



QUINCY PRESERVATION COMMISSION
 706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX
 QUINCY, ILLINOIS 62301
 217-228-4515

CERTIFICATE OF APPROPRIATENESS APPLICATION

Please read Section 29.1011 of the Quincy Municipal Code, "Protection Provided Landmarks and Historic Districts"

Date of Application 4/23/2009

Name and Street Address of Property Issac and Ellen Lessem House
1449 Maine Street Quincy, IL 62301

Applicant's Name, Address, and Phone John Reinhardt
1449 Maine Street Quincy, IL 62301

Property Owner's Name, Address, and Phone if different from above [Signature]

Describe the alteration(s) and/or construction being requested. Please explain each alteration separately, showing what you wish to accomplish. Use additional sheets if necessary.

Replace Cedar Shingles on roof. To be replaced
with Fiberglass or Asphalt Architectural Shingles.
I am not sure of what the Architectural Shingles are
generally made of. We do not know what shingles
specifically that we would use but they will not be wood.

Describe why you want to make these changes. Use additional sheets if necessary.

The present Cedar Shingles are deteriorated to
the stage that I am concerned about it starting to leak.

As appropriate, please attach the following in support of your application:

- Photos showing existing conditions
- For new additions only: elevations, drawn to scale and dimensioned
- For alterations to the site only: a site plan drawn to scale, including landscaping, parking, utilities, and other elements

Name, Address, and Phone of Architect, Contractor or Builder:

Please note that the Quincy Preservation Commission may request additional information with respect to more complex projects.

Information regarding this application is available from the Secretary, Chairman, or any member of the Quincy Preservation Commission. In an emergency with due cause, the applicant can request a speedy decision (see Section 29.1011(1)(k) of the City Code).

Decision of the Quincy Preservation Commission:

Date _____

1/preservation/certificate of app

Turn,

phone 257-3305

fax 222-3224

suggest - specific
 proposal.
 committee would like
 to see a
 sample
 we
 cannot
 do the
 whole
 roof
 done
 neither

can committee
 meet with this
 as soon as
 possible

suggest

29.1053 Designation of 1449 Maine Street-- That 1449 Maine Street, Quincy, Illinois, is hereby designated a Landmark.

That the legal description of 1449 Maine Street is as follows:

A part of lot thirty-four (34) in Nevin's Addition to the City of Quincy, Adams County, Illinois, described as follows: Commencing at a point on the north line of Maine

That the Architect or Builder is thought to be Harvey Chatten.

That among the architectural features which will be provided protection are as follows:

(1) Overall 2 1/2 story asymmetrical massing with a primary hip roof and secondary gables on the east and west facades and on top the hip (facing north and south).

(2) Exterior surfaces including:

(a) cut stone foundation and walls.

(b) first story walls of stone at the front and brick at the rear.

(c) all wood siding on the second floor level, wood fish scale shingles on the west tower, east gable and west gable, and plain wood shingles on the dome of the east turret.

(d) carved wood decoration, spindlework, and brackets.

(3) Tower on the southwest corner of the house with conical roof, conical cap and finial; the tower has distinctive sets of windows and a decorative dormer with turned wood truss, brackets, and carvings.

(4) Turret on the southeast corner of the house with a dome roof, conical cap and finial; three windows and wood carvings.

(5) One-story, wrap-around porch with Ionic columns, wood vaulted ceiling, wood floor, wood steps, wood railings, turned wood balustrade, wood cornice with dentils, pediment above the entry, composite column attached to the stone wall's southeast corner with a copper molding extending to the ceiling of the porch from which the turret above appears to spring.

(6) All existing window and door openings with stone and wood framework, decorative detailing, leaded glass, and clear glazing.

(7) Two brick chimneys with decorative brickwork located on the south and east facades and the brick chimney on the north facade.

(8) The east facade's garden entrance which protrudes at an angle with engaged Corinthian columns flanking the doorway.

(9) Second story sleeping porch addition on the northeast corner of the house.

(10) All brick walks and drive on the property and the brick sidewalk running parallel to Maine Street.

(11) The carriage house at the rear of the lot with the following features:

(a) cut stone first-story.

(b) wood shingle surfaces from second-story to roofline.

(c) primary hip roof with a secondary gable on the south facade.

