



1200 Wilmette Avenue  
Wilmette, IL 60091

COMMUNITY DEVELOPMENT DEPARTMENT

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**NOTICE OF MEETING  
of the  
HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 3, 2017 at 7:00 P.M.  
Village Board Conference Room – First Floor of Wilmette Village Hall  
1200 Wilmette Avenue, Wilmette, Illinois**

**AGENDA**

- I. Call to Order**
- II. Approval of Minutes**  
Minutes from the meeting of August 3, 2016
- III. Chair Report**
- IV. Staff Report**
- V. Local Landmarks Update**
- VI. Significant Structures Report**
- VII. Request for Certificate of Appropriateness 2017-HPC-01, 1040 Chestnut, The Schager House**
- VIII. Old Business**
- IX. New Business – Preliminary review of 301 Sheridan, The Alexander McDaniel House**
- X. Upcoming Preservation Meetings**
- XI. Public Comment**
- XII. Adjournment**

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IN AND/OR ATTEND A VILLAGE OF WILMETTE PUBLIC MEETING, PLEASE NOTIFY THE VILLAGE  
MANAGER'S OFFICE AT (847) 853-7509 OR TDD (847) 853-7634 AS SOON AS POSSIBLE.

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**VILLAGE OF WILMETTE**

1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

**HISTORIC PRESERVATION COMMISSION**

**WEDNESDAY, AUGUST 3, 2016**

**7:00 P.M.**

**VILLAGE BOARD CONFERENCE ROOM**

**1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091**

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Members Present: Bob Furniss  
Melanie Glass  
Homa Ghaemi  
Charles Hutchinson  
Michael St. Peter

Members Absent: Clara Wineberg  
Joseph Vitu

Staff Present: Erika Block, Planner

Guest: Jo and Robert Sawyer, Homeowners of 922 Forest  
Michael Venechuk, Architect for 922 Forest

**I. CALL TO ORDER**

Mrs. Block called the meeting to order at 7:07 p.m.

Move to approve the nomination of Chair Pro Temp Hutchinson for tonight's Historic Preservation Commission by Commissioner St. Peter. Motion seconded by Commissioner Furniss. Motion approved unanimously.

**II. APPROVAL OF MEETING MINUTES FROM APRIL 6, 2016**

The meeting minutes from April 6, 2016 were approved as revised. Motion by Chair Pro Tem Hutchinson, seconded by Commissioner Furniss and approved unanimously.

**III. CHAIR'S REPORT**

No Chair Report was discussed.

**IV. STAFF REPORT**

Mrs. Block requested to move the agenda item for local landmark update and significant structures report for discussion after the requests for Certificates of Appropriateness.

**V. LOCAL LANDMARK UPDATE**

Mrs. Block gave an update on the interior bathroom remodel projects in for permit for both

511 Maple, the Fuller House, and 1040 Chestnut, the Schager House. The scope of both projects are only to replace fixtures in the bathrooms. The Commission does not review interior bathroom remodel permits if the scope of the project does not include any exterior alterations or additions.

**VI. SIGNIFICANT STRUCTURES REPORT**

Mrs. Block gave updates on two homes for sale: 811 15<sup>th</sup> Street and 1635 Lake Avenue.

**VII. REQUEST FOR CERTIFICATE OF APPROPRIATENESS 2016-HPC-01, 922 FOREST, THE BROOKS HOUSE**

Mrs. Block introduced the case 2016-HPC-01.

Mr. and Mrs. Sawyer introduced themselves to the members of the Historic Preservation Commission. They are the homeowners who landmarked the home in 2003.

Mrs. Block identified an edit to the report – it says the applicant is seeking a variation for front yard and side yard setbacks, but the only variation needed is for the front yard setback because the porch will be wider. The side yard setback is conforming.

Mr. Venechuk said the plan for the Brooks House is to remove the existing enclosed screen porch and replace it with a slightly larger porch. The new porch will look exactly like what is there but longer, with the same roof overhang and the same frieze. The moldings will be milled to match the trim with the same detail as the existing porch. The siding will go up to the bottom of the window sills as it is now which forms a nice “skirt.” It will have the same appearance as the previous porch but will be built better.

Mr. Venechuk said the reason for the project is that the existing porch was probably built on brick piers. At some point, the fireplace was added and someone poured a concrete grade beam around the perimeter of the porch but only 12” deep and it is now cracked in several places.

Mr. Venechuk said the sills are rotted away and the studs are starting to rot as well. The floor joists are undersized with only 2x8 boards so for a porch it was probably ok but you can see that bracing was added in the crawl space and the flooring in the room is bouncy.

Mr. Venechuk said that inside the room, you can see where the corners of the room are pulling apart and water is seeping in by the corners and windows. The porch has reached the end of its life and now it is pulling apart. It needs a new foundation, new knee walls, new exterior walls and new windows. The roof is stable but it cannot be held up just to rebuild underneath it.

Mr. Venechuk said the window panel will change from four to five windows in the front.

Mr. Venechuk said the fireplace is stable but the hearth is 12” deep and needs to be minimum 18” deep so the homeowners do not use it but it also does not work. The fireplace

was installed in 1956 and they suspect that winterizing of the porch was done then too.

Mr. Venechuk said the proposed siding would have a 5" exposure in Hardie board material siding to match the aluminum siding of the existing home with a smooth finish and matching color.

Commissioner Furniss said the [proposed] exterior the footprint [on the site plan] appears 3.0' wider than the existing porch and asked the architect to confirm that dimension.

Mr. Venechuk said yes it is 3'-8" wider than the existing porch and they want to make more useable room.

Chair Pro Tem Hutchinson asked for clarification on the site plan if the setback is 3.0' to include the fireplace or, is it wider if you include the fireplace. It looks close.

Mr. Venechuk said it is only two feet wider than the existing porch including the fireplace.

Chair Pro Tem Hutchinson asked to clarify if the whole house would be resided in Hardie board and will match as best as they can.

Mr. Venechuk said no, there is wood siding with 4" exposure under the aluminum siding so they will match the 5" aluminum siding that is existing on the whole house.

Commissioner Ghamei expressed her concern that visually there will be the change from four panels of windows to five panels of windows and asked the Commissioners how to this is handled.

Mrs. Block said the problem with the [existing] windows are that a strip of windows were installed without framing and the porch was built poorly overall. The interpretation for window changes are tricky but if you look at the porch overall, the porch was an addition to begin with. Do you want to approve the porch as an addition to the home and the quality of that porch installed or the porch overall and how it will fit in with the rest of the home going forward considering the age of the home.

Mrs. Block said it is the Commission's decision but the porch was not built well overall. While in the porch for a meeting to discuss the process, Mrs. Block noticed that there is no interior wall space and it is just a band of windows that go up to the fireplace. The fireplace was put on the home when the architectural style of the home was not meant to have a fireplace. Whomever lived in the home at that time, it was their intention to create a four season room which may not have been the best idea to begin with.

Mrs. Block recommended to review it as built in 1956 or based on the proposed plan and reminded the Commission that the Standards are in the packet.

Chair Pro Tem Hutchinson asked about the windows based on the site plan to confirm they will be double hung like the existing home. The existing windows on the porch do not



match the existing windows on the house.

Mrs. Sawyer said the existing windows on the porch as casement windows.

Commissioner St. Peter asked the architect to confirm the size of the porch windows.

Mr. Venechuk said the new windows will be double hung, same size and height.

Mrs. Block said the windows on the existing home are accurate for the style of the Victorian home and the proposed porch windows are one-over-one, single sash windows. The existing casement windows are non-conforming.

Commissioner St. Peter said they should consider the overall style of the home and consistency rather than the number of windows on the porch.

Commissioner Ghaemi posed the question of when you are trying to preserve the look of the home, is that happening by extending the porch by 3.0' in width because it is changing the appearance - especially because it is facing the street.

Commissioner Glass said it will go back to the original look of the house and match the original home. The windows now do not match.

Commissioner St. Peter said that changes are allowed by taking into the totality of the circumstances. The changes are in keeping with the original design and standards to follow.

Commissioner Glass said the porch addition done in 1956 was "contemporary" and the proposed porch will be more Victorian in design.

Commissioner Furniss noted the sunroom itself was added 80 years after. The house has aluminum siding so a number of changes have been done to this property. They should focus on the front of the house—is what they are proposing a radical departure from what the structure looks like?

Commissioner Ghaemi said a 3.0' addition will change the slope of the roof or increase the roof height, not just extending from 4 windows to 5 windows but the slope of the roof changes.

Mrs. Block said the slope of the roof will change and the windows will change.

Mrs. Block posed the question of how significant is that compared to what is there now which was built in the late 50s that was not meant to have a chimney. The approach to the new design plan is not to replicate but make it complimentary to the existing home so you can tell the pattern of the timeline. The front porch entry was an addition as well at the same time as the front the porch addition. The proposed porch will match in height with the existing front entry.

Commissioner Ghaemi asked if keeping the peak of the roof height will maintain the slope needed to meet building code.

Mr. Venechuk said yes.

Mrs. Block said additions to the front of the home for local landmarks are rarer. There is a bay window between the front entry and side porch. This home was never meant to have a full front porch. The side porch is unique.

Commissioner Furniss said the conditions within the existing porch are potentially threatening the integrity of the entire structure on that side of the building so something has to be done.

Commissioner Ghaemi said there is no doubt the foundation needs to be fixed but the question is do you have to go 3.0' wider.

Mrs. Block said there is a setback maintained between this home and the neighbor. There is an unusual, decorative, one-story bay window that is behind the existing porch which is part of the living room. It is a beautiful bay window that no one can see. If you did not go wide on the porch, you cannot go deep because the bay window would be in the way. If you remove the porch then you are removing something that has been there for 80 years. Or, do you keep the porch to keep the integrity of the bay window that unfortunately no one would see but is part of the house. That is part of why it was designed to be wider.

Commissioner Glass asked the architect to confirm the moldings and wanted to know which moldings were copied.

Mr. Venechuk said the moldings are on the existing porch and they will be replicated and they are simple moldings in profile.

Mrs. Block asked for a motion.

Commissioner St. Peter moved to approve as submitted and Chair Pro Tem Hutchinson seconded the motion.

Commissioner St. Peter moved to recommend granting a Certificate of Appropriateness for removal and replacement of a one-story enclosed sunroom porch based on meeting the Secretary of Interior's Standards for Rehabilitation and the standards set forth in Wilmette Historic Preservation Ordinance.

Chair Pro Tem Hutchinson seconded the motion and the voice vote was all ayes and no nays (Commissioner Vitu and Commissioner Wineberg were absent).

The vote was as follows:

Chair Pro Tem Hutchinson	Yes
Commissioner Furniss	Yes
Commissioner Ghaemi	Yes
Commissioner Glass	Yes
Commissioner St. Peter	Yes
Commissioner Vitu	Absent
Commissioner Wineberg	Absent

The motion carried.

**VIII. REQUEST FOR CERTIFICATE OF APPROPRIATENESS 2016-HPC-02, 835 15<sup>TH</sup> STREET, THE RAU HOUSE**

Mrs. Block said gave a brief update on the history of the home for sale and recently purchased by the James Frydman. Prior to purchase of the home, a home inspector found high levels of lead paint in the home and have four young children and there are lead paint chips in the home.

Mrs. Block introduced the case to the Commission and clarified that it was not stated clearly in the report but the windows will be constructed of 100% wood.

Mrs. Block handed out a color brochure product catalog from Marvin Windows to show the style of windows selected by the homeowners, the Integrity Window.

Mrs. Block handed out the proposed paint sample in the color Casual Khaki.

Commissioner Furniss said he would be shocked those were the original windows. The windows look like metal.

Mrs. Block said there are storms on the windows.

Commissioner Furniss said the windows do not look original.

Chair Pro Tem Hutchinson said it looks like the original storms and screens are on all the windows and asked for confirmation they are not changing the size of the openings of the windows.

Mrs. Block said yes, they are not replacing all the windows but only replacing a majority. Instead of trying to do lead abatement and window restoration, the homeowner wants to replace a selection of windows and apply a coat of paint.

Mrs. Block said this is the first window replacement case before the Commission with the majority of the windows visible from the street on the south, north and east sides of the house. The homeowner did switch contractors during the application process.

Commissioner St. Peter asked to confirm the paint color sample for the wood windows.

Chair Pro Tem Hutchinson asked for confirmation that the windows will be single hung windows.

Mrs. Block said the windows will be one-over-one, single sash wood windows.

Commissioner Ghaemi said what they are proposing is more of a necessity.

Mrs. Block asked for motion.

Commissioner Ghaemi moved to approve as submitted and Commissioner St. Peter seconded the motion.

Commissioner Ghaemi moved to recommend granting a Certificate of Appropriateness for selective window replacement based on meeting the Secretary of Interior's Standards for Rehabilitation and the standards set forth in Wilmette Historic Preservation Ordinance.

Commissioner St. Peter seconded the motion and the voice vote was all ayes and no nays (Commissioner Vitu and Commissioner Wineberg were absent).

The vote was as follows:

Chair Pro Tem Hutchinson	Yes
Commissioner Furniss	Yes
Commissioner Ghaemi	Yes
Commissioner Glass	Yes
Commissioner St. Peter	Yes
Commissioner Vitu	Absent
Commissioner Wineberg	Absent

The motion carried.

**IX. UPCOMING PRESERVATION MEETINGS/OTHER BUSINESS**

The National Trust for Historic Preservation Conference will be held in Chicago in November 2017.

**X. ADJOURNMENT**

Motion to adjourn at 8:02 p.m. by Commissioner Furniss and seconded by Chair Pro Tem Hutchinson and approved unanimously.

Respectfully Submitted,  
Erika Block, Planner I

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

**Case Number:** 2017-HPC-01

**Property:** 1040 Chestnut Avenue

**Historic Name:** The Schager House

**Applicant:** Ellen Whitehead, Morgante-Wilson Architects

**Request:** The granting of a Certificate of Appropriateness for selective window and door replacement on the west side and north side (rear).

**Hearing Date:** May 3, 2017

**Date of Application:** April 5, 2017

**Notices mailed to:** Village President and Trustees of the Village Board  
Village Manager  
Members of the Historic Preservation Commission  
Wilmette Historical Society  
Petitioner  
All Adjacent Property Owners

**Report Prepared By:** Erika Block, Planner I

## **STAFF INFORMATION AS PRESENTED TO THE HISTORIC PRESERVATION COMMISSION**

### **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 Background**

The house at 1040 Chestnut was designed by Philip Maher for Dorothy and Edward Schager. The house was built in 1923 and it was one of two adjacent homes designed by Philip Maher, the son of George W. Maher, a well-known architect in Chicago. During the time that Philip Maher designed 1040 Chestnut, he was working at his father's firm, George W. Maher and Sons, Architects and Planners. Philip Maher was a significant architect in his own right—his designs began from the historical revival styles which had carried over from the 19<sup>th</sup> Century and the modern architectural style that existed in the beginning of the 20<sup>th</sup> Century. Maher chose to continue the application of past architectural styles to new buildings and as a result his designs were “modern” and eclectic in nature.

The two homes were built for two sisters, Dorothy Schager and Helen Bichl. The houses “share” a landscape that runs along the lot line that divides the two properties. In addition to many hardscape elements such as fountains, tennis court a rock pool, pergola, and trellis that still remain, the landscape once contained a large swimming pool. The formal landscape design stylistically resembled a 17<sup>th</sup> Century Italian Renaissance garden.

Although Philip Maher designed numerous other homes during his career, he singled out 1040 Chestnut more than fifty years later in an unpublished autobiography, “...I was kept very busy with several large houses, such as the Sprenger, Bichl, and Schager, and the Dubbs houses in Kenilworth and Wilmette, as well as several in Lake Forest.”

### **Architectural Background**

The Schager House displays several characteristics of an Italian Renaissance villa – The home's rectangular massing, tile roof and arched openings and 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. Arched loggias were a common element of Italian Renaissance design.

### **Description of Proposed Alterations**

The proposed work at the Schager House is replacement of seventeen (17) double hung windows, and one (1) divided lite swinging French door on the west and rear sides of the home.

The age of the current windows is unknown however the original house plans from 1923 show five (5) windows in the Master Sitting Room instead of three (3) at the rounded bay. This change may have occurred during construction or after the home was built. The Master Bedroom was once used as a sleeping porch (per the original 1923 plans) and contains integrated in-sill pull up screens. This porch may have been open with windows added at a later date.

The architect proposed to replace the windows in their exact locations with Marvin Ultimate Insert Double Hung windows measured and manufactured for a custom fit. The inserts will match the existing windows' configuration, divided lite pattern, color, and likeness. 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.

The architect is proposing for the Master Bedroom swinging French door to be replaced with a new Marvin Clad Ultimate Inswing French door to match the existing door's finish, configuration, and divided lite pattern. The proposed custom door will align with the head heights of the existing windows, as in the current configuration.

The architect provided two quotes for the cost of restoration and repair for the windows and door. Also included is a proposal for brand new windows and new door. The architect provided the following breakdown of the cost difference described below:

<b>Estimates for Window and Door Restoration and Repair</b>		
<b>Item</b>	<b>Unit Cost</b>	<b>Total Cost</b>
1 double hung, divided lite window	\$2,600 - \$2,860	
1 French door	\$1,400 - \$3,690	
17 windows and 1 door	\$44,200 - \$48,620	
<b>Total Cost for Restoration/Repair</b>		<b>\$45,600 - \$52,310</b>

<b>Estimates for New Window and Door</b>		
<b>Item</b>	<b>Unit Cost</b>	<b>Total Cost</b>
1 double hung, divided lite window	\$711.48 - \$1,000.56	
1 French door	\$3,563.34	
Install fee per unit	\$350.00	
17 windows and 1 door		\$17,513.76
Total Install Fee		\$6,300.00
<b>Total Cost for New</b>		<b>\$23,813.76</b>

The architect states in the application that the intention of this work is to minimally alter the building envelope by installing new windows and one new door system in their existing locations. The insert sashes simply fit within the existing frame of the window, without altering the trim, brick, and finish around it. The architect states in the application that the new materials will match the design, color, texture, and other visual qualities of the existing windows and doors. The removal of historic material, namely the existing windows and French door, will be as minimal as possible. The architectural character of the new

windows and door will be in accordance with the historic nature of the structure and that the removal of historic material, namely the existing windows and French door, will be as minimal as possible. The architectural character of the new windows and door will be in accordance with the historic nature of the structure.

The architect states in the application that the original qualities or character of the building, structure, site and its environment will not be destroyed. The architect states that the building, structure, and site will remain intact with their historic basis and appropriateness as the changes proposed will reflect the current appearance. The insert windows and French door are compatible with the size, scale, color, material, and character of the property, neighborhood, and environment. The architect states in the application that the new windows and French door will not act to destroy significant historical, architectural or cultural material.

