



# Village of Winnetka

## Historic Preservation Commission Regular Meeting

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June 1, 2026 at 7:00 PM  
Winnetka Village Hall - 510 Green Bay Road

### AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
  - a. Approval of May 4, 2026, Regular Meeting Minutes
4. **Alterations to Locally Designated Landmarks**
  - a. **Case No. 26-01-HPC - 419 Sheridan Road:** Advisory review of proposed alterations to 419 Sheridan Road, a locally designated landmark. This item was continued from the January 5, 2026, Historic Preservation Commission meeting.  
*(continued from January 5, 2026, Historic Preservation Commission Regular Meeting.)*
5. **Other Business**
  - a. July 6, 2026, Regular Meeting Quorum Check
  - b. Preservation Awards - Award Plaque Update
  - c. 2026 Preservation Awards - Review of Nominations
  - d. Monthly Communications For HPC - Discussion and Content Decision
6. **Adjournment**

### NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to [planning@winnetka.org](mailto:planning@winnetka.org); or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter).

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

**HISTORIC PRESERVATION COMMISSION  
MAY 4, 2026 MEETING MINUTES**

**Members Present:** Jack Coladarci, Chairman  
Chris Enck  
Beth Ann Papoutsis  
Joseph Stuart  
Patti Van Cleave  
Paul Weaver  
Anna Wisniewski

**Members Absent:** None

**Non-Voting Members Present:** Scott Myers

**Junior Commissioner Present:** Louis Zaransky

**Village Staff:** Christopher Marx, Associate Planner

**Call to Order & Roll Call:**

Chairman Coladarci called the meeting to order at 7:00 p.m. Roll call was taken of the Commission Members present.

**Public Comment:**

No public comment was made at this time. Mr. Marx corrected an error in the agenda packet re: 913 Cherry Street and provided a copy of the correct information to the Commission. A gentleman in the audience also provided a letter to the Commission relating to 913 Cherry Street.

**Approval of Minutes:**

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the April 6, 2026 meeting minutes. Mr. Papoutsis clarified her comment on page 2, line 36. A motion to approve the April 6, 2026 minutes, as amended, was made by Ms. Van Cleave and the motion was seconded. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Van Cleave, Weaver, Wisniewski

NAYS: None

NON-VOTING: Myers, Zaransky

**Alterations to Locally Designated Landmarks:**

a. **Case No. 25-11-HPC - 419 Sheridan Road:** Advisory review of proposed alterations to 419 Sheridan Road, a locally designated landmark. This item was continued from the March 2, 2026 Historic Preservation Commission meeting. The Applicant is requesting this item be continued to the June 1, 2026 Historic Preservation Commission meeting.

Mr. Marx informed the Commission the applicant asked for another continuation.

**Demolition Permit Applications:**

a. **Case No. 26-07-HPC - 1010 Hubbard Place:** Review of the demolition permit application submitted for the single-family residency at 1010 Hubbard Place.

Mr. Marx identified the property owners, its location, size and zoning classification with a construction date of 1924 with subsequent alterations which he described. He stated the property does not appear on the Illinois Historic Structures Listing. Mr. Marx stated the Historical Society indicated that the property has architectural significance and noted no public comments were received. He then asked if there were any questions. No questions were raised at this time.

1 Jack Kruszewski of Foxwood Development Group and Ali Akbar, the property owner, introduced themselves to the  
2 Commission. Mr. Kruszewski stated while the home is in good shape, it has had significant modifications over the  
3 years and was designed by S.S. Bemon. He stated they performed due diligence prior to the home's purchase and  
4 described the home's interior which he stated is not architecturally significant. Mr. Kruszewski stated the home's  
5 exterior changed significantly with the home's footprint doubling in size.  
6

7 Chairman Coladarci asked if the home is unusable as is. Ms. Akbar stated there is significant water damage in the  
8 basement with the tenant having to leave the home due to the number of problems. She stated modifying the  
9 home would have presented a massive investment. Ms. Akbar stated she loved the Village and historic homes and  
10 described the home as unrecognizable as an historic home. She stated the new home would fit in with the  
11 neighborhood character and provided a rendering to the Commission and thanked the Commission for their role in  
12 saving historic homes. Mr. Kruszewski referred to a statement from the architect with regard to the home.  
13

14 Mr. Weaver stated he knew the prior owners and described the home as being in incredible shape although he was  
15 not aware of water damage. He asked the applicant to find another home already in distress to tear down. Mr.  
16 Myers questioned at what point does a home designed by a significant architect need to be saved when it had  
17 undergone significant renovations. Ms. Wisniewski informed the Commission the home was featured on the  
18 Historical Society walking tour in the fall and stated the home has Village significance. Mr. Stuart referred to  
19 neighboring homes and the challenge to restore the home to its original state. He agreed with the suggestion to  
20 find another home to tear down and stated the Village's charm is vanishing.  
21

22 Mr. Kruszewski stated while he agreed with the sentiment, the home's layout is inefficient. Mr. Marx referred to  
23 the additional materials provided by the applicant. Chairman Coladarci informed the applicant that old homes are  
24 expected to have inefficiencies and referred to the number of similar applications presented to the Commission.  
25 He asked the applicant to consider alternatives to demolition. Ms. Akbar explained the challenges the home  
26 presented in detail as well as their plans to maintain the landscape. Mr. Enck asked Ms. Akbar if she considered  
27 interior renovation as opposed to demolition. Ms. Akbar and Mr. Kruszewski explained how it would be  
28 prohibitively expensive. Mr. Kruszewski then provided information with regard to his being required to have an  
29 HAIS done on a home that was done by S.S. Bemon's son and stated they perform a significant amount of due  
30 diligence to ensure they are not tearing down a significant home.  
31

32 Chairman Coladarci asked if there were any other questions. No questions were raised at this time. He then called  
33 the matter in for discussion. Mr. Myers suggested the Commission consider their goal of protecting historic homes  
34 as opposed to charming homes. Chairman Coladarci confirmed the Commission realized their goal is to protect  
35 architecturally and historically significant homes. Mr. Marx informed the Commission as part of the Foxwood's  
36 representation of the property owner he mentioned, a short bio was commissioned of S.S. Bemon's son and other  
37 properties documented on the North Shore.  
38

39 Chairman Coladarci asked for a motion to require an HAIS. Mr. Weaver referred to the Historical Society's  
40 comments which identified the home as historic and moved to recommend an HAIS be done for 1010 Hubbard  
41 place. Mr. Stuart seconded the motion. Chairman Coladarci questioned whether there was enough information to  
42 include in the HAIS to warrant a demolition delay. Mr. Marx noted while most of the discussion related to the  
43 home's interior, their focus should be on the home's exterior. Ms. Van Cleave referred to the amount of  
44 information available on S.S. Bemon and his son and stated she did not believe there was enough left of the  
45 home's design to require an HAIS. Mr. Marx explained the timeline in connection with the Commission's request  
46 and review of the HAIS and the 270 day delay.  
47

48 A vote was taken and the motion passed, 5 to 2:

49 AYES: Enck, Papoutsis, Stuart, Weaver, Wisniewski

50 NAYS: Coladarci, Van Cleave

51 NON-VOTING: Myers, Zaransky  
52

1       **b. Case No. 26-08-HPC - 913 Cherry Street: Review of the demolition permit application submitted for the**  
2 **single-family residency at 913 Cherry Street.**

3 Mr. Marx identified the property owners, its location, size and zoning classification with an approximate  
4 construction date of 1904 with subsequent alterations. He stated the property does not appear on the Illinois  
5 Historic Structures Listing. Mr. Marx stated the Historical Society indicated that the property did not have  
6 architectural and historical significance and noted no public comments were received. Mr. Marx referred to the  
7 corrected Attachment C which he summarized for the Commission and asked if there were any questions.  
8

9 Chairman Coladarci also asked if there were any questions. No questions were raised at this time. He then asked  
10 for the applicant’s presentation.  
11

12 Nick Detchev of RWA Homes stated the request is to allow demolition of the home without delay. He referred to  
13 letters of support received from the neighbors and noted he initially considered renovation. Mr. Detchev stated  
14 the home is not in good enough condition to save and referred to foundation issues with it being impractical to  
15 bring the home up to modern day standards. He added the GFA bonus would not be practical in this instance and  
16 referred to plans to document the home’s history and to consider deconstruction. Mr. Detchev described the  
17 proposed home which would fit the neighborhood and asked if there were any questions.  
18

19 Mr. Enck referred to the amount of teardowns in the neighborhood and the applicant’s intention to construct a  
20 thoughtful home which included neighborhood feedback. The Commission Members thanked Mr. Detchev for  
21 obtaining neighborhood input.  
22

23 Chairman Coladarci asked if there were any other questions. Mr. Papoutsis questioned the home’s style which Mr.  
24 Detchev described for the Commission. Chairman Coladarci asked for a motion to require an HAIS. No motion was  
25 made. Chairman Coladarci then asked for a motion to permit demolition without delay. A motion to allow the  
26 demolition of 913 Cherry Street without delay was made by Ms. Van Cleave and seconded by Mr. Papoutsis. A vote  
27 was taken and the motion unanimously passed, 7 to 0:

- 28 AYES:           Coladarci, Enck, Papoutsis, Stuart, Van Cleave, Weaver, Wisniewski
- 29 NAYS:           None
- 30 NON-VOTING:   Myers, Zaransky

31  
32 Mr. Myers left the meeting at this time.  
33

34 **Other Business:**

35       a. June 1, 2026 Meeting – Quorum Check.

36 The Commission Members discussed their availability. Mr. Marx identified the June agenda items which included  
37 the consideration of preservation awards with only one submission received.  
38

39       b. 2025 Preservation Awards – plaque update.

40 Ms. Van Cleave provided an update on the plaque status which she described for the Commission. She also  
41 referred to potential copyright issues which Mr. Marx and the Commission Members discussed. The Commission  
42 Members then discussed design alternatives in detail. Ms. Van Cleave stated she would ask for a revised sample to  
43 be created and provide it to the Commission Members at the next meeting. Mr. Stuart offered to meet with the  
44 design artist.  
45

46       c. Monthly Communications for Historic Preservation Commission - Discussion and Content Decision.

47 Mr. Papoutsis informed the Commission she would continue to work on the article with regard to architects and  
48 contractors. Chairman Coladarci suggested the Commission Members get a space at the farmer’s market. Mr. Marx  
49 informed the Commission the new staff person would be able to provide feedback in connection with how the  
50 Commission can have a presence at the farmer’s market. The Commission Members discussed whether pamphlets  
51 were still available. Mr. Marx referred to the shared cost of the trolley tour with the Historical Society in the past.  
52 He also provided an update in connection with supplementary information with regard to the post office building  
53 and whether an HAIS should be required and what it would produce. Chairman Coladarci asked the Commission

1 Members if Mr. Marx should pursue whether an HAIS should be done. Mr. Marx stated they already have a lot of  
2 information in the Village files.

3  
4 Mr. Marx stated an agenda item was created for the Commission to discuss an additional category for when the  
5 preservation awards open next year relating to the existing or creating new categories. He then provided a copy of  
6 the nomination form to the Commission Members. No additional new business was discussed.

7  
8 **Adjournment:**  
9 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Stuart and seconded by  
10 Mr. Enck. A vote was taken and the motion unanimously passed, 7 to 0:

11 AYES: Coladarci, Enck, Papoutsis, Stuart, Van Cleave, Weaver, Wisniewski

12 NAYS: None

13 NON-VOTING: Zaransky

14 The meeting adjourned at 8:30 p.m.

15  
16 Respectfully submitted,

17  
18 Antionette Johnson  
19 Recording Secretary  
20

DRAFT



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** HISTORIC PRESERVATION COMMISSION  
**FROM:** CHRISTOPHER MARX, AICP - ASSOCIATE PLANNER  
**DATE:** MAY 28, 2026  
**SUBJECT:** 419 SHERIDAN ROAD - ALTERATIONS TO LOCAL LANDMARK  
(CASE NO. 26-01-HPC)(*continued*)

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### INTRODUCTION

On June 1, 2026, the Historic Preservation Commission (HPC) is scheduled to consider a request from Dirk Denison Architects (the "Applicant"), as the architect representative of Chicago Title Land Trust Company d/b/a The Land Trust Company Trust No. 9002349298 (the "Owner") of the property located at 419 Sheridan Road (the "Subject Property"), for an advisory review of exterior alterations to the Subject Property, a locally designated landmark. This item is a continuation of the initial advisory review from the January 5, 2026, meeting for which the Applicant has provided updated materials to represent the scope of the project.

### JANUARY 5, 2026, HPC REGULAR MEETING SUMMARY

The HPC reviewed a summarization of the proposed exterior alterations at their January 5, 2026, regular meeting. Commission members inquired about whether the proposed replacement windows could be steel framed to match the existing windows, rather than fabricated from aluminum. They also asked as to whether the windows proposed for replacement are original to the home's 1928 construction or not. Additionally, the Commission members expressed concern about the proposed aluminum-framed replacement windows as having wider muntins and smaller window panes than the existing steel-framed windows, thus affecting the appearance windows' appearance after the project's completion. Commission members were concerned about the proposed replacement windows having smaller surface areas of glass than the existing windows. The Commission agreed to continue the case to a later meeting at the request of the Applicant to provide updated information and materials. The staff report and a meeting minutes excerpt from the January 5, 2026, meeting have been provided as **Attachment B1**.

### PROPOSED PLAN

The Applicant has provided updated materials including a written narrative, descriptions, photos, product specifications, and a corresponding site plan that detail the proposed alterations to the existing residence on the Subject Property. The proposed changes would involve replacing existing windows in conjunction with a larger renovation project from earlier in 2025.

The proposed alterations would involve replacing 12 exterior windows on the second floor and two windows on the first floor of the east, south, and west facades of the house. The proposed windows are meant to match the existing steel windows by using a model of Hansen Millenium Slimline G30 with powder coated aluminum frames that will be painted a greyish hue to match the color of the residence's other window frames. Eleven of the proposed window replacements would have simulated divided light frames whereas two windows and a glass set of French doors, on the second-floor of the east elevation, would have single-pane window replacements. The Applicant states that the proposed single-pane windows are intended to match the glazing on that particular section of the house, which also contains windows with single-panes or

minimal divisions. The proposed replacements of the 14 window openings are detailed in the application materials, which are included as Attachment A1. The proposed alterations comply with Zoning Ordinance requirements and do not require a building permit.

## **COMMISSION REVIEW**

Exterior alterations of designated landmarks are subject to an advisory review by the HPC. The criteria to consider when conducting an advisory review of alterations are as follows:

### 1. General Standards:

- a. Conformance with the Zoning Ordinance;
- b. Reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition;
- c. The distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property;
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved;
- e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, 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, structures, objects or sites;
- f. The surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.
- g. New buildings and structures and the alterations and relocation of existing buildings or structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.
- h. Alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted;
- i. Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.

### 2. Design Guidelines:

- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
- b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the designated

landmark.

- c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the designated landmark.
- d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
- e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
- f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
- g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.
- h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

## **FINDINGS**

The HPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alterations, does the HPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

If the HPC determines that the proposed alterations are inappropriate, it shall make recommendations to the Applicant concerning changes, if any, in the proposed alterations which would cause the HPC to reconsider its determination and shall confer with the Applicant.

## **ATTACHMENTS**

Attachment A1: Updated Application Materials

Attachment B1: January 5, 2026, HPC Meeting Staff Report and Meeting Minutes Excerpt

# ATTACHMENT A1

**dirkdenison.**  
ARCHITECTS



29 April 2026

**419 Sheridan Residence**  
419 Sheridan Road  
Winnetka, IL 60093

TO: Christopher Marx  
Village of Winnetka  
510 Green Bay Road  
Winnetka, IL 60093

## LANDMARKS REVIEW - REPLACEMENT OF EXISTING WINDOWS

Mr. Marx,

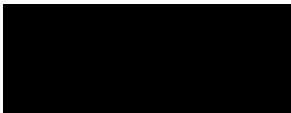
An evaluation of existing windows has determined that many are in poor condition and in need of replacement. The Owner has approved replacing fourteen (14) windows on the East, South and West building elevations. Dirk Denison Architects proposes using the **Hansen Millennium Slimline G30** series as a suitable "in-kind" replacement that closely matches the existing window profiles.

Additionally, one window on the South building elevation will be eliminated and filled in with limestone masonry cladding that matches the adjacent masonry.

Attached hereto are Floor Plans identifying the windows to be replaced, Photos of the existing windows, and Shop Drawings from Hansen Millenium for the new window replacements.

These materials are being submitted for the Committee's review and approval.

Appreciatively,



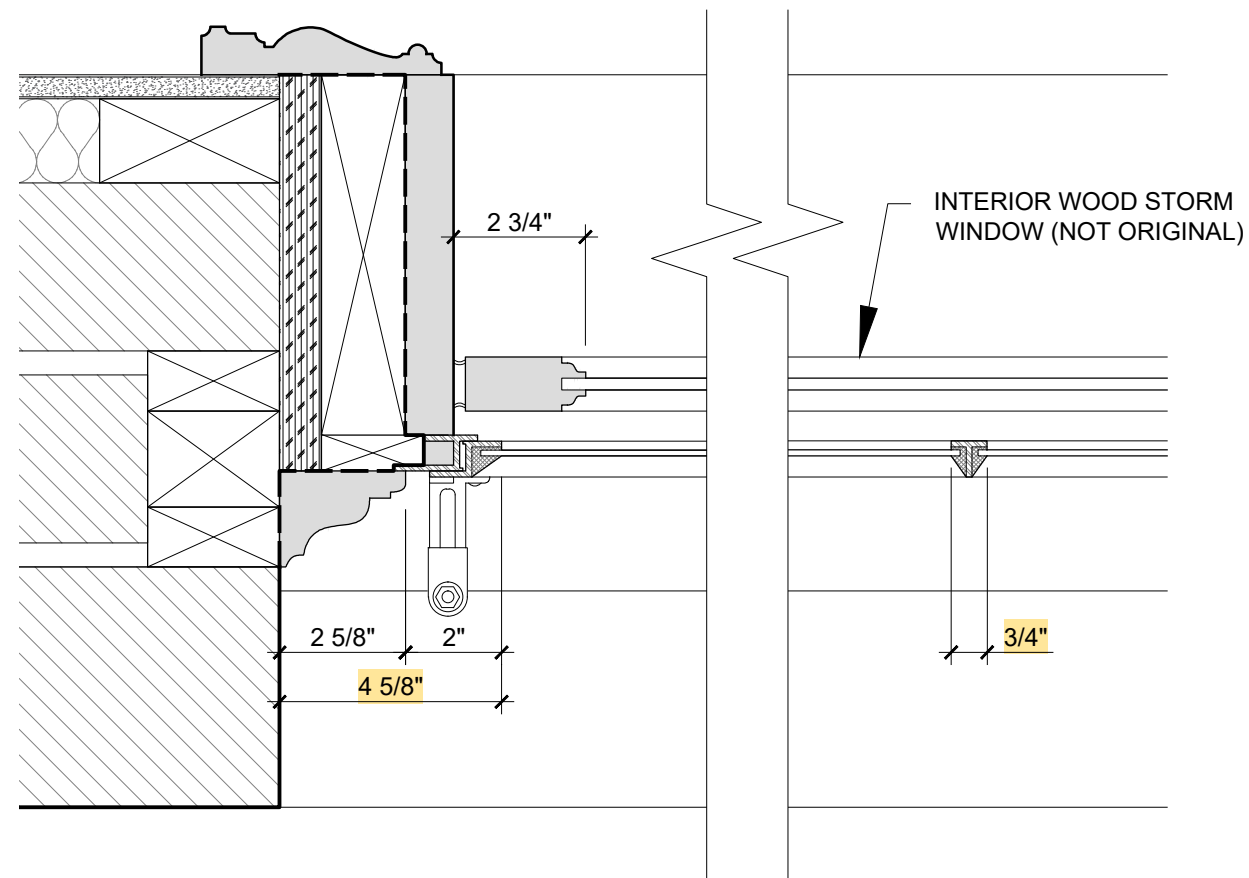
Jacob Dodds  
Dirk Denison Architects



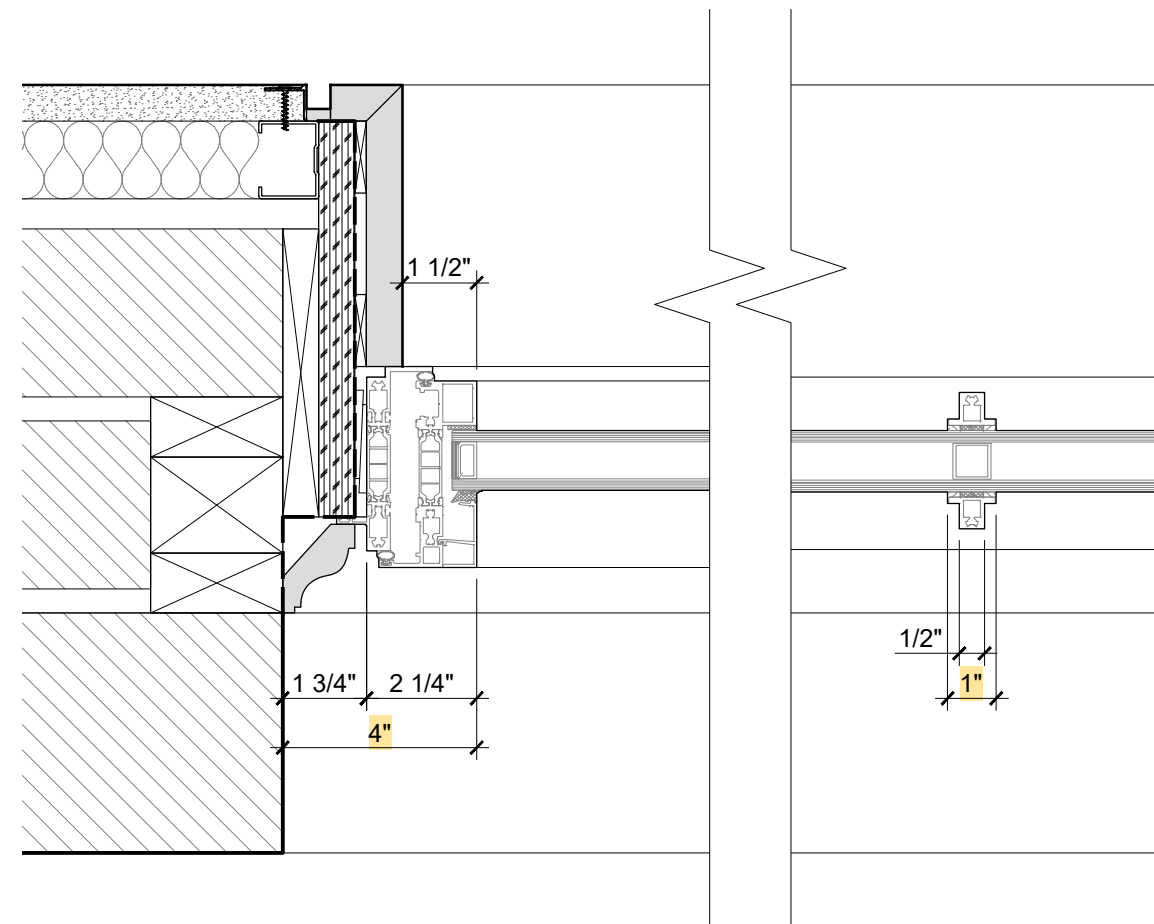
EXISTING WINDOW ELEVATION





NEW WINDOW ELEVATION

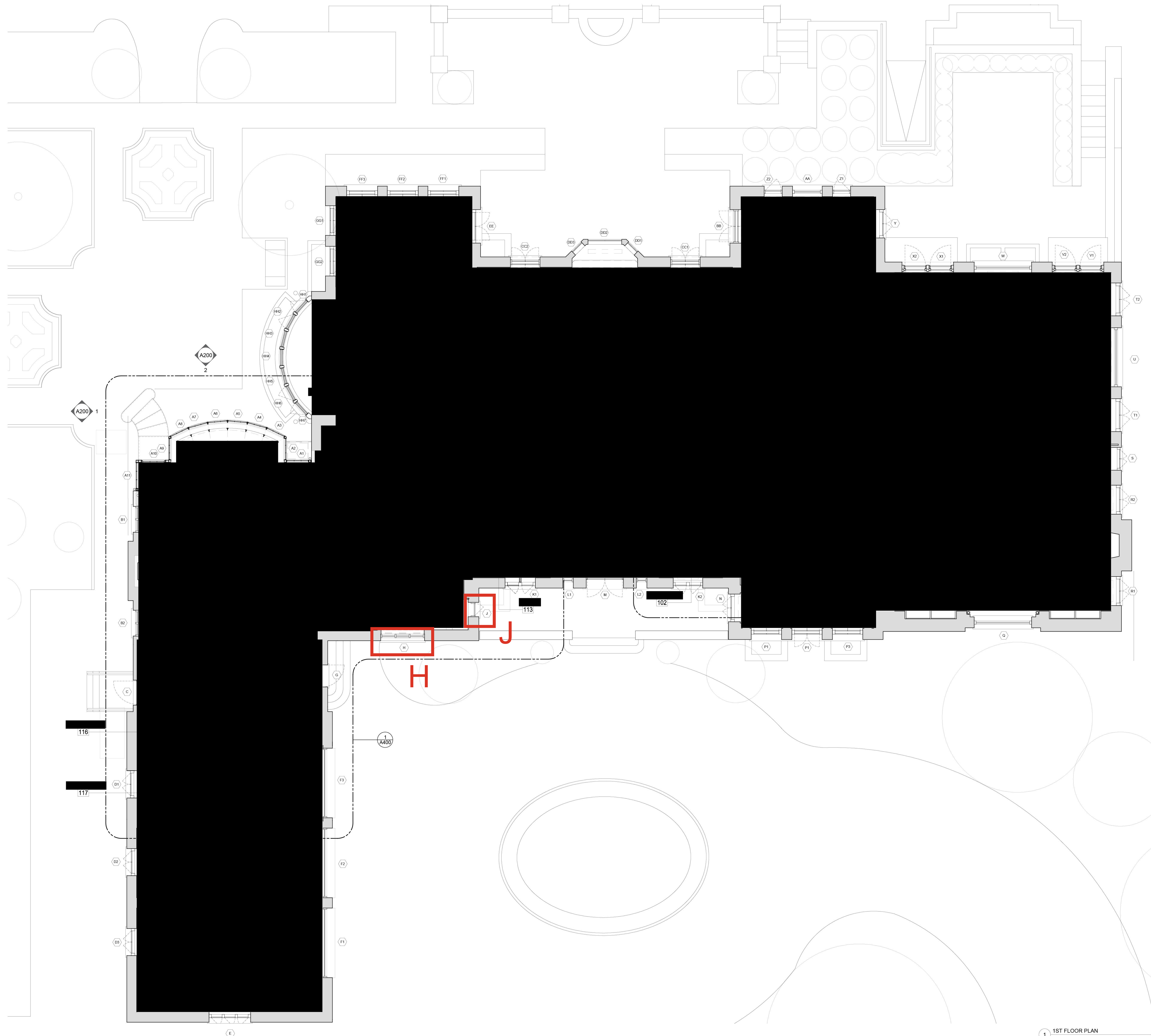


2 EXISTING WINDOW PROFILE  
3" = 1'

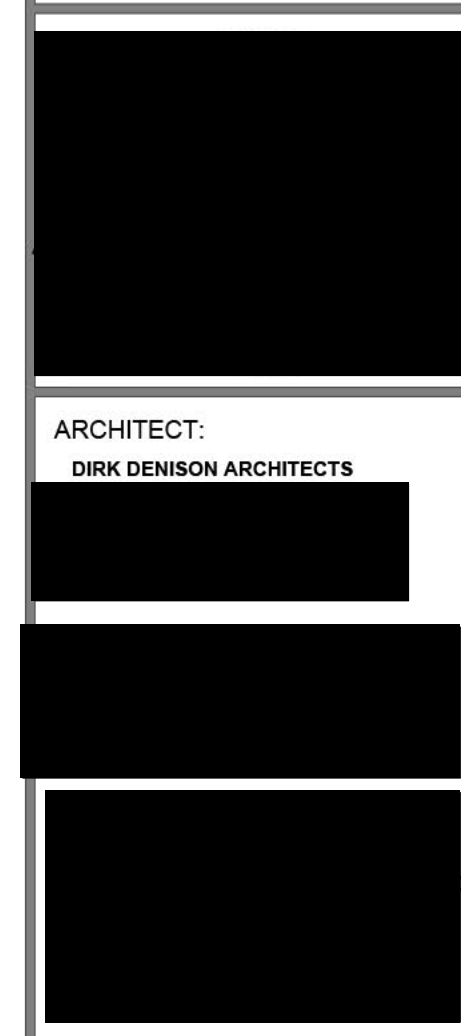


1 NEW WINDOW PROFILE  
3" = 1'

**CONSTRUCTION LEGEND:**  
 NEW FULL HEIGHT INTERIOR PARTITIONS  
 EXIST NG STRUCTURE



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

ARCHITECT:  
 DIRK DENSON ARCHITECTS

ISSUANCE:

