



Village of Winnetka

Landmark Preservation Commission

Special Meeting

August 11, 2022 at 7:00 PM
Winnetka Village Hall Council Chambers - 510
Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. Approval of August 1, 2022, Meeting Minutes
4. **Alterations to Locally Designated Landmarks**
 - a. **Case No. 22-18-LPC – 507 Cedar Street:** Advisory review of proposed alterations to 507 Cedar Street, a locally designated landmark
5. **Other Business**
 - a. September 19, 2022, Meeting - Quorum Check
 - b. Comprehensive Plan Update
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; 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.

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) 769-5143, T.D.D. (847) 501-6041).

**LANDMARK PRESERVATION COMMISSION
AUGUST 1, 2022 MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Beth Ann Papoutsis
Paul Weaver

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Joe Stuart

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:08 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comments:

No comments were made at this time.

Approval of Minutes:

a. **Approval of July 18, 2022 Meeting Minutes**

Chairman Coladarci if there were any comments or for a motion to approve the July 18, 2022 meeting minutes. No comments were made at this time. A motion was made by Ms. Papoutsis and seconded by Mr. Enck to approve the July 18, 2022 meeting minutes. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Weaver

NAYS: None

Demolition Permit Applications:

a. **Case No. 22-17-LPC - 768 Foxdale Avenue: Review of the demolition permit application submitted for the single-family residence at 768 Foxdale Avenue.**

Mr. Marx identified the property's owner, location, size and zoning classification. He stated the date of construction is undetermined although additional improvements were done in 1922 and 1969. Mr. Marx then stated the home is not listed on the Illinois Historic Structures Listing and the Historical Society stated the property does not have architectural or historical significance. He noted no comments were received and asked if there were any questions. No questions were raised at this time.

Nerry Surdokas of Noah Properties and Dane Buchholz, the project architect, introduced themselves to the Commission. Mr. Surdokas stated they purchased the home next door and described the home's appearance. Mr. Buchholz informed the Commission the home dated back to the 1920's and described it as an overgrown, four square stucco home. Mr. Surdokas stated the home has been empty for approximately 2-3 months.

Chairman Coladarci asked if there were any questions. Mr. Weaver asked if they planned to recycle the home's materials and Mr. Buchholz confirmed that is correct. Mr. Marx noted 75% is the requirement in terms of waste materials. Mr. Enck asked if they have ever done deconstruction on other projects. Mr. Surdokas responded they have not. Mr. Enck explained the deconstruction benefits to the applicants. Ms. Papoutsis asked what is the new home's style and Mr. Buchholz responded it may be a farm home and described its proposed appearance which would have a finished basement measuring 9 feet in height. Mr. Buchholz informed the Commission this is their fourth project in the Village and noted they have done work in other North Shore communities. No additional questions were raised at this time.

Chairman Coladarci asked the Commission Members if they felt the property required an HAIS. Mr. Enck referred to the Historical Society's comments. Ms. Papoutsis referred to the co-founder Handley who may have been the first owner. Chairman Coladarci then asked for a motion to approve the demolition permit for 768 Foxdale. A motion was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Weaver

NAYS: None

Other Business:

a. **September 19, 2022 Meeting - Quorum Check.**

The Commission Members discussed their availability.

b. **Comprehensive Plan Update.**

Mr. Marx stated there have been no new Comprehensive Plan developments.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. A motion was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Weaver

NAYS: None

The meeting adjourned at 7:21 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER MARX, ASSOCIATE PLANNER
DATE: AUGUST 9, 2022
SUBJECT: 507 CEDAR STREET - ALTERATIONS TO LOCAL LANDMARK (CASE NO. 22-18-LPC)

INTRODUCTION

On August 11, 2022, the Landmark Preservation Commission (LPC) is scheduled to consider a request from Michael Levitin and Meredith Mendes (collectively, the “Applicant”), as the owners of the property located at 507 Cedar Street (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, product specifications, and architectural plans that detail the proposed alterations to the existing residence on the Subject Property. The Applicant is proposing to remove the existing sliding doors and windows of the four-season room located on the front (west) elevation of the first floor and install new windows to be more architecturally appropriate while also addressing maintenance concerns related to water damage. The existing windows are traditional full divided light windows with wood frames that wrap around in a horizontal and rectangular fashion that is consistent with Prairie style residential window openings.