The architect states in the application that the proposed replacement windows and swinging French door will be installed so that if these alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

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

#### **Action Required by the Commission**

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

#### **INDEX TO DOCUMENTS**

<b><u>Doc. No.</u></b>	<b><u>Documents</u></b>
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<b>Location Maps and Plans</b>	
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1.0	Plat of Survey for 1040 Chestnut
1.1	Sidwell Tax Map
1.2	Sanborn Fire Map
1.3	Existing Elevations, North and West



- 1.4 Project Statement from Architect
- 1.5 Proposed Window Replacement Elevations, North and West
- 1.6 Second Floor Plan
- 1.7 TMC Windows Restoration Quote
- 1.8 Oak Brothers Restoration Quote
- 1.9 Marvin Window and Door Replacement Quote

**Written Correspondence and Documentation**

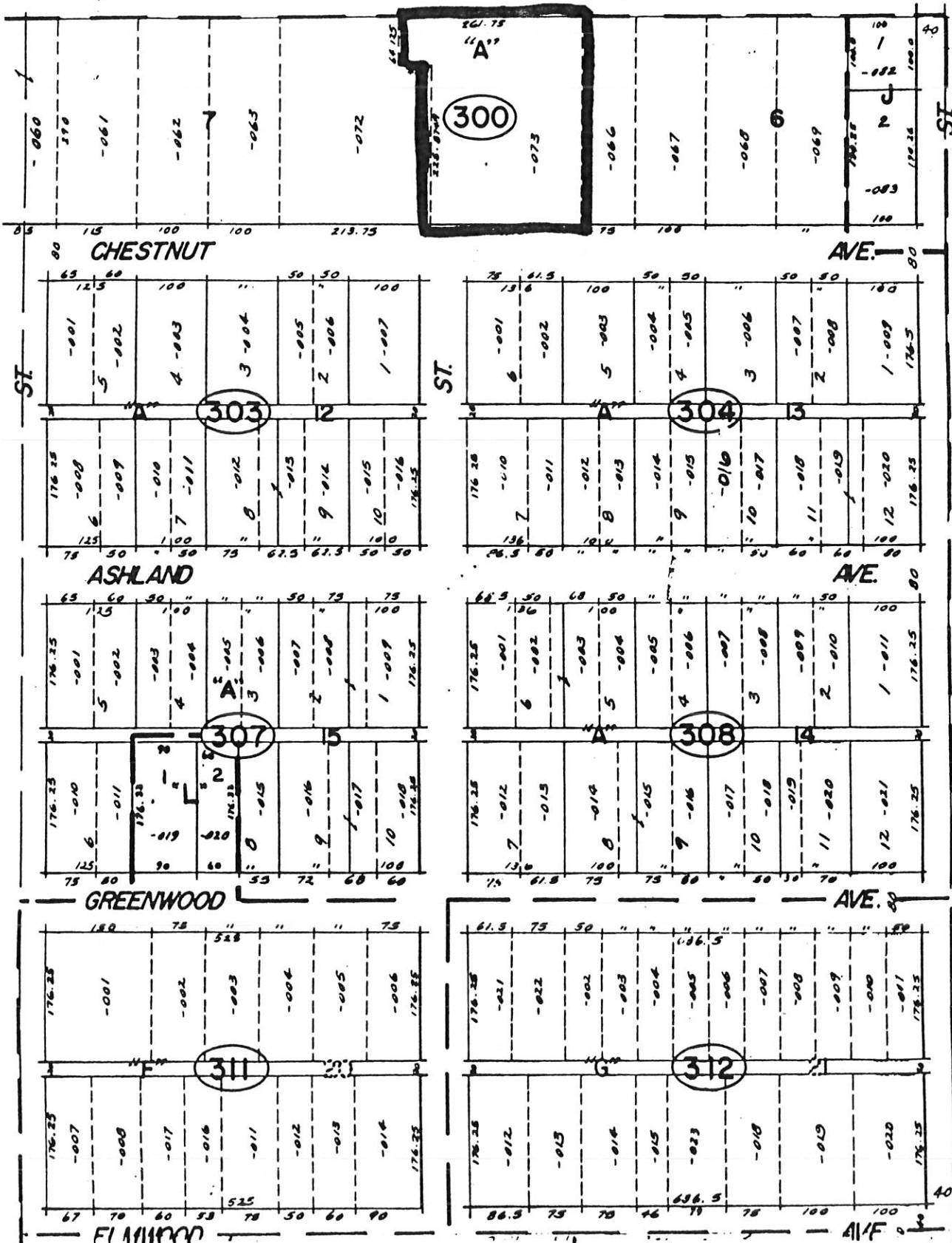
- 2.0 Application for Altering a Local Landmark
- 2.1 Notice as published in the Wilmette Beacon, April 13, 2017
- 2.2 Posting Notice Affidavit dated April 17, 2017
- 2.3 Historical and Architectural Survey for 1040 Chestnut
- 2.4 Ordinance 1999-O-106 for Landmark Designation of 1040 Chestnut
- 2.5 Historic Preservation Commission Ordinance 2005-O-123
- 2.6 Rules Pertaining to Review of Applications to Alter Landmarks
- 2.7 The Secretary of the Interior's Standards for Rehabilitation

**Photography**

- 3.0 Photos of Windows and Doors at 1040 Chestnut, Schager House



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



# **MORGANTE • WILSON ARCHITECTS, LTD.**

2834 CENTRAL STREET, EVANSTON, IL 60201  
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## **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 replacement of 17 double hung windows and 1 swinging French door on the west side and rear of the building. The windows will be replaced in their exact locations with Marvin Ultimate Insert Double Hung windows measured and manufactured for a custom fit, which will minimize the impact on the surrounding architecture. The inserts will match the existing windows' configuration, divided lite pattern, color, and likeness. With an aluminum clad exterior in finish “Cashmere”, 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. The Master Bedroom swinging French Door will be replaced with a new Marvin Clad Ultimate Inswing French door to match the existing French door's finish, configuration, and divided lite pattern. The custom door will align with the head heights of the existing windows, as in the current configuration.

The age of the current windows is unknown. It is difficult to tell if the current windows were original to the home. For example, the original house plans from 1923 show 5 windows in the Master Sitting Room instead of 3 at the rounded bay. This change may have occurred during construction or after the home was built. Also, the Master Bedroom was once used as a Sleeping Porch (per the original 1923 plans), and contains integrated in-sill pull up screens. This porch may have been open and windows were added later.

Please review the attached material, including window evaluation and proposal for restoration from two window repair specialists from the Village of Wilmette's list of contractors, 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 by keeping all new windows and doors in their existing locations. The insert sashes simply fit within the existing frame of the window, without altering the trim, brick, and finish around it. The structure will be used for its originally intended purpose.

## MORGANTE • WILSON ARCHITECTS, LTD.

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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 not be destroyed. The removal of historic material, namely the existing windows and French door, will be as minimal as possible. The architectural character of the new windows and door 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. The changes proposed will reflect the current appearance.
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 keeping all new windows and doors in their existing locations. The insert windows simply fit within the existing frame of the window, without altering the character of the trim, brick, and finish around it.
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. Proposals describing the means of repair for the windows and French doors are included in this application from two window repair contractors. A proposal for the replacement of windows is also provided. The lack of economic feasibility to repair versus replace is demonstrated by the drastic cost difference described below.
  - b. Economic Feasibility:
    - Full restoration of one double hung window costs between \$2,600 - \$2,860. Cost to restore 17 double hung windows: \$44,200 - \$48,620
    - Full restoration of one French door \$1,400 - \$3,690
    - Total Cost of Restoration: \$45,600 - \$52,310

## MORGANTE • WILSON ARCHITECTS, LTD.

2834 CENTRAL STREET, EVANSTON, IL 60201  
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ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING

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One new Marvin Ultimate Clad Insert Double Hung unit costs between \$711.48 - \$1,000.56

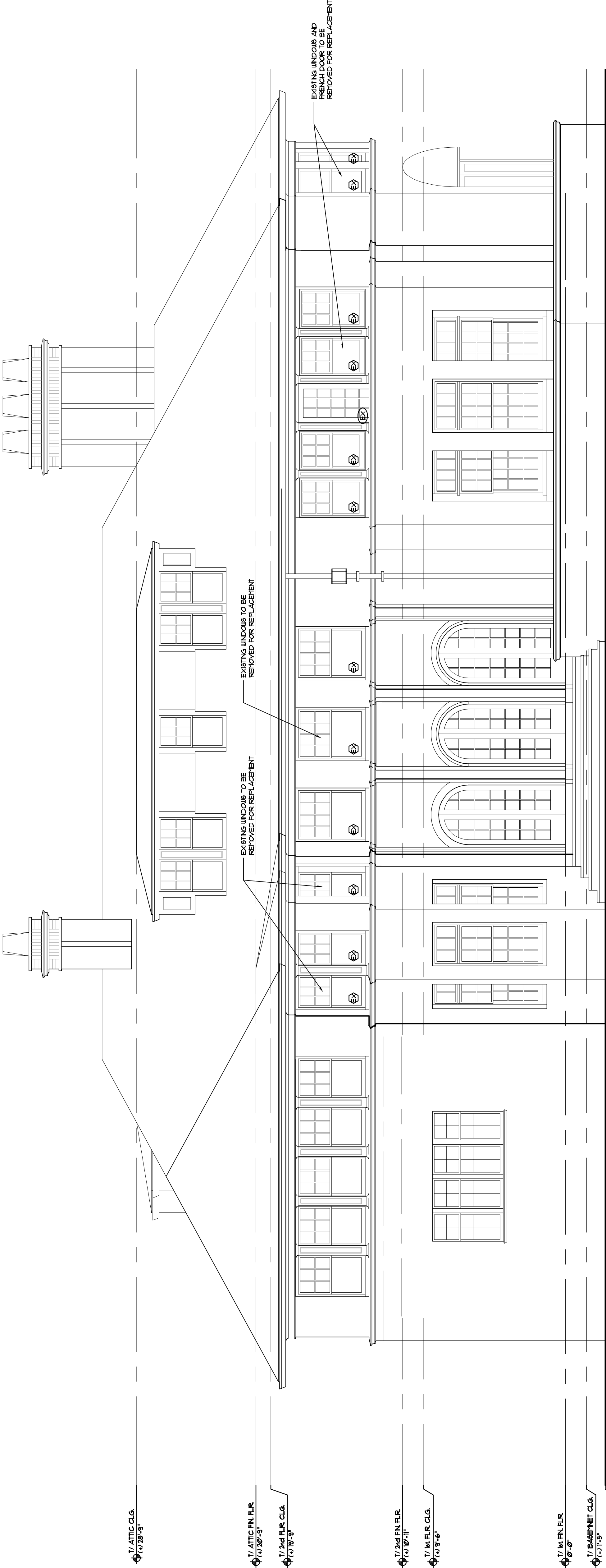
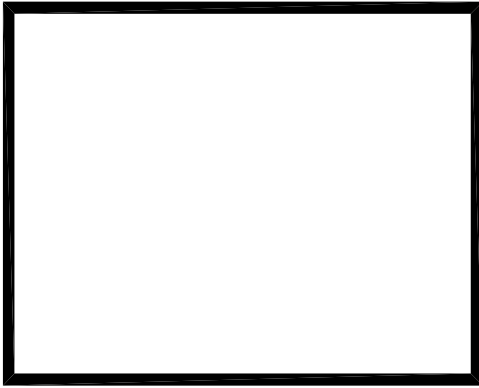
One new Marvin Ultimate Clad Swinging French Door custom height costs \$3,563.34.

Installation cost per unit: \$350

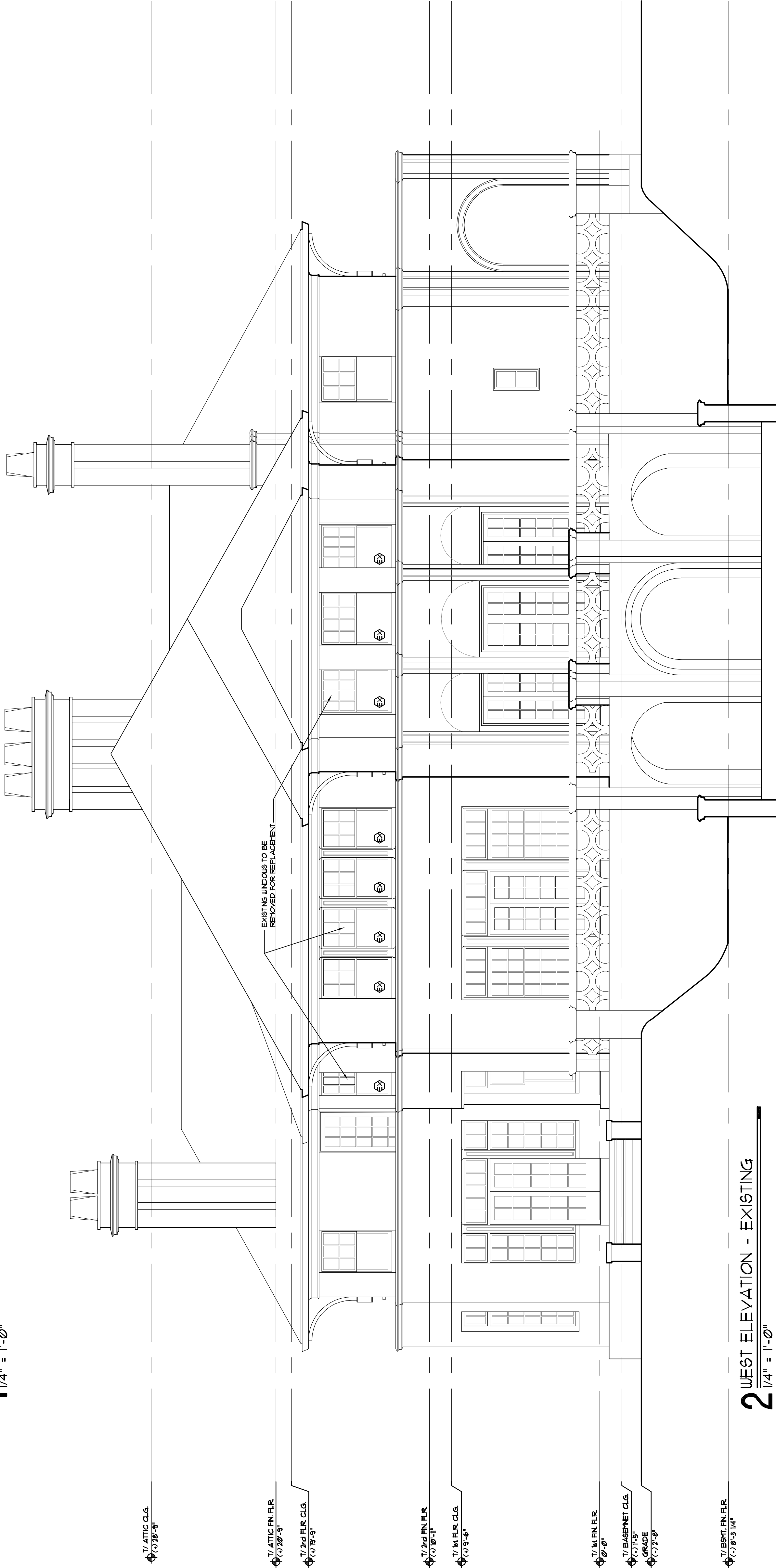
Total Cost of Replacement: \$16,990.00 (per Marvin quote) + \$6,300 (installation)  
=\$23,290.00

Replacement is a \$22,310 savings.

- c. Replacement materials will match the design, color, texture, and other visual qualities of the existing windows and doors. These windows and doors are available for review on site, and will be thoroughly investigated to ensure that all features of the new windows are consistent with the existing design.
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 new windows and French door will not act to destroy significant historical, architectural or cultural material. The insert windows and French door 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 replacement windows and swinging French door will be installed so that if these alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