**419 Sheridan Residence**  
 DESCRIPTION:  
 Renovation and Addition to existing 3-story  
 single-family residence.

SHEET TITLE:  
 FIRST FLOOR PLAN

SHEET NUMBER:  
**A-101**

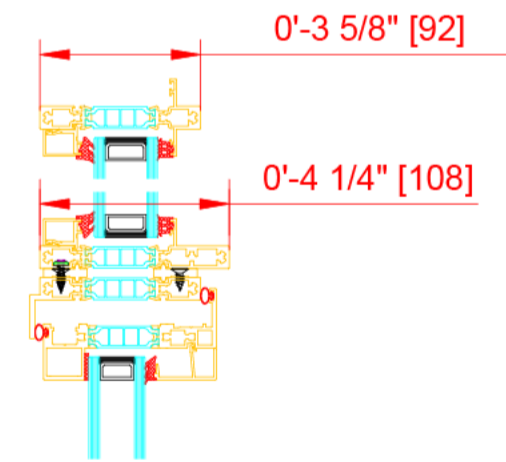
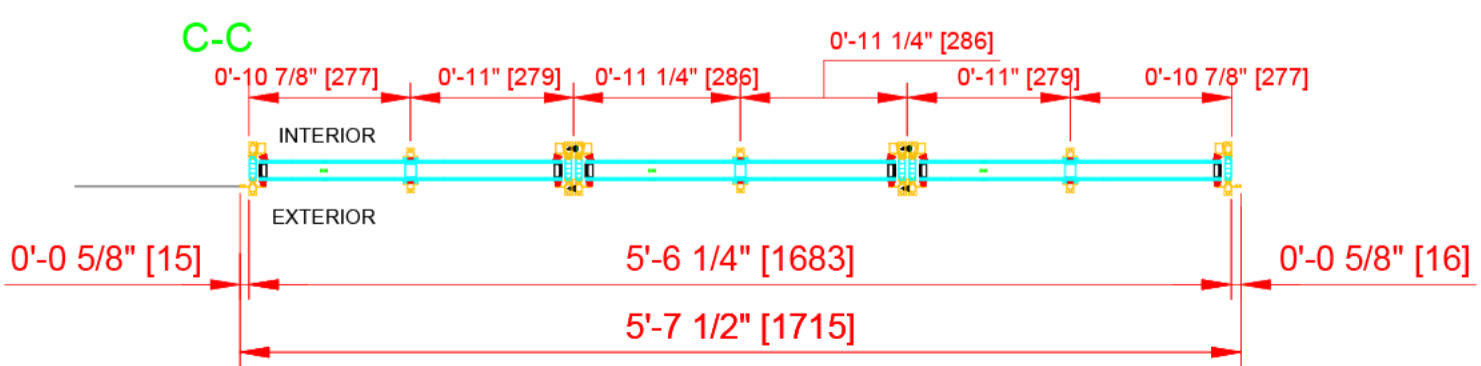
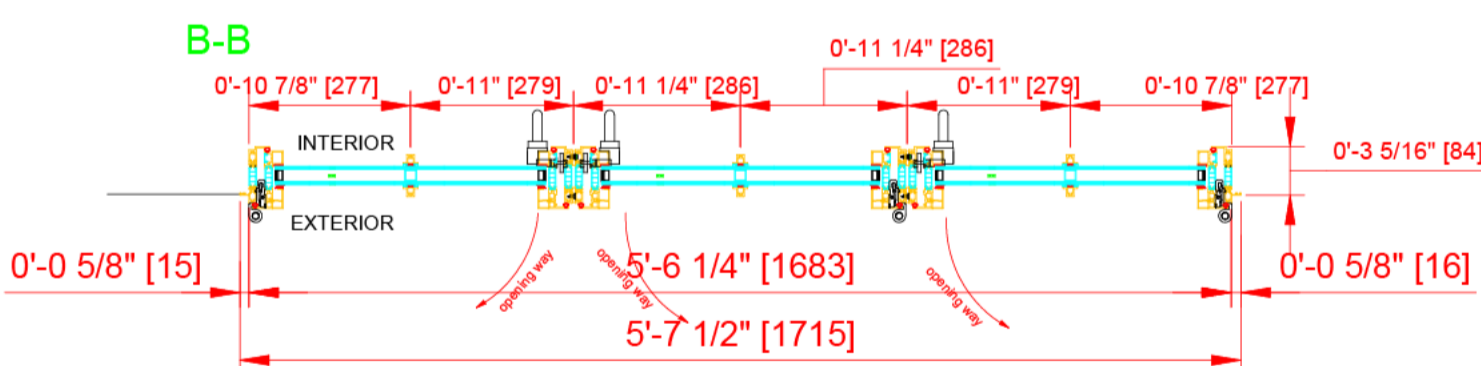
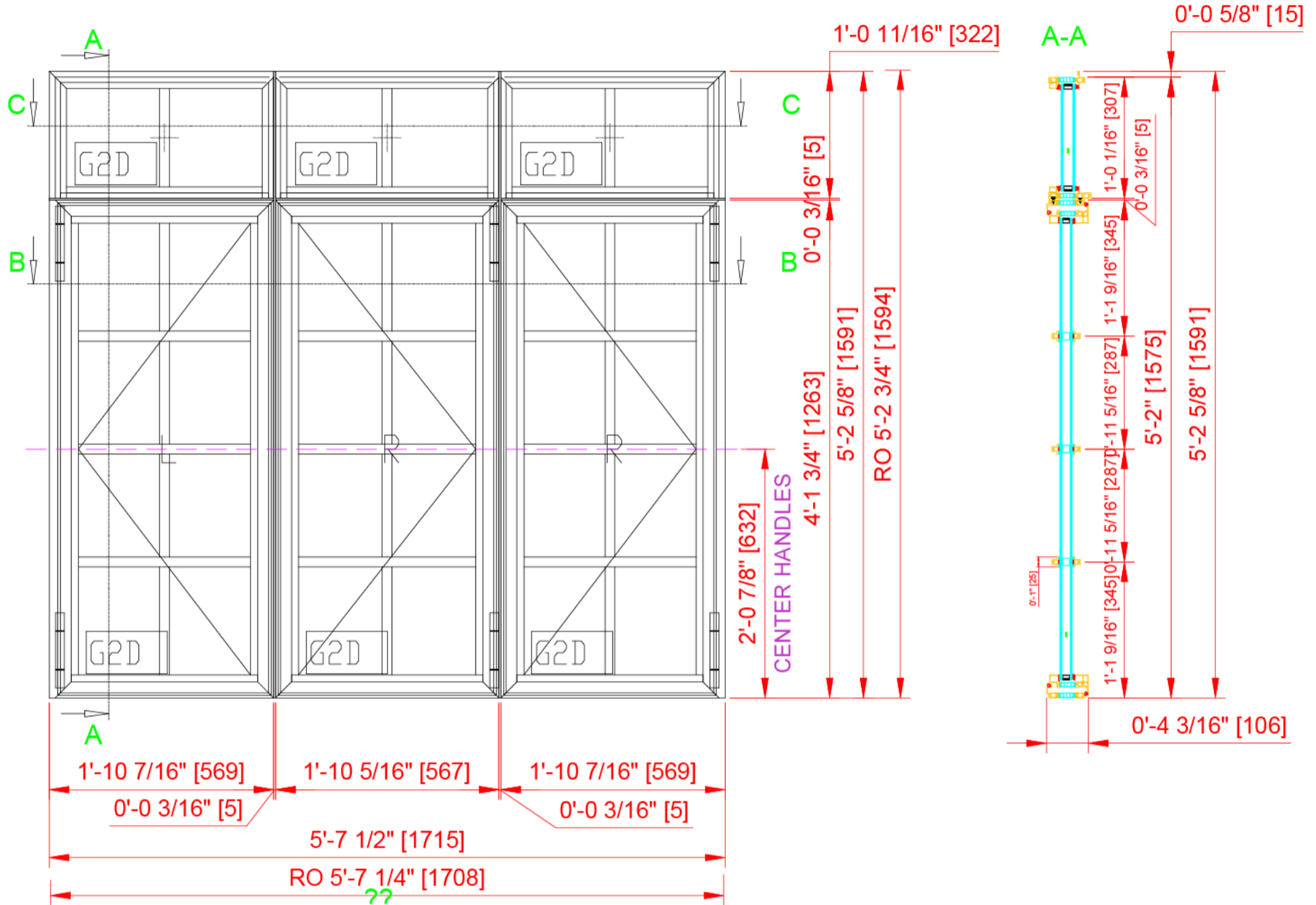
© DIRK DENSON ARCHITECTS 2025



Pos. 001 - ██████ Quantity: 1  
 Finish: RAL 9011  
 Job: 419 Sheridan Residence 1B.8

H

Exterior View



Window Handle  
Antique Brass



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1

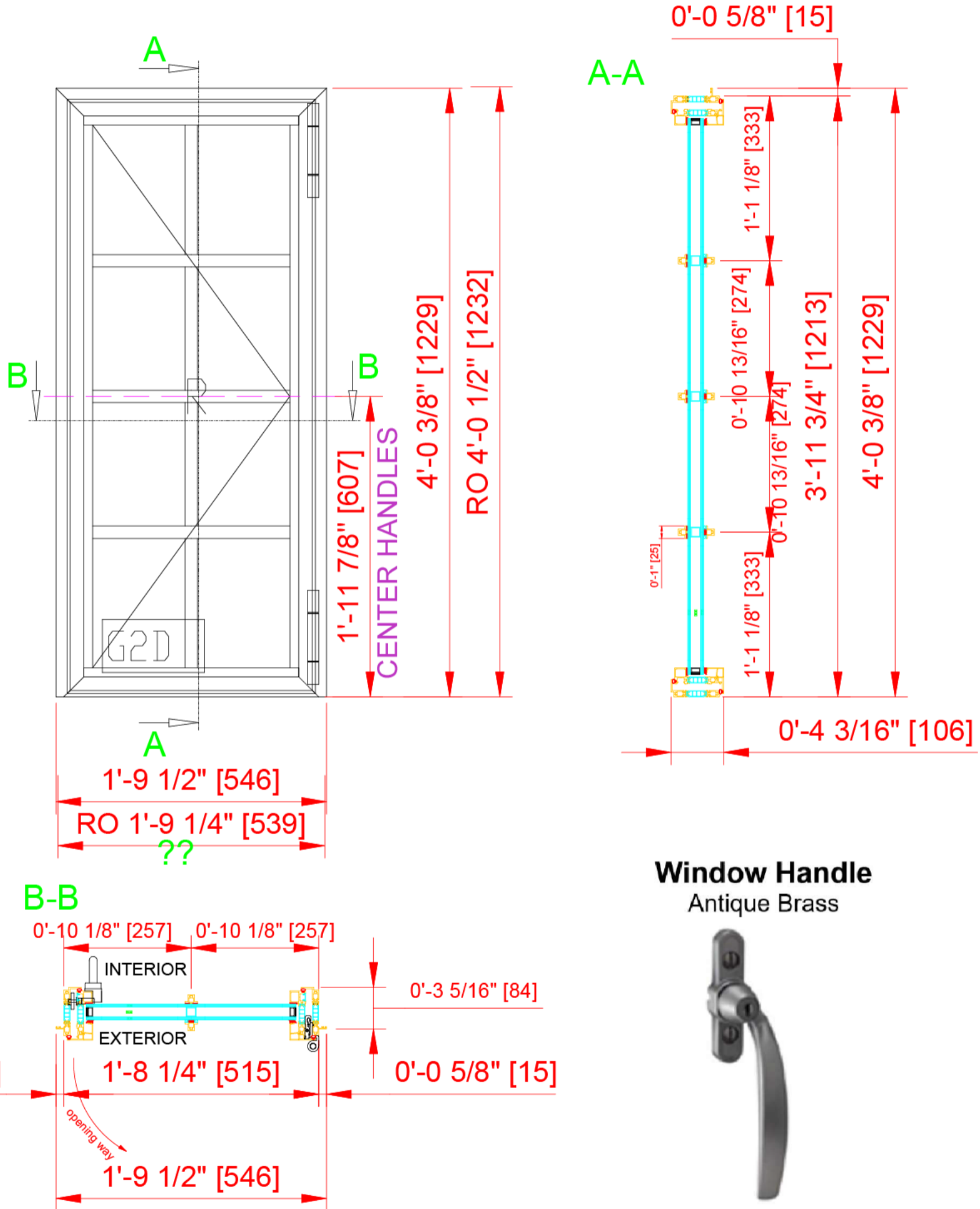
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Finish: RAL 9011

Job: 419 Sheridan Residence 1B.8

Exterior View

J



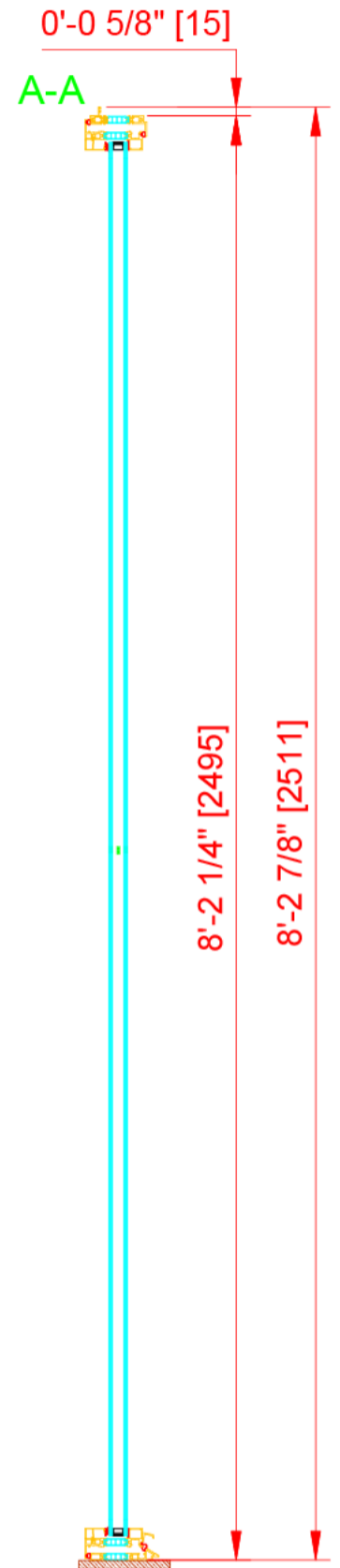
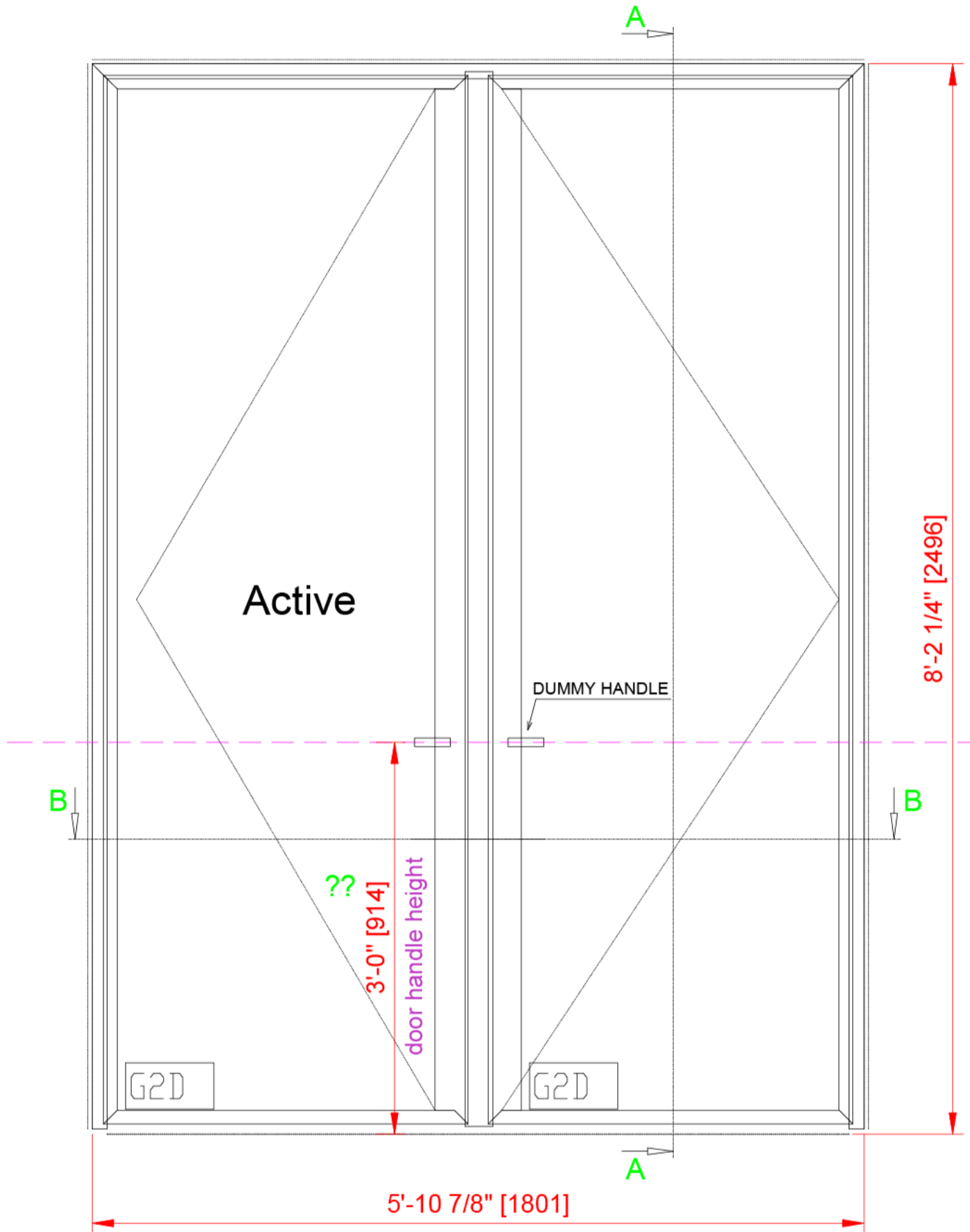
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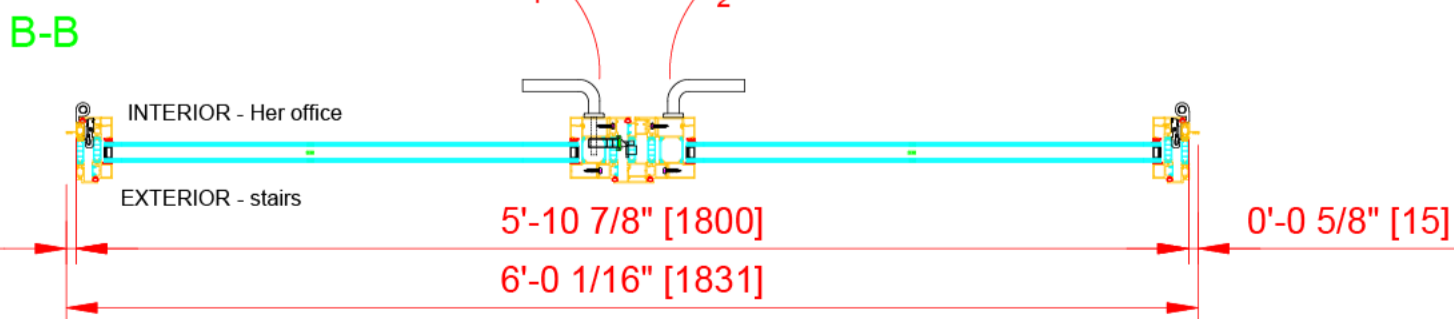
Pos. 004 - ██████████ Quantity: 1  
 Finish: RAL 9011  
 Job: 419 Sheridan Residence 1B.8



Exterior View



**Door handle**  
Antique Brass



**Limiter** for Pos. 004  
installed from the top of the door leaf.



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1

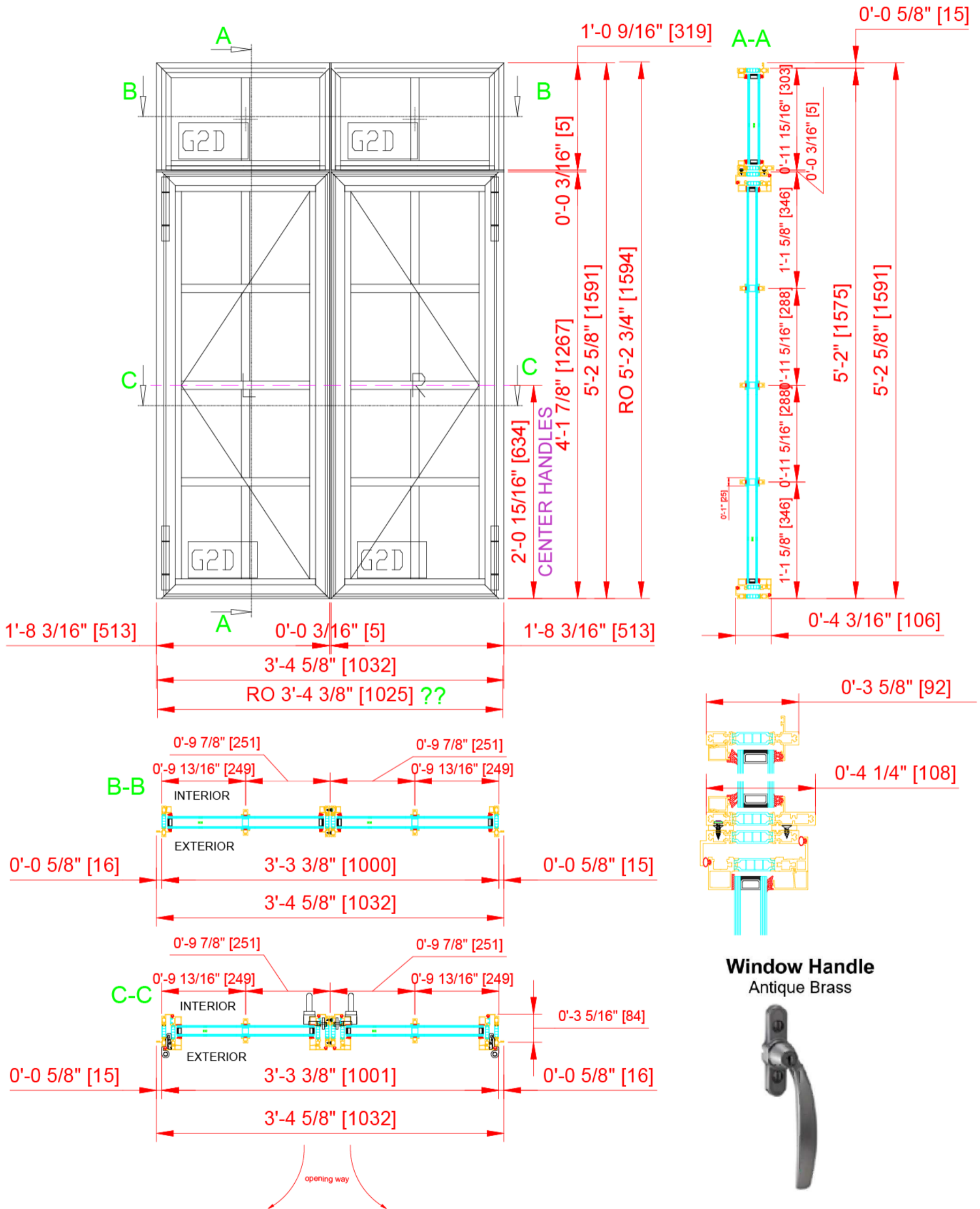
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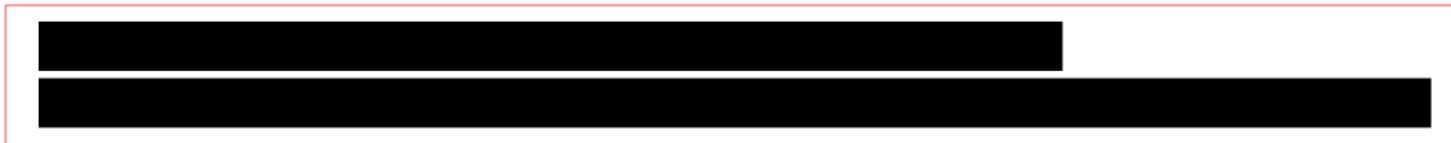
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Exterior View