Figure 1 – Subject Property – Existing Front (West) façade of four-season room

The west wall would have its existing sliding windows removed and replaced with three sets of three-pane casement windows. The windows would have wood frames, matching green trim, sill, and an overall glazing pattern that is found on other parts of the first floor including the adjacent living room windows of the south façade. The north and south window openings on the sides of the four-season room would have their rectangular sliding windows removed and replaced with half-arched windows with a trim and sill to match the existing windows throughout the first floor. An arched composite bracket that matches the front door entrance would be installed over the north and south windows. All the replacement windows would be double paned frames from the Marvin “Wood Ultimate” product line. In addition to the window installations, the exterior façade would also receive repairs and spot treatment for any damaged stucco. The Applicant states that the alterations are meant to upgrade windows, repair water damage, and restore the front (west) façade elevation to its original appearance from the early 20th century. The proposed alteration complies with Zoning Ordinance requirements for single family home structures.



Figure 2 – Subject Property – Original South Building Elevation prior to installation of existing sliding doors and windows

COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the LPC. 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 LPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alteration, does the LPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

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

ATTACHMENTS

Attachment A: Description, images, and architectural plans of alterations provided by Applicant

Attachment B: Photo excerpts from 2009 Preservation Award nomination

ATTACHMENT A

Michael Levitin and Meredith Mendes
507 Cedar Street
Winnetka, Illinois 60093

August 3, 2022

Village of Winnetka Landmark Preservation Commission
Christopher Marx, ACP, Associate Planner
Department of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

RE: Application for Landmark Alteration of 507 Cedar Street, Winnetka, IL 60093

Village Of Winnetka Landmark Preservation Committee:

The original screened porch on the first floor of 507 Cedar Street was converted to a four seasons room sometime after approximately 1940. Instead of the graceful arch of the Northside facade visible in the only known photograph, cheap rectilinear sliding doors were inserted. The sliding doors degrade the original architecture and are now failing. There is rot, broken panes, air and water infiltration on all walls of the room.

After extensive work with our architect, John Vasilion, we arrived at the enclosed plan to replace all the windows with historically appropriate windows with trim to copy the existing trim on other parts of the house. These windows have been ordered, custom built and are ready to install. The windows are the highest quality, are all wood and built by Marvin. The windows are fully compliant for energy savings. All the paint on the facade and stucco will match the original, historic paint on the house.

We checked with the Department of Community Development to confirm that a permit would not be required. We now understand the Village will issue a permit but will not do so without prior review and recommendation by the Village of Winnetka Landmark Preservation Commission.

We are ready to start construction next week after over eight months of waiting for delivery and arranging time with our contractor. We would very much appreciate if you would urgently schedule a meeting to vote to meet our timeline of commencing construction next week.

