demolish the existing garage in the rear of the property since it is a non-contributing structure (see Property History) and construct a new garage on the north side of the property. A site plan and renderings for the new garage are attached. The demolition of the existing garage and construction of a new garage has received preliminary approval by the Illinois State Historic Preservation Office subject to the current owner receiving a zoning variance from the Wilmette Zoning Board of Appeals.



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

Community Development Department

Affidavit of Notice Posted

This certifies that on this date, I, Kate McManus, have

posted public notice on the property located at 336 Sheridan,

for the following case: 2020-HPC-04.

Kate McManus

Affiant Signature

6-5-20

Date

Criteria for Landmark Designation

1. **NATIONAL OR STATE HISTORIC LANDMARK**
Listing or proposed listings as a National Historic Landmark, or an Illinois Historic Landmark, or listing or proposed listing in the National Register of Historic Places;
2. **SIGNIFICANT DESIGNER, ARCHITECT, OR BUILDER**
Identification as the work of a designer, architect, or building whose work has influences the architectural development of the Village of Wilmette, Cook County, the State of Illinois, or Nation;
3. **HISTORIC SITE**
Location is the site of a significant historical event;
4. **LINK WITH SIGNIFICANT PERSON**
Identification with a person or persons who significantly contributed to the culture or development of Wilmette, Cook County, Illinois, or the Nation;
5. **ARCHITECTURE CHARACTERISTIC OF SOCIAL, ECONOMIC, OR POLITICAL HERITAGE**
Existence of distinguishing characteristics of an architectural type or specimen of the social, economic, or political heritage of Wilmette, Cook County, Illinois, or the Nation
6. **INNOVATIVE ARCHITECTURAL ELEMENTS**
Embodiment of elements of architectural design detail, materials or craftsmanship which represent a significant architectural innovation;
7. **OUTSTANDING EXAMPLE OF STYLE OR PERIOD**
An outstanding example of a particular historical, architectural, or cultural style or period;
8. **RELATED STRUCTURE OR PLACES**
Relationship to other buildings, structures, or places which are eligible for preservation as historic places;
9. **SIGNIFICANCE ARISING FROM LOCATION**
A building, structure, or place that, because of location, has become of historic or cultural value to a neighborhood or community.

VILLAGE OF WILMETTE

HISTORICAL AND ARCHITECTURAL SURVEY

HISTORIC SITES SURVEY EAST WILMETTE

ADDRESS 336 Sheridan Road
FILM ROLL NO. 66 FRAME NO. 28



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 checked="" type="checkbox"/> Yes
<input type="checkbox"/> Contributing	<input type="checkbox"/> No
<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Previously Designated
POTENTIAL NATIONAL REGISTER <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
CRITERIA _____ COMMENTS ON POTENTIAL DESIGNATION _____	

ARCHITECTURAL INFORMATIONADDRESS 336 Sheridan RoadARCHITECTURAL STYLE Colonial Revival

ARCHITECT _____ BUILDER _____

DATE(S) OF CONSTRUCTION 1920'sSource Field observation**MATERIALS DESCRIPTION**Foundation ConcreteExterior Walls BrickWindow Type (s) 10 over 1, double hungDoor Type (s) Pair panel doors with sidelites and transomRoof Clay shingles

FEATURES Gambrel roof, large brackets and dentils at overhangs,
keystones and brick headers at windows, three dormers with gable
roofs and decorative fan panels above windows, ornate gable roof
portico with paired columns.

ALTERATIONS/INTEGRITY Front facade tuckpointed, storm windows
added.

ARCHITECTURAL/HISTORICAL INFORMATION Colonial Revival style
popular from 1880 to 1955.

**EXTERIOR
CONDITION**☒ Good☐ Fair☐ Deteriorated**COMMENTS**

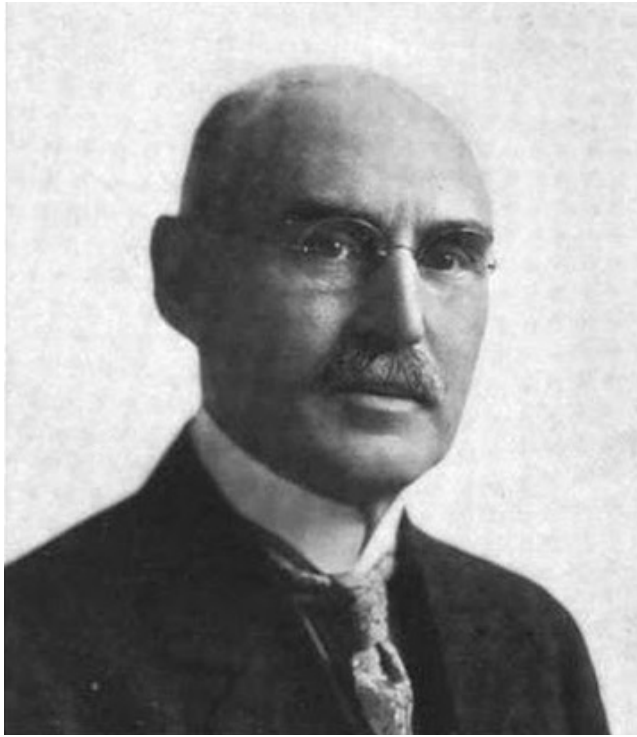
This is a good example of a high style
Colonial Revival Mansion.