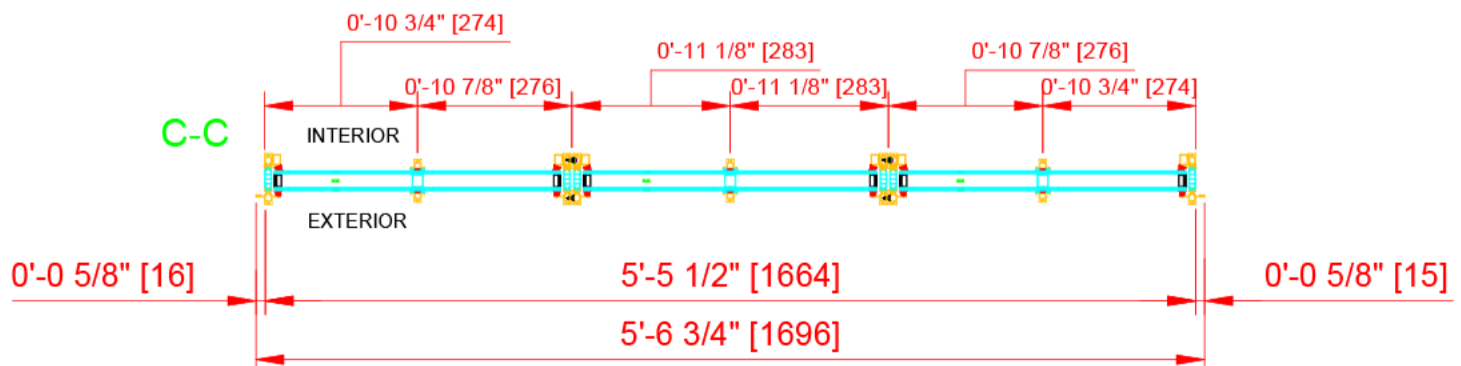
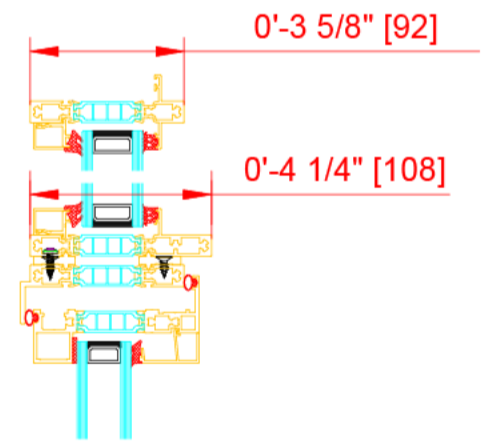
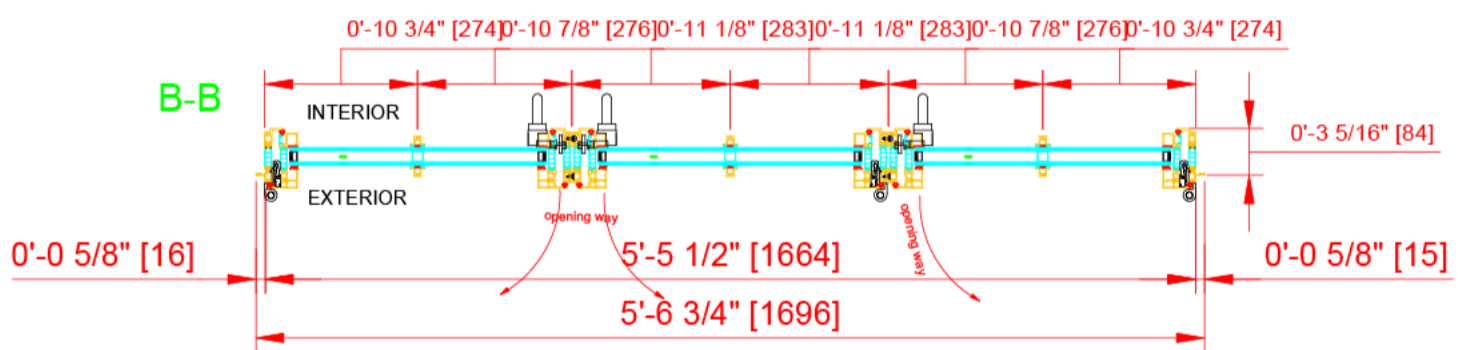
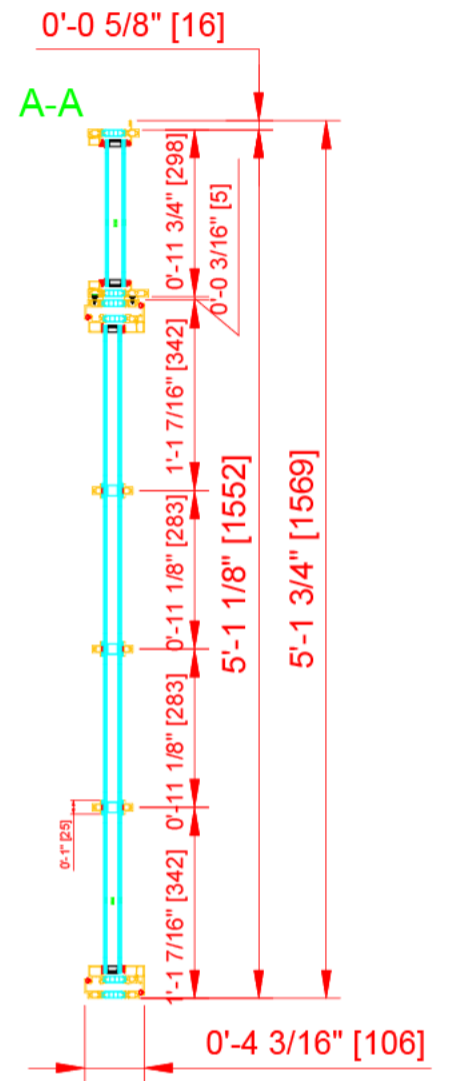
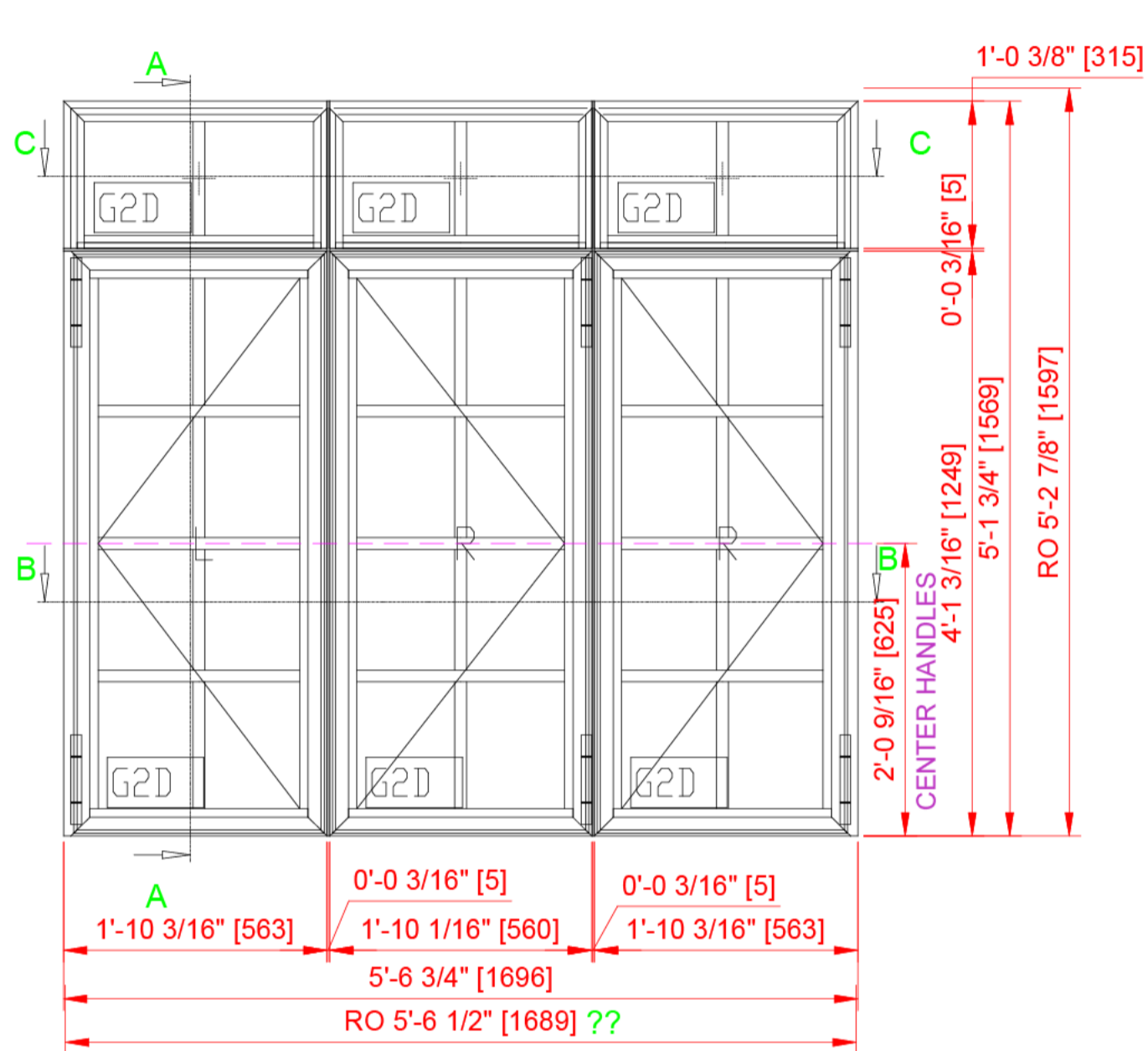
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Pos. 006 - ██████████ Quantity: 1  
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 Job: 419 Sheridan Residence 1B.8  
 ██████████



Exterior View



Window Handle  
Antique Brass



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1

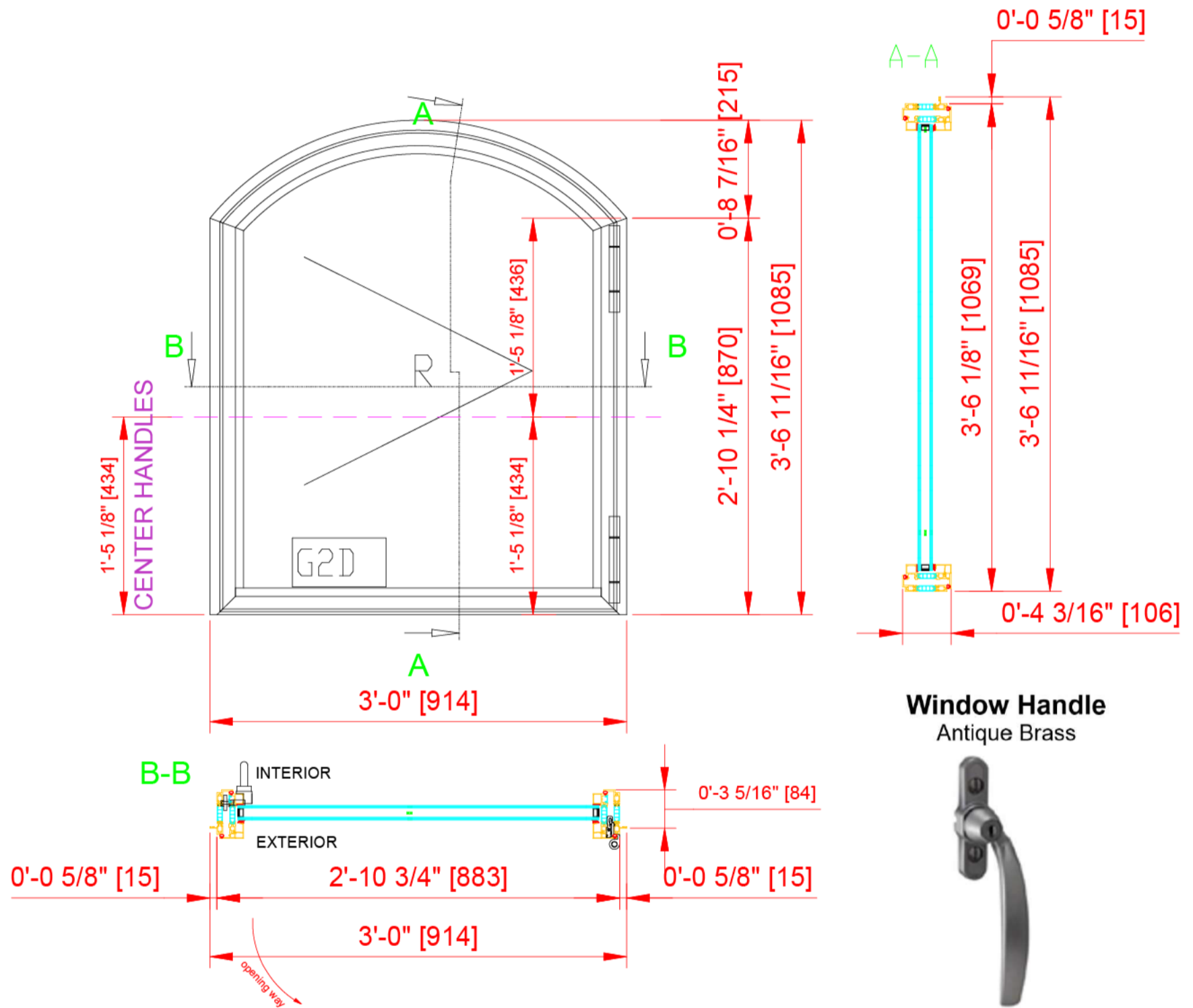
Pos. 007 - [REDACTED] Quantity: 1

Finish: RAL 9011

Job: 419 Sheridan Residence 1B.8

Exterior View

W



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1

[REDACTED]

[REDACTED]

Pos. 008A - [REDACTED] Quantity: 1

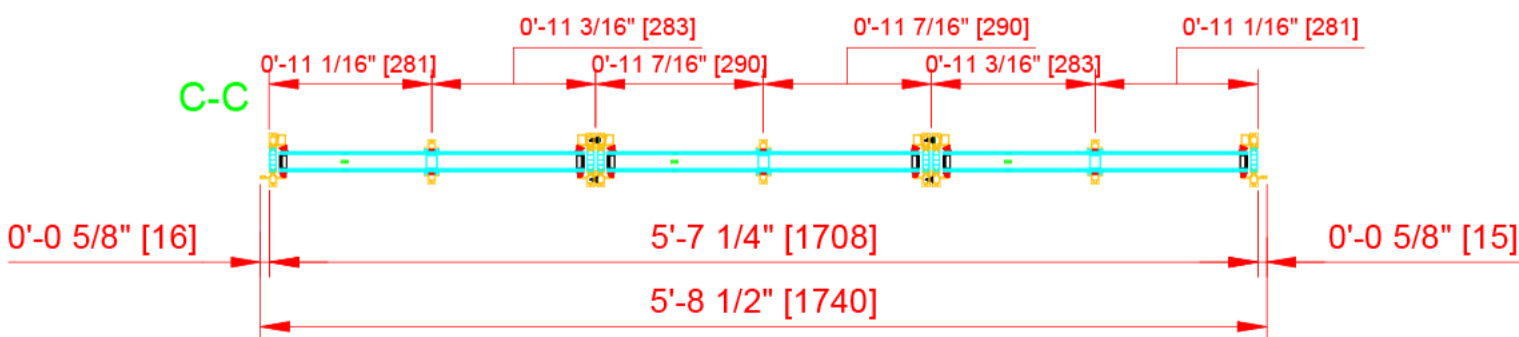
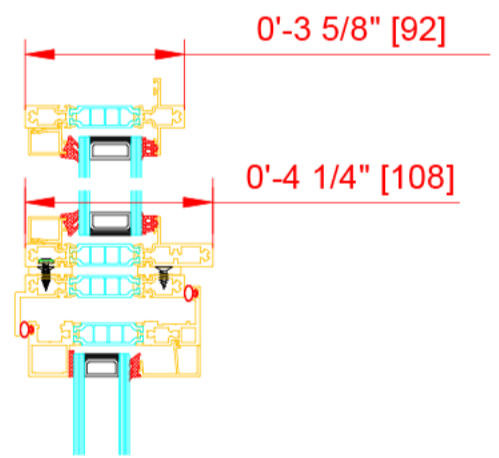
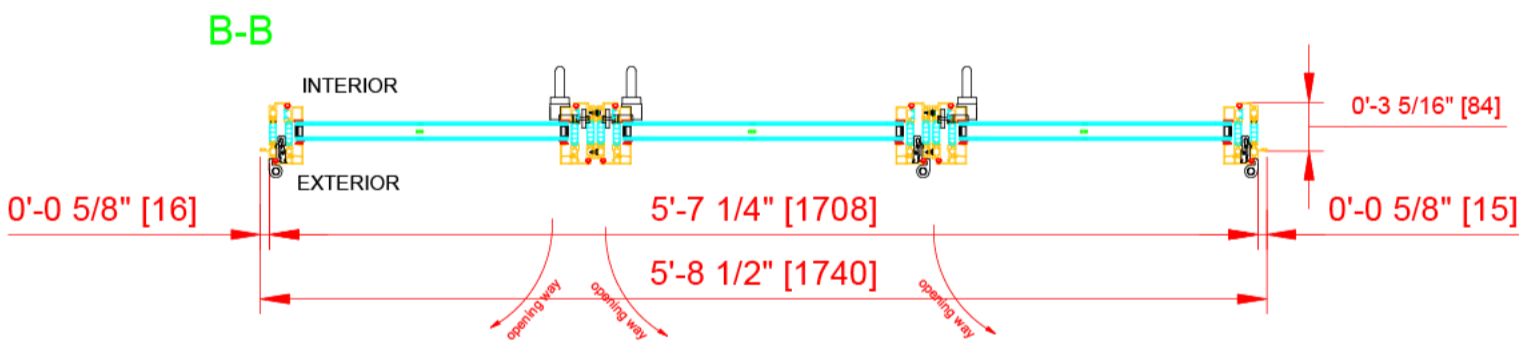
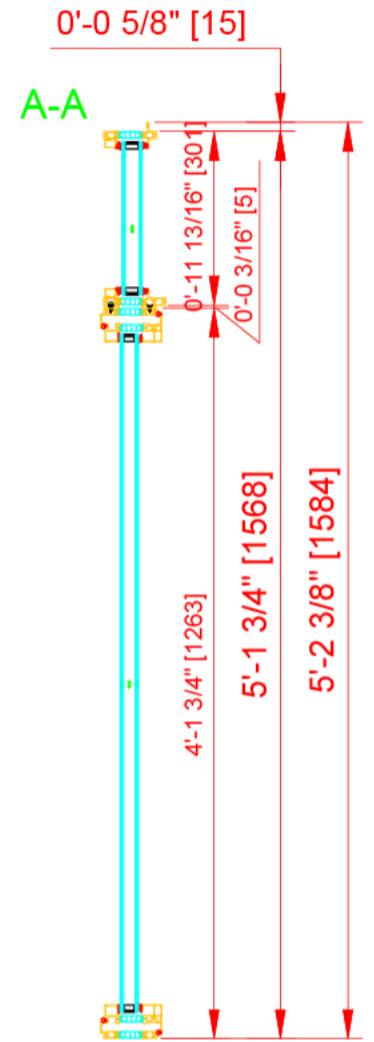
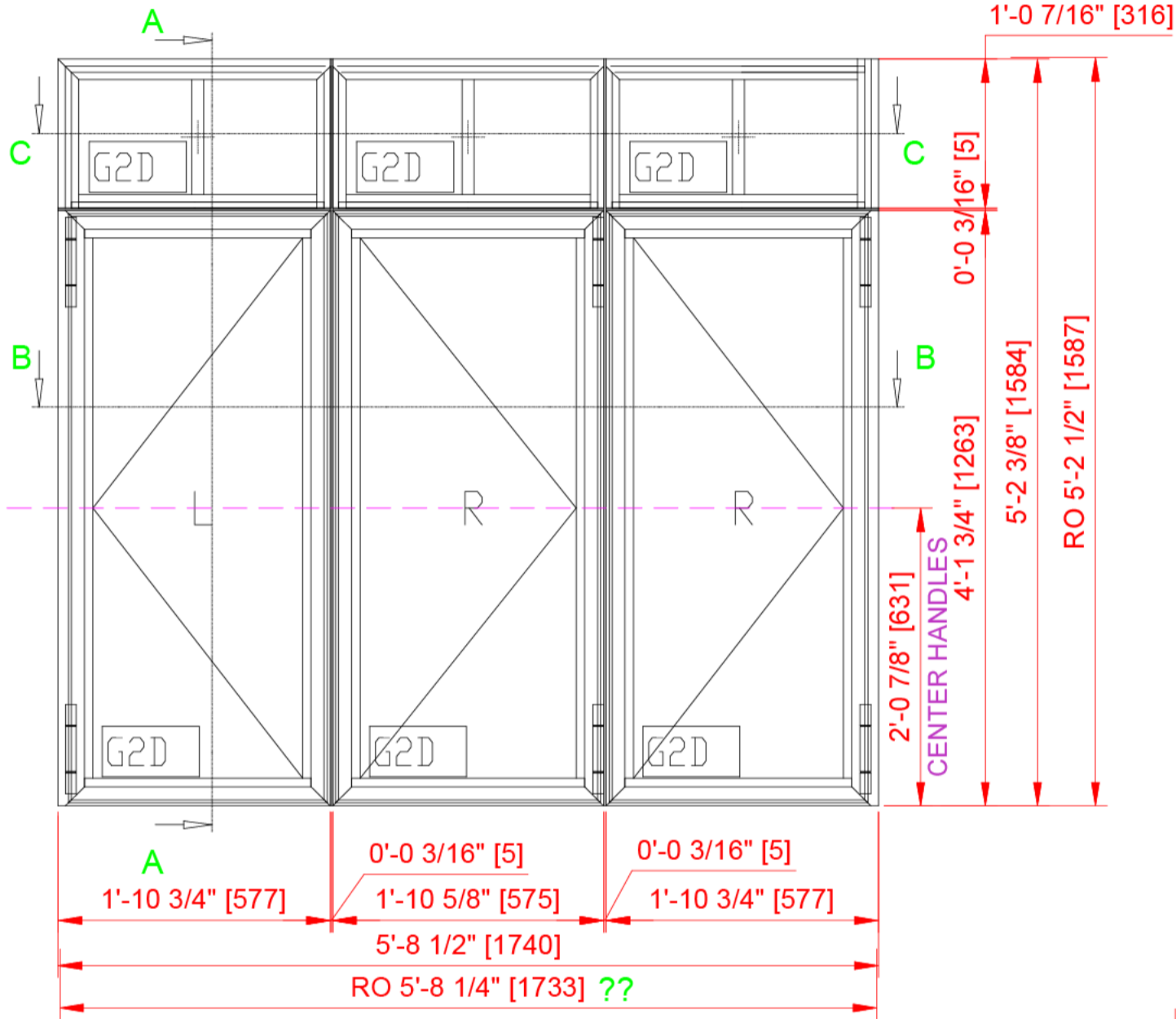
Finish: RAL 9011

