



**VILLAGE OF WILMETTE**  
1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

**HISTORIC PRESERVATION COMMISSION**  
**Monday, April 9, 2018**  
**7:00 P.M.**

**COMMUNITY DEVELOPMENT CONFERENCE ROOM**  
**1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091**

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Members Present: Bob Furniss  
Melanie Glass  
Charles Hutchinson  
Michael St. Peter  
Christin Harmon

Members Absent: Joseph Vitu

Staff Present: Kate McManus, Planner II

Guests: Karen Donnan, 809 Westerfield Drive  
John Jacoby

**I. CALL TO ORDER**

Chair Hutchinson called the meeting to order at 7:03 p.m. He introduced Christine Harmon, the newly appointed Commissioner. She introduced herself noting that her background is in art and architectural history. She stated that she previously worked for Landmarks Illinois and worked as a tour guide at the Dawes House in Evanston.

**II. APPROVAL OF MEETING MINUTES FROM FEBRUARY 12, 2018**

The meeting minutes from February 12, 2018 were approved. Motion by Commissioner Furniss, seconded by Commissioner St. Peter and approved unanimously.

**III. CHAIR'S REPORT**

Chair Hutchinson informed the Commission that he spoke at the Chamber of Commerce's real estate meeting on the role of the Commission and provided information on Local Landmarks. He stated that there were many questions on landmarking. He provided statistics on how historic homes and established neighborhoods retain property values.

**IV. LOCAL LANDMARK UPDATE**

Ms. McManus stated that 1226 Ashland, designed by architect William Drummond, is on the market. She stated that she has not received any inquiries about the landmark structure.

## **V. SIGNIFICANT STRUCTURES REPORT**

Ms. McManus provided an article on 1325 Sheridan Road, a home designed by Keck and Keck. She stated that the article explained that the house was recently purchased and the owners plan to restore it. She stated that she may send the new owners a letter encouraging landmark designation.

Chair Hutchinson pointed out that the neighbors purchased the property.

In response to a question from Commissioner Harmon, Ms. McManus stated that based on the article, it sounds like the owners purchased the house with the intent to preserve it.

Commissioner Glass confirmed that the article stated that the owners plan to update the home.

Ms. McManus provided an update on 802 Lake, the Bushnell House. She noted that she spoke to owner a few weeks prior and was told that the house was under contract by a developer as a tear down. She stated that as of today, the house did not have a pending or contingent status.

Ms. McManus provided an article recommended by Commissioner Glass written by John Jacoby on tear downs in Wilmette.

Ms. McManus provided an update on 2105 Chestnut, the Stran-Steel House. She stated that a Chicago-based architect is working diligently to find someone to relocate the home. She stated that the most recent update was that someone from out of state was looking at relocating the house and was meeting with the developer/owner.

Chair Hutchinson asked if Village could take over the property. Ms. McManus noted that the developer is willing to donate the house to anyone willing to move it. She added that the structure is in better shape than it appears, but that not much of the interior is original.

## **VI. REVIEW OF NOMINATIONS FOR LOCAL LANDMARK DESIGNATION**

Ms. McManus stated that the Commission has received its first landmark nomination since 2012. She explained that the application was received after the required notice period and recommended preliminary review of the nomination at this meeting noting that a decision would be made at the next meeting. She stated that the owner worked with the Historical Museum on researching the home and that it appears to meet the criteria for landmark designation. She stated that a rear addition was added to the home, but that it does not detract from the architectural significance of the house. She stated that the front entry was previously modified as a Colonial Revival style entry and that the owners restored it back to the original Prairie style entry.

In response to a question from Commissioner Furniss, Ms. McManus stated that the 2 story addition is on the back of house but is visible from the street since it is on corner. She noted that the owners added on to the existing addition.

Commissioner Harmon noted that the addition has an unusual roofline. Ms. McManus confirmed that the addition is not a greenhouse type structure, but an enclosed addition.

Commissioner Furniss noted that the front entry was well executed.

Commissioner Glass questioned whether the windows were original and noted that the dormer windows

have an unusual roof line not characteristic of the Prairie style.

In response to a question from Ms. McManus, Commissioner St Peter stated that the nomination should be moved forward. Commissioner Harmon agreed that owners should be encouraged to nominate the home.

## **VII. CONSIDERATION OF INTERIOR LANDMARK DESIGNATION**

Ms. McManus stated that the owner of 632 Forest inquired about designating interior features of her home and asked for the Commission's direction on this matter. She stated that the original architect and owner was Arthur F. Adams, the lead architect of Rapp and Rapp, a prominent firm that designed theaters in Chicago. She noted that Adams later rented the home to David Baliban, another important theater person. She stated that the home has strong historic ties to the theater community. She stated that this is an unusual request and it would likely require landmarking the exterior of the home. She stated that the owner noted that some modifications have occurred to the exterior including the demolition of an original single car garage and card room. She added that the original brick exterior was stuccoed over.

In response to a question from Commissioner Glass, Ms. McManus stated that if the interior features were landmarked, any interior demolition work of the landmarked features would require a permit and therefore trigger HPC review.

Commissioner Harmon stated that the home could be landmarked for its association with theater history and for its cultural value. She noted that the interior has some characteristics of a 1920s theater.

Chair Hutchinson questioned if the garage was part of the home's original design. He added that the stucco may be reversible.

Ms. McManus stated that the façade and fenestration appears to be generally intact and that she can work with the owner to get more information on the original structure. She added that if the home was found to be eligible for designation, the Preservation Ordinance would need to be revised to allow for interior designation.

## **VIII. REVIEW OF 2018 HISTORIC PRESERVATION AWARD NOMINATIONS**

Ms. McManus provided copies of all the nominations received for the Preservation Awards. She asked that the Commission provide feedback on the categories and verify that the nominees meet the qualifications for the nominated categories. She provided a short presentation on each nominee. She noted that the winners will be determined by a panel of 3 judges.

In response to a question from Commissioner Glass, Ms. McManus stated that all the nominees would be invited.

Commissioner Furniss asked the Commission what type of food and drinks they would like served at the event and that he expected about 30-40 people. He confirmed that the awards are scheduled for Thursday, May 31<sup>st</sup>.

## **IX. OLD BUSINESS**

There was no old business discussed.

**X. ADJOURNMENT**

Motion to adjourn at 8:16 p.m. by Chair Hutchinson and seconded by Commissioner Furniss and approved unanimously. The next meeting was scheduled for June 18, 2018.

Respectfully Submitted,  
Kate McManus