Thank you,

Michael Levitin and Meredith Mendes



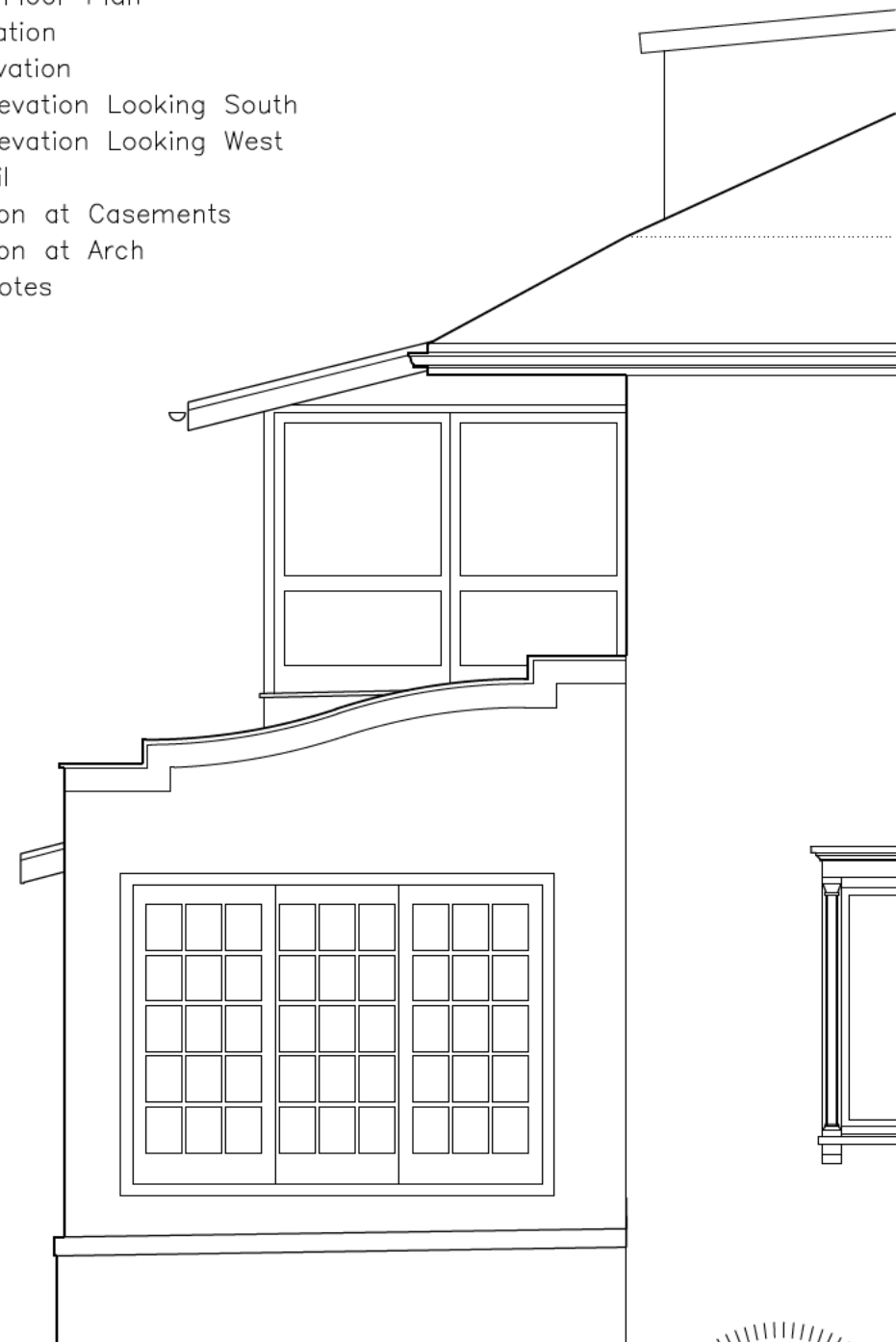


D R A W I N G I N D E X :

- 1 Existing Exterior Elevations
- 2 Existing Porch Floor Plan
- 3 Proposed Floor Plan
- 4 West Elevation
- 5 South Elevation
- 6 Interior Elevation Looking South
- 7 Interior Elevation Looking West
- 8 Plan Detail
- 9 Wall Section at Casements
- 10 Wall Section at Arch
- 11 General Notes



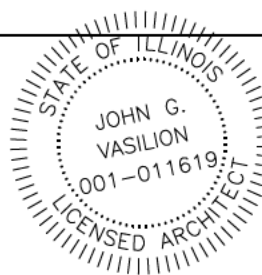
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

REMOVE WINDOWS AND
SLIDING DOORS FROM 3
PORCH WALLS. REMOVE
DAMAGED STUCCO.

I CERTIFY THAT THESE DRAWINGS WERE PREPARED
BY ME, OR UNDER MY DIRECT SUPERVISION AND
THAT TO THE BEST OF MY KNOWLEDGE, COMPLY
WITH THE BUILDING LAWS OF WINNETKA, ILLINOIS