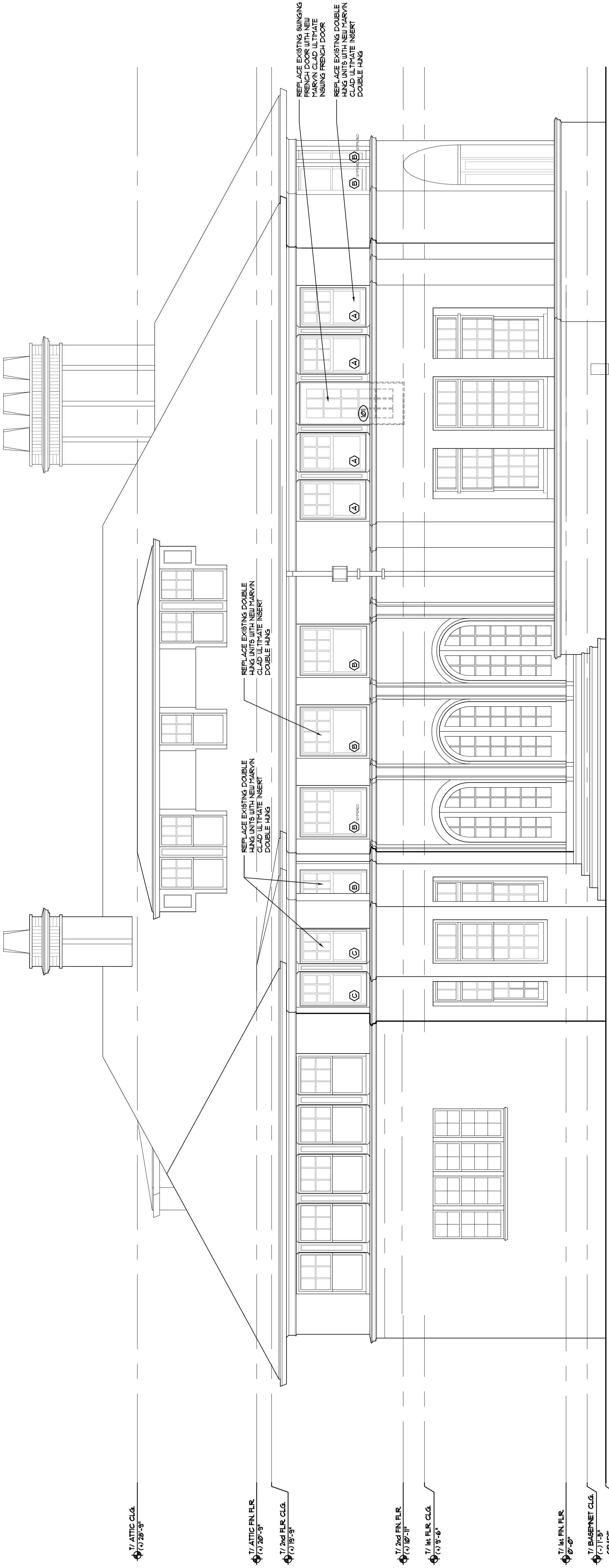


1 NORTH ELEVATION - EXISTING  
1/4" = 1'-0"

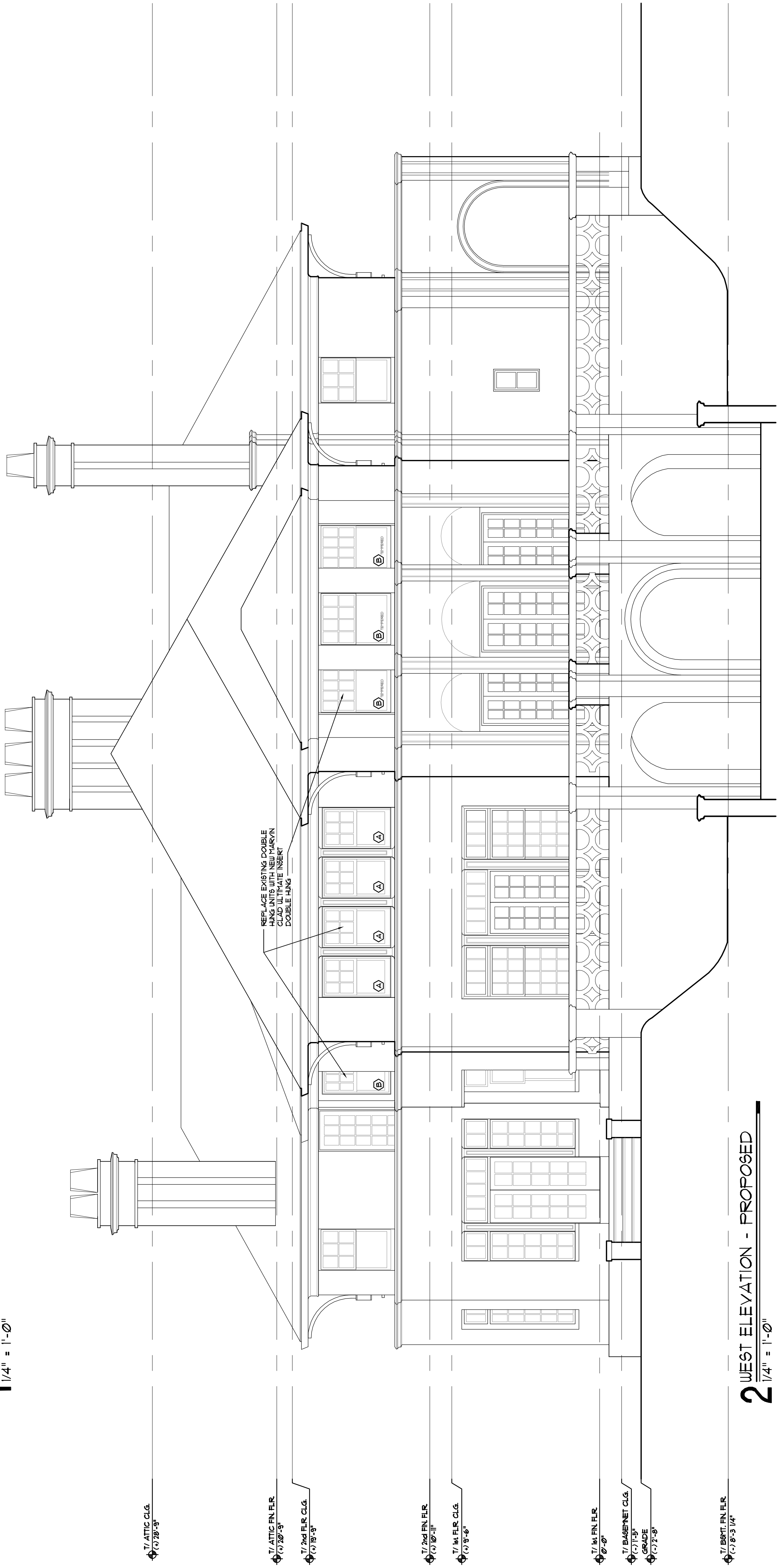


2 WEST ELEVATION - EXISTING  
1/4" = 1'-0"





1 NORTH ELEVATION - PROPOSED  
1/4" = 1'-0"

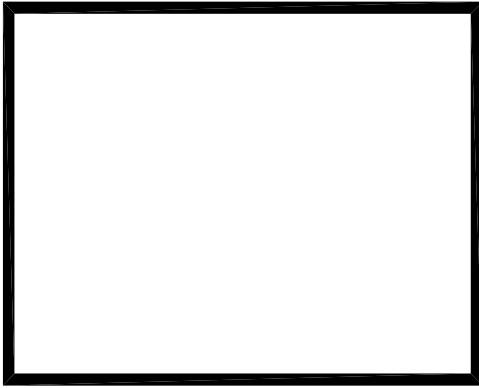


2 WEST ELEVATION - PROPOSED  
1/4" = 1'-0"



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

IL Professional Design Firm  
Lic. #64002519 Expires 4/30/17



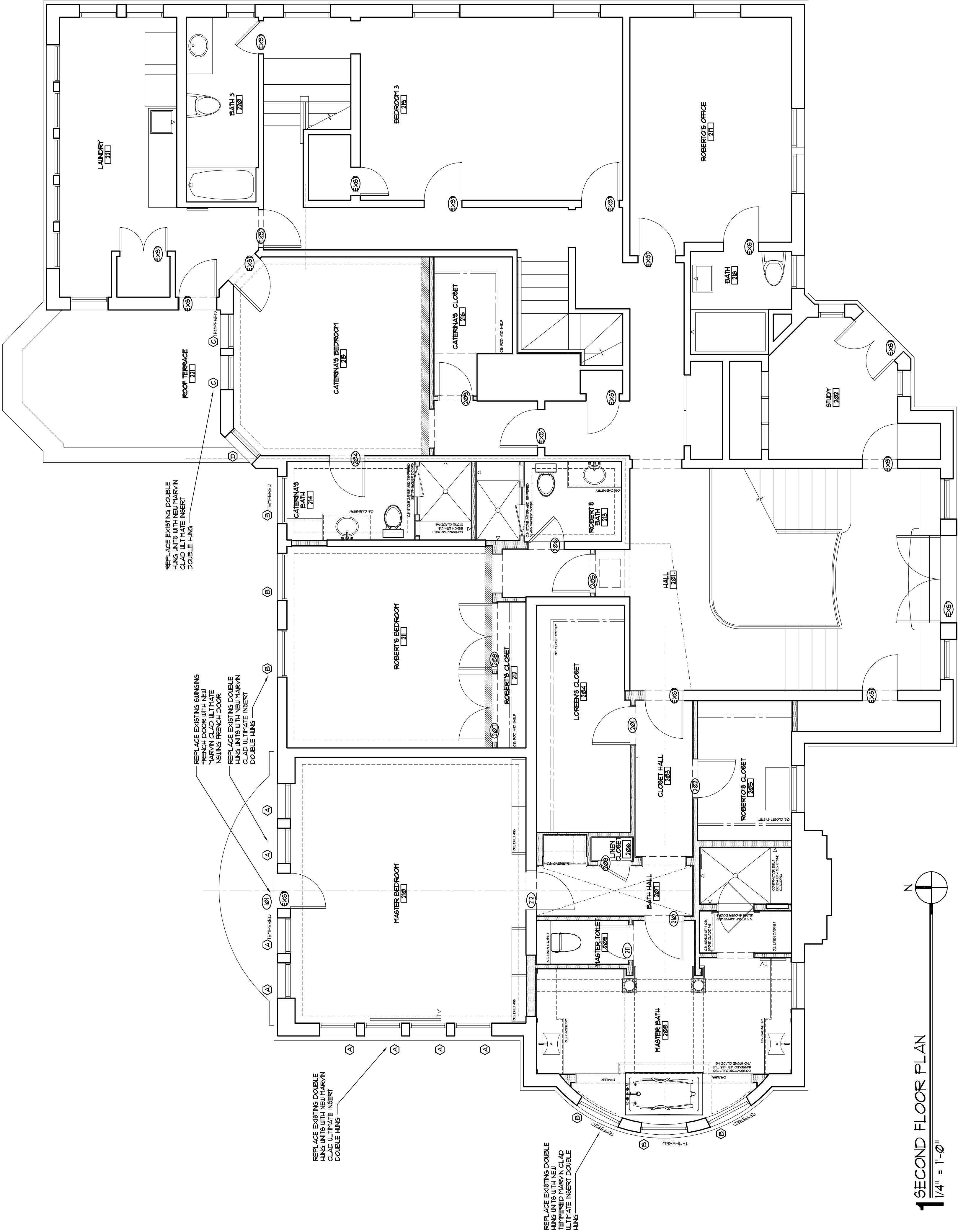
REVISIONS:  
1 HPC SUBMISSION 2/14/17

DRAWN BY: EUI  
CHECKED BY: DE  
JOB NO.: 1609  
PLOT DATE: 2/14/17

**THE MERSHMER-MUSTACHI RESIDENCE**  
1040 CHESTNUT AVE  
WILMETTE, ILLINOIS

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**A2.2**



**1** SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR PLAN



# TMC Windows, Inc.

8041 Ridgeway Ave. • Skokie, IL 60076-3408 • 847.329.8000

[www.tmcwindows.com](http://www.tmcwindows.com)

Ellen Whitehead  
Project Manager  
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847-332-2399 ext. 43  
[ewhitehead@morgantewilson.com](mailto:ewhitehead@morgantewilson.com)  
April 18, 2017

PROJECT: 1040 Chestnut

## **DOUBLE HUNG and CASEMENT FULL WINDOW RESTORATION**

Provide dust protection in the work area around the window unit as needed. Remove the upper and lower sash or casement sash from the opening and haul to TMC shop. Make the window opening secure. Window stops are included in this proposal. Transom sashes are not included in this proposal.

- Remove the existing weather stripping on the jambs and sills. Remove loose paint and caulk at the jambs and sills. The exterior millwork is not included in this proposal.
- Repair the existing exterior sills as required.
- Remove the existing parting stop. Fabricate and install new parting stop. Adjust parting stop size as required.
- Remove the existing pulleys and hardware. Remove the paint or finish and lubricate as required. The existing hardware to be reinstalled unless otherwise specified.
- Using the steam stripping method remove the existing putty, glass, paint or stain from the window sashes. The existing glass to be set aside and cleaned before reinstallation in the restored sashes. No work on the existing leaded glass is included in this proposal.
- Disassemble the sashes. Mill the flat surfaces, glazing rabbet, muntins and rail profiles as required. Sand all surfaces smooth.
- Reassemble the sashes as required.
- Clamp the existing joints tight and fasten with glue and dowels or screws. Sand all surfaces of the sashes until ready for decorating.
- Make repairs using epoxy or inlays as required. Trim or add on to the sashes to create a custom fit in the existing openings. Refit the existing glass.
- Prepare, prime, and paint the sashes and window stop until finished. Colors and finish to be specified.
- Prepare the sashes as required for weather stripping. Apply weather strip at the perimeter of the sashes and at the meeting rail. At the casement windows cut a slot in the corner of the rabbeted jamb. Furnish and install a silicone bulb weather strip sized for the opening.
- Reinstall the refurbished pulleys. Provide and install sash chains and hardware as required. Reinstall window sashes in the existing opening. The top sash to be fixed in place.
- Clean the work area and haul away the debris as required.





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April 18, 2017

PROJECT: 1040 Chestnut

## **DOUBLE HUNG and CASEMENT MECHANICAL WINDOW RESTORATION**

Provide dust protection in the work area around the window unit as needed. Remove the existing window stops, remove fasteners and set aside for reuse. Remove the upper and lower sash from the opening. Transom sashes are not included in this proposal.

- Remove the existing weather stripping on the jambs and sills. Remove loose paint and caulk at the jambs and sills. The exterior millwork is not included in this proposal.
- Repair the existing exterior sills as required. Caulk gaps at blind stop etc.
- Fabricate and install new parting stop. Adjust parting stop size as required.
- Remove loose putty and replace with new.
- Replace broken glass as required.
- Remove the existing pulleys and hardware. Remove the paint or finish and lubricate as required. The existing hardware to be reinstalled unless otherwise specified.
- Clamp the existing joints tight and fasten with glue and dowels or screws.
- Prepare the sashes as required for weather stripping. Apply weather strip at the perimeter of the sashes and at the meeting rail. At the casement windows cut a slot in the corner of the rabbeted jamb. Furnish and install a silicone bulb weather strip sized for the opening.
- Reinstall the refurbished pulleys. Provide and install sash chains and hardware as required. Reinstall window sashes in the existing opening. The top sash will be fixed in place.
- Check for ease of operation and adjust as required.
- Clean the work area and haul away the debris as required.



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ewhitehead@morgantewilson.com  
April 18, 2017

PROJECT: 1040 Chestnut

## WINDOW AND DOOR RESTORATION PRICING

Double Hung Window - Mechanical Restoration Make top sash operable	\$810 - \$1,090 per window \$130 per window
Double Hung Window - Full Restoration Painted	\$2,640 - \$2,860 per window
Double Hung Window - Full Restoration Stained	\$3,160 - \$3,430 per window
Make top sash operable	\$130 per window
Casement Window - Mechanical Restoration	\$780 per single \$990 per two wide
Casement Window with divided lites- Full Restoration Painted	\$2,240 per single \$2,950 per two wide
Casement Window with divided lites- Full Restoration Stained	\$2,620 per single \$3,980 per two wide
French Door : <u>two panels, one active/one fixed</u>	
French Door - Mechanical Restoration , storm doors not included	\$1,290 per door
French Door - Full Restoration, storm doors not included	\$3,690 per door
French Door with Leaded Glass - Full Restoration, storm doors not included, no on work leaded glass	\$2,860 per door



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April 18, 2017

PROJECT: 1040 Chestnut

## Option 1

**Shop Built Wood Storm Windows and Wood Screens** - includes one wood frame storm window and separate wood frame screen, 2 pieces per window, installation labor and hardware, and painting before installation.

Standard Double Hung	\$1,310 - \$1,580
Round Top Openings	\$1,680 - \$1,980
Casement Windows	\$1,120 - \$1,340

## Option 2

**Shop Built Wood Storm Windows** - fabricate custom size wood storm windows with interchangeable glass storm panel and screen at the bottom sash. Includes fabrication, all necessary hardware, priming and painting before installation, and installation.

Standard Double Hung	\$890 - \$990
Round Top Openings	\$990 - \$1,130
Casement Windows	\$780 - \$910



7726 S. Bennett Ave  
Chicago, IL 60649

[www.oakbrothers.net](http://www.oakbrothers.net)  
[restore@oakbrothers.net](mailto:restore@oakbrothers.net)

(872) 666-5478 (Office)  
(773) 865-7468 (Cell)

November 3, 2016

Revised 4/26/17

Morgant-Wilson Architects  
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[ewhitehead@morgant-wilson.com](mailto:ewhitehead@morgant-wilson.com)

## Project Proposal

Job: 1040 Chestnut Street, Wilmette

## Double-Hung Window Restoration

### 1. Breakfast Room Windows

Description: Restore functionality for three sashes of two west windows and two bottom sashes for three north windows.

Note: The existing metal, interlocking weather-seal system must be removed in order to restore the window jambs. If these seals can be salvaged, we will remove and reinstall them. If they cannot be salvaged, this obsolete system will have to be replaced. This proposal includes either option. Procedures below describe the most extensive scope of work that may be necessary.

Also note that this is a proposal for making windows operable and does not include any structural or finish work on the window sashes.

#### Procedures:

- Remove sashes to shop. Note: Because there are operable storm windows in good condition, it is assumed board-up will not be necessary. If required, board-up services can be provided at a cost of \$200 per window opening.
- Remove molding stops, parting beads, and metal weather-seals from window jambs.
- Remove paint from jambs and sand surfaces smooth, including interior blind stop edge.
- Repair jambs and sills, as needed, with epoxy repair. This estimate does not include replacement of rotted wood. While not anticipated, this procedure would be billed separately if the need for it were to be discovered in the process of excavation.
- Scarf repair weather-seal kerfs on sash edges as needed, and recut kerfs to prepare to reinstall with new weatherseals. Note: Because there is an existing weather-seal system which has required kerf-cuts in the sides of the sashes, these kerfs may need to be filled

This proposal is good for thirty days.



to restore integrity and/or air-tightness to the sashes and new kerfs may need to be cut to facilitate installation of new interlocking and compression-seal weather-seals.

- Prime and paint jambs with one coat primer and one coat finish paint.
- Reinstall sashes with new interlocking and silicone compression weather-seals. Shim interlocking seals as needed to facilitate tightness of sash fit in jambs with approximately 1/8 inch play on either side (to facilitate movement across changes in expansion and contraction).
- Paint face edge of new parting beads, wax edges that rub against sashes to facilitate sash movement, and install. Note: The “face edge” of this stop is the edge that sits perpendicular to the sashes. The other edges must remain unfinished in order to facilitate smooth window operation.
- Replace painted sash chain with new, pure bronze sash chain.
- Mill, prime and paint replacement trap door for southwest window.
- Repair one broken molding stop on northwest window.
- Wax edge of molding stop that rubs against sashes when opened and closed, reinstall, caulk edge which butts against interior casing, and repaint this edge.

**Cost: \$1,900 for each of two, fully operable triple-hung west-facing windows and \$1,700 for each of three triple-hung north-facing which have only two operable sashes.**

**Total cost for making five windows operable: .....\$8,900**

## **2. Master Bedroom Windows**

Description: Restore 8 master bedroom, six-over-one double-hung windows and retrofit with weatherseals.

### **A. Sash and Functional Restoration**

- Remove sashes, molding stops, parting beads and associated hardware to shop.
- Deglaze glass (remove old window putty) and strip sashes to bare wood.  
Note: We do everything possible to preserve original glass. However, old glass is brittle. Also, hairline fractures may exist in glass, often due to misaligned glazing points, and only show up when the glass is removed. We cannot guarantee glass won't break in the process of deglazing and/or re-glazing.. Glass that has broken for any reason other than craftsman negligence will be replaced at no additional cost if the size is less than 30" x 36." Glass of larger sizes will be replaced at additional cost. Reproduction antique glass can be sourced at additional cost. Inclusion of reproduction antique glass will only be possible if the specific size needed is available from our source.
- Repair sash frames as needed. Typical repairs include: re-gluing loose joints, repairing damaged wood, filling gouges and holes when possible.  
Note: This proposal includes repair of existing wood. Replacement of rotted stiles, rails, and/or rebuilding of mortise and tenon joints will result in additional cost.
- Prepare sashes to receive weather-seals on all edges, including at the meeting rail edge.
- Apply “long oil” primer coat on interior and exterior sides of sashes, including primer/sealer coat on rabbets into which the glass fits and is bedded and glazed.

This proposal is good for thirty days.



- Clean glass.
- Bed glass, install glazing points, and re-glaze sashes.
- Remove finish from, repair, prime, and repaint molding stops.
- Remove finish and rust and oil sash pulleys. Apply wax coating on surface prior to installation.

Note: this estimate includes refurbishing of existing hardware but does not include the cost of re-plating and/or replacement and/or additional hardware.

After glaze has cured, apply 2 coats premium quality, finish paint on exterior of sashes.

Note: We recommend a "brilliant" sheened paint for exterior surfaces as this sheen provides the hardest finish that also resists water and dust because of its smooth surface.)

- Install weather seals in jambs and on sashes, shimming as needed to create a tight fitted sash with approximately 1/8 inch play on either side.
- Install new parting beads. Face of parting bead to be painted to match interior window finish. All stop edges which rub against sashes when sashes are raised or lowered to be left unfinished (but will be waxed) so as to facilitate window operation.
- Install new, pure bronze sash chain and reinstall sashes.
- Final glass cleaning and touch-up.
- Reinstall sashes, stops, and existing hardware.
- Caulk intersection of molding stop and interior casing.