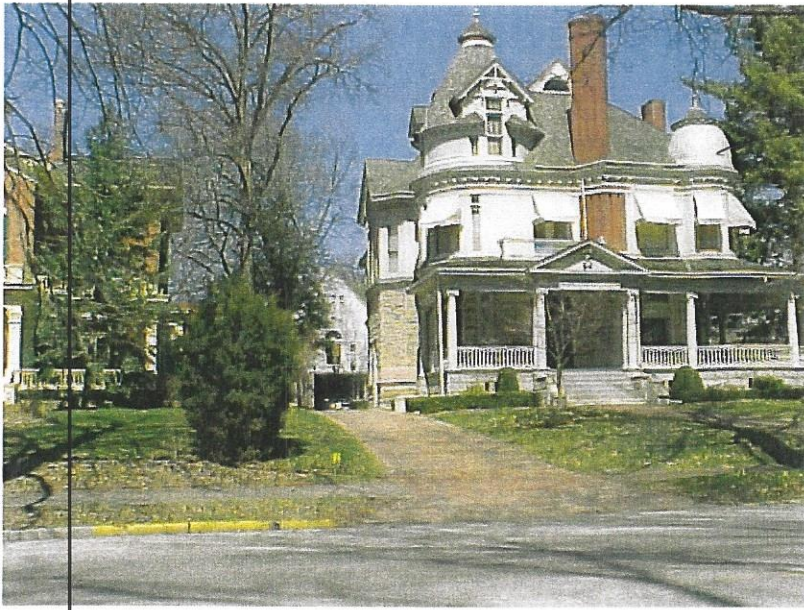
(d) small round dovecote on the east end of the hip roof.

(e) round tower on the southwest corner of the structure.

(f) all door and window openings, including the framework and glazing.

That the historical significance of 1449 Maine Street is as follows:

etc. 2



— painted,



QUINCY PRESERVATION COMMISSION
706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX
QUINCY, ILLINOIS 62301
217-228-4515
FAX 217-221-2288

December 16, 2010

John Reinhardt
1449 Maine St.
Quincy, IL 62301

Dear John:

At last week's Commission meeting, I brought up the two options you had mentioned for possible replacement of brick in the front driveway of your residence at 1449 Maine St. (the Isaac and Ellen Lesem House). One option was to do "spot replacements" of damaged brick with pavers like the samples you showed me last month (photo below). A second option you had mentioned was to replace and level out sections of the driveway where it had been "rutted" by vehicles over the years, again using the new pavers where necessary.



The Commission looked at the photo of the pavers you're thinking of using, and voted to **approve both of the options** you are considering for the driveway. In other words, this letter serves as an **approved Certificate of Appropriateness** for the work on the driveway.

The Commissioners wanted me to convey their appreciation for the way you have maintained your property and the care you have taken in observing the Certificate of Appropriateness procedures. Let me add my thanks to theirs.

Sincerely,

Tom Fentem
Commission staff
221-3663

Isaac and Ellen Lessem House
1449 Maine St.
John Reinhardt, owner

December 2010 Certificate of Appropriateness

... to replace scattered individual bricks in front driveway or possibly sections of the brick driveway where the pavement has been depressed by vehicles.



Front Driveway



Proposed replacement pavers



QUINCY PRESERVATION COMMISSION

706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX

QUINCY, ILLINOIS 62301

217-228-4515

FAX 217-221-2288

August 5, 2009

John Reinhardt
1449 Maine St.
Quincy, IL 62301

Dear Mr. Reinhardt:

I am writing to confirm that the Certificate of Appropriateness Committee of the Quincy Preservation Commission has voted by phone and e-mail to approve your C of A application to replace the cedar roofing shingles on the Issac and Ellen Lesem House, 1449 Maine Street, with architectural asphalt shingles.

The shingles to be replaced are located on the main roof, the front porch roof, the roofs of the southwest tower and the southeast turret (with the exception of the painted cedar shingles on the southeast turret), and on the projecting shingle band between the first and second story.

Thank you, and please feel free to contact me if you have any questions.

Sincerely,

Tom Fentem
Commission Staff
221-3663

Tom Fentem

From: Tom Fentem
Sent: Wednesday, August 05, 2009 3:37 PM
To: 'jd.reinhardt@comcast.net'
Subject: Certificate of Appropriateness Approval (revised)

Dear Mr. Reinhardt:

I am writing to let you know that the Certificate of Appropriateness Committee of the Quincy Preservation Commission has voted by phone and e-mail to approve your C of A application to replace the cedar roofing shingles on the Issac and Ellen Lesem House, 1449 Maine St., with architectural asphalt shingles.

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Thank you, and please feel free to contact me if you have any questions.

Tom Fentem
Commission staff
221-3663

Tom Fentem

From: Tom Fentem
Sent: Thursday, July 23, 2009 11:57 AM
To: 'David Schlembach'; 'Ben Bumbry'; 'Terrell'
Subject: Certificate of Appropriateness request #2

Attachments: 1449 Maine c of a; 30 lb shingle; 50 lb shingle 1; 50 lb shingle 2

Dear C of A Committee (including Jane Frederick by reg. mail):

A couple of months ago, John Reinhardt, owner of the Lesem House at 1449 Maine, approached the Commission about replacing the cedar shingles on the turrets of the house with architectural asphalt shingles. The Commission needed more info.: what would the proposed shingles look like?

Another question: All the roofs on the house are covered with cedar shingle. Are all roofs covered by the designating ordinance?

Nathaniel talked with Mr. Reinhardt at least once. Last week, Mr. Reinhardt invited me to look at samples of the shingles he's considering.