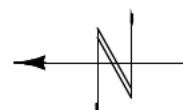
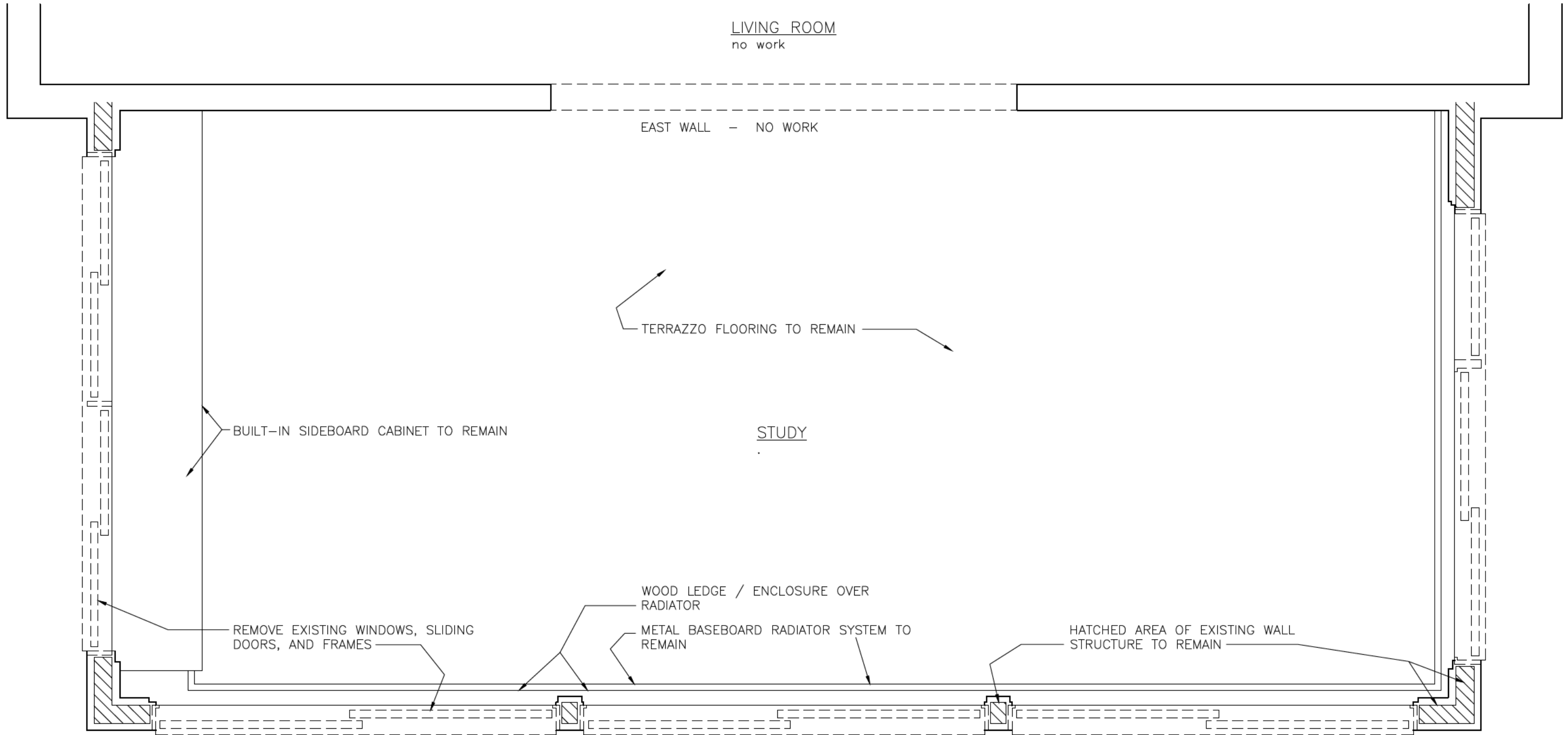
507 CEDAR STREET - WINNETKA, ILLINOIS

Vasilion Associates, Inc. Architects - 847-256-9999

John Vasilion, R.A.