Job: 419 Sheridan Residence 1B.8

Exterior View



### EAST WINDOW



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1

Window Handle  
Antique Brass

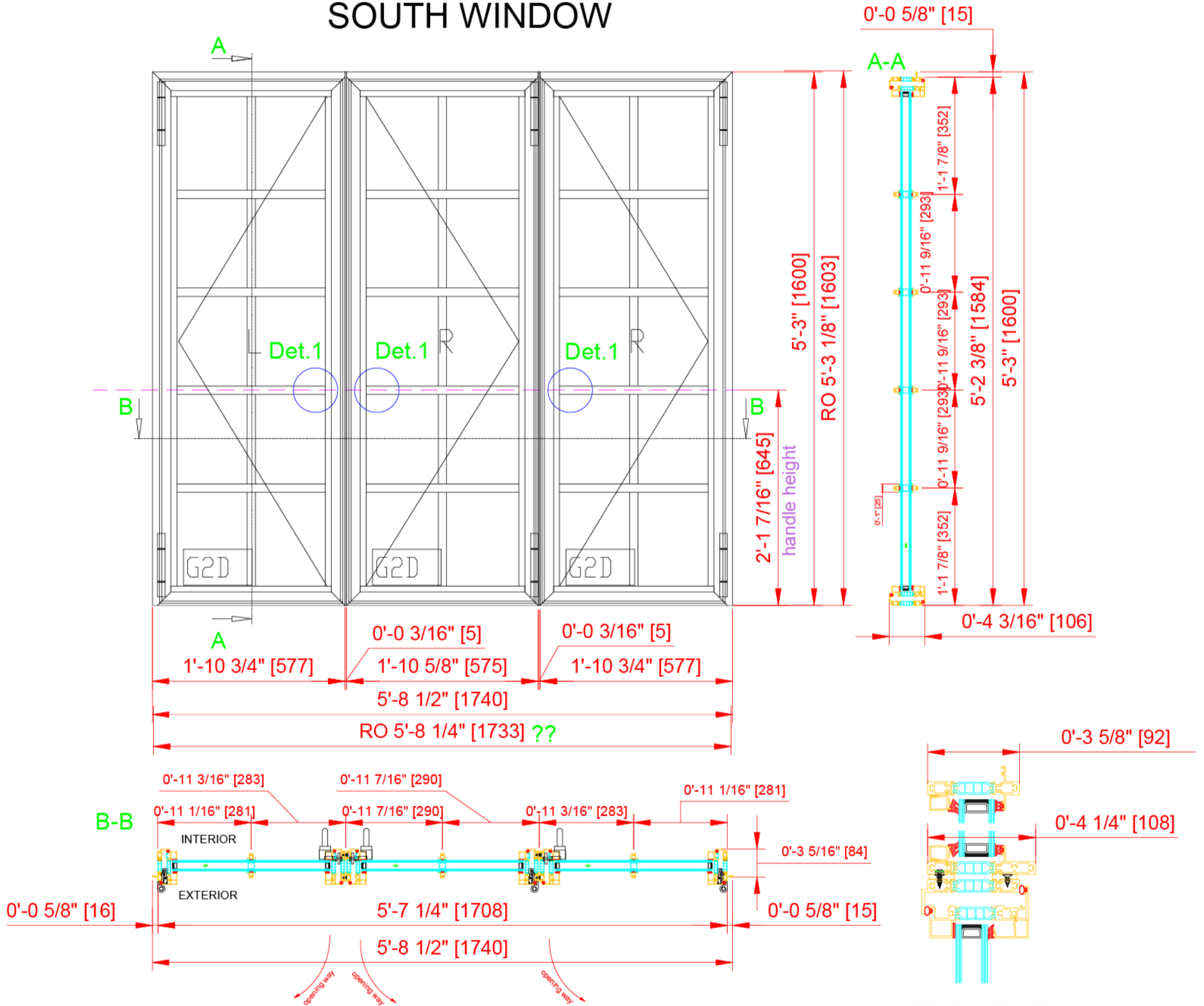


Pos. 008B, Quantity: 1  
 Finish: RAL 9011  
 Job: 419 Sheridan Residence 1B.8

SS3

Exterior View

SOUTH WINDOW



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1

Window Handle  
 Antique Brass

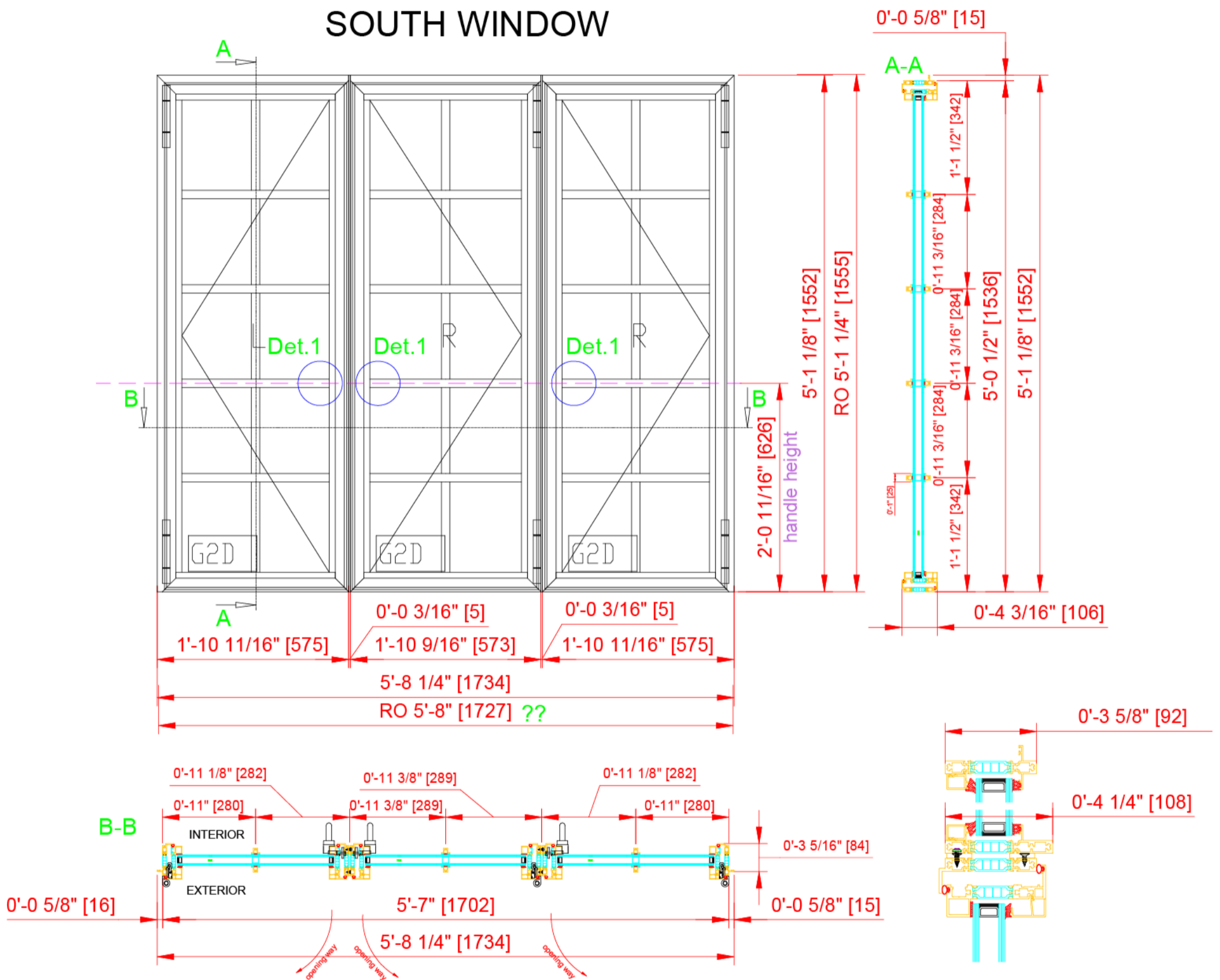


Pos. 008C, Quantity: 1  
 Finish: RAL 9011  
 Job: 419 Sheridan Residence 1B.8

SS2

Exterior View

SOUTH WINDOW



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1



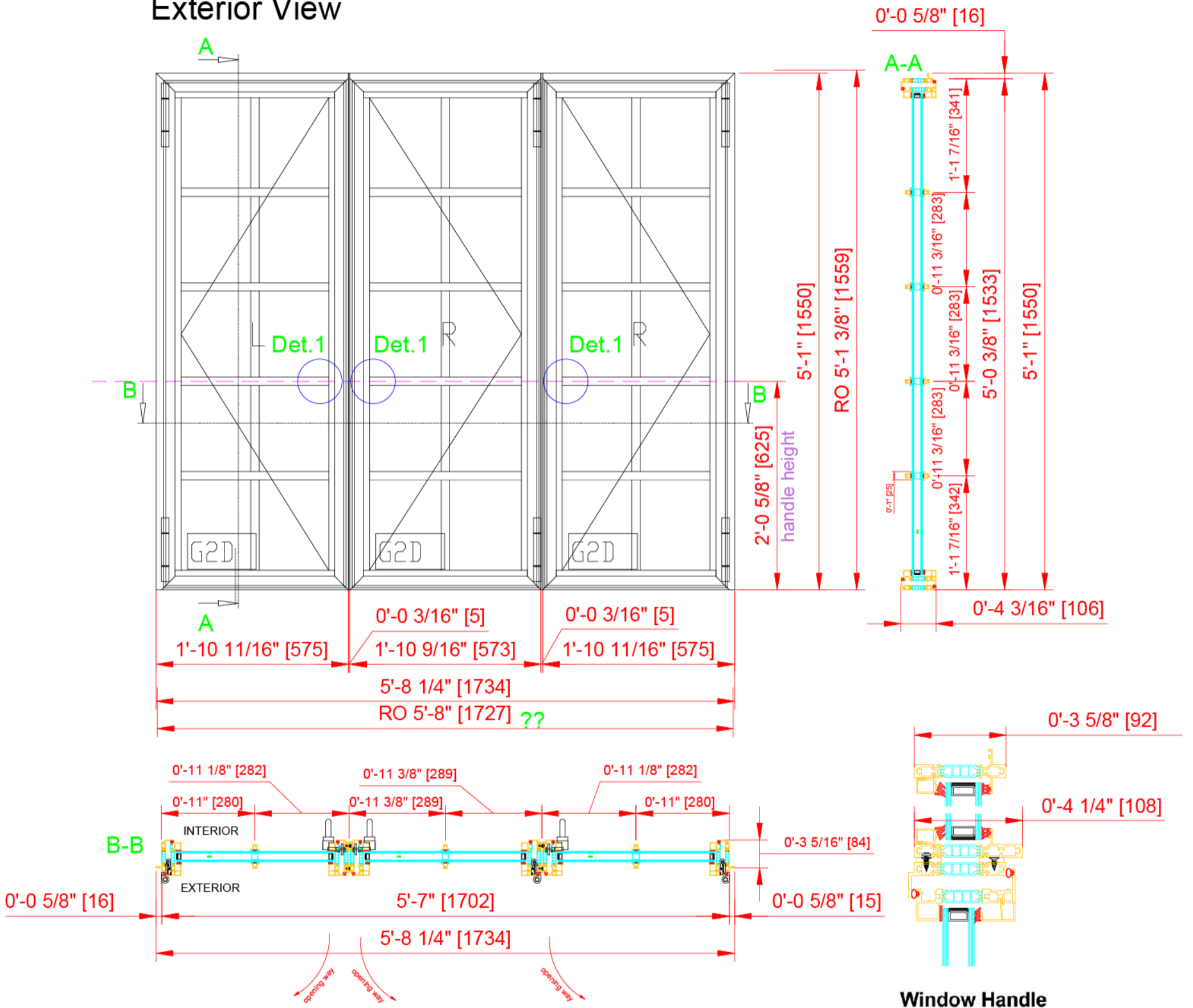
Window Handle  
 Antique Brass



Pos. 009 - ██████████ Quantity: 1  
 Finish: RAL 9011  
 Job: 419 Sheridan Residence 1B.8  
 ██████████

# SS1

## Exterior View



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1



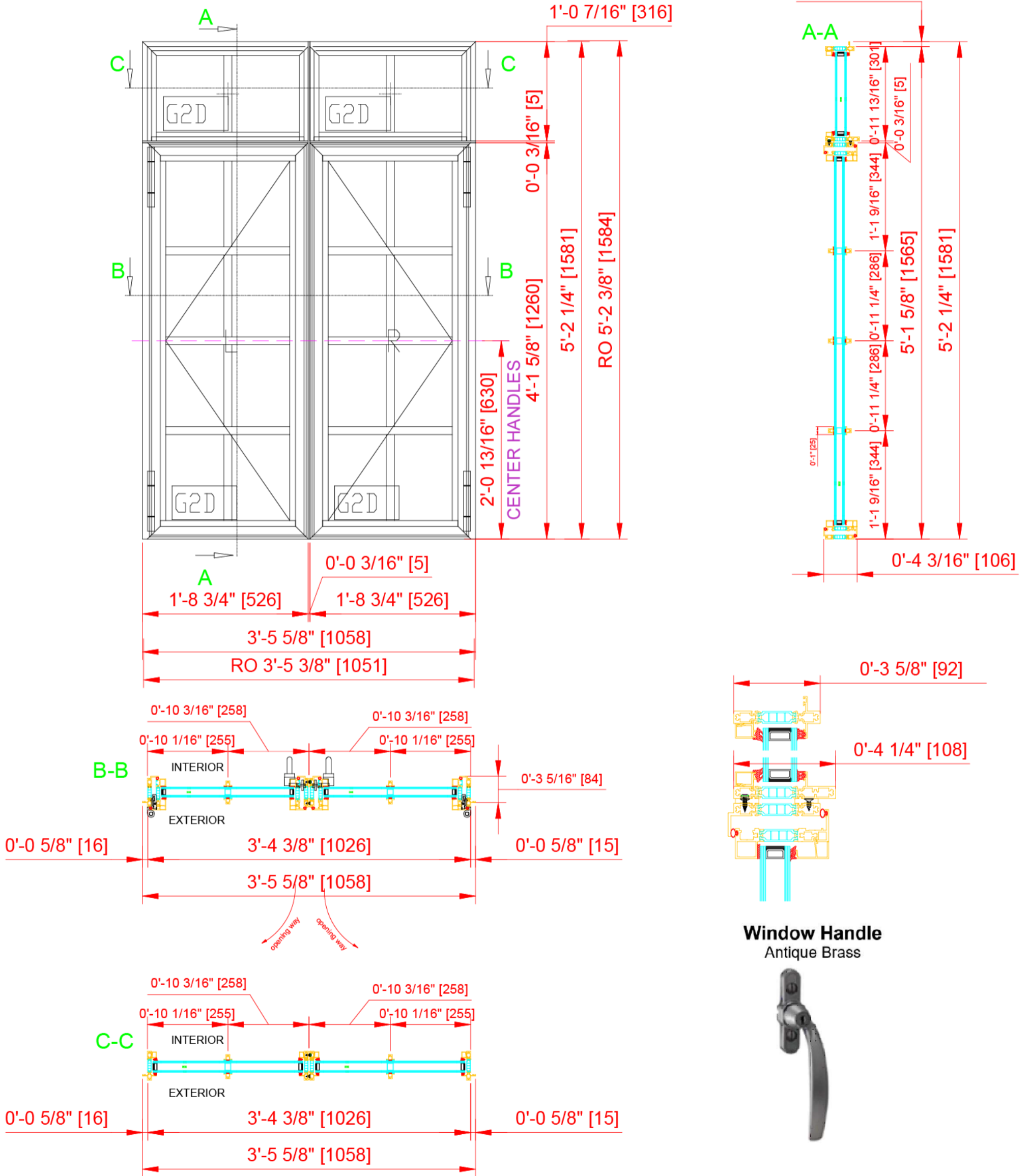
Window Handle  
Antique Brass



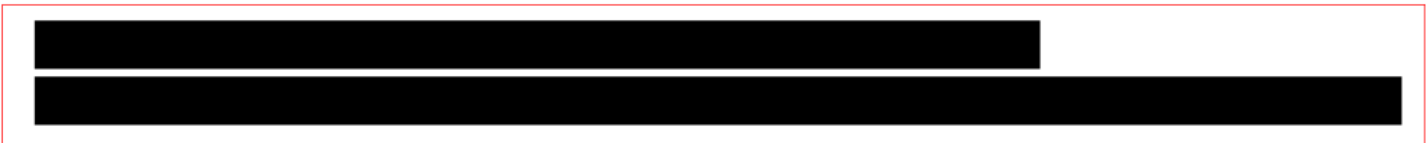
Pos. 010 - ██████████ Quantity: 1  
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 Job: 419 Sheridan Residence 1B.8