**Cost: \$2,500 per window opening x 8..... \$20,000**

*Cost Adjustment on 4/26/17: \$100 additional cost per window opening x 8.....\$800*

## **B. Window Jamb/Sill Restoration**

**Description:** Strip jamb walls, top, and window sill. (Note that the window sill is distinct from the window stool—see attached diagrams.) Repair sill, as needed, with epoxy. Note: this proposal does not include replacement of whole wood elements such as sills, jamb walls, jamb top. Prime and paint sill and jamb, and the edge of the blind stop that is perpendicular to the jamb wall. (Note: Edges of the stops which rub up against the sashes, in order to achieve maximal ease of window operation.) Note that our jamb restoration proposal does not include replacement of rotted window sills or jambs, but does include wood hardening and/or epoxy repairs to fill missing and/or degraded patches of wood.

**Cost: \$350 per window opening x 8 .....\$2,800**

## **C. Retractable Window Screen Restoration**

**Description:** The retractable window screens were stuck shut when we inspected this project. This estimate is for loosening one window screen and for doing additional inspection and research that will enable us to determine what needs to be done to restore them to operability.

*This estimate does not guarantee we will be able to make these operable. It ensures we will do our best to determine what is required and to determine feasibility of restoration.*

**Cost: .....\$250**

### 3. Master Bedroom Sitting Room Windows

#### A. Sash and Functional Restoration

**Description:** Restore three 8-over-1 double-hung windows on west wall with same procedures as described for master bedroom window restoration with the exception that existing glass will be replaced with 1/8" thick tempered glass in the lower sash and 1/4" laminated glass in the 8-light top sashes. Note that counterbalance weight system will need to be corrected because of the additional weight of this glass. This procedures has been incorporated into this proposal.

**Cost:** \$3,000 per window opening x 3.....\$9,000

#### B. Window Jamb Restoration

**Description:** Same procedures as described in Master Bedroom Jamb Restoration (2.B.)

**Cost:** \$350 per window opening x 3.....\$1,050

**Total Cost for Window Restoration:.....\$40,850**

**Correction of Accounting Error:.....\$42,000**

**Additional Cost:.....\$800**

**Total Adjusted Cost as of 4/26/17.....\$42,800**

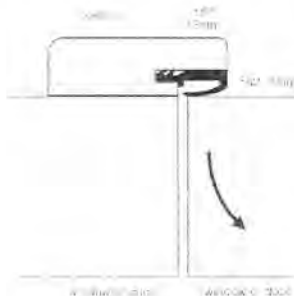
### Door Restoration

#### 1. French Doors

**Description:** Restore operability to one set of french doors and corresponding storm/screen doors on front patio and one set on back patio.

#### Procedures:

- Remove spring bronze at center, where doors meet. Plane down door edges as needed. Any planed surface to be primed and repainted.
- Retrofit **existing astragals** with weather-seal system (as pictured below) that does not interfere with door operation.



- Repair stripped out screw holes in hinges so hinges fit tight.
- Loosen frozen flush-mount bolts to make them operable. Note: This proposal does not include replacement of flush-mount bolts that are too rusted to be made operable.

This proposal is good for thirty days.

- Make storm/screen doors operable by similar means as described above. Note that this item does not include installation of additional weather-seals on the storm/screen doors. Weatherseal system will only be installed on the main doors themselves.

**Cost: \$1,200 per door opening x 2.....\$2,400**  
 Cost Adjustment as of 4/26/17: \$200 per door x 2.....\$400

Note: Back patio door has several hardware problems—missing rosette escutcheon, door knob that does not function well, etc... These items will be inspected and repairs/replacement costs will be provided by separate proposal.

**Total Project Cost:.....\$41,250**  
 Correction of Accounting Error:.....\$44,400  
Total Cost Adjustments:.....\$1,200  
**Total Adjusted Cost:.....\$45,600**

## MATERIALS SPECIFICATIONS

Window restoration is so labor-intensive that it does not make sense to us to use anything other than the highest quality materials available. It is also important, when working on vintage residences, to use materials that are both aesthetically and formulaically compatible with vintage structures. For these reasons, then, for example, we use:

- a time-honored line of Dutch-originated, premium quality, “slow oil”<sup>1</sup> primer and topcoat paint system with a marine-quality “brilliant” sheen availability for exterior painted finish.<sup>2</sup>
- one of the few remaining, pure linseed oil window glazing compound. (This same product was recently used for the restoration of windows in the White House.)
- weather-seal products of the highest quality and durability.
- a pure, resin-based varnish (not a polyurethane!) for finishing natural and/or stained wood.

<sup>1</sup> The quality of a primer is indicated by the time required for drying. Zinnser “Cover Coat,” a popular oil-based primer preferred by many craftsmen, boasts a “less than one hour” re-coat time. The “slow oil” Fine Paints of Europe primer we prefer requires 24 hours drying time before re-coating.

<sup>2</sup> Industry standards specify that a high gloss sheen is most advantageous for exterior finishes. But not all sheens are the same. Two different paint companies may advertise the same “high gloss” sheen, yet their products may differ substantially in actual degree of gloss. Paints specified for marine applications set the gold standard for sheen. Our preferred exterior paint has a “marine quality brilliant sheen” with sufficient gloss to shed water and dirt from its slick surface and to maintain the hardness which accounts of its longevity of adherence and resistance.

- Marine quality epoxies and wood fillers.<sup>3</sup>

## Terms and Conditions

1. Any additional work not explicitly described in this estimate will result in additional cost at the rate of \$60/hr. per skilled craftsman or by separate estimate.
- 2.. A 25% deposit is due upon contract signing and to secure placement on our schedule. (\$500 of this deposit is non-refundable if the contract is cancelled after signing.) The remainder of 25% will be due prior to beginning work on the first day of the project. The remaining 50% is due upon job completion. **Prompt payment (within 5 days of actual completion) is appreciated and is a condition agreed to by signing the contract.**
3. Regular and uninterrupted access to both the job-site and specific work area for all previously agreed upon days of work, including the ability to leave and return to the job-site during the day (in case additional materials need to be retrieved) must be guaranteed. Failure to provide access on any previously scheduled day of work will result in an additional charge of \$500 per day.
4. This is an estimate for restoration, not "like-new" condition. One-hundred year old materials will have beauty marks which contribute to their character and will not be removed. While our paint is a thick-bodied paint that covers over some blemishes, there will be some blemishes which are too small to repair yet too wide to be bridged by the thick-bodied finish. We guarantee aesthetically pleasing "as is" restoration, but not "like new" condition.
5. The client is responsible for removing and returning all furnishings and/or breakable objects from the work area. Oak Brothers promises to protect the work area, to ensure reasonable measures for containing dust as agreed upon through prior negotiation, and to leave the work area in broom-clean condition, but is only responsible for restoring the area to an "as is" condition rather than any guarantee of "workmanlike quality" which might imply return of all furnishings to live-in condition. Removing and returning furnishings to a live-in condition must be negotiated as a separately contracted service. Clients should expect some dust will have migrated from the work area that will need to be cleaned by the client rather than Oak Brothers.
6. This is a package rather than a cafeteria-style estimate. Due to economy of scale, any consideration of a contract with less than all items included in this estimate may result in additional cost.
7. This is an estimate based on visual inspection of attached architectural elements. Removal and/or disassembly of these items may reveal additional problems requiring additional labor and/or materials and, hence, additional cost.

Signatures below indicate agreement to the work as described above for the specified costs and according to these terms and conditions.

---

<sup>3</sup> We use a variety of wood fillers, ranging from Plastic Wood to Abatron Epoxy (the industry standard) to rock-hard Raka Epoxy (intended for marine applications), depending on the degree of strength needed for the particular application.

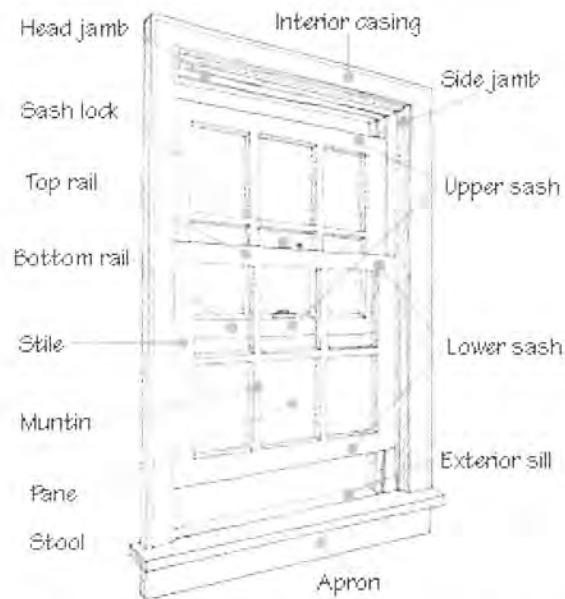
*Jeffrey Ediger*

Jeffrey Ediger  
Oak Brothers

*4/26/17*  
Date

Ellen Whitehead, Project Manager  
Mortgant-Wilson Architects

Date



**DOUBLE-HUNG WINDOW OPENING**

This proposal is good for thirty days.





## ULTIMATE INSERT DOUBLE HUNG

---

*The frame-in-frame design is built to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house. Marvin® Windows and Doors' Ultimate Insert Double Hung Windows fit beautifully into your existing space, and appear completely integrated into your home. Thanks to Marvin's attention to detail and quality, it will never look like a replacement window.*





ULTIMATE INSERT DOUBLE HUNG, WITH  
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THE WINDOW EASIER THAN EVER.

FULL-FRAME REPLACEMENT VS. INSERT?  
SEE WHAT'S BEST FOR YOUR PROJECT WITH TIPS FROM  
HOME IMPROVEMENT EXPERT LOU MANFREDINI AT  
[MARVINWINDOWS.COM/REPLACEMENT](http://MARVINWINDOWS.COM/REPLACEMENT).



DESIGN TIP: This double  
hung window easily installs  
into existing frames for a  
crisp and clean replacement.  
Featured product detail:  
Ultimate Insert Double  
Hung with White hardware.







## MARVIN ULTIMATE SWINGING FRENCH DOORS:



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◀ Architect: Shubin + Donaldson



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[EWHITEHEAD@MORGANTEWILSON.COM](mailto:EWHITEHEAD@MORGANTEWILSON.COM)

JOB: MERSHIMER MUSTACCHI  
1040 CHESTNUT AVENUE  
WILMETTE, IL 60091

PLEASE REVIEW THE ATTACHED DETAILED ORDER PDF  
FILE FOR THE MERSHIMER MUSTACCHI RESIDENCE THAT  
KENT IWEMA PREPARED FOR YOU.

IF YOU HAVE ANY QUESTIONS OR CHANGES, PLEASE  
CONTACT KENT IWEMA AT [kiwema@marvinbyestates.com](mailto:kiwema@marvinbyestates.com)

TOTAL: \$17,513.76  
TAX: EXEMPT  
NET: \$17,513.76

PRE-PAYMENT OPTION

CREDIT CARDS NOT ACCEPTABLE WITH THIS OPTION

TOTAL: \$16,990.00  
TAX: EXEMPT  
NET: \$16,990.00

**PLEASE ACKNOWLEDGE ACCEPTANCE OF THIS SALES AGREEMENT  
BY SIGNING AND RETURNING ONE COPY BY FAX, YOUR ORDER WILL THEN BE PLACED**  
STANDARD UNITS APPROXIMATELY 4 WEEK LEAD TIME  
CUSTOM UNITS APPROXIMATELY 5-6 WEEK LEAD TIME

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Thank you for your fine order of Marvin Products.

## KENT IWEMA

MARVIN ROUGH OPENING DIMENSIONS ALLOWANCE IS 1" ON WIDTH AND 1/2" ON HEIGHT.  
PLEASE CHECK THE LOCAL CODES FOR TEMPERED GLASS REQUIREMENTS AND EGRESS.

YOUR MARVIN WINDOWS ARE MADE TO ORDER. Because your windows are made especially for this order, changes or cancellations are not possible and non-returnable. **ALL DELIVERIES ARE TAILGATE ONLY.**  
Customer hereby agrees to the following terms: On any outstanding invoice balance 30 days after delivery, interest will be added at 1.5% per month. Further, customer agrees to pay all cost and expenses of collection, including attorney's fees, court costs and all other reasonable charges.

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

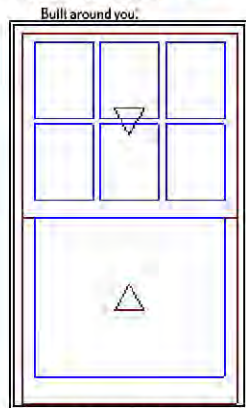
NUMBER OF LINES: 8	TOTAL UNIT QTY: 18	EXT NET PRICE: USD	17,513.76
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LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	(A)MBED	Marvin	Clad Ultimate Insert Double Hung IO 32" X 51 1/2" Entered as Inside Opening 32" X 51 1/2"	733.26	7	5,132.82
2	(AT)MBED	Marvin	Clad Ultimate Insert Double Hung IO 32" X 51 1/2" Entered as Inside Opening 32" X 51 1/2"	899.58	1	899.58
3	(101)MBED	Marvin	Clad Ultimate Inswing French Door RO 35 1/4" X 84 1/2" Entered as RO 35 1/4" X 84 1/2"	3,563.34	1	3,563.34
4	(B)GUEST ROOM	Marvin	Clad Ultimate Insert Double Hung IO 40" X 53 1/4" Entered as Inside Opening 40" X 53 1/4"	803.88	2	1,607.76
5	(BT)BATH, MBATH	Marvin	Clad Ultimate Insert Double Hung IO 40" X 53 1/4" Entered as Inside Opening 40" X 53 1/4"	1,000.56	4	4,002.24
6	(D)BED2	Marvin	Clad Ultimate Insert Double Hung IO 32" X 53 1/4" Entered as Inside Opening 32" X 53 1/4"	733.26	1	733.26
7	(C)BED2	Marvin	Clad Ultimate Insert Double Hung IO 28" X 53 1/4" Entered as Inside Opening 28" X 53 1/4"	711.48	1	711.48
8	(C)BED2	Marvin	Clad Ultimate Insert Double Hung IO 28" X 53 1/4" Entered as Inside Opening 28" X 53 1/4"	863.28	1	863.28

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: (A)MBED	Net Price:	733.26
Qty: 7		Ext. Net Price: USD	5,132.82



As Viewed From The Exterior

Entered As: IO

FS 31 5/8" X 51 13/16"

IO 32" X 51 1/2"

### Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 56

CPD Number: MAR-N-73-02740-00001

ENERGY STAR: NC

### Performance Grade

Licensee #751

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG30 1143X1981 mm (45X77.37 in)

LC-PG30 DP +30/-30

FL10060

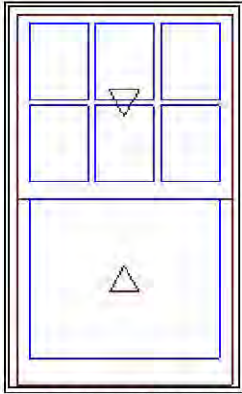
Cashmere Clad Exterior  
 Primed Pine Interior  
 Clad Ultimate Insert Double Hung  
 Inside Opening 32" X 51 1/2"  
 8 Degree Frame Bevel  
 Top Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 3W2H  
 Cashmere Clad Ext - Primed Pine Int  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock  
 Beige Jamb Hardware  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Cashmere Surround  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs

Line #2	Mark Unit: (AT)MBED	Net Price:	899.58
Qty: 1		Ext. Net Price: USD	899.58



Cashmere Clad Exterior  
 Primed Pine Interior  
 Clad Ultimate Insert Double Hung  
 Inside Opening 32" X 51 1/2"  
 8 Degree Frame Bevel  
 Glass Add For All Sash/Panels  
 Top Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Tempered Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 3W2H  
 Cashmere Clad Ext - Primed Pine Int  
 Ovolo Interior Glazing Profile  
 Bottom Sash





As Viewed From The  
Exterior

Entered As: IO

FS 31 5/8" X 51 13/16"

IO 32" X 51 1/2"

**Performance Information**

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 56

CPD Number: MAR-N-73-02740-00001

ENERGY STAR: NC

**Performance Grade**

Licensee #751

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG30 1143X1981 mm (45X77.37 in)

LC-PG30 DP +30/-30

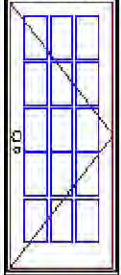
FL10060

Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Tempered Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock  
 Beige Jamb Hardware  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Cashmere Surround  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs

Line #3	Mark Unit: (101)MBED	Net Price:	3,563.34
Qty: 1		Ext. Net Price: USD	3,563.34



Built around you.



Active

As Viewed  
From The  
Exterior

Entered As: RO

MO 34 3/4" X 84 1/4"

FS 34 1/4" X 84"

RO 35 1/4" X 84 1/2"

**Performance Information**

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.21

Visible Light Transmittance: 0.34

Condensation Resistance: 61

CPD Number: MAR-N-392-52745-00001

ENERGY STAR: N, NC, SC, S

Cashmere Clad Exterior  
 Primed Pine Interior  
 Clad Ultimate Inswing French Door 4 9/16" - X Right Hand  
 Rough Opening 35 1/4" X 84 1/2"  
 Traditional Panels  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Tempered Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 3W5H  
 Cashmere Clad Ext - Primed Pine Int.  
 Ogee Interior Glazing Profile  
 Traditional Lever(s)  
 Multi-Point Lock on Active Panel  
 Antique Brass Active Exterior Handle Set on Active Panel Keyed  
 Antique Brass Active Interior Handle Set on Active Panel  
 Antique Brass Adjustable Hinges 3 Per Panel  
 Exterior Ultimate Swinging Screen  
 Charcoal Fiberglass Mesh  
 Cashmere Surround  
 Bronze PVD Handle  
 \*\*\*Screen/Combo Ship Loose  
 Bronze Ultrex Sill  
 Black Weather Strip  
 Oak Sill Liner  
 4 9/16" Jambs  
 Nailing Fin

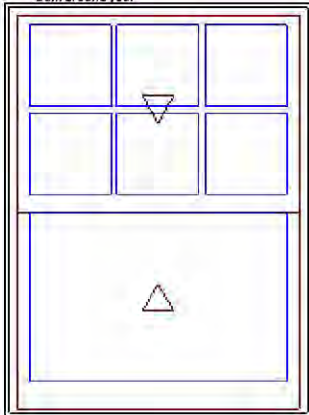
**Performance Grade**

Licensee #1077  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG40 3632X2426 mm (143X95.5 in)  
 LC-PG40 DP +40/-40  
 FL4809

Line #4	Mark Unit: (B)GUEST ROOM	Net Price:		803.88
Qty: 2		Ext. Net Price:	USD	1,607.76



Built around you.



As Viewed From The Exterior

Entered As: IO

FS 39 5/8" X 53 9/16"

IO 40" X 53 1/4"

**Performance Information**

U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.27  
 Visible Light Transmittance: 0.46  
 Condensation Resistance: 56  
 CPD Number: MAR-N-73-02740-00001  
 ENERGY STAR: NC

**Performance Grade**

Licensee #751  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG30 1143X1981 mm (45X77.37 in)  
 LC-PG30 DP +30/-30  
 FL10060

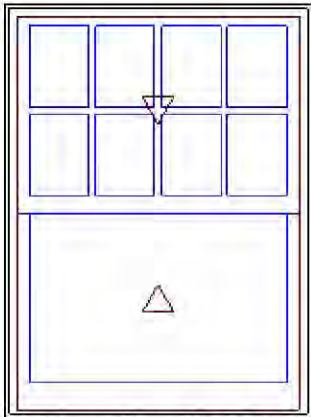
Cashmere Clad Exterior  
 Primed Pine Interior  
 Clad Ultimate Insert Double Hung  
 Inside Opening 40" X 53 1/4"  
 8 Degree Frame Bevel  
 Top Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 3W2H  
 Cashmere Clad Ext - Primed Pine Int  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock  
 Beige Jamb Hardware  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Cashmere Surround  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs

Line #5	Mark Unit: (BT)BATH, MBATH	Net Price:		1,000.56
Qty: 4		Ext. Net Price:	USD	4,002.24



Built around you.