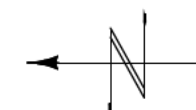
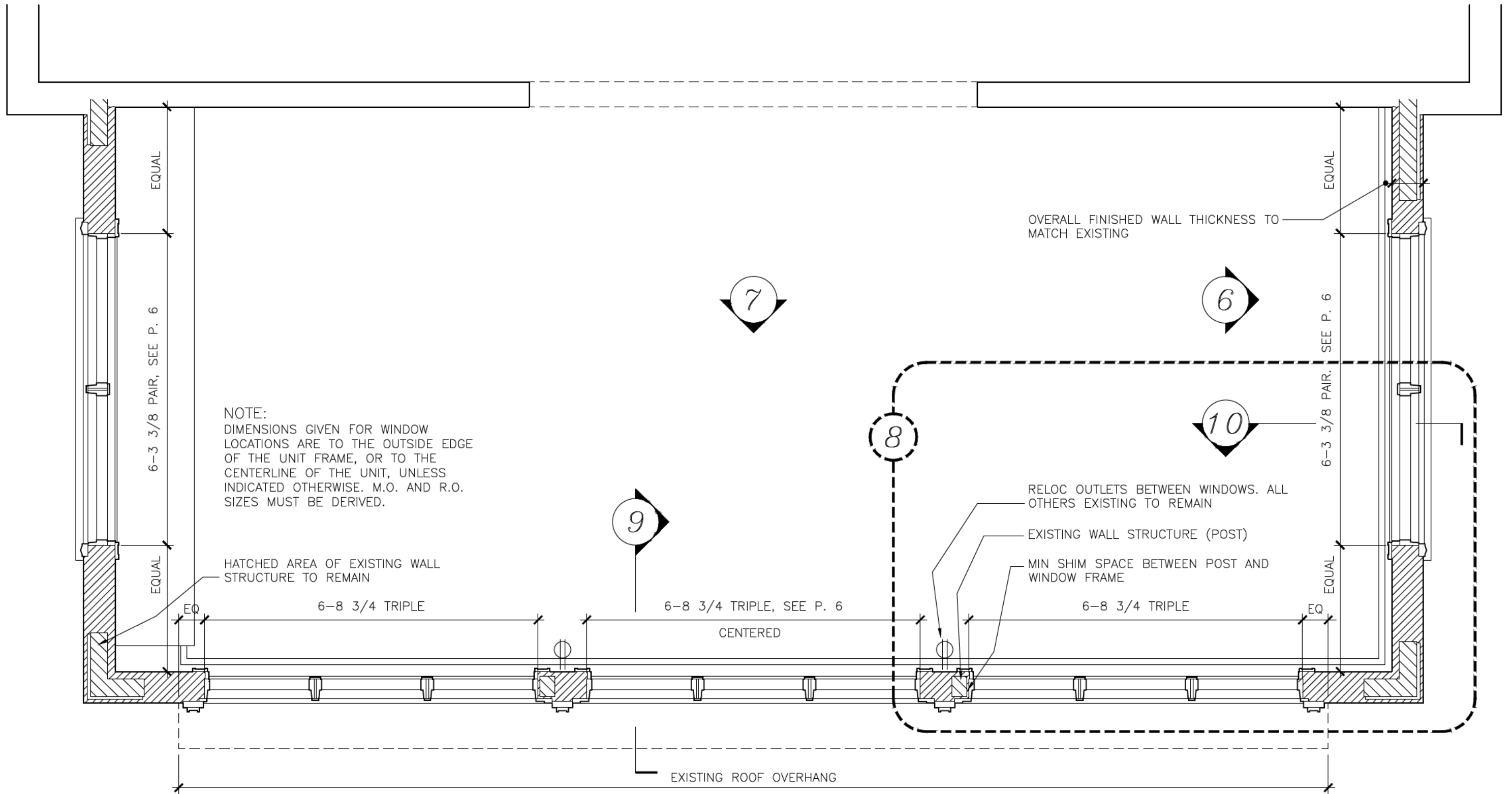