RR

Exterior View



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1





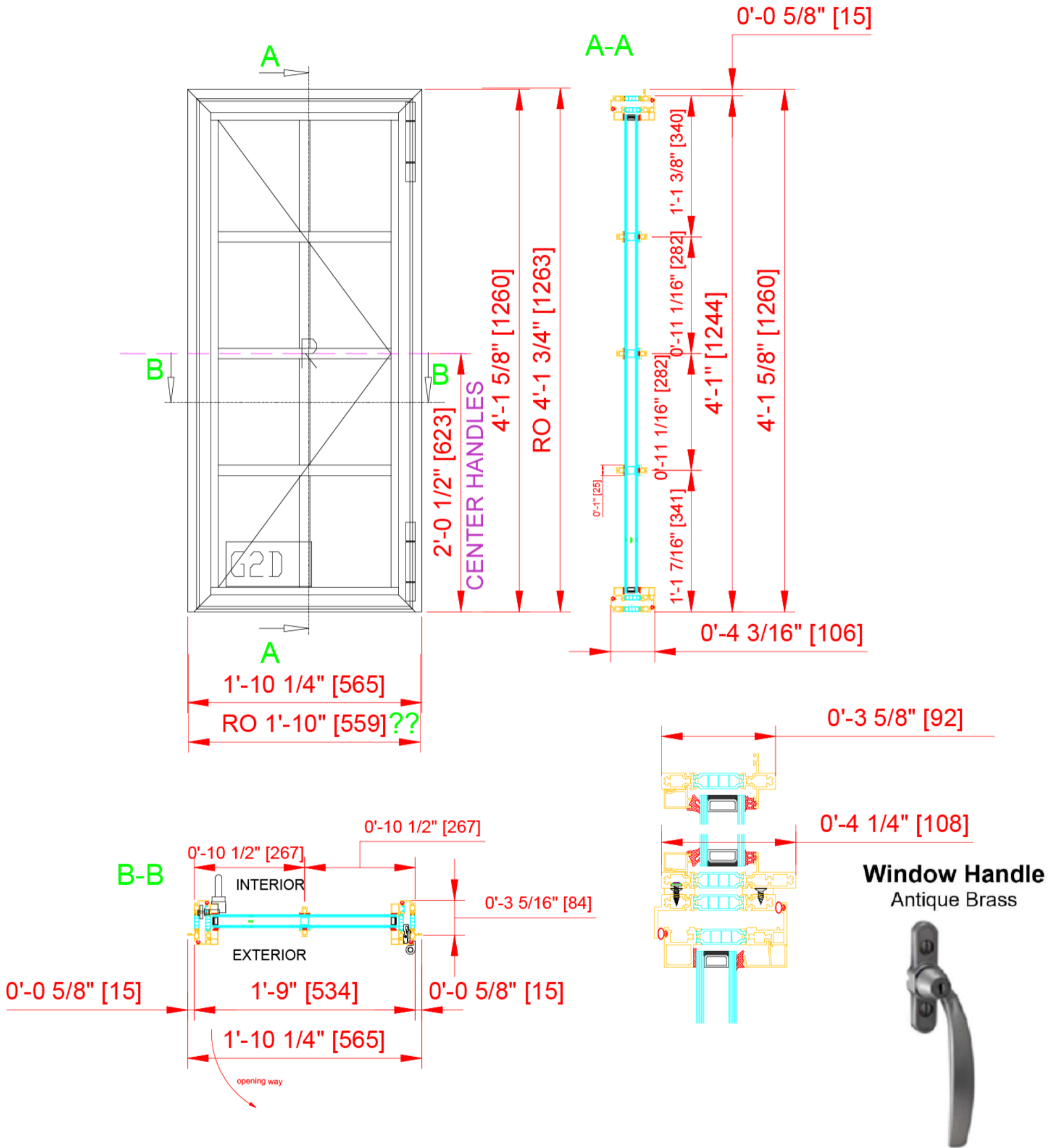
Pos. 012 - [REDACTED] Quantity: 1

Finish: RAL 9011

Job: 419 Sheridan Residence 1B.8

QQ1

Exterior View



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1



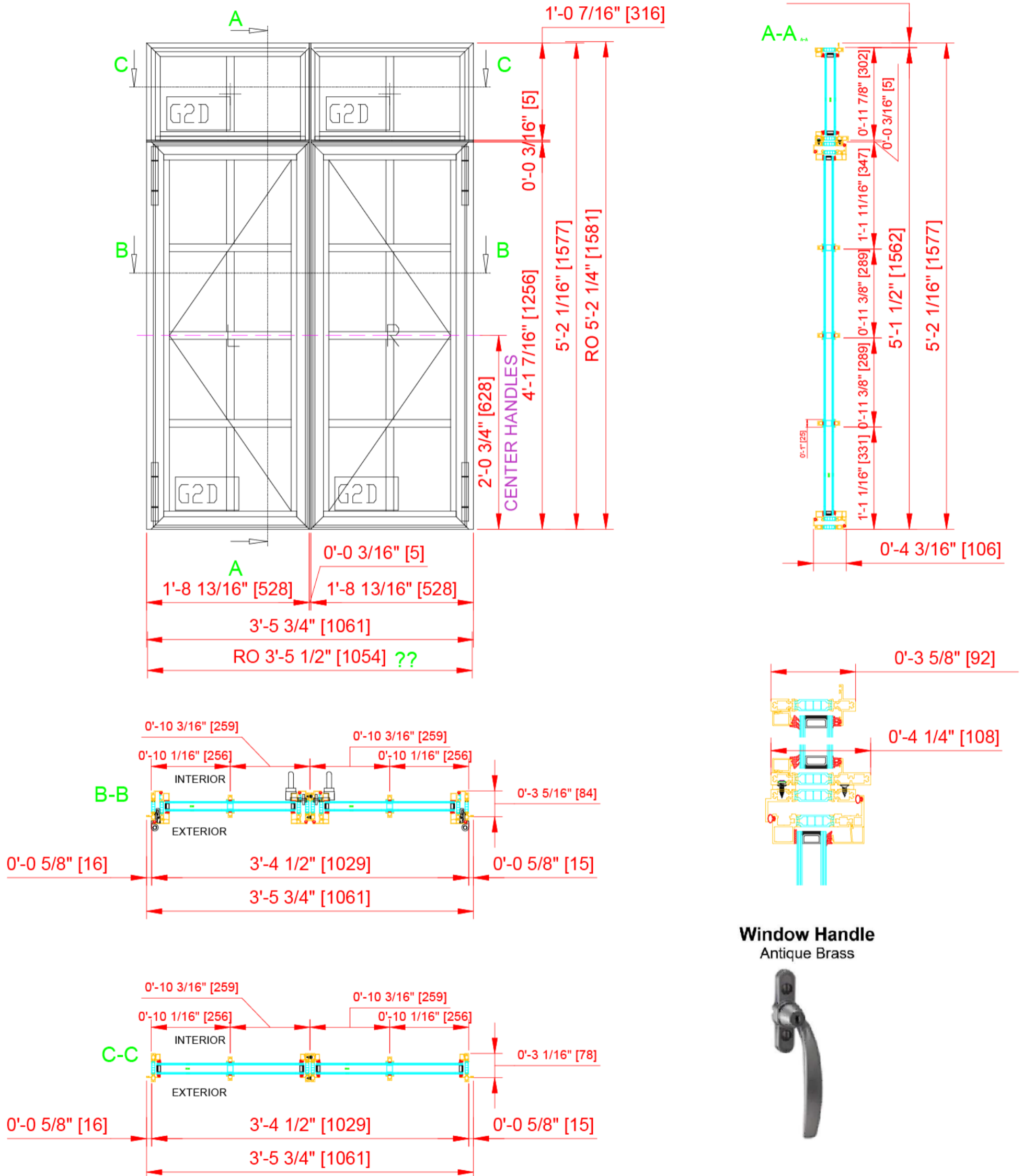
Pos. 013 - ██████████ Quantity: 1

Finish: RAL 9011

Job: 419 Sheridan Residence 1B.8

PP

Exterior View



G2D: 6 Tempered / 20 Ar warm black / 6 Tempered LE 1,1





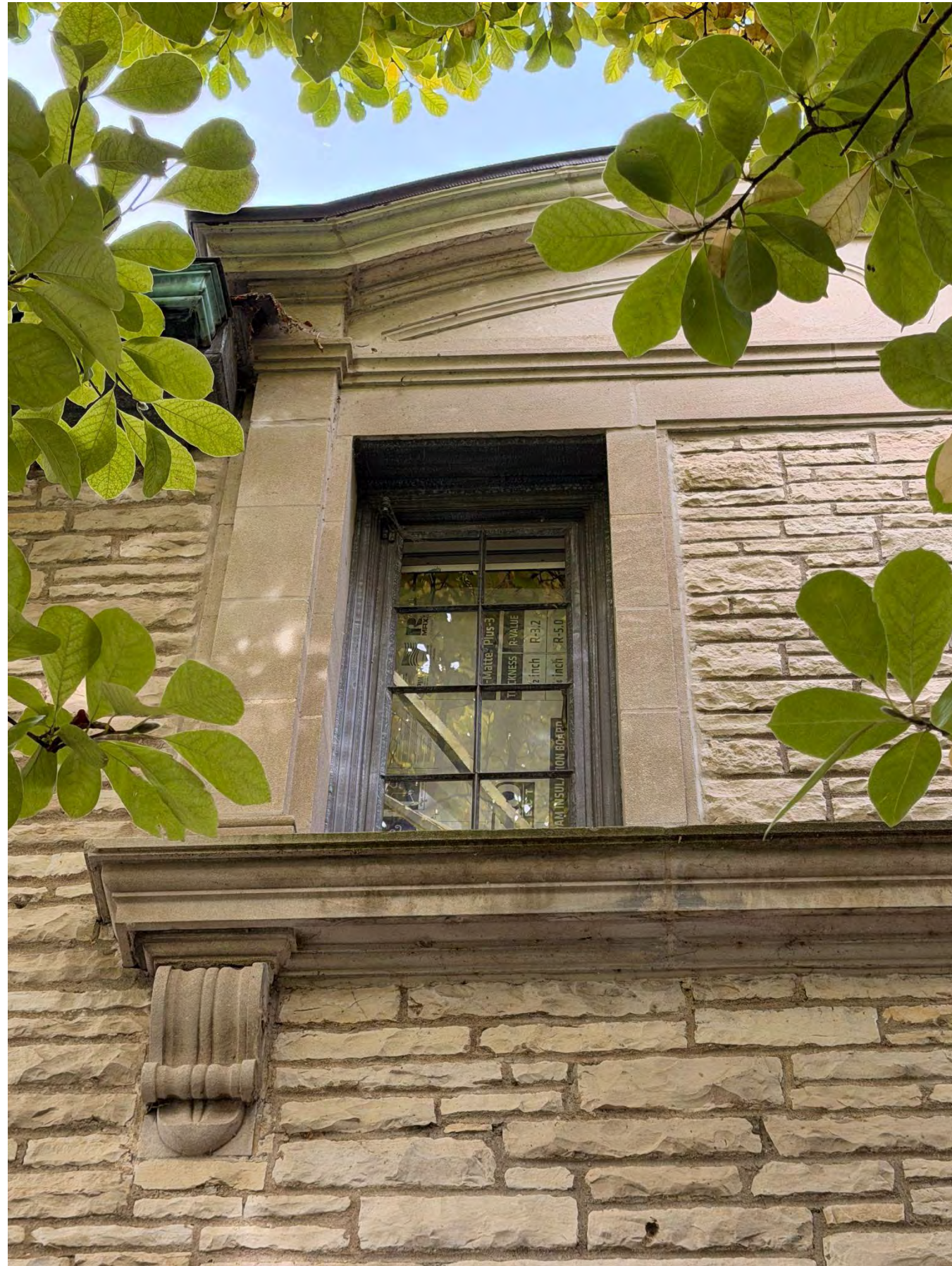
**Window H**

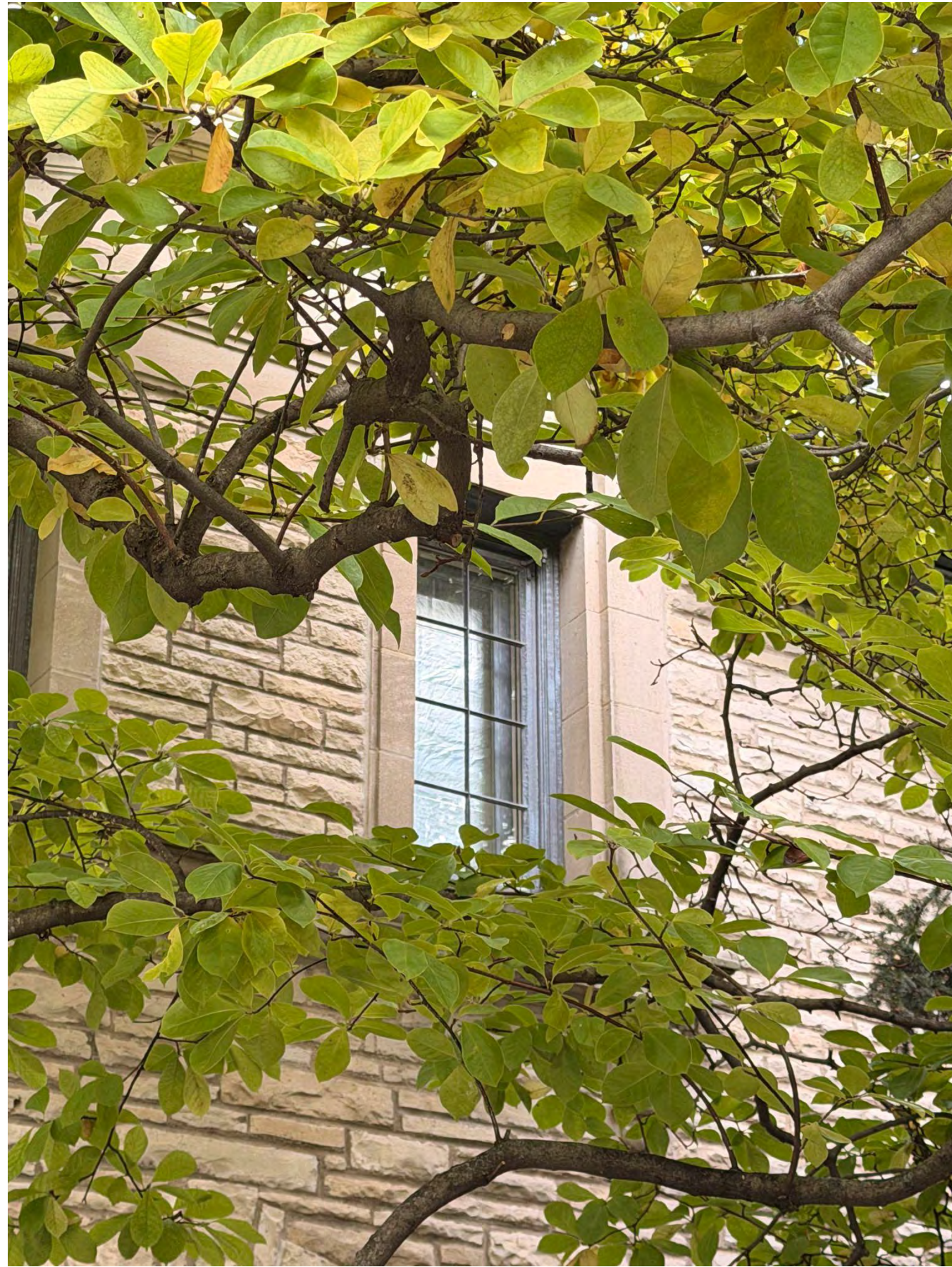


**Window J**

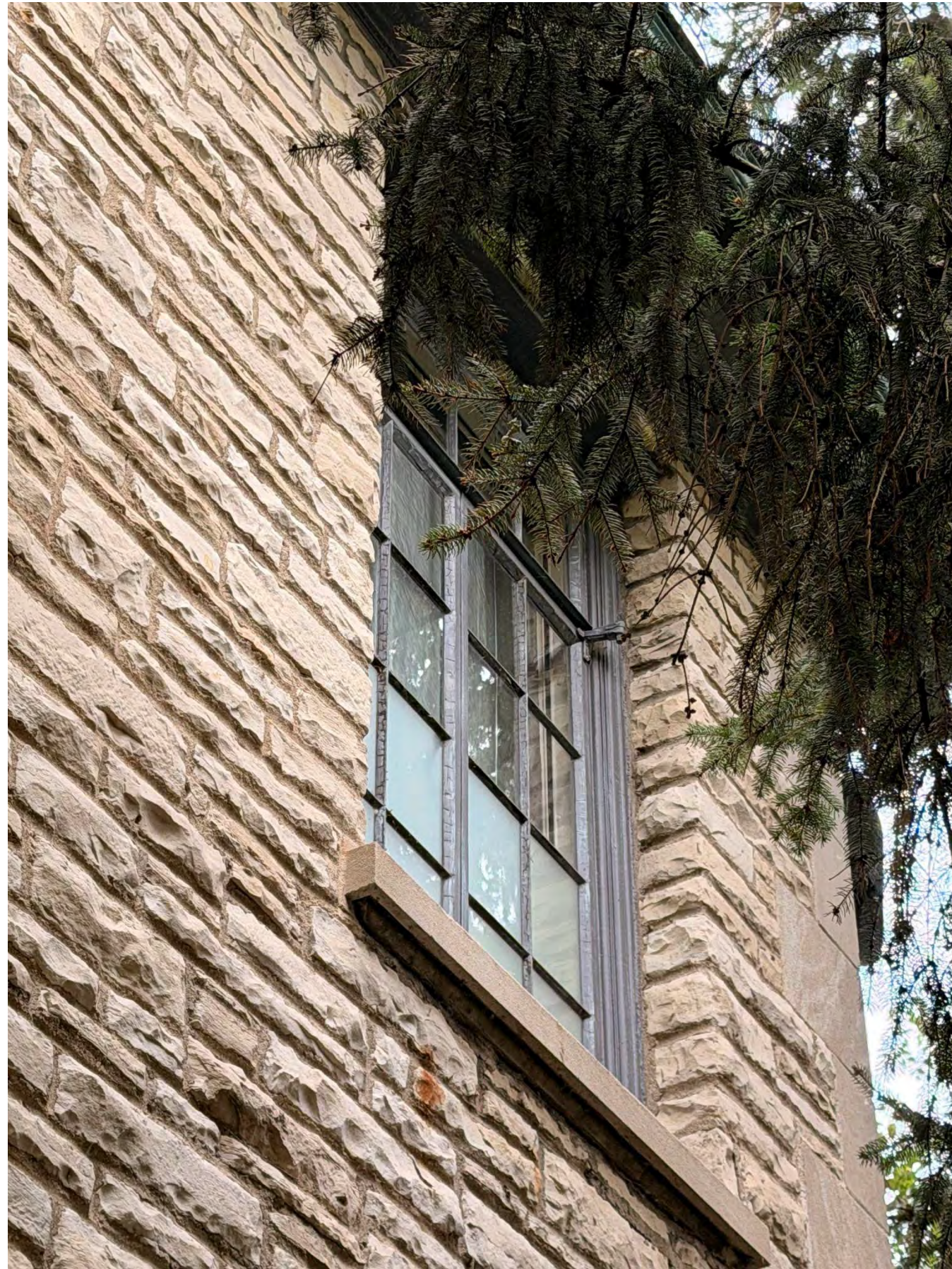


**Window PP**





**Window QQ2**



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**Window RR**

**dirkdenison.**  
ARCHITECTS



**Windows SS1, SS2, SS3**



**Window UU**



**Window VV**



**Window WW**



**Window XX**

**dirkdenison.**  
ARCHITECTS



**Window YY**



EXISTING WINDOW TO BE REPLACED

EXISTING WINDOW TO BE REPLACED

EXISTING EXTERIOR DOORS TO BE REPLACED

EXISTING EXTERIOR DOORS WITHOUT MUNTINS

EXISTING WINDOW WITHOUT MUNTINS

EXISTING WINDOW WITHOUT MUNTINS

EXISTING WINDOW WITHOUT MUNTINS

## REAR (EAST) ELEVATION



**MEMORANDUM  
VILLAGE OF WINNETKA**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**TO: HISTORIC PRESERVATION COMMISSION**  
**FROM: CHRISTOPHER MARX, AICP - ASSOCIATE PLANNER**  
**DATE: DECEMBER 31, 2025**  
**SUBJECT: 419 SHERIDAN ROAD - ALTERATIONS TO LOCAL LANDMARK  
(CASE NO. 26-01-HPC)**

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**INTRODUCTION**

On January 5, 2026, the Historic Preservation Commission (HPC) is scheduled to consider a request from Dirk Denison Architects (the "Applicant"), as the architect representative of Chicago Title Land Trust Company d/b/a The Land Trust Company Trust No. 9002349298 (the "Owner") of the property located at 419 Sheridan Road (the "Subject Property"), for an advisory review of exterior alterations to the Subject Property, a locally designated landmark.

**PROPOSED PLAN**

The Applicant has provided a written narrative along with descriptions, photos, and product specifications that detail the proposed alterations to the existing residence on the Subject Property. The proposed changes would involve replacing existing windows in conjunction with a larger renovation project from earlier in 2025.

The proposed alterations would involve replacing windows around the east, south, and west facades of the house. The proposed windows are meant to match the existing windows as one-for-one replacements using a model of Hansen Millenium Slimline G30 simulated divided-light windows with a greyish hue known as Amherst Grey, which is the same color as other previous window installations as part of a larger overall renovation of the home. Overall, the proposal involves 14 window replacements as detailed in the floorplans of the application materials, which are included as Attachment A. The proposed alterations comply with the Zoning Ordinance and do not require a building permit.

**COMMISSION REVIEW**

Exterior alterations of designated landmarks are subject to an advisory review by the HPC. The criteria to consider when conducting an advisory review of alterations are as follows:

1. General Standards:
  - a. Conformance with the Zoning Ordinance;
  - b. Reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition;
  - c. The distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property;

- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved;
- e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, 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, structures, objects or sites;
- f. The surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.
- g. New buildings and structures and the alterations and relocation of existing buildings or structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.
- h. Alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted;
- i. Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.

## 2. Design Guidelines:

- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
- b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the designated landmark.
- c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the designated landmark.
- d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
- e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
- f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
- g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.
- h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

**FINDINGS**

The HPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alterations, does the HPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

If the HPC determines that the proposed alterations are inappropriate, it shall make recommendations to the Applicant concerning changes, if any, in the proposed alterations which would cause the HPC to reconsider its determination and shall confer with the Applicant.

**ATTACHMENTS**

Attachment A: Application Materials



25 November 2025

**419 Sheridan Residence**

[Redacted]  
Winnetka, IL 60093

TO: Christopher Marx  
Village of Winnetka  
510 Green Bay Road  
Winnetka, IL 60093

**LANDMARKS REVIEW - REPLACEMENT OF EXISTING WINDOWS**

Mr. Marx,

An evaluation of existing windows has determined that many are in poor condition and in need of replacement. The Owner has approved replacing fourteen (14) windows on the East, South and West building elevations. Dirk Denison Architects proposes using the **Hansen Millennium Slimline G30** series as a suitable "in-kind" replacement that closely matches the existing window profiles.

Additionally, one window on the South building elevation will be eliminated and filled in with limestone masonry cladding that matches the adjacent masonry.

Attached hereto are Floor Plans identifying the windows to be replaced, Photos of the existing windows, and Shop Drawings from Hansen Millenium for the new window replacements.

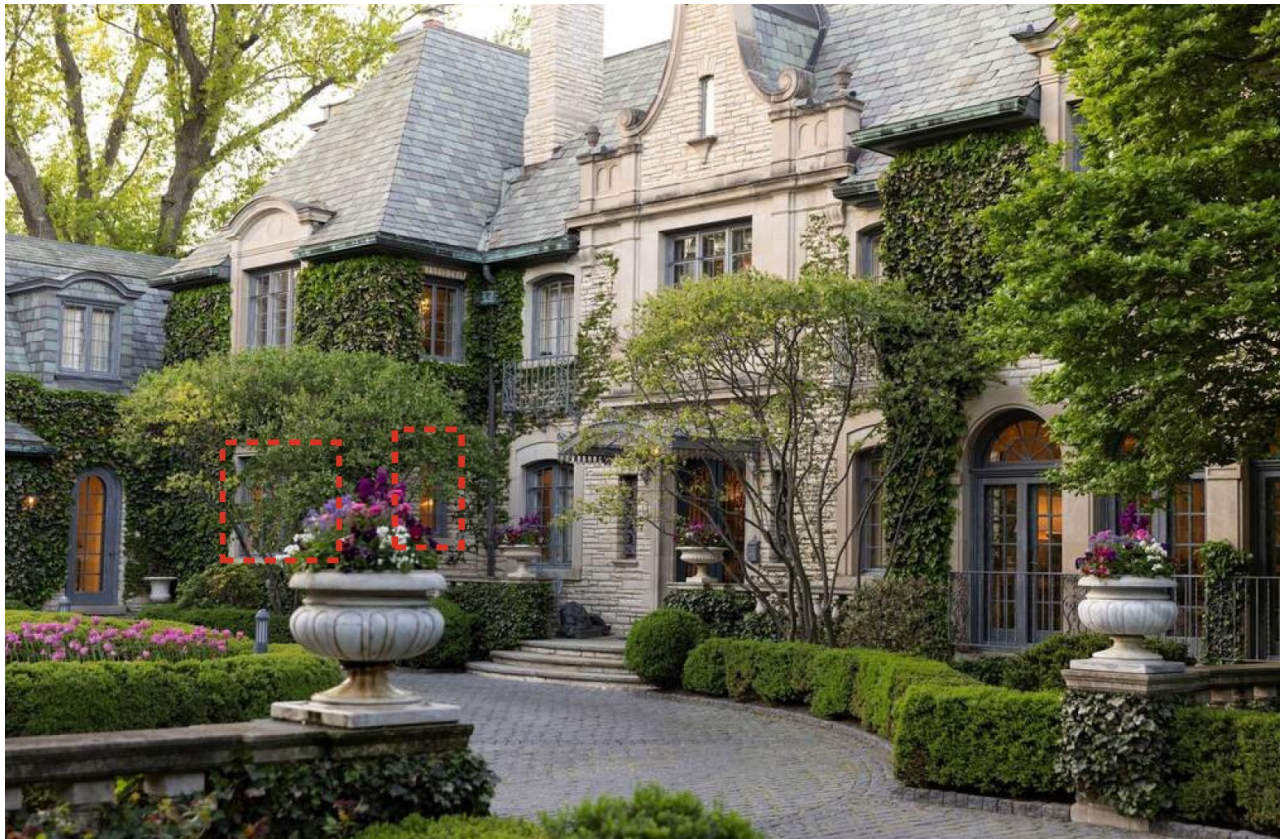
These materials are being submitted for the Committee's review and approval.

Appreciatively,

[Redacted Signature]

Jacob Dodds  
Dirk Denison Architects

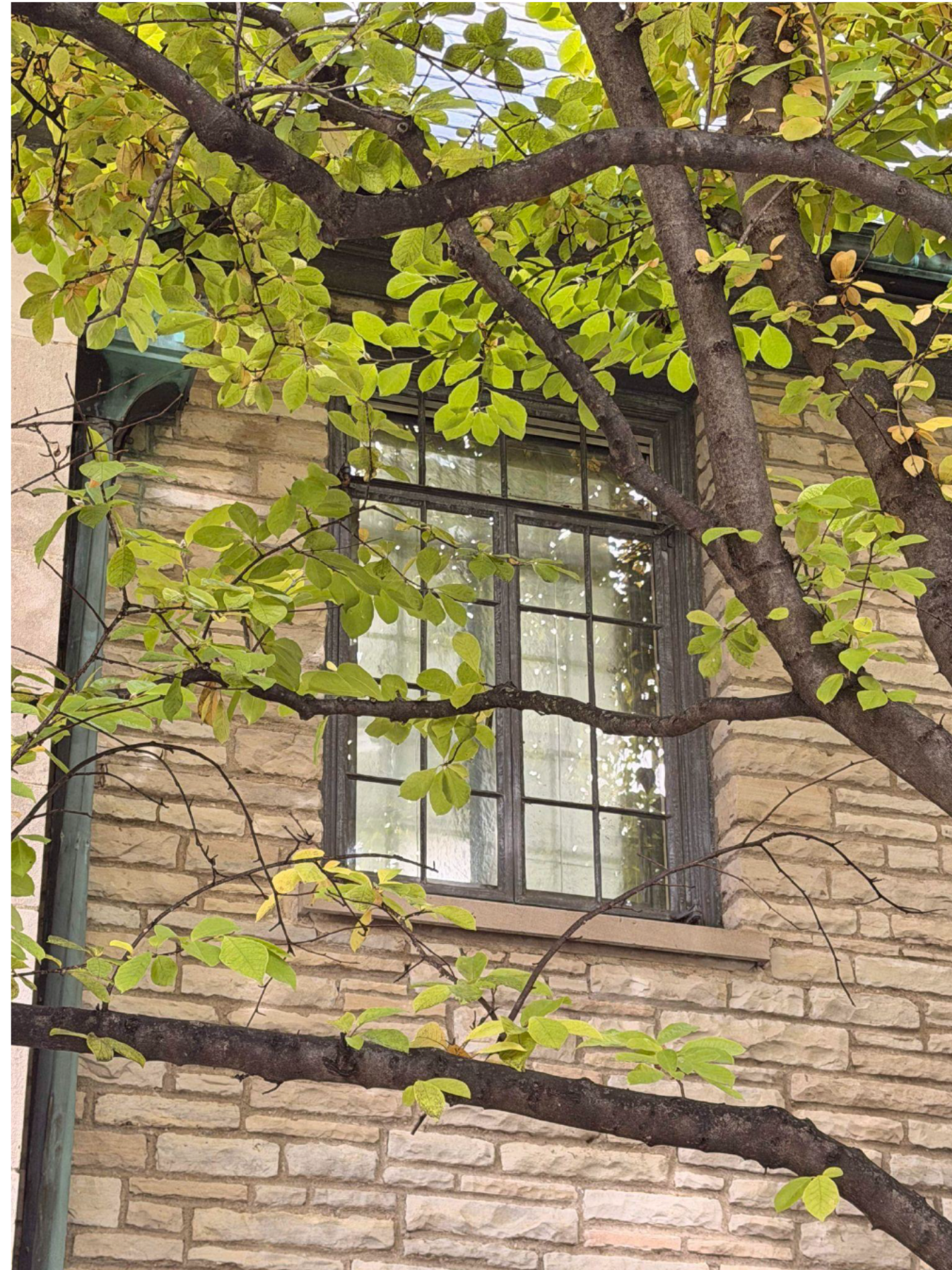












**Window PP**



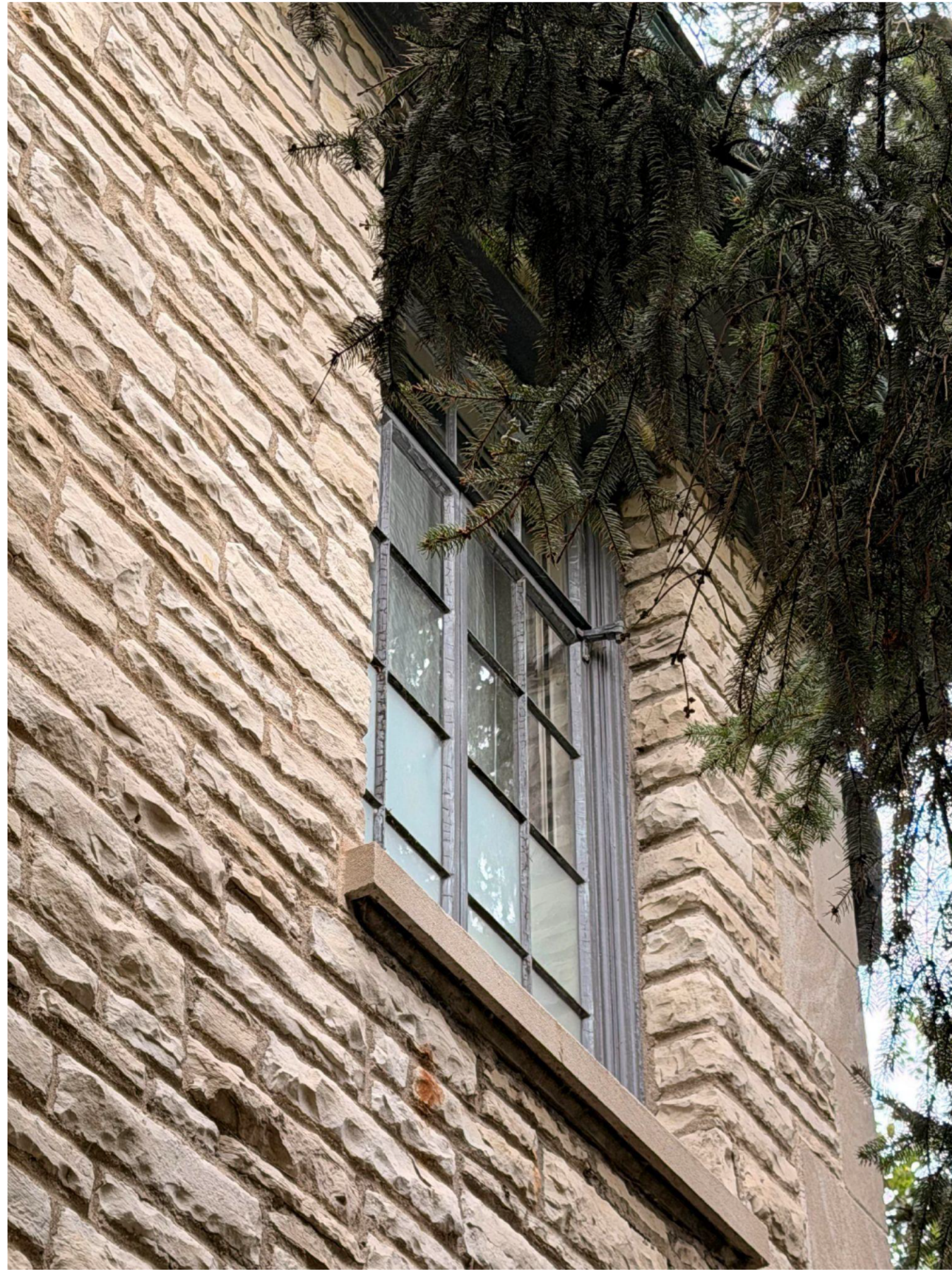
Window QQ

**dirkdenison.**  
ARCHITECTS



**Window QQ2**

**dirkdenison.**  
ARCHITECTS



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**Window RR**

**dirkdenison.**  
ARCHITECTS



**Windows SS1, SS2, SS3**



**Window UU**



**Window VV**



**Window WW**



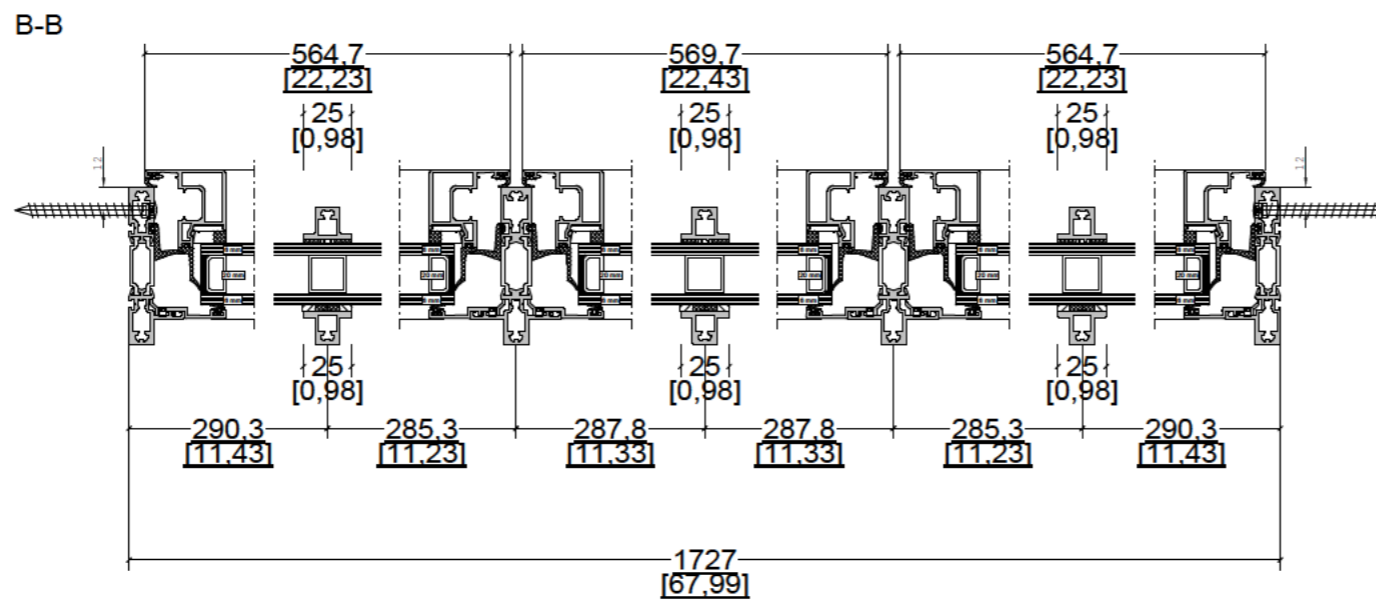
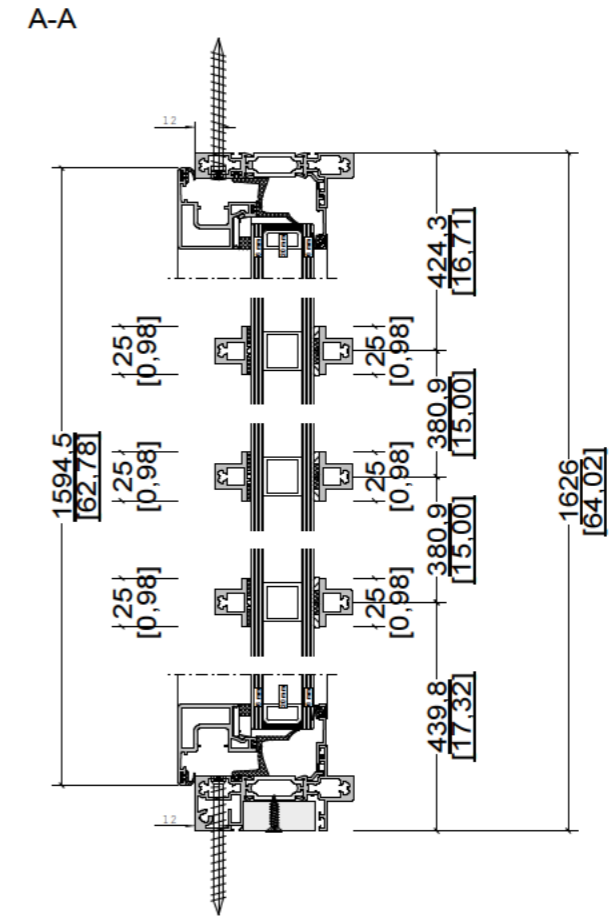
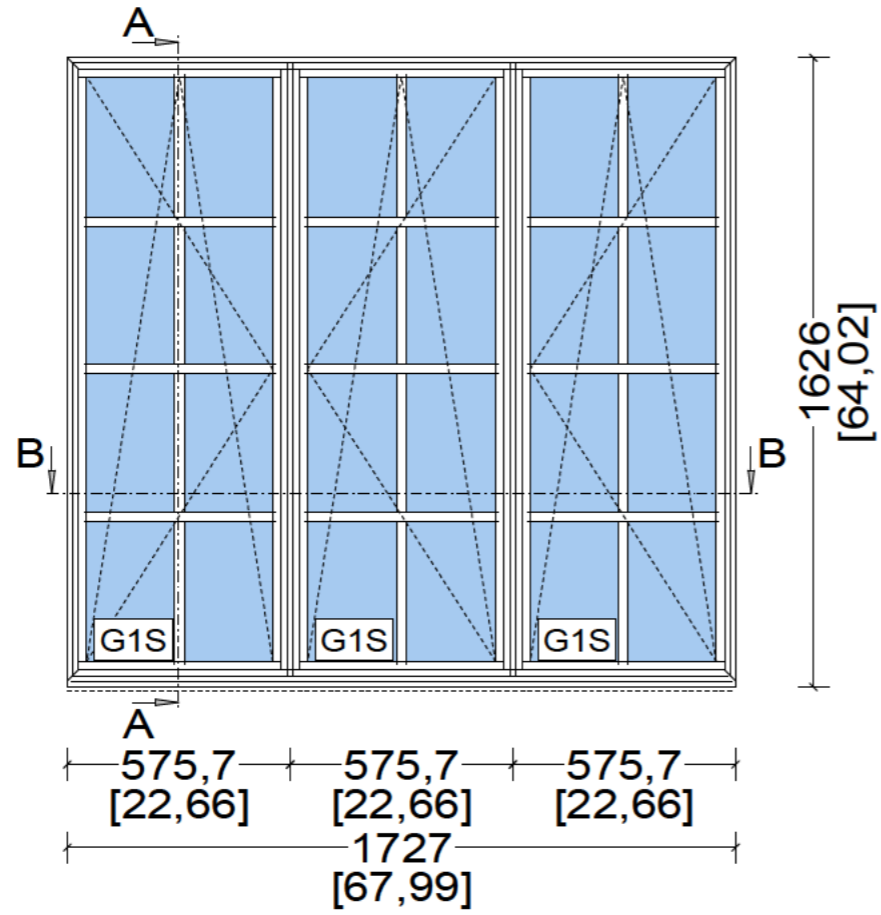
**Window XX**