REFERENCES

Wilmette Historical Museum; WILMETTE: A HISTORY; A FIELD GUIDE
TO AMERICAN HOUSES

SURVEY TEAM: Michael A. Dixon, AIADATE: 11-93Mark D. VanKerkhoff, AIA

Images



Philetus Warren Gates, first owner of 336 Sheridan Road



Gates Iron Works, 650 Elston Avenue, Chicago, Illinois



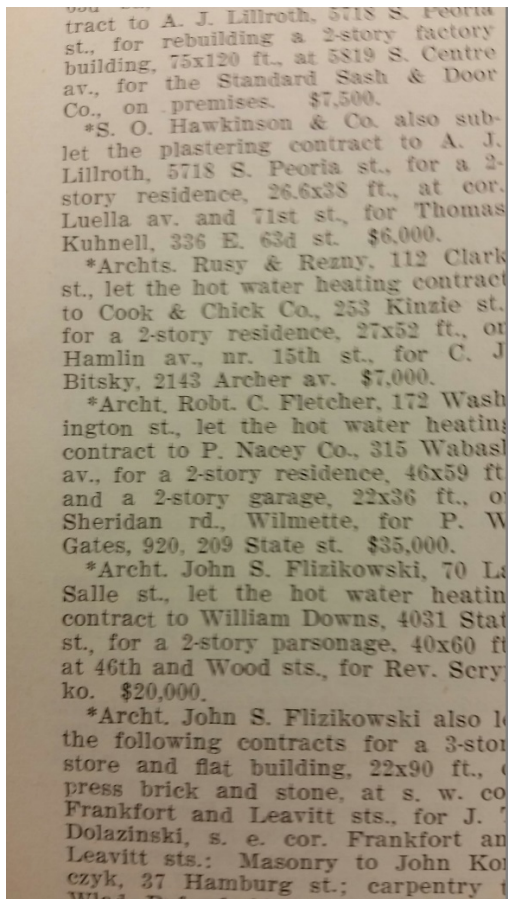
Early photo of 336 Sheridan Road and Lake Michigan



Model-T parked on Sheridan Road facing north.



August 15, 1908 issue of The American Contractor



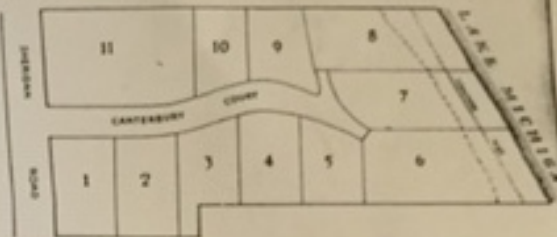
Close up of August 15, 1908 issue of The American Contractor



Canterbury Court is a veritable park with its abundance of trees and shrubbery and its gentle slope of greenwood leading to the blue waters of the lake.



The approach from Sheridan Road. In the center is the home of Albert E. Cross, which occupies a corner of Canterbury Court.



Canterbury Court

Sheridan Road—Lake Shore Homesites of Distinction

But nine lots are offered for sale in Canterbury Court.

Private driveway will be ornamentally lighted.

Building limits restricted to preserve unobstructed view of lake.

Rapid Transit Service transportation within two blocks.

Beautiful stone and iron Gateway soon to be erected.

Telephone and electric wiring in underground conduits.

THE POSSIBILITY of securing a North Shore homesite situated at the edge of the lake—and in the accessible territory south of Wilmette harbor—has, for a number of years, been considered an opportunity of the past.

But it has remained for the present season to bring to a fortunate few the privilege of selecting a location in the last available Sheridan Road tract with full riparian rights, and commanding a reach of shore line conceded to be unequalled in beauty and attractiveness in its prospect lakeward and landward.

Canterbury Court, developed from the Albert E. Cross estate, midway between Wilmette Harbor and the Evanston light, offers to the seeker of the extraordinary the opportunity to secure a homesite with 100 feet or more of frontage on a private driveway—a town estate overlooking the blue waters of Lake Michigan.

Exclusive Agents

BAIRD & WARNER
INCORPORATED
REAL ESTATE—PROPERTY MANAGEMENT—MORTGAGES

Ralph A. Hunt, Manager

Canterbury Court real estate listing – 336 Sheridan Road occupies a portion of lot 11 and the home is featured in the top listing photo