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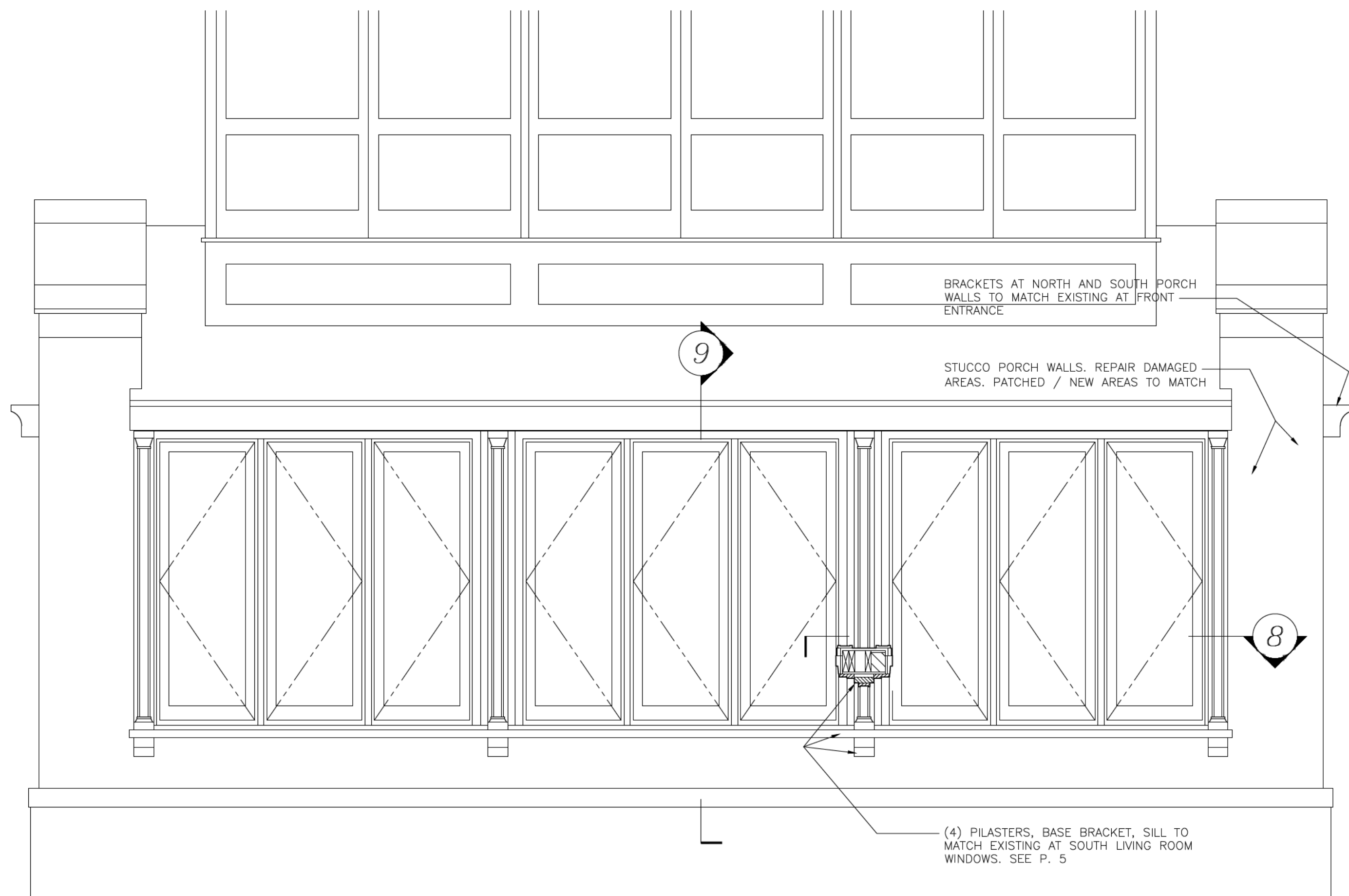
EXISTING FLOOR PLAN