**dirkdenison.**  
ARCHITECTS

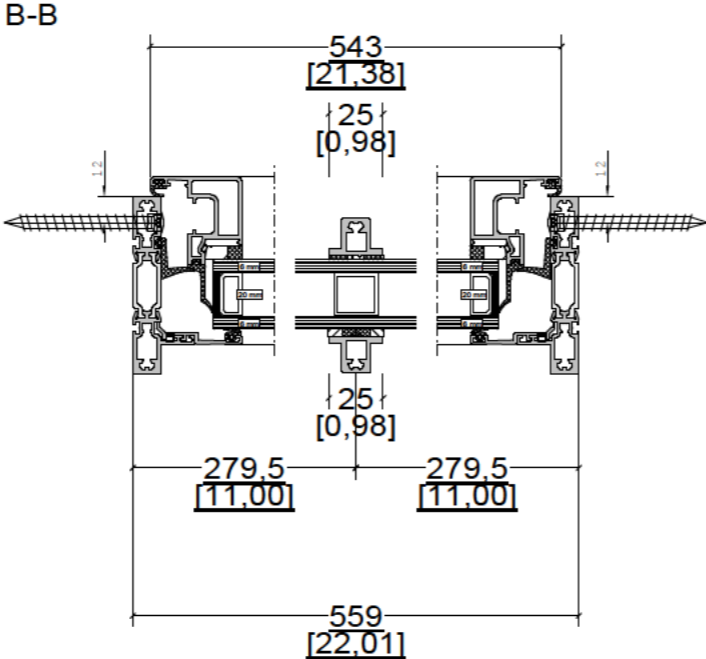
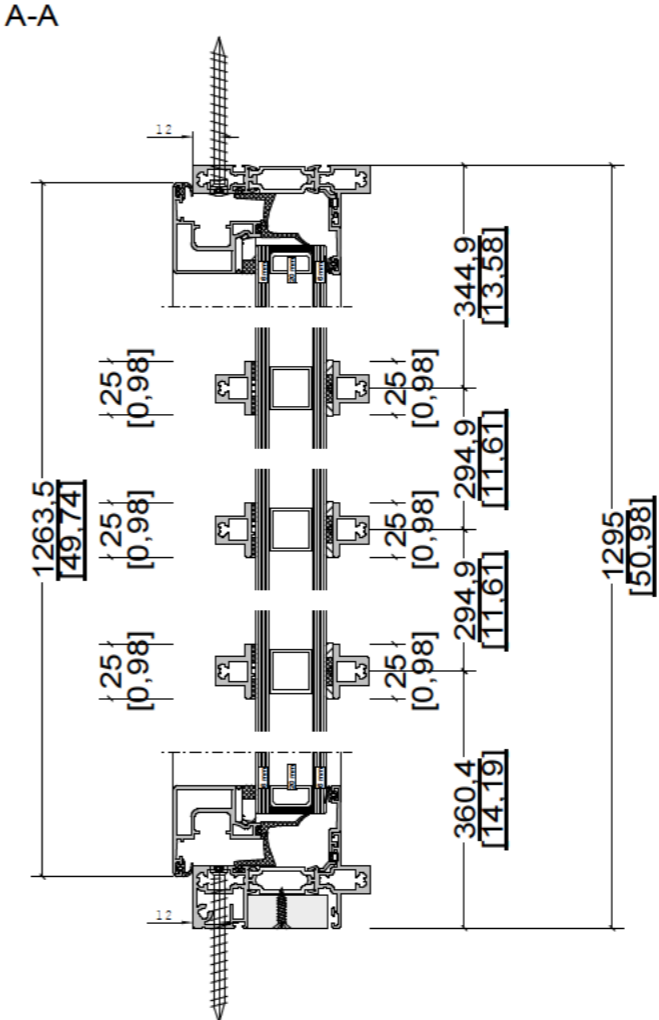
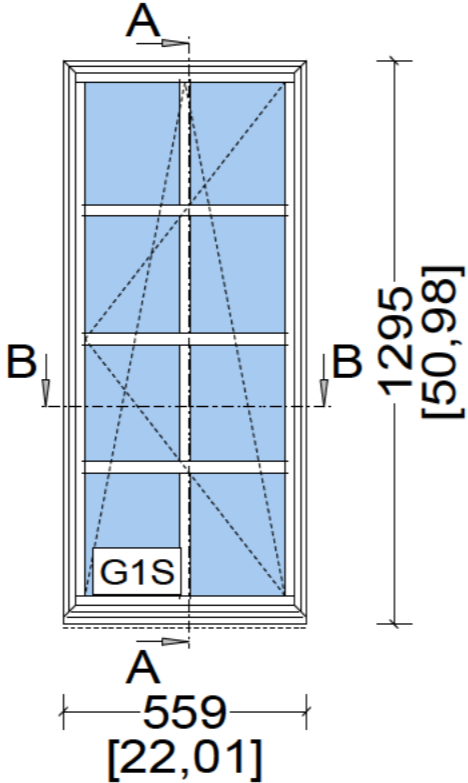


**Window YY**

**Pos. 001 - Kitchen, Quantity: 1**  
**Finish: RAL 9005, 30, 5903A90050S70**  
**Job: 419 Sheridan Residence B**  
**Quotation Number: 9587\_1B\_2025**  
**Exterior View**

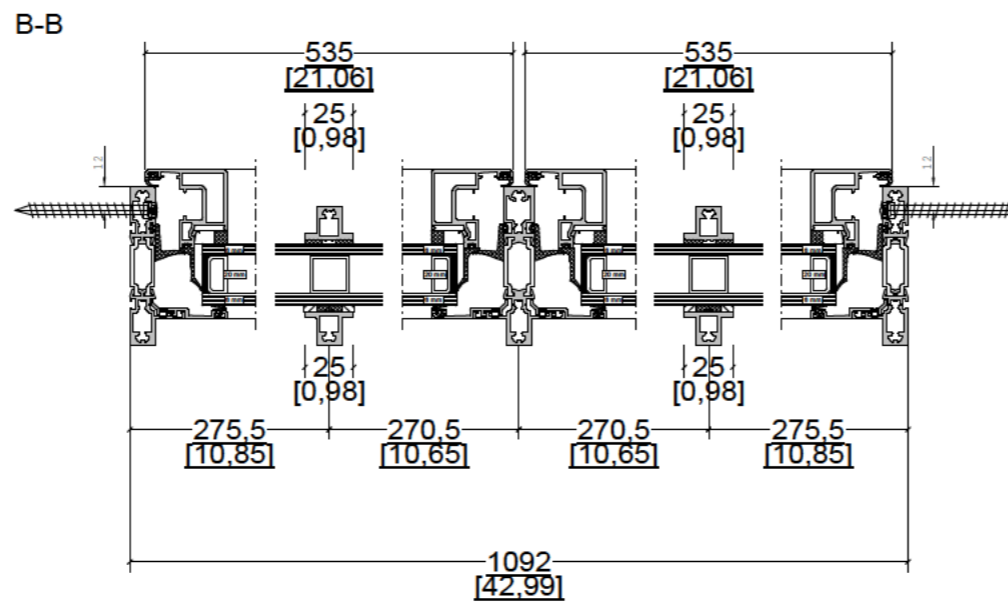
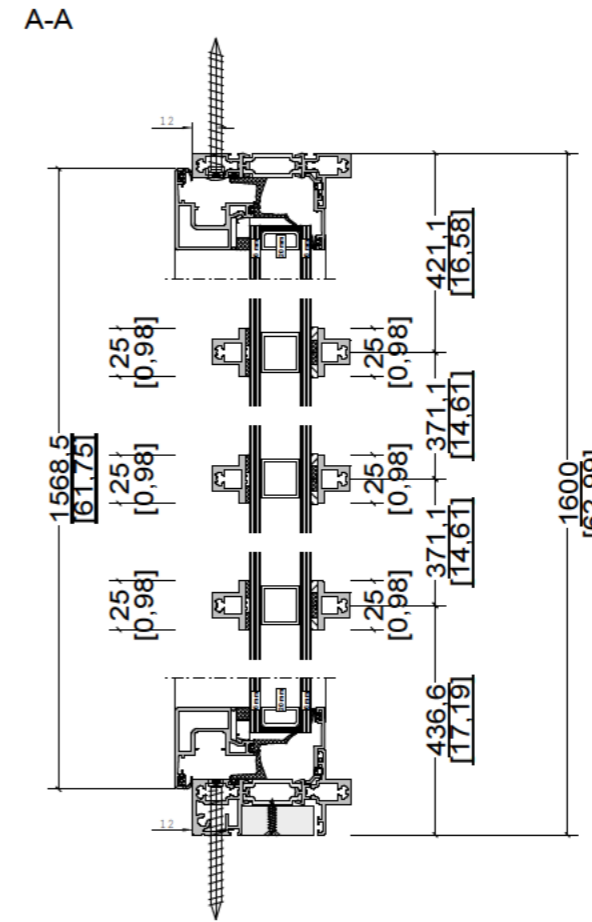
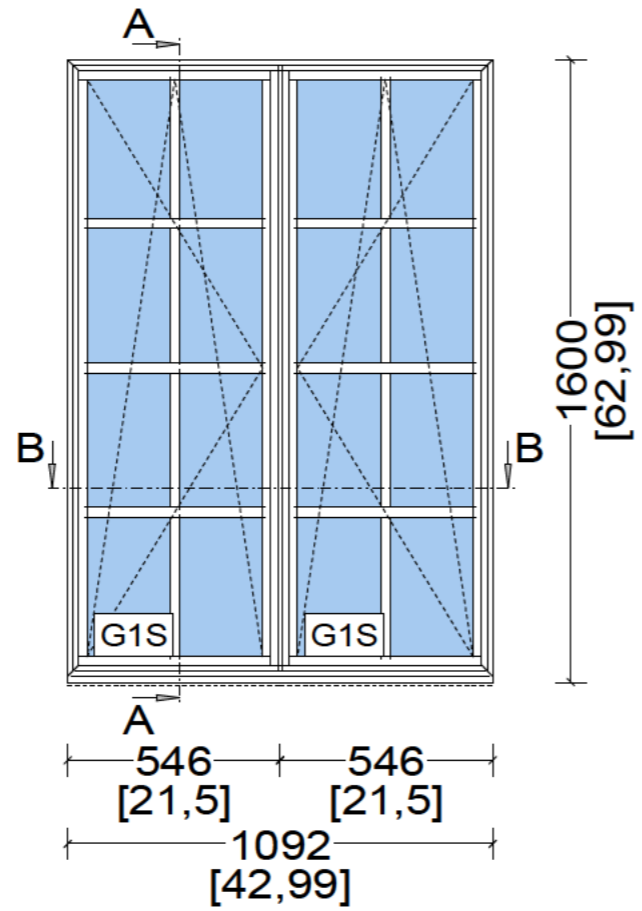


**Pos. 002 - Kitchen, Quantity: 1**  
**Finish: RAL 9005, 30, 5903A90050S70**  
**Job: 419 Sheridan Residence B**  
**Quotation Number: 9587\_1B\_2025**  
**Exterior View**

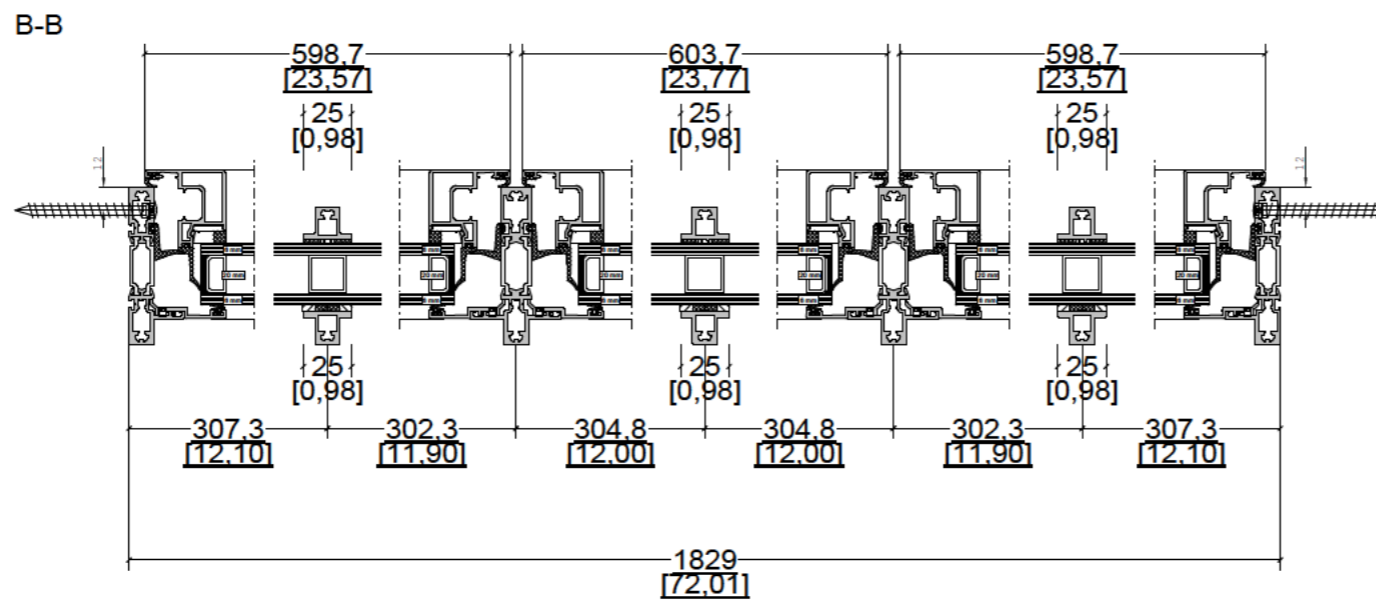
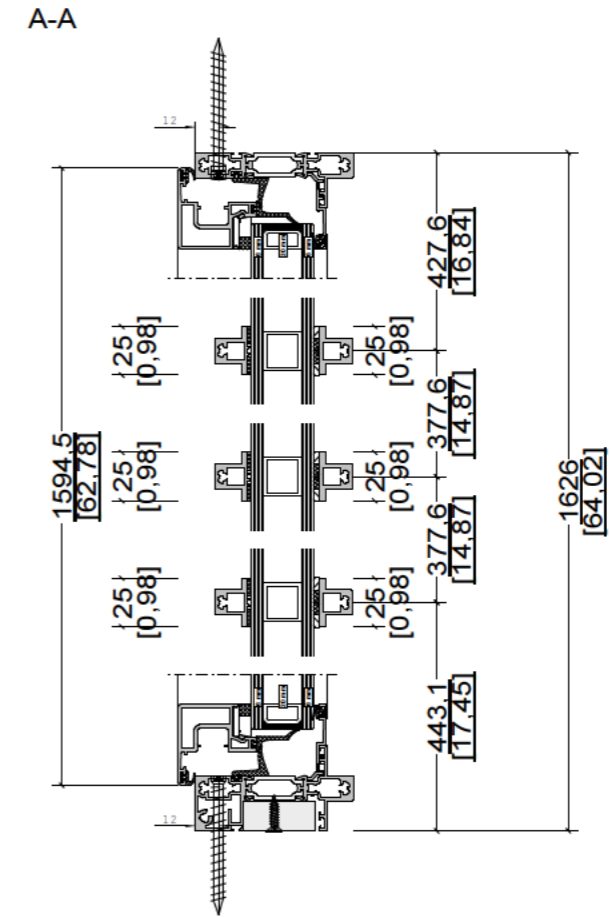
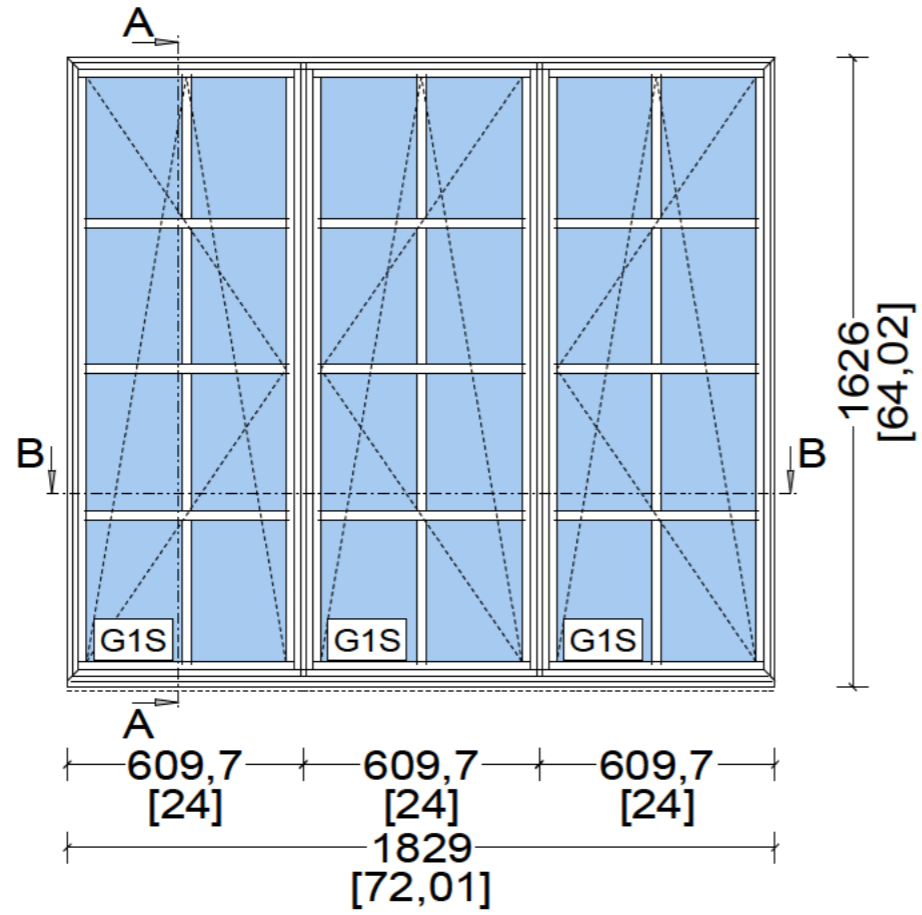




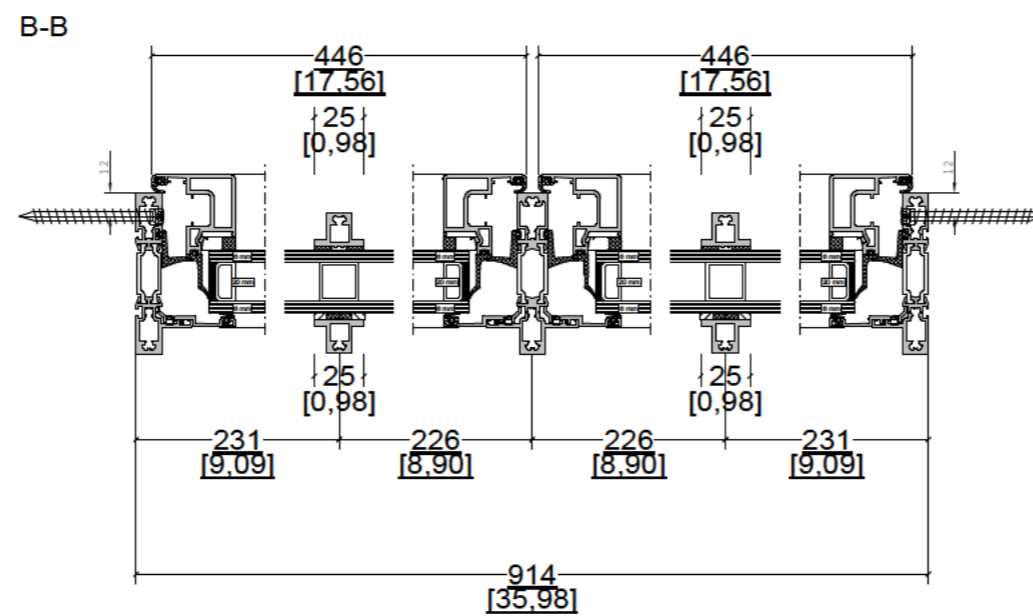
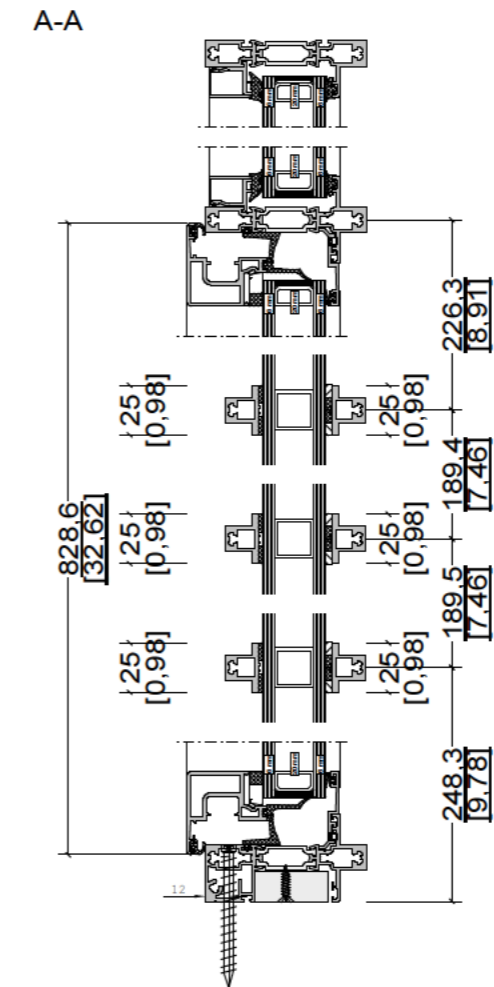
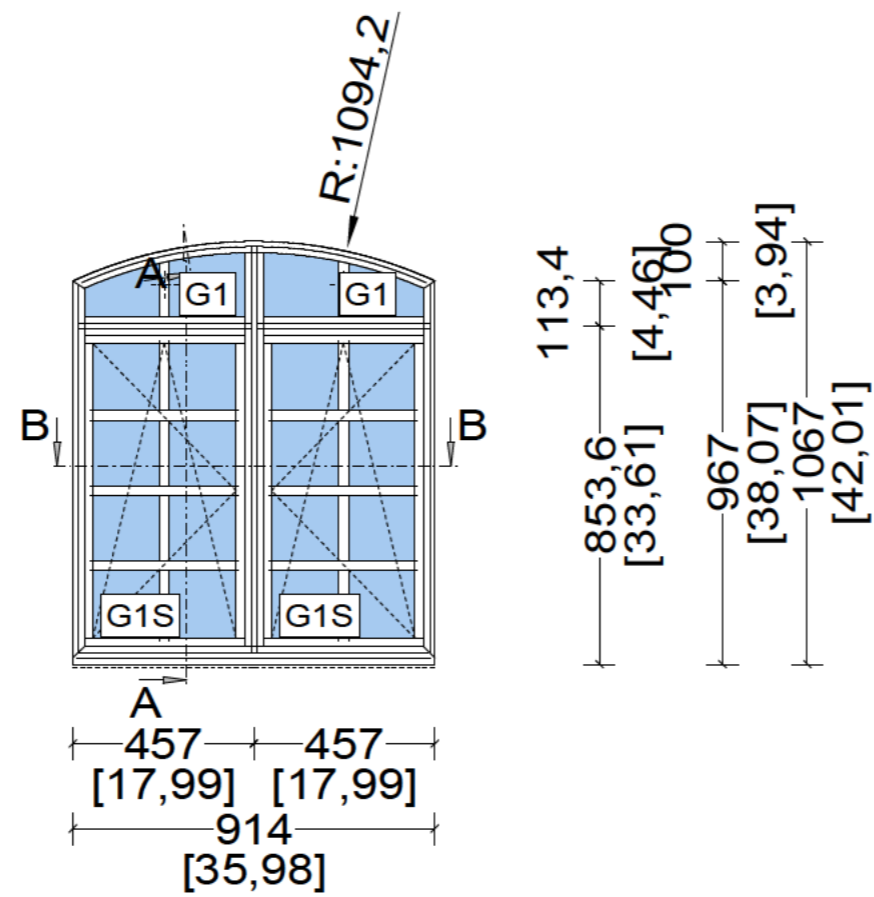
Pos. 005 - Her office, Quantity: 1  
 Finish: RAL 9005, 30, 5903A90050S70  
 Job: 419 Sheridan Residence B  
 Quotation Number: 9587\_1B\_2025  
 Exterior View