Here's how the protected features pertaining to roofs are listed in the designating ordinance:

1. Overall 2 1/2 story asymmetrical massing with a primary hip roof and secondary gables on the East and West facades and on top [atop?] the hip (facing North and South).
2. Exterior surfaces including:
 - a. [foundation and walls]
 - b. [more foundation and walls]
 - c. all wood siding on the second floor level, wood fish scale shingles on the West tower, East gable and West gable, and plain wood shingles on the dome of the East turret
 - d. carved wood decoration, [etc.]
3. Tower on the Southwest corner of the house with conical roof, conical cap and finial; the tower has distinctive sets of windows and a decorative dormer with turned wood truss, brackets, and carvings.
4. Turret on the Southeast corner of the house with a domed roof, conical cap and finial, three windows, and wood carvings.

My interpretation is that the roofs on the tower and turret are protected, but the main roof system and the porch roofs aren't covered by the ordinance.

The owners would like to replace all roofing shingles except for the painted cedar shingles below the witch's cap on the east turret.

Photos attached

Tom
221-3663



1449 Maine c of a (219 KB)



30 lb shingle (KB)



50 lb shingle 1 (258 KB)



50 lb shingle 2 (263 KB)

Tom Fentem

From: Terrell [terrell@ddrm.net]
Sent: Wednesday, August 05, 2009 9:23 AM
To: 'Kirby Eber'; Tom Fentem; daves@psba.com; hbumbry@aol.com
Subject: RE: Certificate of Appropriateness for 1449 Maine roofing

I agree, Terrell Dempsey

From: Kirby Eber [mailto:kirbyeber@hotmail.com]
Sent: Tuesday, August 04, 2009 7:42 PM
To: tfentem@quincyl.gov; daves@psba.com; hbumbry@aol.com; Terrell Dempsey
Subject: RE: Certificate of Appropriateness for 1449 Maine roofing

Let him do it! Kirby

From: TFentem@quincyl.gov
To: daves@psba.com; hbumbry@aol.com; terrell@ddrm.net; kirbyeber@hotmail.com
Date: Tue, 4 Aug 2009 17:32:47 -0500
Subject: Certificate of Appropriateness for 1449 Maine roofing

Dear Certificate of Appropriateness Committee:

Dave Schlembach mentioned that he couldn't open the attachments I'd sent with the e-mail that went out back on July 23, so I assume no one else has been able to open 'em, either. Wrong format. Sorry.

Also, I should have said rather than implied that I'm seeking a vote on whether Mr. Reinhard can substitute asphalt architectural shingles for the cedar shingles now in use.

Here is the July 23 message again with photos attached as pdfs. If you haven't yet voted, please let me know what you think. Thanks again.

Tom
 221-3663

"Dear C of A Committee (including Jane Frederick by reg. mail):

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8/5/2009

Tom Fentem

From: Dave Schlembach [daves@psba.com]
Sent: Wednesday, August 05, 2009 8:05 AM
To: 'Kirby Eber'; Tom Fentem; hbumbry@aol.com; 'Terrell Dempsey'
Subject: RE: Certificate of Appropriateness for 1449 Maine roofing

Tom,

My vote is to allow the request.

Thanks,
Dave

David L. Schlembach, AIA
Licensed Architect
daves@psba.com
Poepping, Stone, Bach & Associates
Quincy - Keokuk - Hannibal
1-877-423-4605

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Photos attached"



excluded -
would not
be replaced



30-lb. shingle



50-lb. shingle



SD-16. shingle



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 706 MAINE STREET, 3RD FLOOR, CITY HALL ANNEX
 QUINCY, ILLINOIS 62301
 217-228-4515

CERTIFICATE OF APPROPRIATENESS APPLICATION

Please read Section 29.1011 of the Quincy Municipal Code, "Protection Provided Landmarks and Historic Districts"

Date of Application 4/23/2009
 Name and Street Address of Property Issac and Ellen Lesem House
1449 Maine Street Quincy, IL 62301
 Applicant's Name, Address, and Phone John Reinhardt
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Decision of the Quincy Preservation Commission:

Date _____

1/preservation/certificate of app

29.1053 Designation of 1449 Maine Street-- That 1449 Maine Street, Quincy, Illinois, is hereby designated a Landmark.

That the legal description of 1449 Maine Street is as follows:

A part of lot thirty-four (34) in Nevin's Addition to the City of Quincy, Adams County, Illinois, described as follows: Commencing at a point on the north line of Maine

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 - (f) all door and window openings, including the framework and glazing.

That the historical significance of 1449 Maine Street is as follows:

etc. 2

Post-it® Fax Note	7671	Date	4/22	# of pages ▶
To	John Reinhardt	From	Tom Fentem	
Co./Dept.		Co.		
Phone #	257-3305	Phone #	221-3663	
Fax #	222-3224	Fax #	8-4515	