Cashmere Clad Exterior  
 Primed Pine Interior  
 Clad Ultimate Insert Double Hung  
 Inside Opening 40" X 53 1/4"  
 8 Degree Frame Bevel  
 Glass Add For All Sash/Panels  
 Top Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Tempered Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 4W2H  
 Cashmere Clad Ext - Primed Pine Int  
 Ovolo Interior Glazing Profile  
 Bottom Sash



As Viewed From The Exterior

Entered As: IO

FS 39 5/8" X 53 9/16"

IO 40" X 53 1/4"

**Performance Information**

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 56

CPD Number: MAR-N-73-02740-00001

ENERGY STAR: NC

**Performance Grade**

Licensee #751

AAMA/WDMA/CSA/101/ I.S.2/A440-08

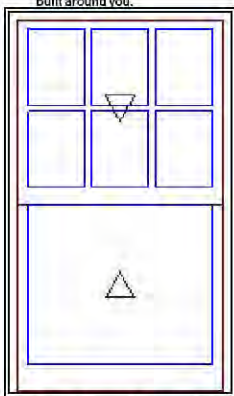
LC-PG30 1143X1981 mm (45X77.37 in)

LC-PG30 DP +30/-30

FL10060

Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Tempered Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock  
 Beige Jamb Hardware  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Cashmere Surround  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs

Line #6	Mark Unit: (D)BED2	Net Price:	733.26
Qty: 1		Ext. Net Price: USD	733.26



As Viewed From The Exterior

Entered As: IO

FS 31 5/8" X 53 9/16"

IO 32" X 53 1/4"

**Performance Information**

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 56

CPD Number: MAR-N-73-02740-00001

ENERGY STAR: NC

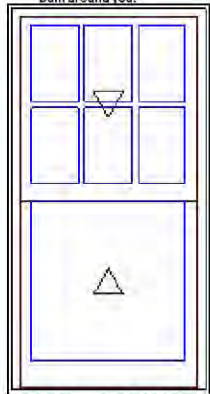
**Performance Grade**

Cashmere Clad Exterior  
 Primed Pine Interior  
 Clad Ultimate Insert Double Hung  
 Inside Opening 32" X 53 1/4"  
 8 Degree Frame Bevel  
 Top Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 3W2H  
 Cashmere Clad Ext - Primed Pine Int  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock  
 Beige Jamb Hardware  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Cashmere Surround  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs



Licensee #751  
 AAMA/WDMA/CSA/101/ I.S.2/A440-08  
 LC-PG30 1143X1981 mm (45X77.37 in)  
 LC-PG30 DP +30/-30  
 FL10060

Line #7	Mark Unit: (C)BED2	Net Price:	711.48
Qty: 1		Ext. Net Price: USD	711.48



As Viewed From The Exterior

Entered As: IO

FS 27 5/8" X 53 9/16"

IO 28" X 53 1/4"

**Performance Information**

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 56

CPD Number: MAR-N-73-02740-00001

ENERGY STAR: NC

**Performance Grade**

Licensee #751

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG30 1143X1981 mm (45X77.37 in)

LC-PG30 DP +30/-30

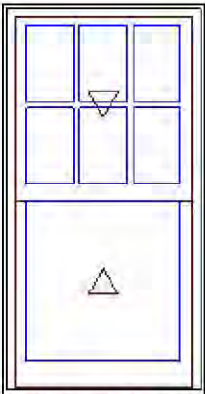
FL10060

Cashmere Clad Exterior  
 Primed Pine Interior  
 Clad Ultimate Insert Double Hung  
 Inside Opening 28" X 53 1/4"  
 8 Degree Frame Bevel  
 Top Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 3W2H  
 Cashmere Clad Ext - Primed Pine Int  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock  
 Beige Jamb Hardware  
 Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Cashmere Surround  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jambs

Line #8	Mark Unit: (C)BED2	Net Price:	863.28
Qty: 1		Ext. Net Price: USD	863.28



Cashmere Clad Exterior  
 Primed Pine Interior  
 Clad Ultimate Insert Double Hung  
 Inside Opening 28" X 53 1/4"  
 8 Degree Frame Bevel  
 Glass Add For All Sash/Panels  
 Top Sash  
 Cashmere Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Tempered Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 3W2H  
 Cashmere Clad Ext - Primed Pine Int  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Cashmere Clad Sash Exterior



As Viewed From The  
Exterior

Entered As: IO

FS 27 5/8" X 53 9/16"

IO 28" X 53 1/4"

**Performance Information**

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 56

CPD Number: MAR-N-73-02740-00001

ENERGY STAR: NC

**Performance Grade**

Licensee #751

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG30 1143X1981 mm (45X77.37 in)

LC-PG30 DP +30/-30

FL10060

- Primed Pine Sash Interior
- IG - 1 Lite
- Tempered Low E2 w/Argon
- Stainless Perimeter Bar
- Ovolo Interior Glazing Profile
- Antique Brass Sash Lock
- Beige Jamb Hardware
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Cashmere Surround
- \*\*\*Screen/Combo Ship Loose
- 3 1/4" Jambs

Project Subtotal Net Price: USD	17,513.76
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	17,513.76



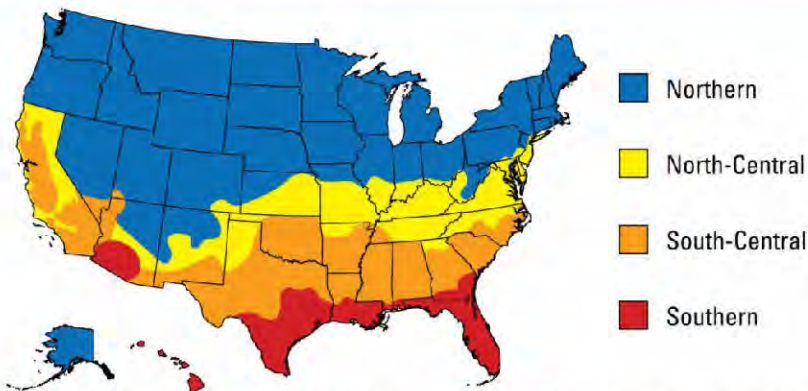
## Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

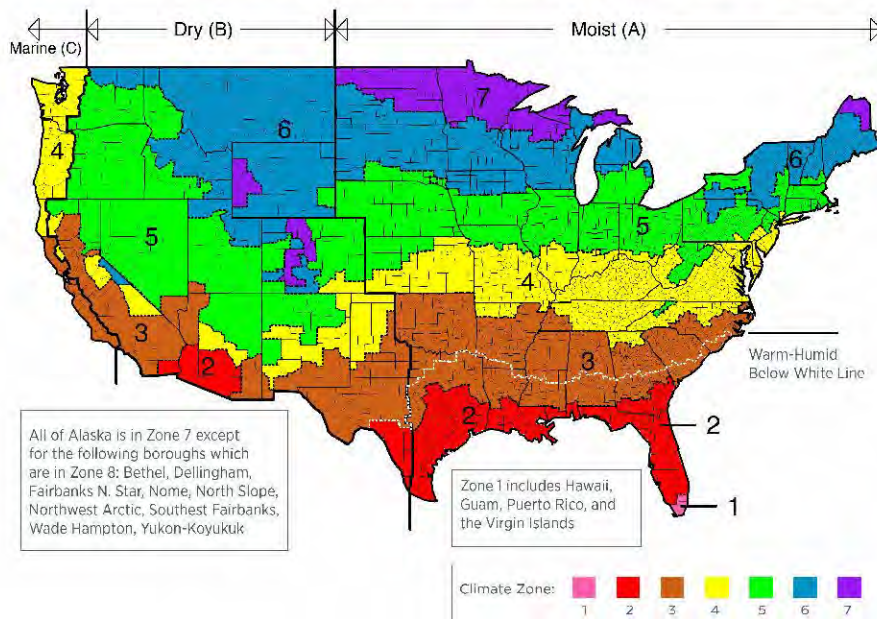
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org/WindowRatings](http://www.nfrc.org/WindowRatings).

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



### International Energy Conservation Code (IECC) Climate Regions



**VILLAGE OF WILMETTE**  
**LOCALLY DESIGNATED HISTORIC LANDMARKS**

Application for Additions or Alterations

Property Address 1040 Chestnut Avenue

Historic Name of Property Schager House

Common Name 1040 Chestnut Ave

**Property Owner**

Name Roberto Mustacchi + Loreen Mershimer

Address 1040 Chestnut Ave  
Wilmette, IL 60091

Phone Number 847.727.3186 847.621.7038  
(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 333 Skokie Blvd. Unit 108  
Northbrook, IL 60062

Phone Number 847.835.7133  
(work)

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

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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

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**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.

# CERTIFICATE OF PUBLICATION

## LEGAL NOTICE

Village of Wilmette

PC Notice

### 22nd Century Media

does hereby certify that it is the publisher of  
**The Wilmette Beacon**,  
that said **The Wilmette Beacon** is  
a secular newspaper that has been published  
**weekly** in the City of Wilmette, County of Cook,  
State of Illinois, continuously for more than one  
year prior to the first date of publication of the  
notice, appended, that it is of general circulation  
throughout said County and State, that it is a  
newspaper as defined in "An Act to revise the  
law in relation to notices." as amended. Illinois  
Compiled Statutes (715 ILCS 5/1 & 5/5), and  
that the notice appended was published in the  
said **The Wilmette Beacon** on  
April 13, 2017

First publication date:

April 13, 2017

Final publication date:

April 13, 2017

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

Authorized Agent:

Dated:

4/13/17

### NOTICE OF PUBLIC HEARING

Notice is hereby given that on  
Wednesday, May 3, 2017 at 7:00  
P.M., the Historic Preservation  
Commission of the Village of Wil-  
mette will conduct a public hearing  
in the Village Board Conference  
Room of Village Hall, 1200 Wil-  
mette Avenue, Wilmette, Illinois  
when matters listed below will be  
considered:

2017-HPC-01 1040 Chestnut Ave-  
nue

A request by Ellen Whitehead,  
Morgante-Wilson Architects, for a  
Certificate of Appropriateness for  
selective window and door replace-  
ment on the west side and north  
side (rear) of the local landmark  
structure (Schager House) identi-  
fied as Property Index Number  
05-27-300-089-0000.

Charles Hutchinson, Chair  
Michael St. Peter

Robert Furniss

Joseph Vitu

Melanie Glass

(Constituting the Historic Preserva-  
tion Commission of the Village of  
Wilmette, Illinois)

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

Published this day 13rd of April in  
the Wilmette Beacon.



A handwritten signature in dark ink, appearing to read "Dale Kurecki", is written over the notary seal stamp.



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](mailto:comdev@wilmette.com)

## Community Development Department

### Affidavit of Notice Posted

This certifies that on this date, I, Elia Book, have  
posted public notice on the property located at 1640 CHESTNUT,  
for the following case: 2017-MPC-01.

Affiant Signature

4/17/2017

Date



# 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

☒

Building

☐

Site

☐

\_\_\_\_\_

##### USE

☒

Single  
Family

☐

Multi-  
Family

☐

Retail

☐

Office

☐

\_\_\_\_\_

##### INTEGRITY

☐

Unaltered

☒

Altered

☐

\_\_\_\_\_

##### SECONDARY STRUCTURES

☒

Detached  
Garage

☐

\_\_\_\_\_

#### 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

**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 11<sup>th</sup> day of **January**, 2000.

**AYE:** 7

**NAY:** 0

  
Clerk of the Village of Wilmette, IL

**APPROVED** by the President of the Village of Wilmette, Illinois, this **11<sup>th</sup>** day of **January**,  
2000.

  
\_\_\_\_\_  
President of the Village of Wilmette, IL

**ATTEST:**

  
\_\_\_\_\_  
Clerk of the Village of Wilmette, IL

**ORDINANCE NO. 2005-O-123**

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

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

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

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

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

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

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

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

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

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

**2-16.13.4 DEFINITIONS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

16.13.5.4 shall hereafter provide as follows:

**2-16.13.5.4 CONSIDERATION BY THE VILLAGE BOARD OF TRUSTEES.**

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

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

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

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

**PASSED** by the President and Board of Trustees of the Village of Wilmette, Illinois, on the 10<sup>th</sup> day of January, 2006.


AYE: 7

NAY: 0

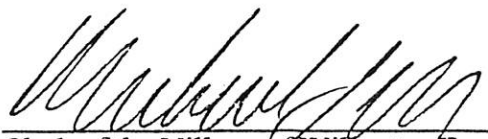


Clerk of the Village of Wilmette, IL

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

  
\_\_\_\_\_  
President of the Village of Wilmette, IL

**ATTEST:**

  
\_\_\_\_\_  
Clerk of the Village of Wilmette, IL

## **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



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

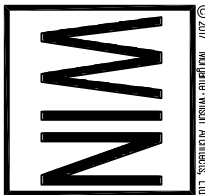
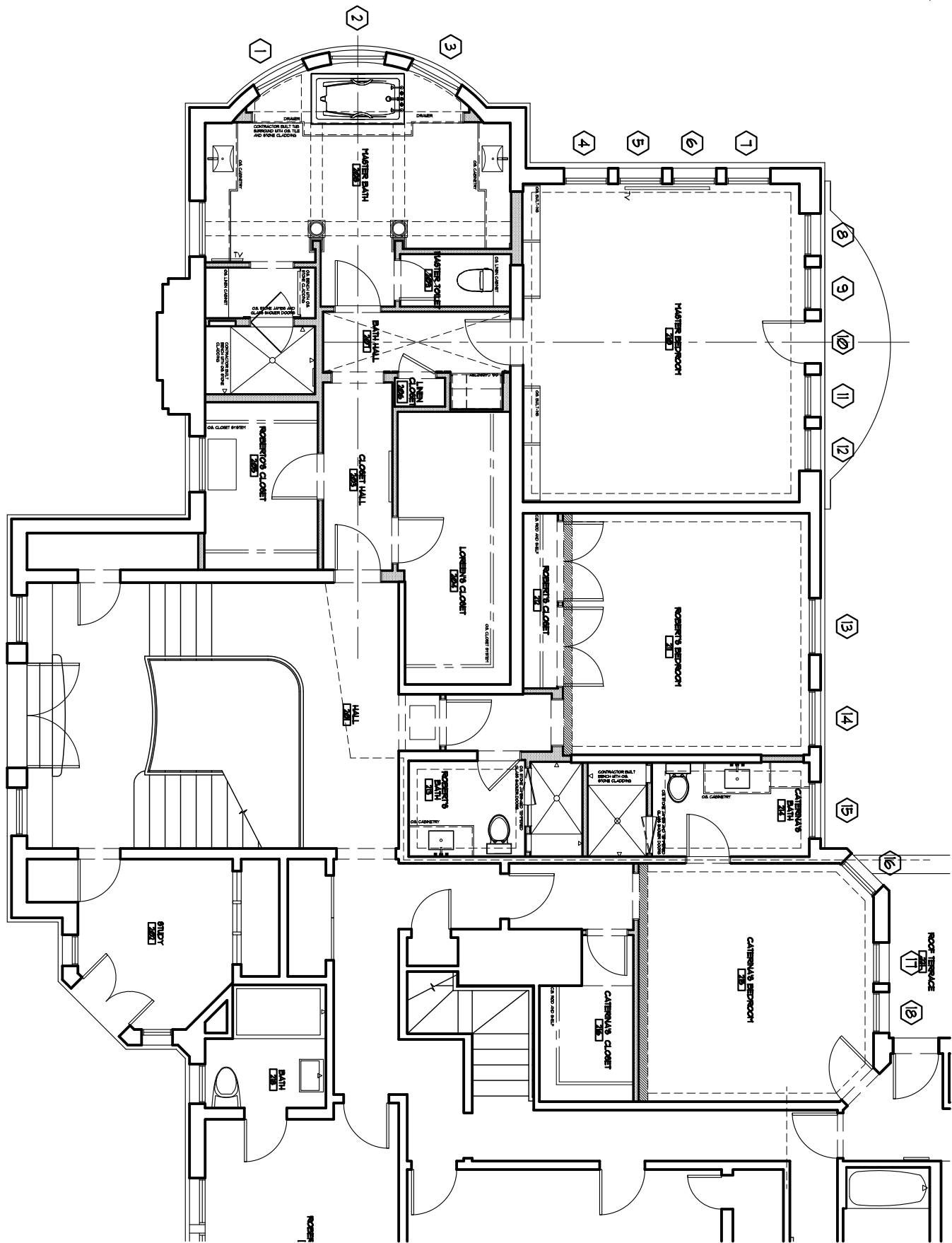
The following Secretary of the Interior's Standards for Rehabilitation shall be used by the Wilmette Historic Preservation Commission when determining if an application for a building permit to alter a Wilmette Local Landmark merits approval. These guidelines provide property owners the freedom to return 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.