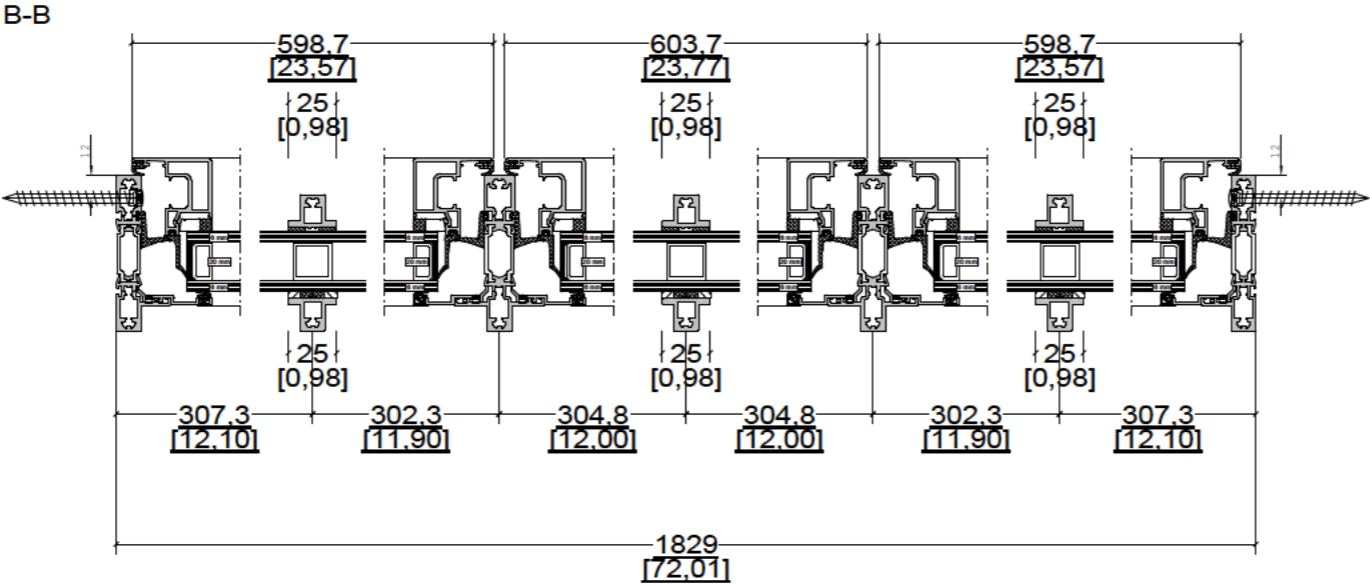
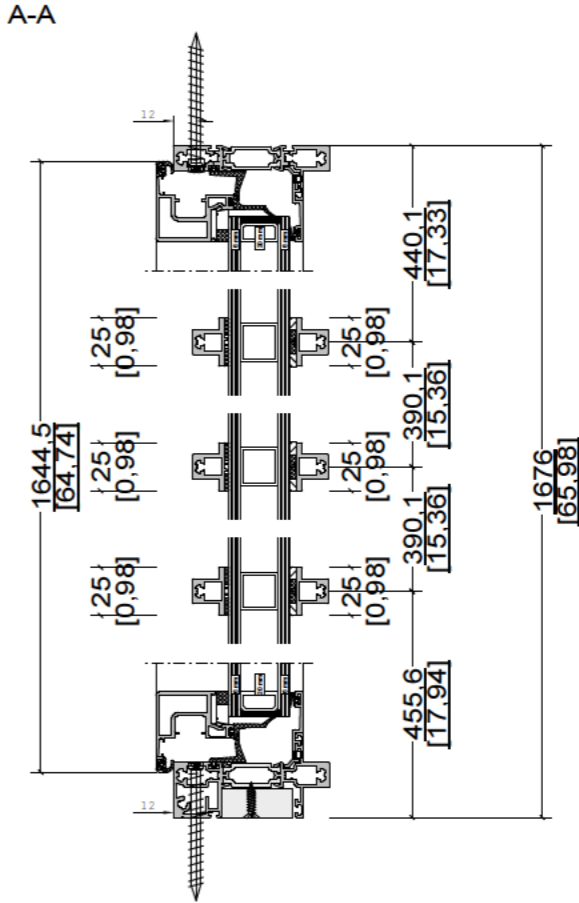
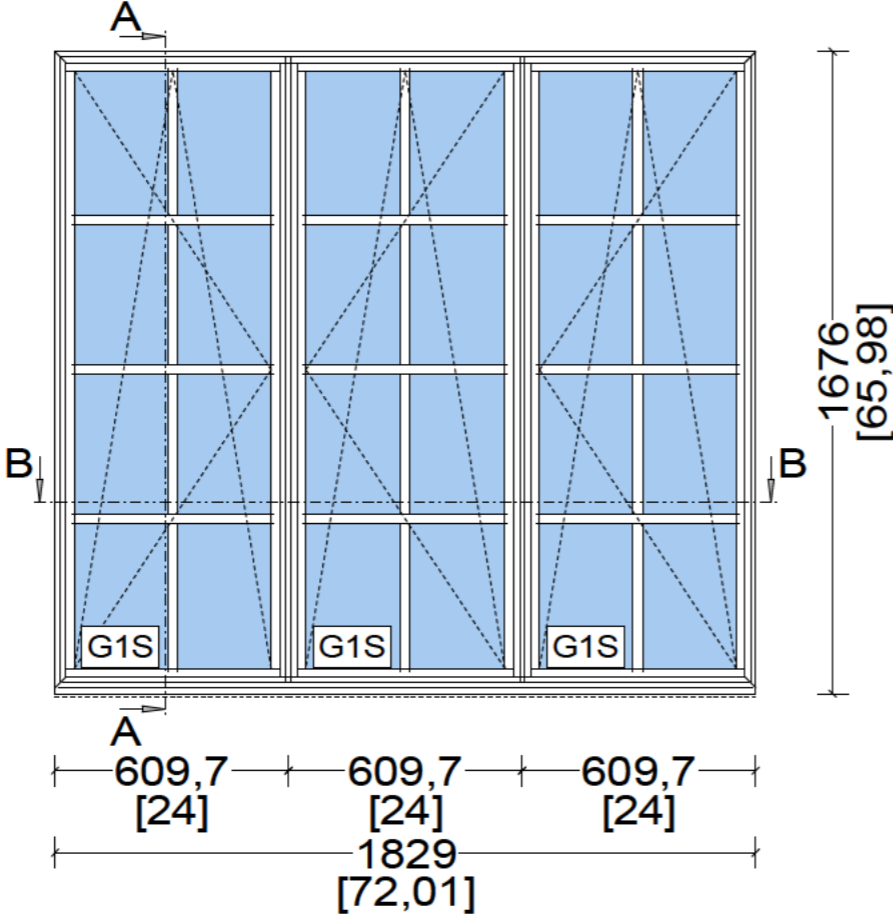
**Pos. 006 - Her office, Quantity: 1**  
**Finish: RAL 9005, 30, 5903A90050S70**  
**Job: 419 Sheridan Residence B**  
**Quotation Number: 9587\_1B\_2025**  
**Exterior View**



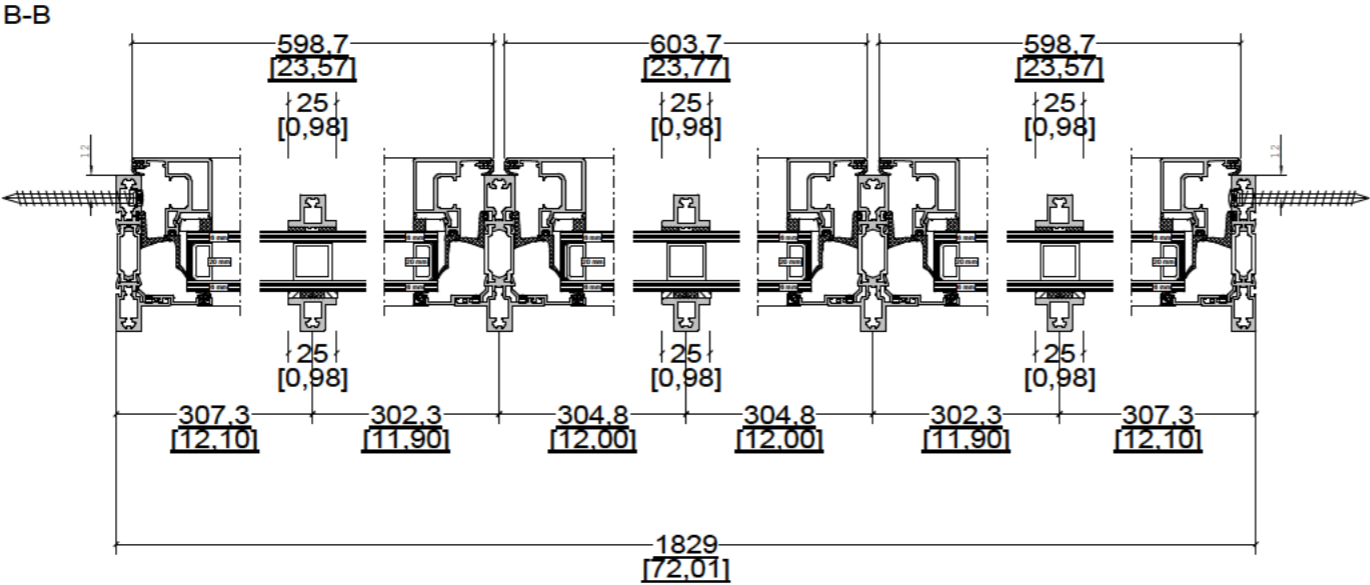
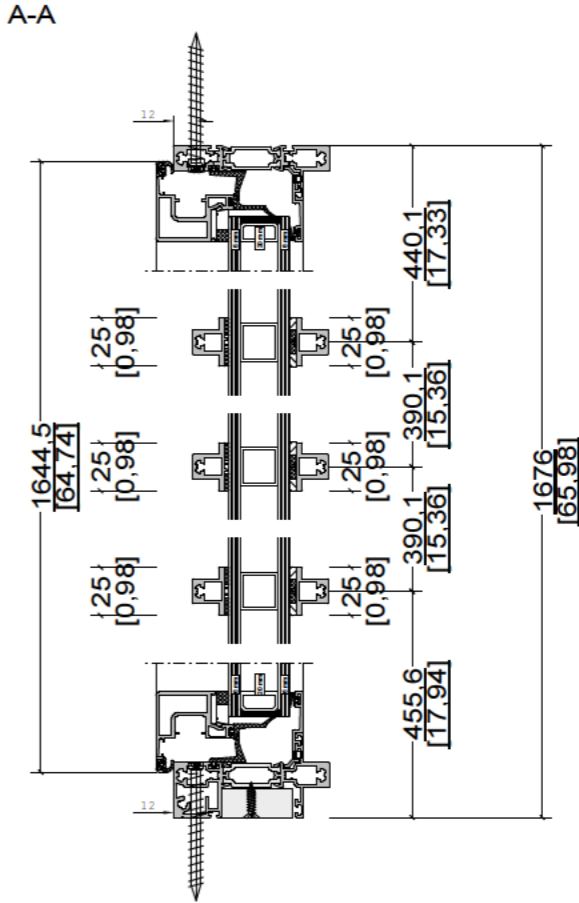
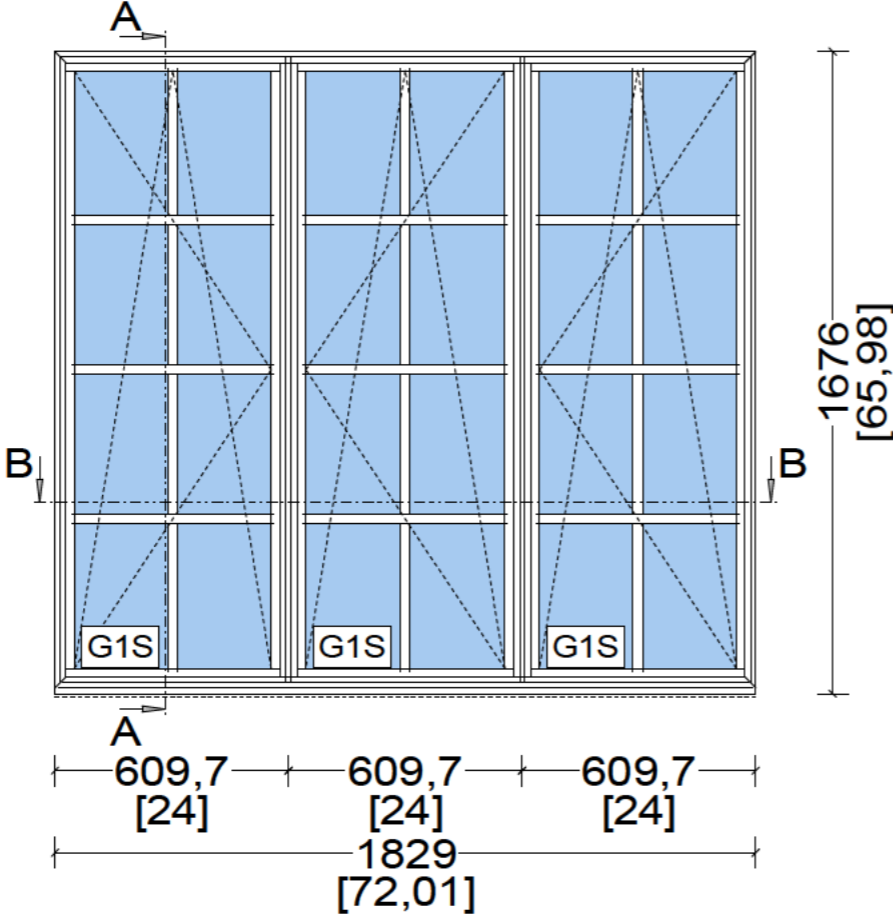
Pos. 007 - Her bath, Quantity: 1  
 Finish: RAL 9005, 30, 5903A90050S70  
 Job: 419 Sheridan Residence B  
 Quotation Number: 9587\_1B\_2025  
 Exterior View



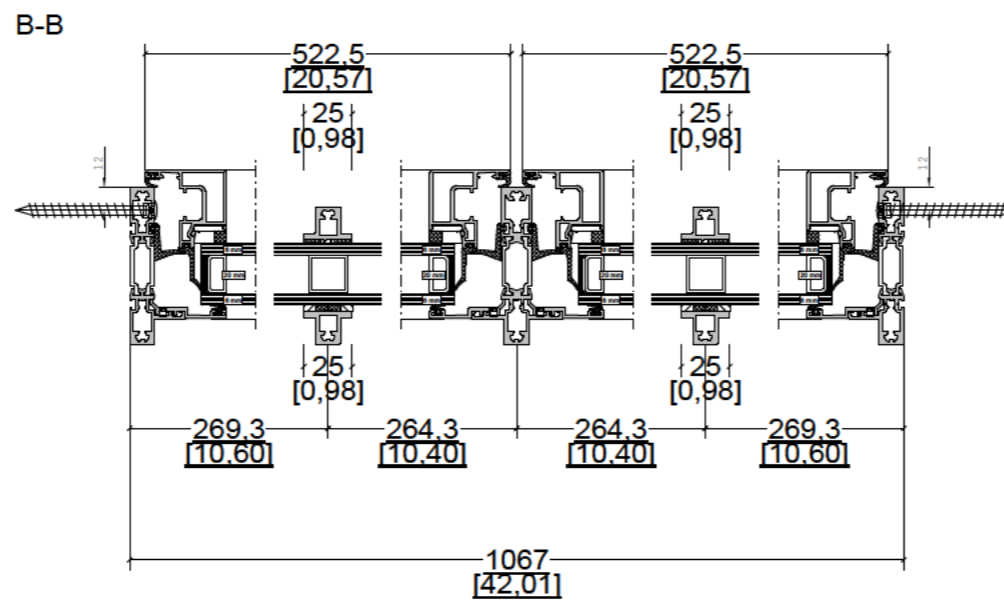
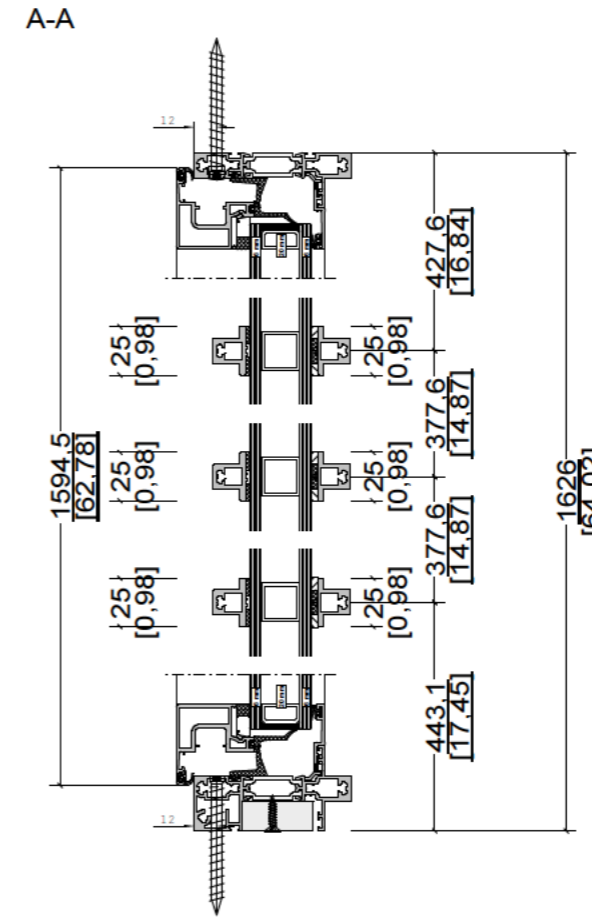
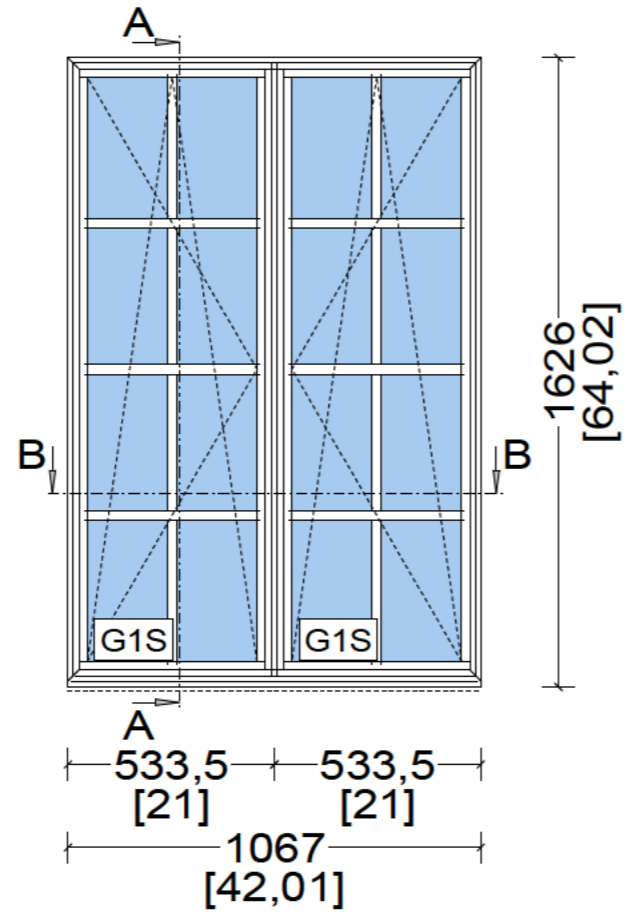
**Pos. 008 - Master bedroom, Quantity: 3**  
**Finish: RAL 9005, 30, 5903A90050S70**  
**Job: 419 Sheridan Residence B**  
**Quotation Number: 9587\_1B\_2025**  
**Exterior View**



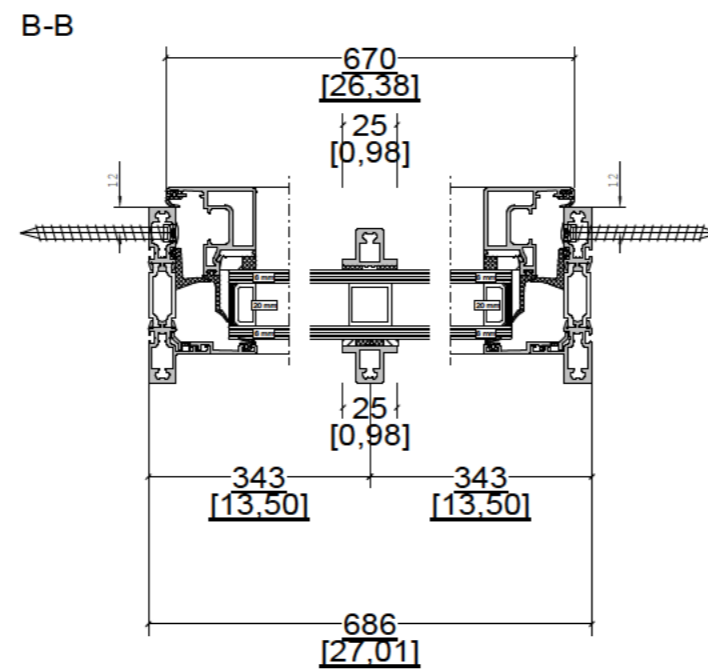
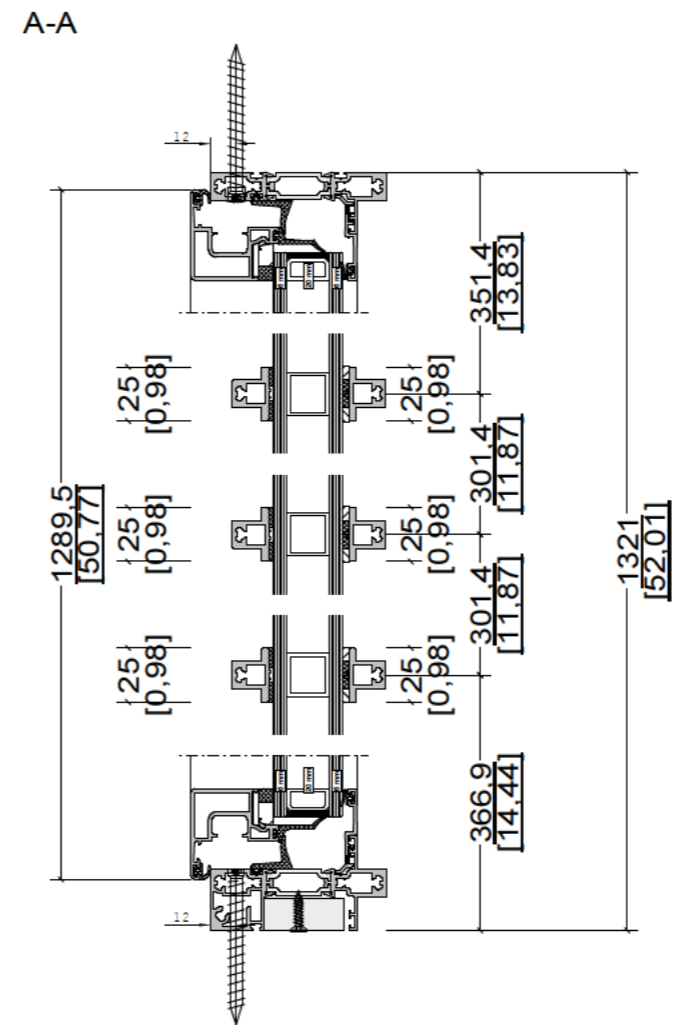
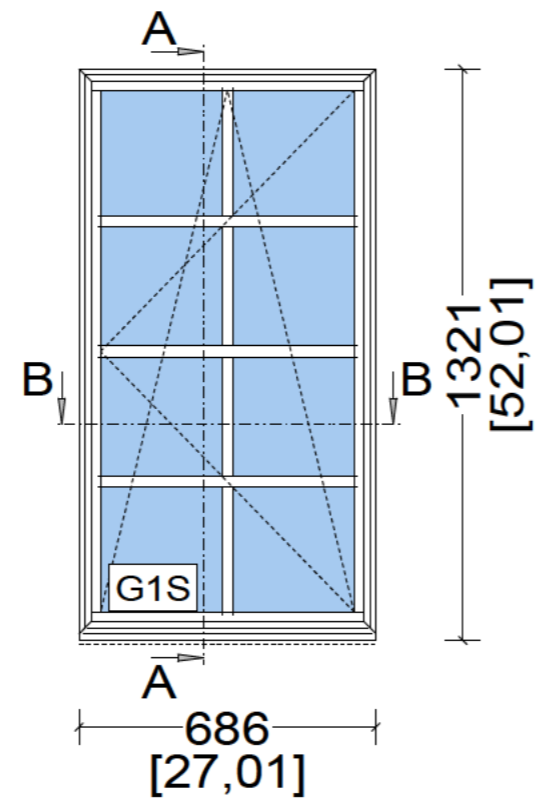
**Pos. 009 - His bath, Quantity: 1**  
**Finish: RAL 9005, 30, 5903A90050S70**  
**Job: 419 Sheridan Residence B**  
**Quotation Number: 9587\_1B\_2025**  
**Exterior View**



