



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

HISTORIC PRESERVATION COMMISSION

Thursday, November 15, 2018

7:00 P.M.

VILLAGE BOARD CONFERENCE ROOM

1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091

Members Present: Charles Hutchinson
Bob Furniss
Christine Harmon
Carmen Corbett
Rick Daspit

Members Absent: Melanie Glass
Joseph Vitu

Staff Present: Kate McManus, Planner II

Guests: Lynn and Jeff Chookaszian, owners of 1120 Michigan Avenue
Jeff Harting and John Toniolo, GTH Architects, Inc.

I. CALL TO ORDER

Chairman Hutchinson called the meeting to order at 7:00 p.m. He introduced Commissioner Daspit. Commissioner Daspit stated that he is an architect and has been a resident of Wilmette for 22 years. He previously worked with the Pullman Foundation on various preservation advocacy efforts.

II. APPROVAL OF MEETING MINUTES FROM JUNE 18, 2018

The meeting minutes from June 18, 2018 were approved as submitted. Motion by Commissioner Harmon, seconded by Chairman Hutchinson and approved unanimously.

III. CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR A REAR ADDITION AT 1120 MICHIGAN AVENUE

Chairman Hutchinson reminded the Commission that the Historic Preservation Commission is a recommending body to the Village Board and that the purview of the Commission is limited to the exterior of the building. He stated that the proposed project was preliminarily approved by the State of Illinois for the property tax assessment freeze. He noted that the Wilmette Historical Museum submitted a letter outlining some concerns with the proposed addition.

Mr. and Mrs. Chookaszian introduced themselves as the owners of 1120 Michigan Avenue. Mr. Chookaszian explained that they have resided in Wilmette for 11 years and love the architecture and location of their home. He stated that there have been previous renovations and an addition

to the home, but that it is still in need of updates. He noted that the living areas are quite small.

Mr. Harting stated that the front façade of the house will not be touched. He explained that the house is a 3 bay wide home consisting of a servants quarters on the north end, a stairwell in the center and living space on the south end. He stated that a garage is located behind the house and the lot slopes down towards the lake. He noted that an addition was constructed in 2003 linking the house to the rear coach house from the basement level. He stated that the owners desired additional living space that could be accessed from the first floor. He stated that the siting of the house and existing floor plan drove the location of the addition at the northeast corner of the house. He stated that the addition will step back from the front façade, limiting views of the addition from the street.

Commissioner Furniss stated that he initially had some concerns with the scale of the addition. In response to a question from Commissioner Furniss, Mr. Harting stated that he did not know the square footage of the proposed addition, but that it was approximately 1,000 square feet on each floor. He stated that it is a 3 story structure with the garage on the lower level.

Mr. Chookaszian stated that the original house consists of only 3 bedrooms and 2 baths.

Chairman Hutchinson asked for clarification on what aspects of the original house will be impacted by the addition. Mr. Harting stated that some original windows will be removed on the rear. He explained that it is important to distinguish the new addition from the original house to avoid creating a false sense of history. He noted that the new casement windows will be similar but slightly different from the originals. He stated that the original windows may be incorporated into the master suite bay window.

Ms. Chookaszian stated that the original windows are in deteriorated condition.

Commissioner Corbett pointed out that the home is still considerably smaller than many of the homes on Michigan Avenue.

Commissioner Furniss stated that many homes along Michigan Avenue are under threat. In response to a question from Commissioner Furniss, Mr. Harting stated that the brick will match the existing house and will likely be stained to achieve consistency. The stucco and trim will match the existing; however, the stucco color may differ slightly because the colors on the existing house are not original.

In response to a question from Commissioner Corbett, Ms. McManus confirmed that the adjacent neighbors were notified and a notice was posted on the property. She stated that staff did not receive any comments or questions from neighbors regarding the proposed project.

Hearing no further questions, Chairman Hutchinson requested a motion. The Commission unanimously recommended approval of a Certificate of Appropriateness for a rear addition at 1120 Michigan Avenue. Motion to recommend approval by Commissioner Furniss and seconded by Commissioner Corbett.

V. SIGNIFICANT STRUCTURES REPORT

Ms. McManus stated that the Stran-Steel House, 2105 Chestnut, will be catalogued, dismantled and temporarily stored on the site. She stated that at this time no one has come forward to take the house.

VI. OLD BUSINESS

Ms. McManus informed the Commission that a public workshop/lecture will be held in early April at the Wilmette Historical Museum on local landmarking and the property tax assessment freeze. The Commission discussed updating the local landmark brochure and pursuing a National Register District of the Village Center. Commissioner Harmon stated that she is working on drafting a letter to the owners of Plaza Del Lago to encourage landmark designation.

VII. ADJOURNMENT

Motion to adjourn at 7:36 p.m. by Commissioner Furniss and seconded by Commissioner Dasplit and approved unanimously. Scheduling of the next meeting date was postponed.

Respectfully Submitted,
Kate McManus