# 2ND FLOOR PLAN

1/8" = 1'-0"



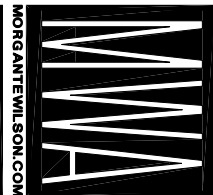
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**MORGANTE · WILSON ARCHITECTS, LTD.**  
 2834 CENTRAL STREET, EVANSTON, IL 80201  
 PH: 847.332.1001 FX: 847.332.2388

**WINDOW PHOTO LEGEND**

DRAWN BY: EU  
 CHECKED BY: DE  
 JOB NO.: 1603  
 PLOT DATE: 4/26/17

**THE MERSHIMER-MUSTACCHI RESIDENCE**  
 1040 CHESTNUT AVE WILMETTE, ILLINOIS



MORGANTEWILSON.COM

Interior 1





Interior 1





Interior 2





Interior 2





Interior 3





Interior 3





Interior 3





Interior 4





Interior 4





Interior 4



Interior 4, 5, 6, & 7





Interior 7





Interior 8





Interior 8 & 9



Interior 8 & 9



Interior 8 & 9





Interior 9



Interior 11 & 12





Interior 11 & 12



Interior 13





Interior 13





Interior 14





Interior 15



Interior 15



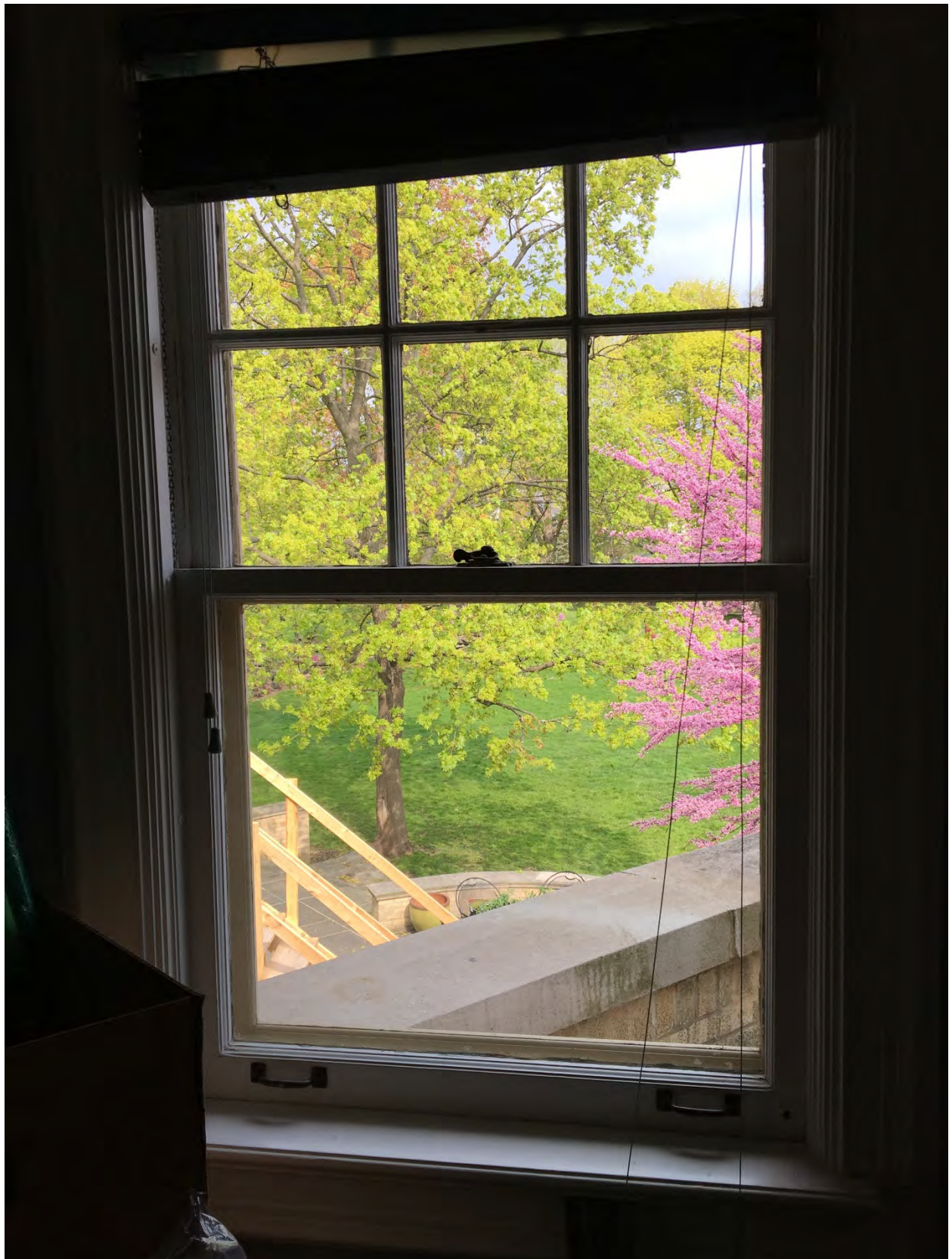


Interior 15





Interior 16





Interior 16





Interior 17





Interior 18



Exterior 13, 14 & 15





Exterior 13, 14, 15 & 16





Exterior 8, 9, 10, 11, 12, 13 & 14



Exterior 2, 3, 4, 5, 6 & 7





Exterior 1, 2, 3, 4, 5, 6 & 7





Exterior 1, 2, 3, 4, 5, 6 & 7



Exterior 1, 2, 3, 4, 5, 6 & 7





Exterior 2, 3, 4 & 5





Exterior 3, 4, 5, 6 & 7



Exterior 7, 8, 9 & 10





Exterior 13, 14, 15





Exterior 15, 16, 17 & 18



Exterior 15, 16, 17 & 18





Exterior 11 & 12





Exterior 11 & 12



Exterior 10





Exterior 10





FOR PRELIMINARY REVIEW ON  
MAY 3, 2017



1 STREET PHOTO  
N.T.S.

# 301 SHERIDAN RD. SINGLE FAMILY RESIDENCE

ADDITION AND RENOVATION - R1-H ZONING  
PIN: 05-27-411-013-0000

LIST OF DRAWINGS

T-1.0 TITLE SHEET/SITE  
T-1.1 FAR PLAN PHASE 1+2

D-0.1 BASEMENT FLOOR DEMO  
D-1.0 FIRST FLOOR DEMO  
D-1.1 SECOND FLOOR DEMO  
D-1.2 ATTIC FLOOR DEMO

A-0.1 BASEMENT PLAN  
A-1.0 FIRST FLOOR PLAN  
A-1.1 SECOND FLOOR PLAN  
A-1.2 ATTIC PLAN

A-2.0 EAST ELEVATIONS  
A-2.1 WEST ELEVATIONS  
A-2.2 SOUTH ELEVATIONS  
A-2.3 NORTH ELEVATIONS  
A-2.4 NORTHELEVATIONS

ADOPTED BUILDING CODES

- 2006 INTERNATIONAL BUILDING CODE (IBC)\*
- 2006 INTERNATIONAL RESIDENTIAL CODE\*
- 2006 INTERNATIONAL MECHANICAL CODE\*
- 2006 INTERNATIONAL FIRE CODE\*
- 2006 LIFE SAFETY CODE 101\*
- 2005 NATIONAL ELECTRIC CODE\*
- 2004 ILLINOIS PLUMBING CODE\*
- 1997 ILLINOIS STATE ACCESSIBILITY
- 2008 ILLINOIS DEPARTMENT OF PUBLIC HEALTH FOOD SERVICE SANITATION CODE
- 2012 INTERNATIONAL ENERGY CODE, OR AS ADOPTED BY THE STATE OF ILLINOIS VILLAGE OF WILMETTE VILLAGE CODE CHAPTER 9 – HOUSING AND BUILDING CODE

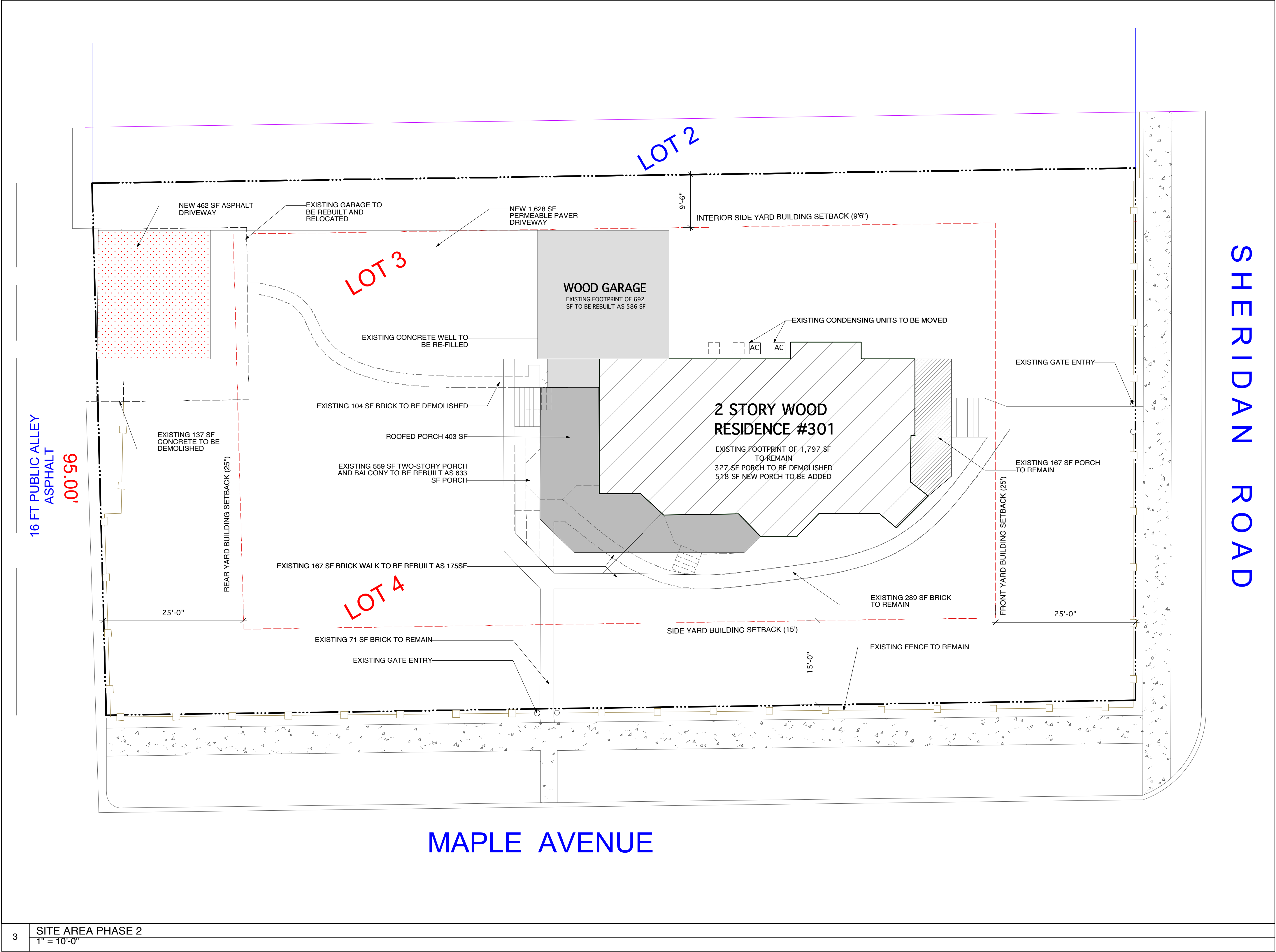
VILLAGE OF WILMETTE VILLAGE CODE CHAPTER 15 – PLANNING AND PLATTING

VILLAGE OF WILMETTE VILLAGE CODE CHAPTER 20 – ZONING ORDINANCE AND SIGN ORDINANCE

\*WITH VILLAGE OF WILMETTE AMENDMENTS



2 AREA MAP  
N.T.S.



3 SITE AREA PHASE 2  
1" = 10'-0"

GENERAL NOTES

1. AIA DOCUMENT A201, LATEST EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL PREVAIL.
2. BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, VERIFY THESE CONDITIONS WITH THE CONSTRUCTION DOCUMENTS AND CHECK FOR ANY DISCREPANCIES OR INTERFERENCES BETWEEN CONTRACTOR'S WORK AND THAT OF OTHER TRADES. THE CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY DISCREPANCIES / INTERFERENCES EXIST BEFORE ENTERING ONTO CONTRACT WITH THE OWNER. FAILURE TO PROVIDE THE FOREMENTIONED NOTIFICATIONS SHALL RESULT IN THE CONTRACTOR BEING HELD RESPONSIBLE TO COMPLETE ALL WORK TO MEET THE INTENT OF THE CONTRACT DOCUMENTS WITH NO ADDITIONAL EXPENSE (EXTRA) BEING OCCURRED BY THE OWNER.
3. CONTRACTOR SHALL MAINTAIN COMPLETE AND UP TO DATE DRAWINGS AT THE JOB SITE.
4. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN AND PROTECT ALL EXISTING AND NEW WORK WITHIN OR ADJACENT TO THE OWNER'S PROPERTY AND IN THE EVENT OF DAMAGE, REPAIR OR REPLACE SAME.
5. THE CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE THE CONTRACT LIMITS AND RESTORE ALL SUCH PROPERTY TO ITS CONDITION PRIOR TO THE START OF WORK.
6. PLANS AND SPECIFICATIONS ARE COOPERATIVE AND COMPLIMENTARY. ALL LABOR AND MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED.
7. INFORMATION IS NOT NECESSARILY REPEATED ON BOTH DRAWINGS AND SPECIFICATIONS; INFORMATION PROVIDED ON EITHER IS APPLICABLE. IN A CONFLICTING SITUATION, CONTACT THE ARCHITECT FOR CLARIFICATION. THE MORE STRINGENT SHALL APPLY IN INSTANCES OF CONFLICT. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
8. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE BUILDING MANAGEMENT AND COMPLY WITH ALL RULES AND REGULATIONS OF THE MANAGEMENT.
9. IF THE VILLAGE OF WILMETTE'S REQUIREMENTS FOR CONSTRUCTION ARE MORE STRINGENT THAN THOSE REQUIRED BY BUILDING CODE, THE WORK OF A MORE STRINGENT NATURE REQUESTED SHALL BE PROVIDED IN ALL CASES.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS, INCLUDING THOSE PROVIDED AND DIRECTED BY THE OWNER, IN ORDER TO PRECLUDE ANY INTERFERENCE BETWEEN PIPING, WIRING, LIGHTING FIXTURES, AIR CONDITIONING DUCTING, PLUMBING, MECHANICAL EQUIPMENT, OR CONSTRUCTION ASSEMBLIES. THE CONTRACTOR SHALL CLOSELY COORDINATE ALL WORK TO ASSURE THAT SCHEDULES ARE MET.
11. EACH CONTRACTOR SHALL PROVIDE LABOR, SUPERVISION, MATERIALS, EQUIPMENT AND ACCESSORIES, AND COORDINATE, PROCURE, FABRICATE, DELIVER, ERECT, INSTALL OR INTERFACE WITH ANY NEW OR EXISTING WORK. START, TEST ALL WORK AS PER CODE AND CONSTRUCTION DOCUMENTS IN ORDER TO PROVIDE THE TENANT-SHAREHOLDER WITH A COMPLETE ASSEMBLY OR SYSTEM.
12. THE CONTRACTOR SHALL HAVE COMPETENT SUPERVISION AT THE SITE AT ALL TIMES IN THE COURSE OF CONSTRUCTION.
13. ALL ITEMS MENTIONED OR IMPLIED AND / OR UNDERSTOOD AS NECESSARY TO COMPLETE THE WORK OF EACH CONTRACTOR SHALL BE PROVIDED BY THAT CONTRACTOR.
14. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE VILLAGE OF WILMETTE REQUIREMENTS, BUILDING CODES LISTED ON THIS SHEET, THE FIRE DEPARTMENT, THE UTILITY COMPANIES, AND ALL OTHER GOVERNMENT AGENCIES HAVING JURISDICTION. ANY WORK NOT CONFORMING TO THE CODE SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. ALL STRUCTURAL, PLUMBING, ELECTRICAL, AND H.V.A.C. WORK TO COMPLY WITH ALL REQUIREMENTS OF BUILDING CODES HAVING JURISDICTION.
15. THE CONTRACTOR SHALL RETAIN ELECTRICIANS AND PLUMBERS, LICENSED TO PERFORM WORK IN THE VILLAGE OF WILMETTE, WHO SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND SIGN-OFFS.
16. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
17. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE PREMISES ALL WORK CONDEMNED BY THE ARCHITECT AS FAILING TO CONFORM TO THE CONTRACT WHETHER OR NOT INCORPORATED OR NOT. THE CONTRACTOR SHALL REPLACE AND RE-EXECUTE HIS OWN WORK IN ACCORDANCE WITH THE CONTRACT AND WITHOUT EXPENSE TO THE OWNER AND SHALL BEAR THE EXPENSE OF MAKING GOOD ALL WORK OF OTHER CONTRACTORS DAMAGED BY SUCH REMOVAL OR REPLACEMENT.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BUILDING PERMITS AND INSPECTIONS FROM THE VILLAGE OF WILMETTE. PERMITS ARE TO BE DISPLAYED AT THE FRONT OF THE JOB SITE. CONTRACTOR SHALL FORWARD ALL COPIES OF SIGN-OFFS TO THE ARCHITECT.
19. CONTRACTOR SHALL CARRY INSURANCE AS SPECIFIED BY THE VILLAGE OF WILMETTE.
20. CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND DISABILITY INSURANCE AND FORWARD COPIES TO THE ARCHITECT BEFORE COMMENCING ANY WORK.

GENERAL NOTES, CONTINUED

21. UPON SUBMISSION OF EACH APPLICATION FOR PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WAIVERS OF LIENS FROM EACH SUBCONTRACTOR FOR ALL PREVIOUS PAYMENTS. BEFORE FINAL PAYMENT IS MADE, THE CONTRACTOR SHALL FURNISH FINAL WAIVERS OF LIENS FROM EACH SUBCONTRACTOR TO THE OWNER.
22. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTIONS, AND OTHER CHARGES.
23. CONTRACTOR SHALL LOCATE AND TEST SHUT-OFF VALVES PRIOR TO PROCEEDING WITH ANY PHASE OF THIS PROJECT.
24. IF THE HOUSE IS OCCUPIED, A MEANS OF EGRESS IS TO BE UNOBSTRUCTED AT ALL TIMES.
25. PRIOR TO SUBMITTING A BID AND COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONFIRM THAT HOUSE HAS SUFFICIENT POWER TO MEET DEMAND LOAD REQUIRED.
26. THE CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES FOR CRACKS OR DEFECTS WHERE NEW WORK INTERFACES WITH EXISTING. THOSE DEFECTIVE SURFACES AND CONDITIONS SHALL BE REPAIRED TO MATCH ADJOINING SOUND SURFACES TO THE SATISFACTION OF THE ARCHITECT.
27. EACH CONTRACTOR SHALL PERFORM ALL CUTTING AND CHOPPING FOR HIS OWN TRADE. THE GENERAL CONTRACTOR SHALL PERFORM ALL PATCHING, REFINISHING, ETC. ARISING FROM CONTRACT WORK IN THE SPACE.
28. ALL PARTITION DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.