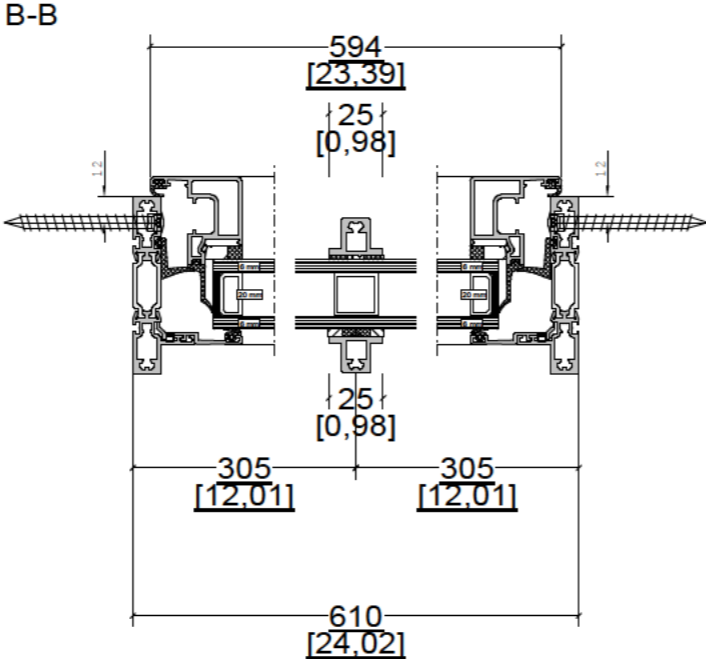
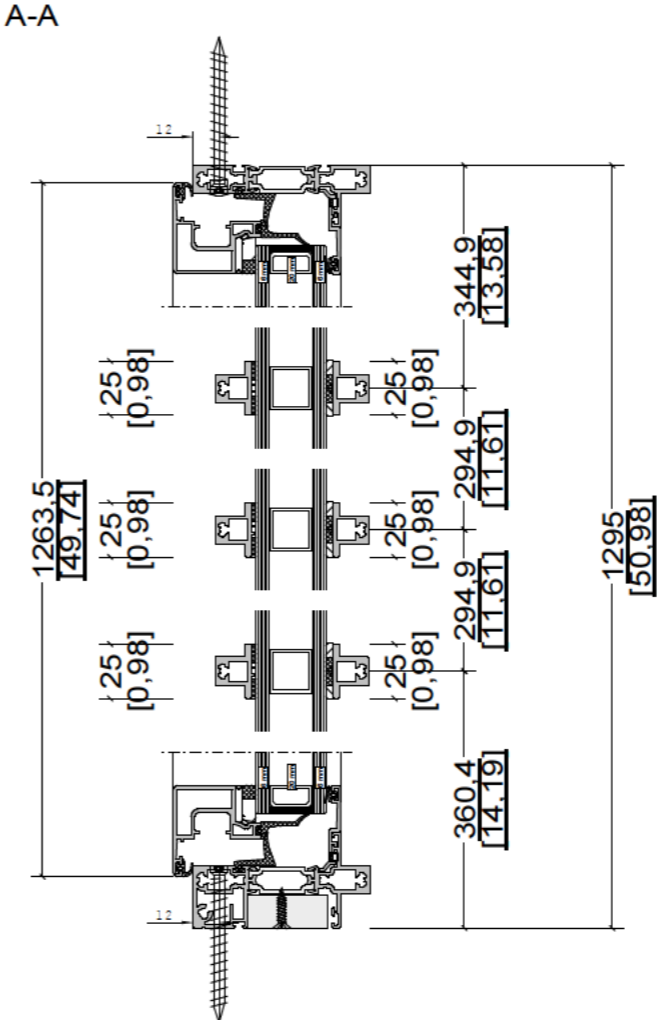
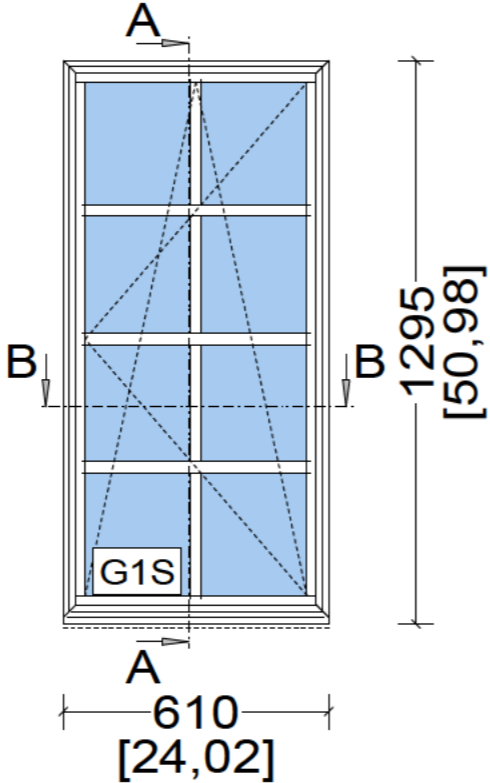
Pos. 010 - His bath, Quantity: 1  
 Finish: RAL 9005, 30, 5903A90050S70  
 Job: 419 Sheridan Residence B  
 Quotation Number: 9587\_1B\_2025  
 Exterior View



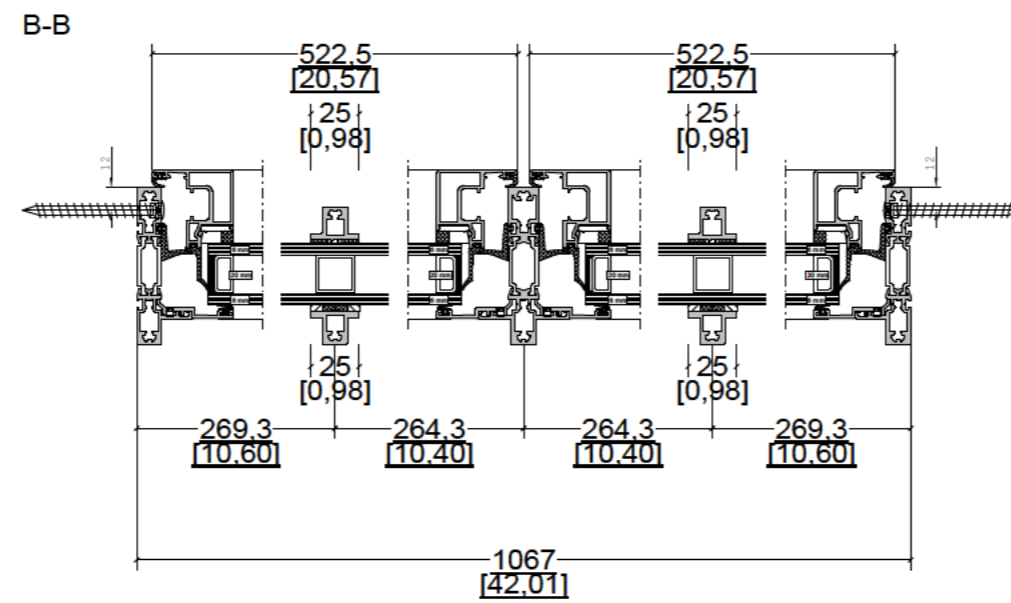
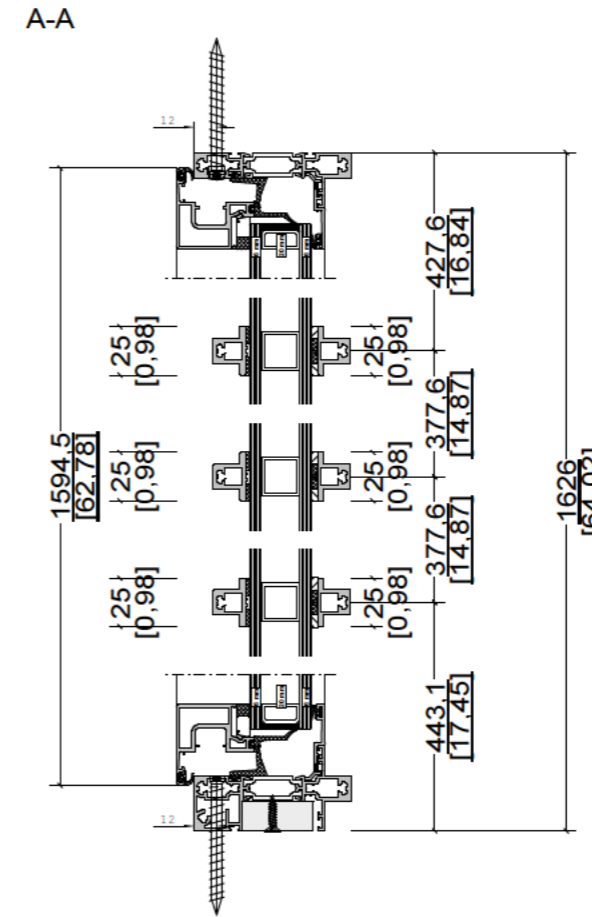
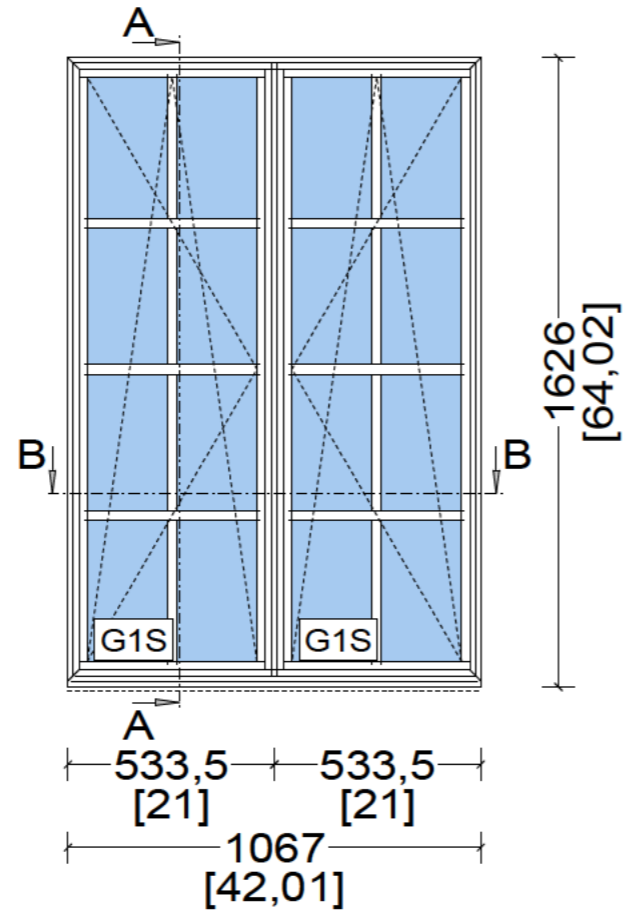
**Pos. 011 - His bath, Quantity: 1**  
**Finish: RAL 9005, 30, 5903A90050S70**  
**Job: 419 Sheridan Residence B**  
**Quotation Number: 9587\_1B\_2025**  
**Exterior View**



**Pos. 012 - His dressing, Quantity: 1**  
**Finish: RAL 9005, 30, 5903A90050S70**  
**Job: 419 Sheridan Residence B**  
**Quotation Number: 9587\_1B\_2025**  
**Exterior View**



Pos. 013 - His dressing, Quantity: 1  
 Finish: RAL 9005, 30, 5903A90050S70  
 Job: 419 Sheridan Residence B  
 Quotation Number: 9587\_1B\_2025  
 Exterior View



**HISTORIC PRESERVATION COMMISSION  
JANUARY 5, 2026 MEETING MINUTES**

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**Members Present:**

Jack Coladarci, Chairman  
Chris Enck  
Beth Ann Papoutsis  
Joseph Stuart  
Patti Van Cleave  
Paul Weaver

**Members Absent:**

Anna Wisniewski

**Non-Voting Member Present:**

Scott Myers

**Junior Commissioner Absent:**

Louis Zaransky

**Village Staff:**

Christopher Marx, Associate Planner

\*\*\*

**Alterations to Locally Designated Landmarks:**

**a. Case No. 26-01-HPC - 419 Sheridan Road: Advisory review of proposed alterations to 419 Sheridan Road, a locally designated landmark.**

Mr. Marx stated the application is for the locally designated landmark and summarized the previously approved alterations. He also summarized in detail the proposed exterior alterations for the window replacements and asked if there were any questions.

Chairman Coladarci and Ms. Papoutsis referred to the redacted information in the proposed plans. Mr. Marx clarified the reasoning which related to FOIA. He also identified the window on the second floor which would be blocked out.

Chairman Coladarci asked if there were any questions. Ms. Papoutsis asked if there were any restrictions with regard to window safety in terms of the fire code. Mr. Marx responded there are requirements for two means of egress and an application would be reviewed if a building permit is being requested. No additional questions were raised at this time.

Chairman Coladarci asked for the applicant’s presentation. Jayden Nettesheim of Dirk Denison Architects summarized the project under construction and stated that they were advised of 14 windows which required immediate attention. He stated the windows would be replaced in kind and they are working with the manufacturer. Mr. Nettesheim then described the window aesthetic for the Commission.

Chairman Coladarci questioned the age of the current windows. Mr. Nettesheim responded that the windows they would replace are not original to the home’s construction. He stated that the contractor initially advised the windows needed to be replaced and that they did not consider storm window replacements noting the existing windows being beyond repair. Mr. Enck suggested the steel casement windows may be original to the home and commented on the difficulty in replacing them with casement windows. Mr. Nettesheim described the process they are going through with regard to the window estimates and manufacturing as well as their discussion with the Hopes manufacturer.

Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time. He then called the matter in for discussion.

1 Mr. Enck asked if the applicant needed to come back due to the changes from the previous approval. Mr. Marx  
2 responded they may have to if they have undertaken that entire scope of work and he would have to discuss the  
3 matter with the Director. No additional comments were made at this time.  
4

5 Chairman Coladarci referred to the general criteria the Commission is to consider on page 4. Mr. Enck stated the  
6 Commission is considering shop drawings which do not accurately reflect the proposal and described windows as  
7 being a significant portion of a building's exterior. He suggested the Commission strongly encourage the applicant  
8 to go forward with a final version of what they are proposing. The Commission Members discussed how the  
9 windows shown in the shop drawings compared to the window proposal previously approved. Mr. Enck stated the  
10 Commission should recommend the existing framework be removed so that the windows are not downsized  
11 further and commented the SDL shown on the drawings are a good thing. He also suggested the perimeter sight  
12 lines of the window frames to be as narrow as possible. Mr. Nettesheim provided further information relating to  
13 the window to be filled in.  
14

15 Chairman Coladarci stated the Commission has discussed the remaining items under the General Criteria category  
16 and asked if there was any further discussion with regard to Section 2 – Design Guidelines. No comments were  
17 made at this time. He then stated the Commission would now review the findings which he read into the record.  
18 Mr. Marx informed the Commission if they determine that the proposed alteration is inappropriate, it should be  
19 verbalized in a finding which would require the applicant to confer with the Commission to reconcile the finding as  
20 being inappropriate within 35 days and read the relevant language into the record.  
21

22 Chairman Coladarci asked for a motion to find the proposed alterations as inappropriate and if so, to move the  
23 matter to the Director. Mr. Myers asked why this matter being considered at this time since a building permit is  
24 not necessary for this portion of the project. Mr. Marx responded the prior review did require a building permit  
25 with a permit being issued. He stated since the applicant mentioned these windows also needed replacing, they  
26 are attempting to rectify the matter in a timely fashion and are working with the manufacturer which is the reason  
27 the request is being presented at the January meeting. Mr. Nettesheim informed the Commission they estimated  
28 they should have a more definitive proposal within the next 1.5 months. Mr. Myers then suggested the matter be  
29 paused until some of the Commission's concerns have been mitigated by the manufacturer. Mr. Marx clarified as  
30 long as an updated submission is provided prior to the February agenda packet being posted, the matter can be  
31 placed on the February meeting agenda. Mr. Nettesheim stated the concerns the Commission raised are similar to  
32 those they are discussing with the manufacturer. He added the most concerning windows are being addressed  
33 now and the remaining windows would need to be replaced within the next 10 years. Mr. Marx stated the  
34 Commission can take a vote to continue the matter since it is not tethered to a building permit which he described  
35 as a unique circumstance.  
36

37 Chairman Coladarci asked for a motion to continue the matter to the February 2, 2026 meeting. A motion to  
38 continue the item to the next meeting was made by Mr. Weaver. Mr. Stuart seconded the motion. A vote was  
39 taken and the motion passed, 5 to 1:

40 AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver  
41 NAYS: Van Cleave  
42 NON-VOTING: Myers  
43

44 \*\*\*

45  
46 Respectfully submitted,  
47  
48 Antionette Johnson  
49 Recording Secretary  
50



Jack Coladarci, *Chairman*  
Chris Enck  
Beth Ann Papoutsis  
Joseph Stuart  
Paul Weaver  
Patti Van Cleave  
Anna Wisniewski

## WINNETKA PRESERVATION AWARD NOMINATION

*I would like to nominate the following exterior project:*

Property Address: 742 Pine St

Owner: Heidi Betz

Owner's phone and email: [REDACTED]

**1. Award Category (check one):**

- Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.
- Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.
- New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees, and context to adjacent properties feature in consideration.

- 2. Property Type:**
- Single-Family Residential       Public/Institutional  
 Commercial/Multi-Family Residential

**3. Brief Description of the Project (use extra page if needed):**

Rehabilitation of a 1914 (?) building. Building was significantly altered in 1929 to existing orientation. Interior gutted in 80s. Current owner restored the outside, relocated after thought garage and reworked the interior to accommodate 21st century life while still feeling like an historic home. Stucco exterior was maintained along with original stick work. New windows matched original windows in size and pane layout.

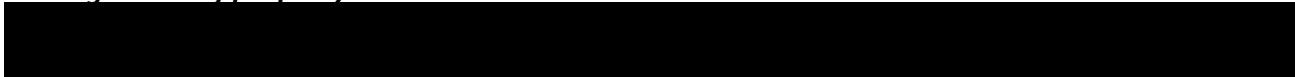
**4. Approximate date of project completion:** 3/2024

**5. Name, address, phone number and email of nominator:** \_\_\_\_\_



**6. Photos enclosed**

**7. Signature of property owner:**



Questions? Call or email Christopher Marx: **847.716.3587** or **cmarx@winnetka.org**

Please submit this form together with photographs (digital) and other documentation no later than Thursday, **May 28, 2026**. **Electronically submitted nominations and photographs are the preferred form of submission.** Please email nominations to **cmarx@winnetka.org**. Otherwise, please mail to:

Winnetka Preservation Awards  
Attn: Christopher Marx, Community Development Department  
Winnetka Village Hall  
510 Green Bay Road  
Winnetka, Illinois 60093

**Rules:**

1. Nominate your own property or as many projects as you would like, as long the **owner consents to participating and signs the form.**
2. The project must have been completed within the past five years.
3. Entries for restoration or rehabilitation must include at least **one "before" and one "after" photo.** New construction entries need only have the completed project photograph. Photo submissions should be digital.
4. Single-family residential, commercial, multi-family, and public/institutional properties are eligible.
5. Exterior projects only.







Jack Coladarci, *Chairman*  
Chris Enck  
Beth Ann Papoutsis  
Joseph Stuart  
Paul Weaver  
Patti Van Cleave  
Anna Wisniewski

## WINNETKA PRESERVATION AWARD NOMINATION

*I would like to nominate the following exterior project:*

Property Address: 333 Sunset Road, Winnetka

Owner: \_\_\_\_\_

Owner's phone and email: \_\_\_\_\_

1. **Award Category (check one):**

- Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.
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- New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees, and context to adjacent properties feature in consideration.

2. **Property Type:**
- Single-Family Residential       Public/Institutional  
 Commercial/Multi-Family Residential

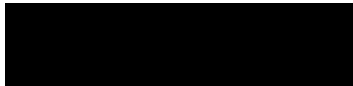
**3. Brief Description of the Project (use extra page if needed):**

See attached document for details and photos. Thank you for your consideration.

Project Type: Window Restoration

**4. Approximate date of project completion:** November 2025

**5. Name, address, phone number and email of nominator:** \_\_\_\_\_



**6. Photos enclosed**



\_\_\_\_\_ 16.3587 or cmarx@winnetka.org

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333 Sunset Road, Winnetka  
Historic Preservation Application

Our 1922 red brick Georgian is located in the Rem Park subdivision of Winnetka. It is part of a series of homes built along Sunset Road during the early 1920s, a period when Winnetka saw significant residential growth following the adoption of the 1921 Plan of Winnetka, which prioritized low-density residential development and green space.

This home has the majority of its original double-hung, with divided lites in the upper sash in place in the home. These windows are characterized by their tall, narrow structure, with a 6-over-1 (six panes top, one bottom). When purchasing the home in 2019, we knew the windows would need to be addressed as they were leaky and non-functional. Over time, the upper sash which should go up and down had been painted in and the aluminum storms added to the exterior took away from the original details of these windows.

Working with LeonEdwards, Kenilworth IL, a bespoke carpenter shop, we meticulously restored each window including, utilizing the original windows high-quality, old-growth wood that is denser and more rot-resistant than modern lumber, thus important to restore vs. replace. Additionally, all individual weight pockets were re-calibrated and made fully operational. Finally, new copper weather striping was added to aid in energy efficiency. All original glass was reglazed, and where glass needed to be replaced, it was replaced with salvaged glass from other historical projects.

Through this restoration project we were able to utilize the materials existing in the home, eliminate environmental impact, maintain the original character of the home, as new window inserts are smaller than the current window opening and support local craftsmen who do this work daily to repair and restore high quality work of homes. These windows were always meant to be repaired, they are component pieces, unlike new windows that more often than not, require full replacement.

OLD



RESTORED







Jack Coladarci, *Chairman*  
Chris Enck  
Beth Ann Papoutsis  
Joseph Stuart  
Paul Weaver  
Patti Van Cleave  
Anna Wisniewski

## WINNETKA PRESERVATION AWARD NOMINATION

*I would like to nominate the following exterior project:*

Property Address: 731 Prospect Avenue  
Owner: [REDACTED]  
Owner's phone and email: [REDACTED]

**1. Award Category (check one):**

- Restoration:** The project restores the property to its original appearance using original plans and required research. The project may be a full-scale or partial restoration. An example of a partial restoration would include the replacement of an asphalt shingle roof with original roof material, or the restoration of a porch to its original condition.
- Rehabilitation:** The project is sympathetic to the building's original design. Original plans and research materials are not available, but the project upholds the spirit of the building's style, use of materials and finish. Room additions or garages represent examples of rehabilitation.
- New Construction:** Emphasizes the project's compatibility with its neighborhood. In this respect, issues regarding style, massing, scale, color, trees, and context to adjacent properties feature in consideration.

- 2. Property Type:**
- Single-Family Residential       Public/Institutional  
 Commercial/Multi-Family Residential

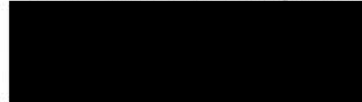
**3. Brief Description of the Project (use extra page if needed):**

Please see attached.

**4. Approximate date of project completion:** December 2024

**5. Name, address, phone number and email of nominator:**

Scott Simpson Design Build



**6. Photos enclosed**

**7. Sig**



Questions? Call or email Christopher Marx: **847.716.3587** or **cmarx@winnetka.org**

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On this project, the mission of Scott Simpson Design + Build was to preserve the historic "bones" of the James L. Houghteling house while seamlessly integrating modern amenities—including a clubhouse addition and many interior updates. SSDB architect Sarah Gooden designed the updates to accommodate the lifestyle of a modern family while assuring that the aesthetic is consistent and appropriate to the age and vintage of the early 1900s Shingle Style house.

The hallmark of this renovation is the undetectable transition between the original structure and the new spaces, as well as an extensive connection to the outdoors.

In order to accommodate the clubhouse addition, we removed an outdated indoor pool and surrounding 2-story structure which obscured the entire western façade of the original home on the approach from the street. We also added a much-needed three-car garage and reconfigured the mudroom. To maintain overall scale with the house, we kept the additions to one story, preserving the view of the original western façade of the house on the entry sequence. Original architectural details like curved shingle brackets and the pergola surrounding the pickleball court were matched exactly, expertly tying in the new architecture to what was already there.

The interior spaces were reimagined to balance high-end finishes with practical family functionality. The entertaining centers of the home—the kitchen, butler's pantry, breakfast area, and family room—were upgraded to better match the design character of the original home, replacing the deviations of previous additions.

The main kitchen features a French La Cornue range with traditional vintage styling more reminiscent of early ranges versus the more typical professional ranges common in kitchens today. We engineered a work-around to a steel column in the kitchen wall that supports an upstairs fireplace in order to create a symmetrical layout for the professional-grade refrigeration units around new beautiful leaded glass windows above the sink. We further echoed this detail by repeating leaded glass in the upper cabinets in the breakfast room and the upper cabinets above the refrigerator and freezer. The cabinetry is all Amish custom-made inset construction, keeping with the original craftsmanship expected for a home of this stature and age.

The family room now has a set of French doors with views of the pool and a second set of doors that lead to stairs that finally allow access to the outdoor space, newly reconfigured with pool, patio, pickleball court and access to the clubhouse addition.

The butler's pantry space connects the existing dining room to the updated kitchen space. It also features custom inset cabinetry, finished with a mood-setting, labor-intensive, high-gloss paint that allows for warm reflections from the stunning finishes. We replaced a non-original, 1980s garden bay window with leaded glass that better matches the home's vintage and the accents in the kitchen. Reclaiming of a foot of unused space behind a furred wall for the wet bar and removal of upper cabinets on one side now provide new space that makes the butler's pantry even more welcoming.

The original back stairs that lead down into the kitchen were enclosed, allowing a space for custom built-in cabinetry in the breakfast area, extending the kitchen zone to be a scale commensurate with the size of the house and for modern family needs. New back stairs leading to the outdoor entertaining spaces were fashioned with custom-crafted newel posts, handrail profile, and balusters that match the 1900's era front stairs, albeit slightly taller so they meet modern-day codes.

The second floor was reconfigured to create a new guest suite: changing a bedroom into an ensuite bathroom, closet, and welcoming end-of-hallway window nook. We were able to repurpose an original clawfoot tub from the primary bathroom into the guest bath. The guest bath features custom vanities with Carrara marble countertops that have scalloped details that call back to the same design in other areas of the home.

The original under-counter washer and dryer units were small and not suitable for an eight-bedroom home. The updated laundry room borrows space from the guest bedroom-bathroom reconfiguration to accommodate stacked dual full-size washers and dryers and a new drying rack and storage shelf that was custom designed by our in-house carpenter. The original laundry cabinetry, which is in great shape with beautiful details, was preserved along with the original Carrara countertops. Original flooring was repaired where the undercounter washer and dryer were removed, and the opening provides space for rolling laundry hampers.

Every one of the home's ten fireplaces was fully refurbished with new slab surrounds, gas log inserts, and liners to ensure they are all fully functional - for the first time in years. It is wonderful to have these staples of a vintage home warming rooms easily and beautifully.

It was our privilege to work on such an important project, creating timeless cohesion throughout this stately home for a truly wonderful family and stewards of this historic beauty.

Thank you for your consideration.