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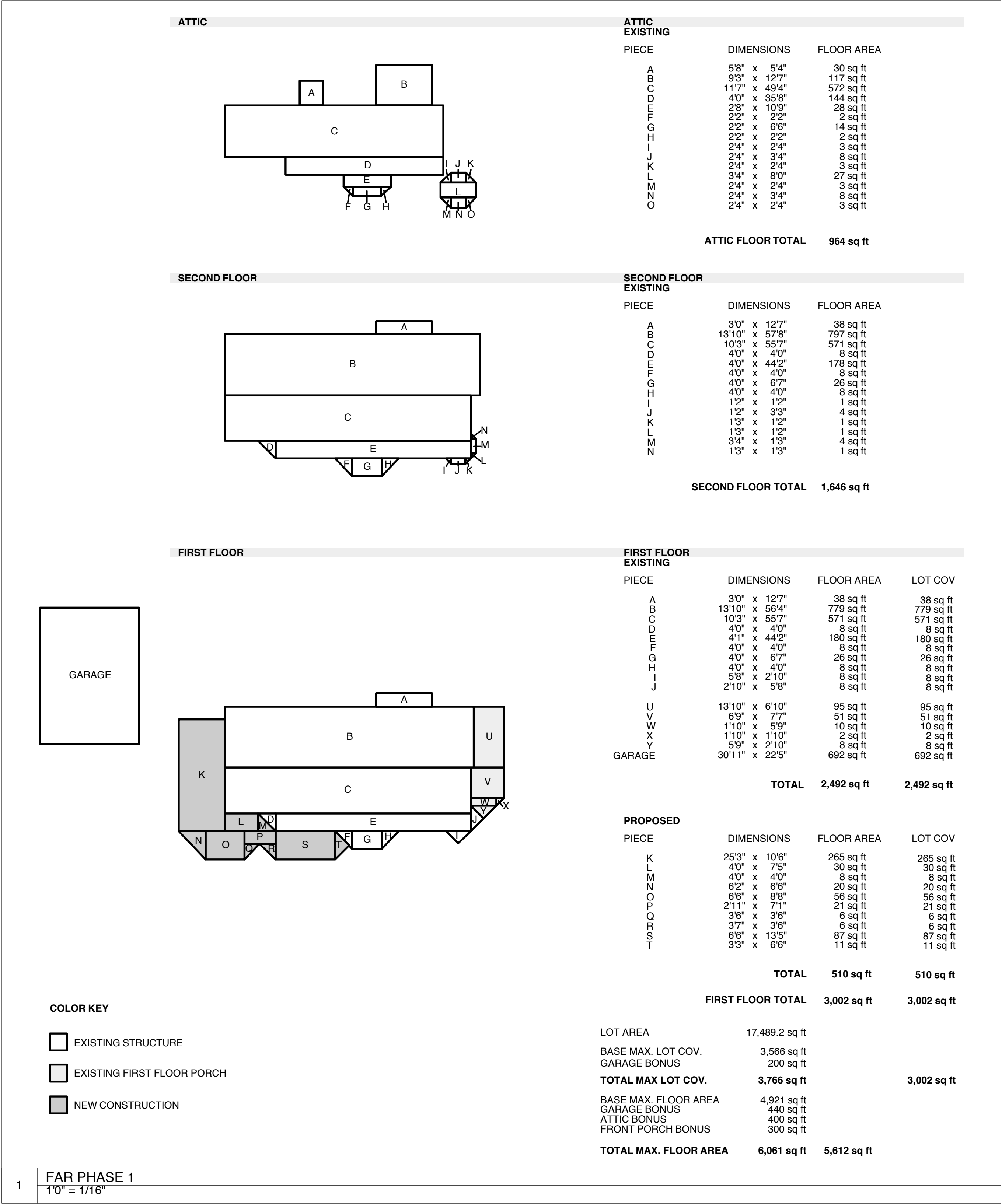
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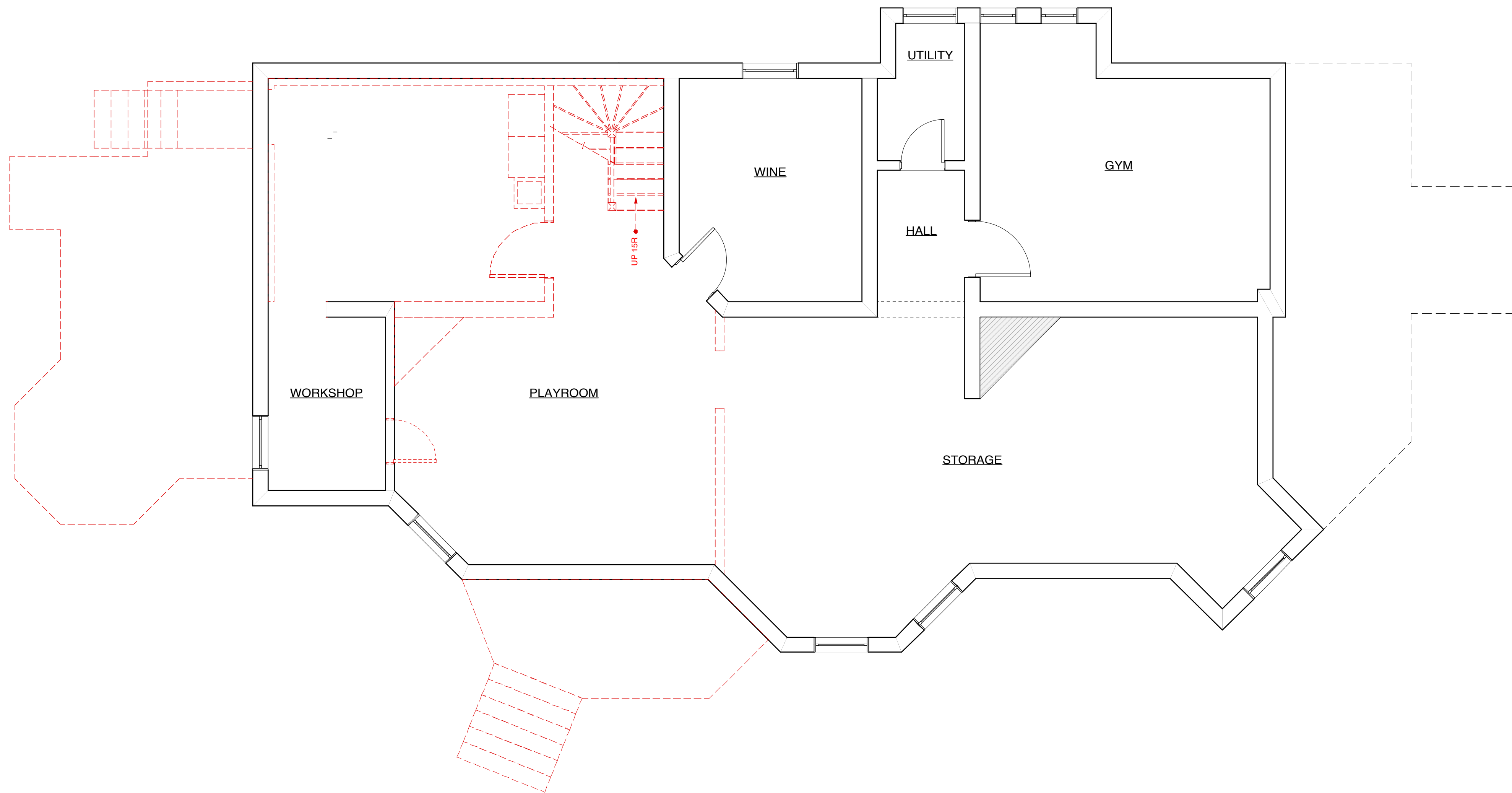
TITLESHEET  
SITE PLAN

T 1.0









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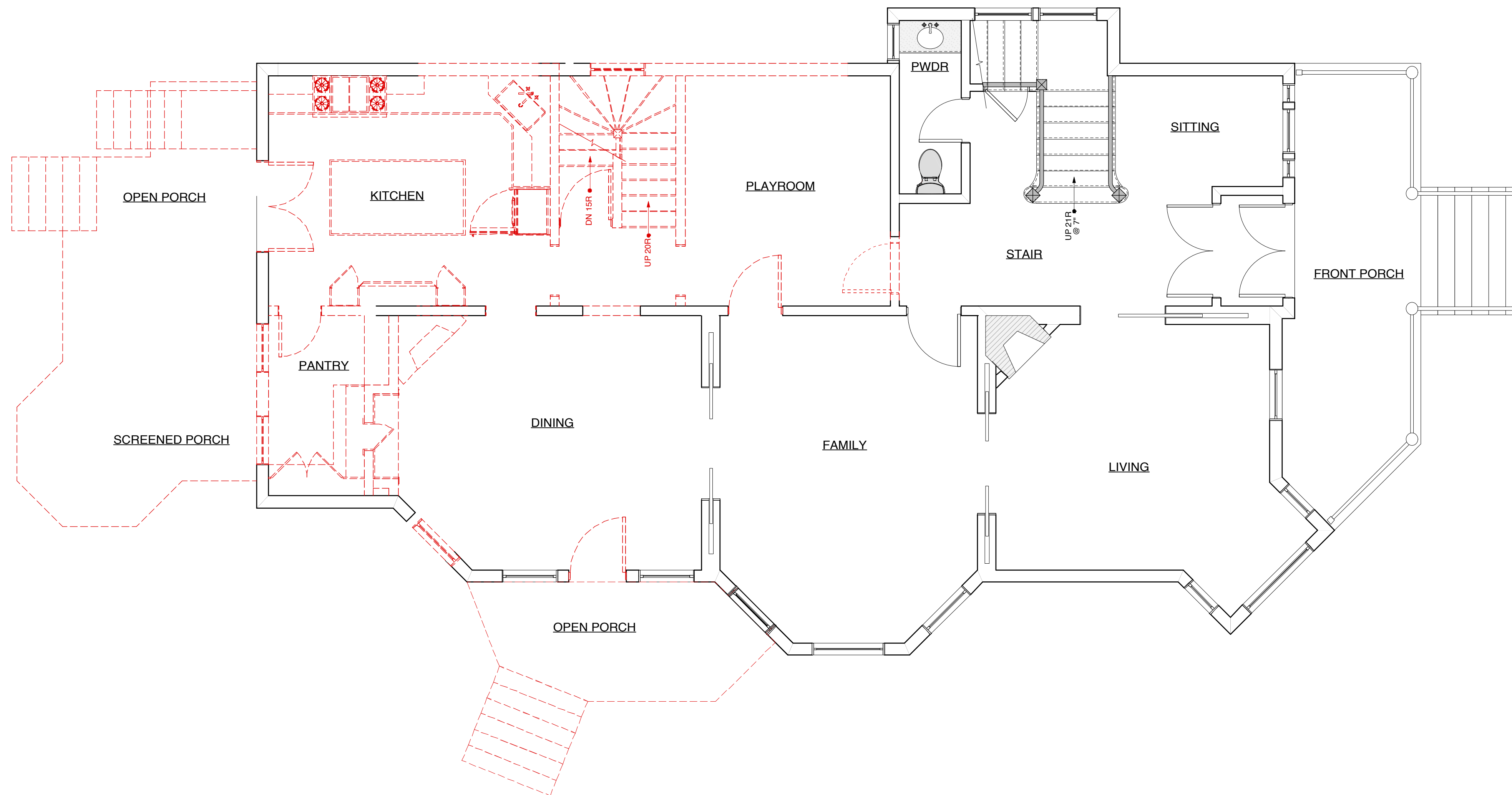
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**BASEMENT  
DEMOLITION PLAN**

**D 0.1**



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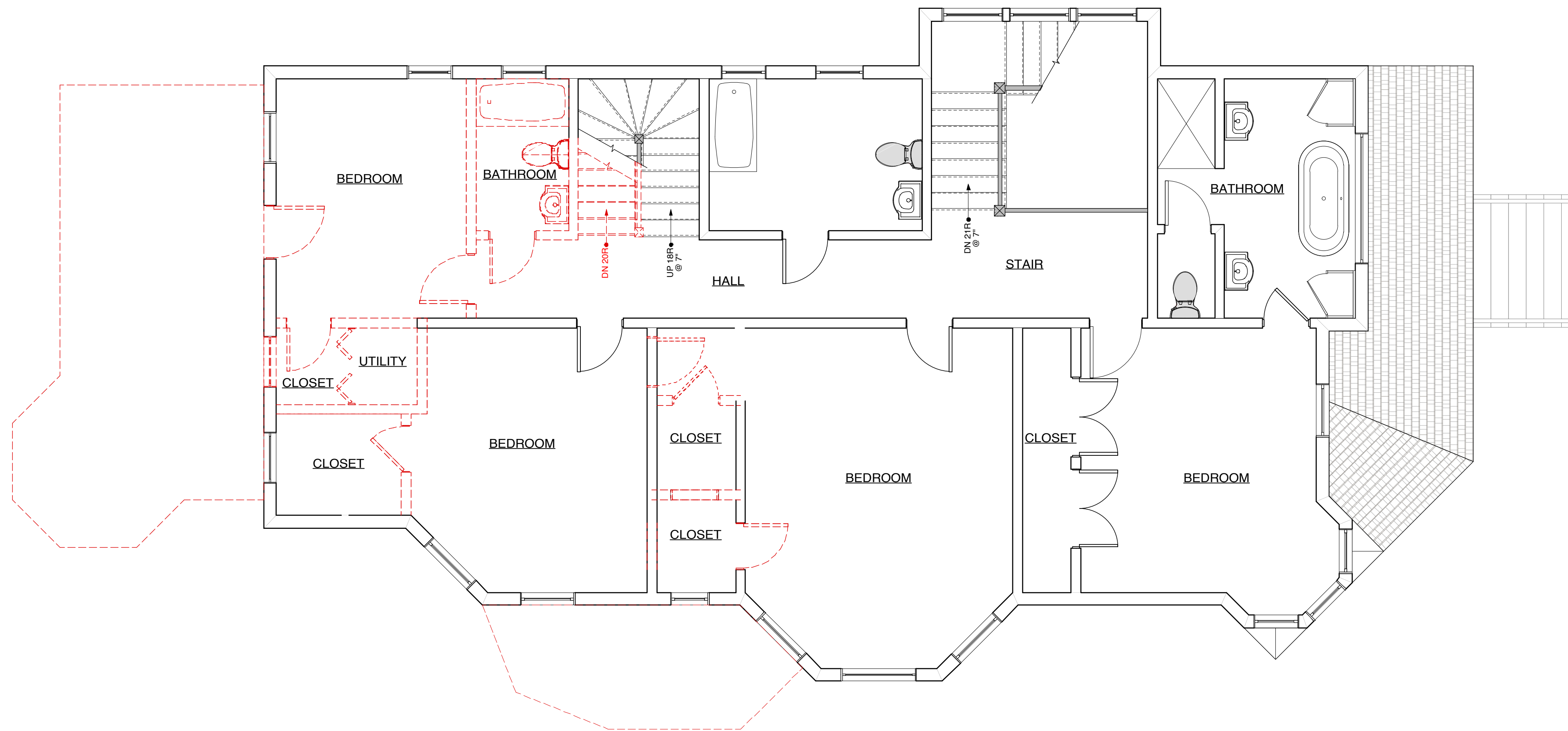
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FIRST FLOOR  
DEMOLITION PLAN

D 1.0



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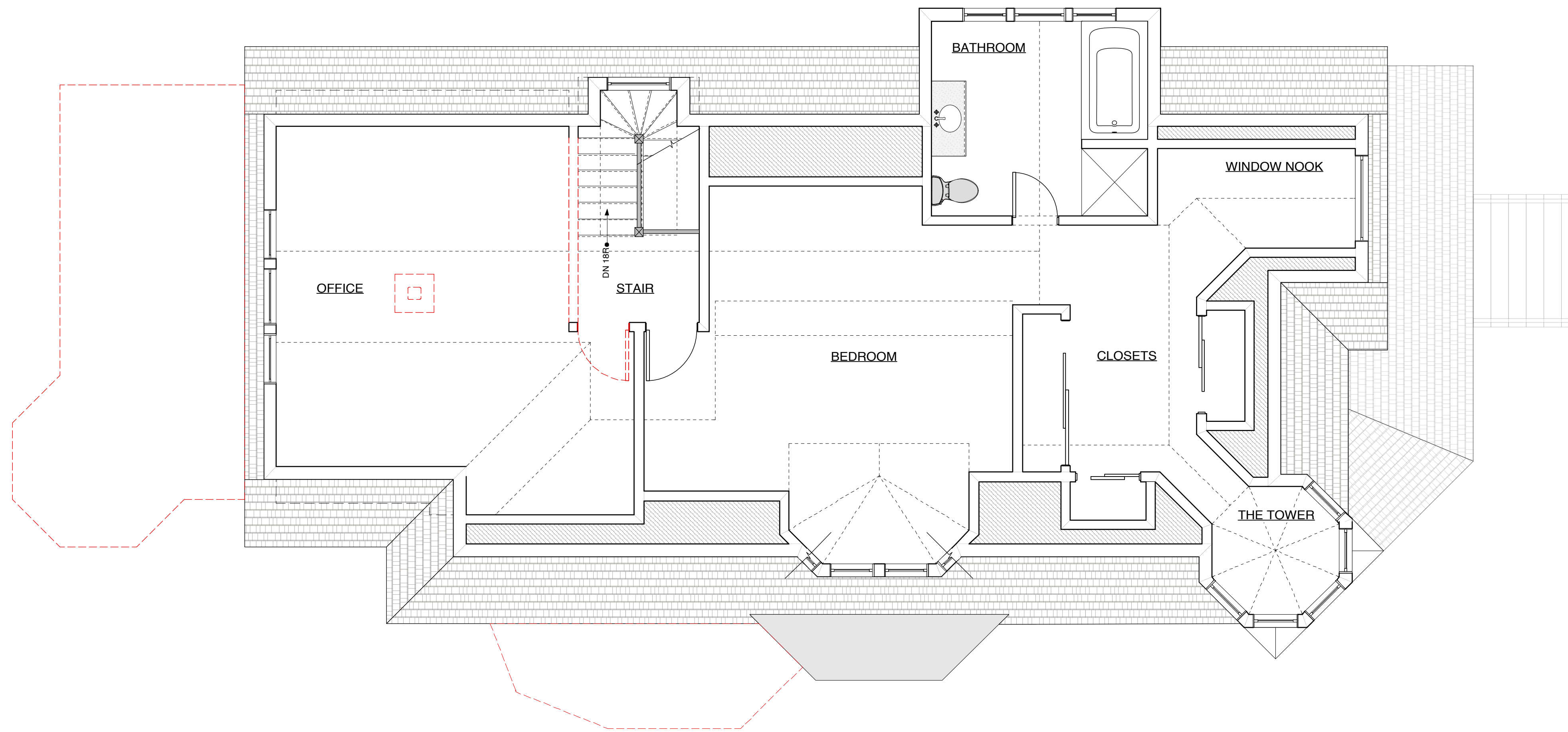
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SECOND FLOOR  
DEMOLITION PLAN

D 1.1





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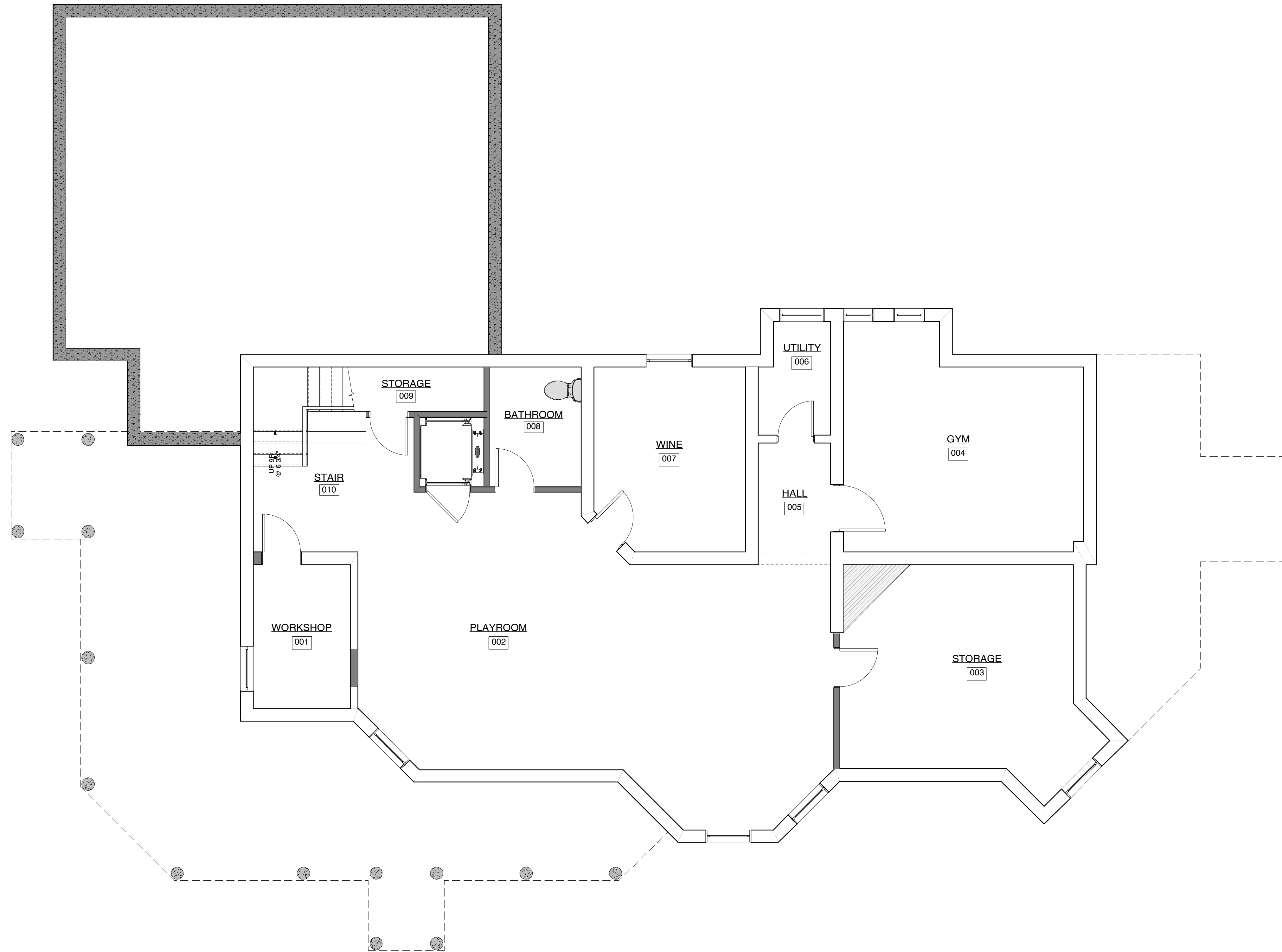
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**ATTIC  
DEMOLITION PLAN**

**D 1.2**



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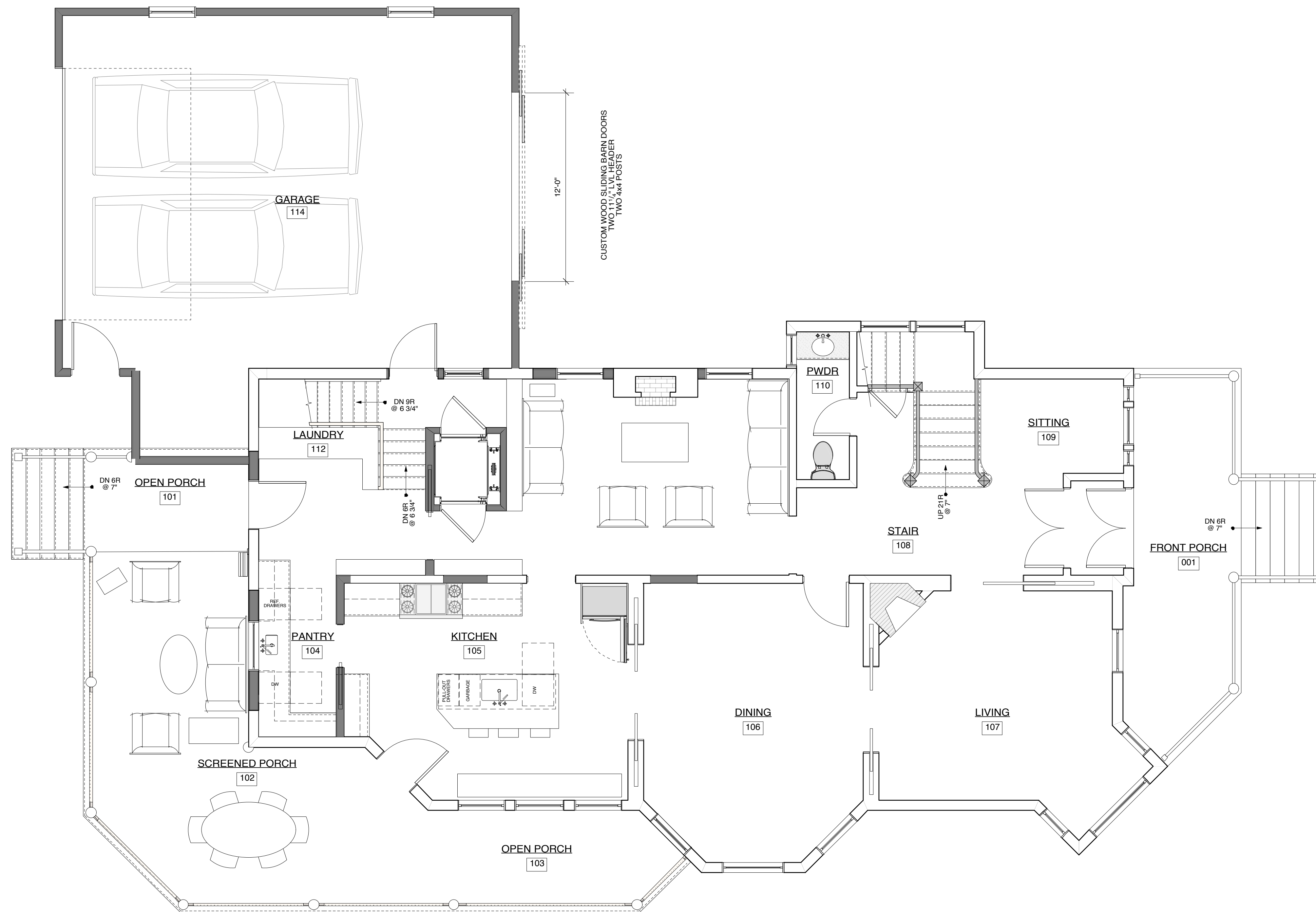
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PROGRESS PRINTS

BASEMENT  
PROPOSED PLAN

A 0.1



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**FIRST FLOOR  
PROPOSED PLAN**

**A 1.0**





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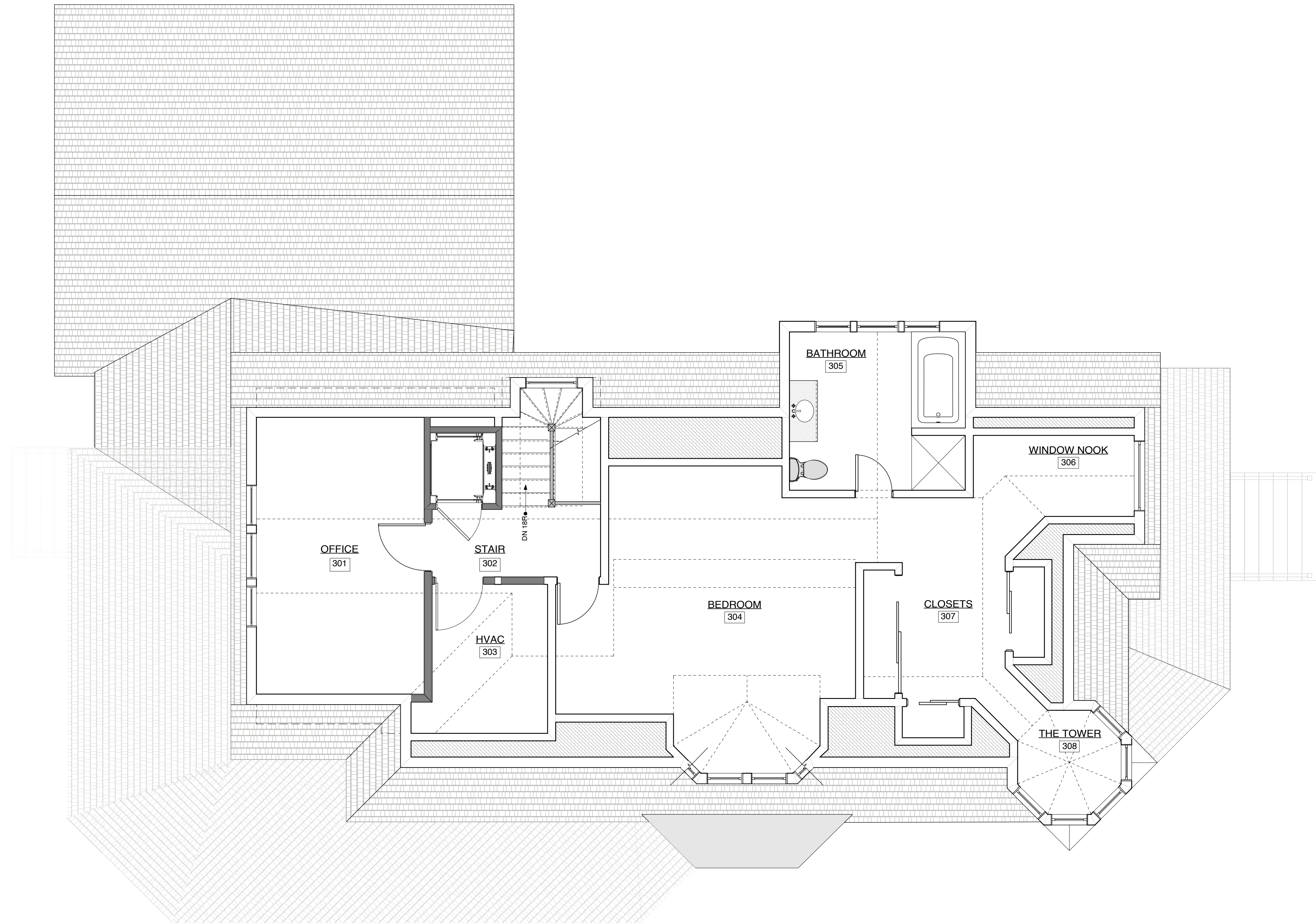
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SECOND FLOOR  
PROPOSED PLAN

A 1.1



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ATTIC  
PROPOSED PLAN

A 1.2





- T/ EXIST. ROOF  
EL: 38'-10" (V.I.F.)
- T/ EXIST. SECOND HEAD HEIGHT  
EL: 31'-8"
- T/ EXIST. SECOND SILL HEIGHT  
EL: 25'-6"  
T/ EXIST. ATTIC FLOOR  
EL: 24'-4" (V.I.F.)
- T/ EXIST. SECOND CEILING  
EL: 22'-6" (V.I.F.)  
T/ EXIST. SECOND HEAD HEIGHT  
EL: 21'-2"
- T/ EXIST. SECOND SILL HEIGHT  
EL: 14'-0"
- T/ EXIST. SECOND FLOOR  
EL: 12'-2" (V.I.F.)  
T/ EXIST. FIRST CEILING  
EL: 10'-11" (V.I.F.)  
T/ EXIST. FIRST HEAD HEIGHT  
EL: 9'-5"
- T/ EXIST. FIRST SILL HEIGHT  
EL: 1'-9"
- T/ EXIST. FIRST FLOOR  
EL: 0'-0"
- T/ EXIST. SITE GRADE  
EL: -4'-2 1/2"
- T/ EXIST. BASEMENT FLOOR  
EL: -8'-10" (V.I.F.)

1 EAST ELEVATION  
1/8" = 1/4"



2 HISTORIC PHOTO 1977

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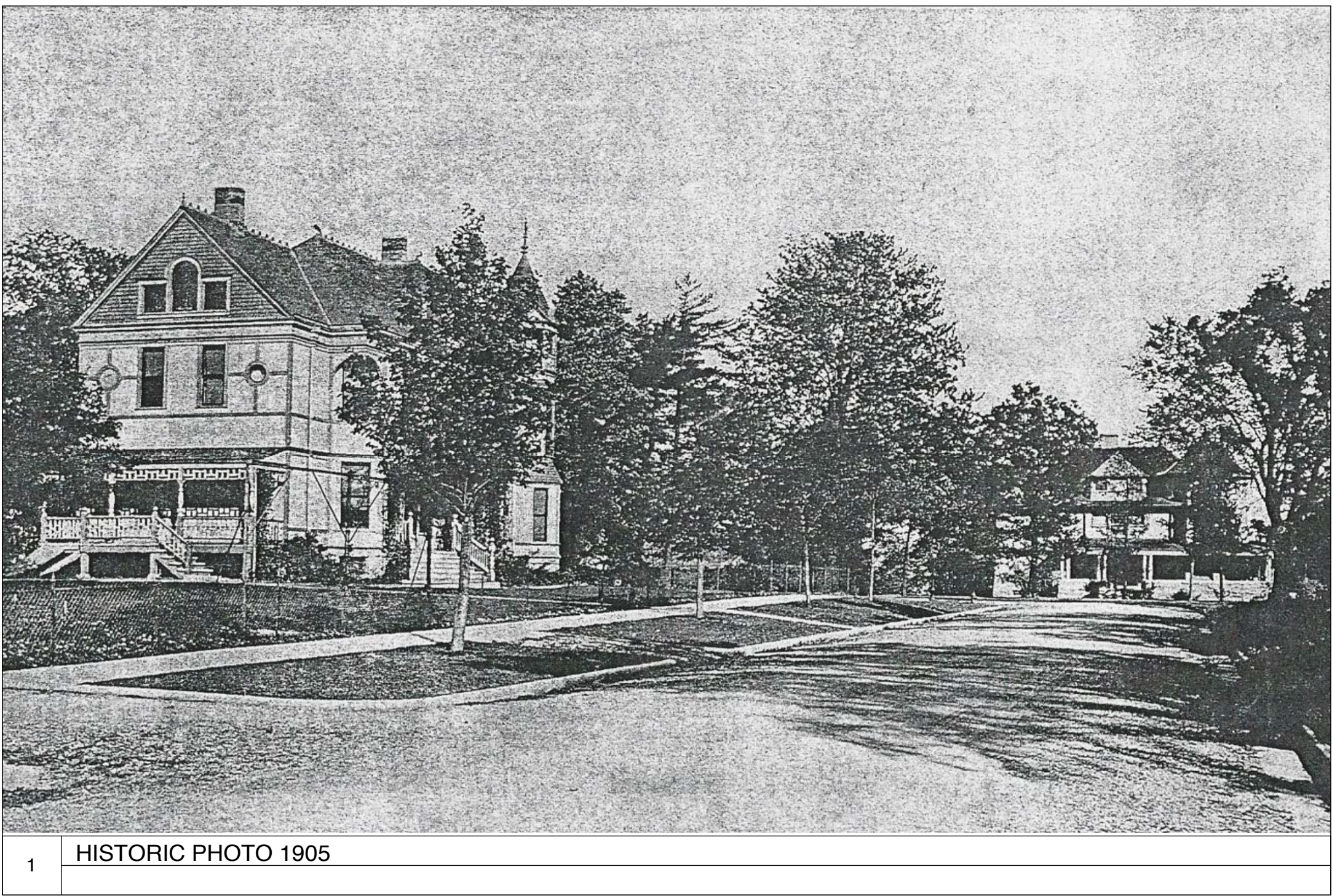
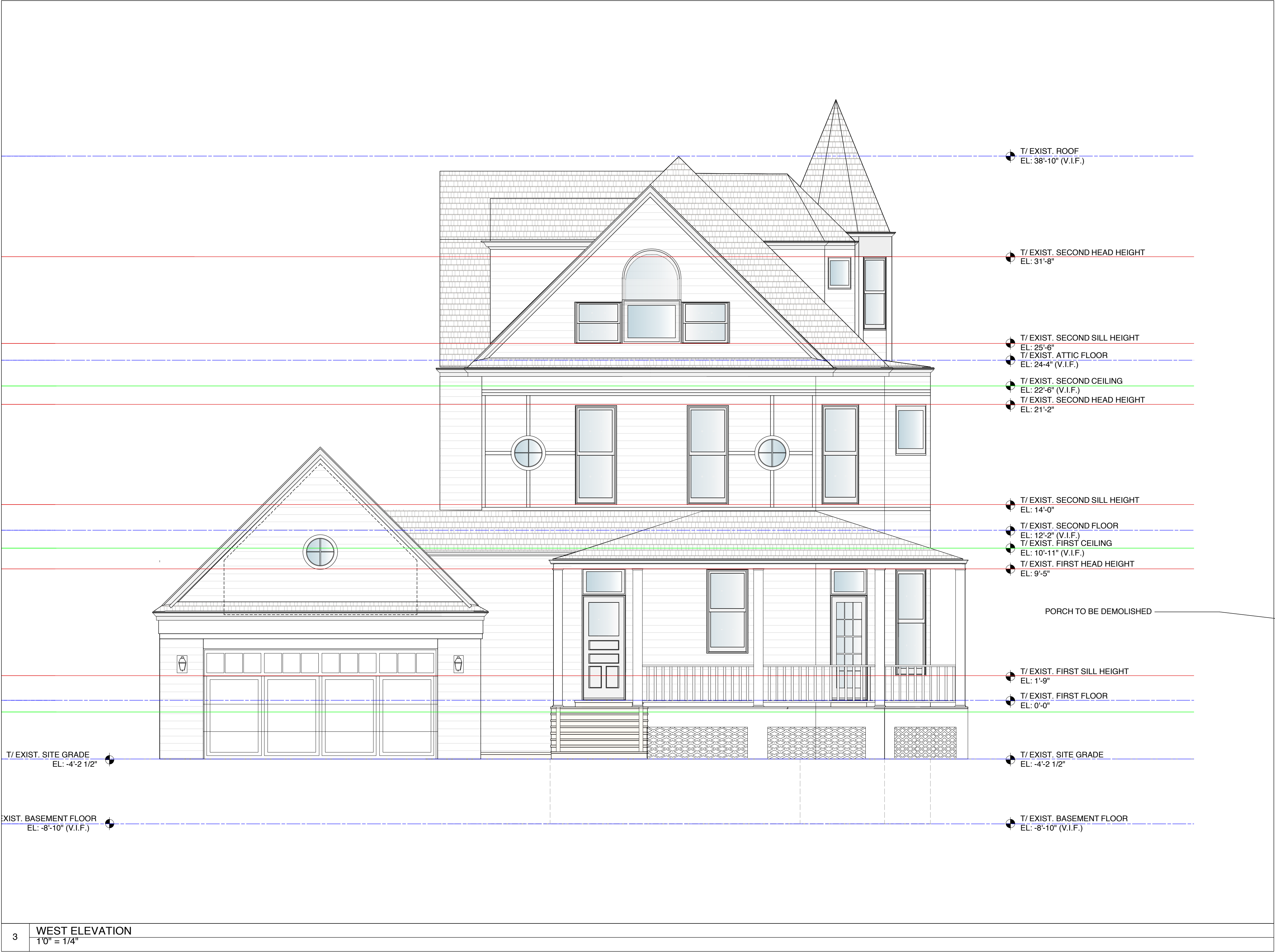
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DATE	DESCRIPTION
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EAST  
ELEVATIONS

A 2.0





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DATE	DESCRIPTION
04.24.2017	PROGRESS PRINTS

WEST  
ELEVATIONS

A 2.1





2 HISTORIC PHOTO 1977

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DATE	DESCRIPTION
04.24.2017	PROGRESS PRINTS

SOUTH  
ELEVATION

A 2.2





1 NORTH ELEVATION  
1"0" = 1/4"

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DATE	DESCRIPTION
04.24.2017	PROGRESS PRINTS

NORTH  
ELEVATION

A 2.3