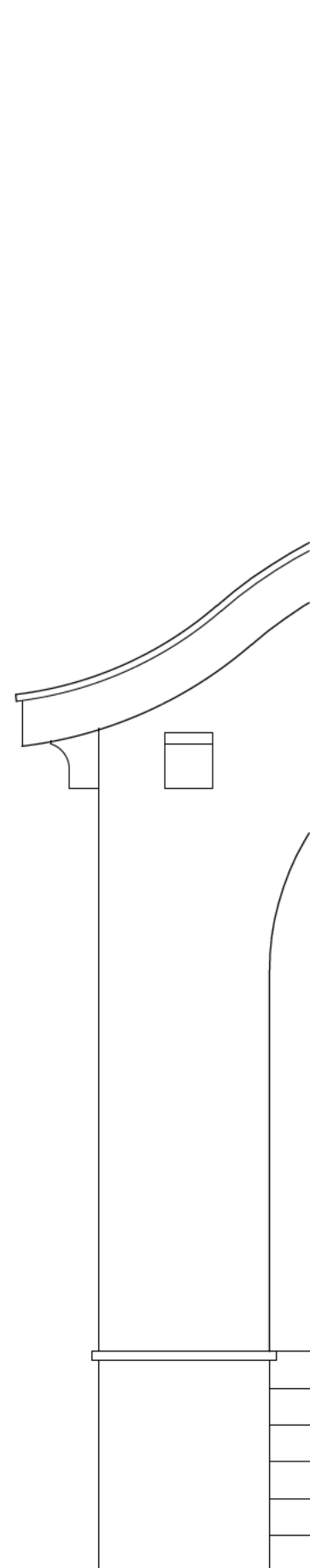
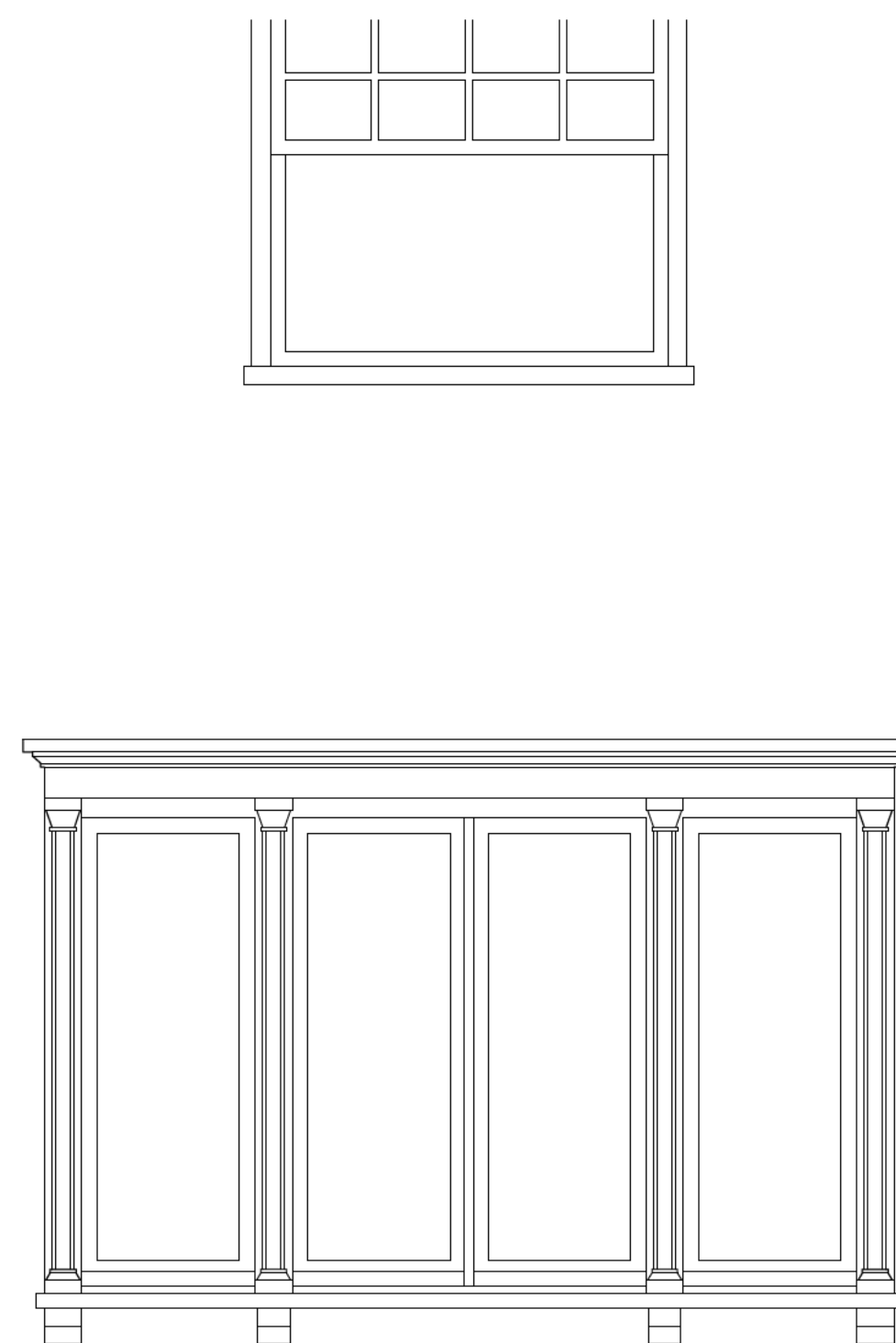
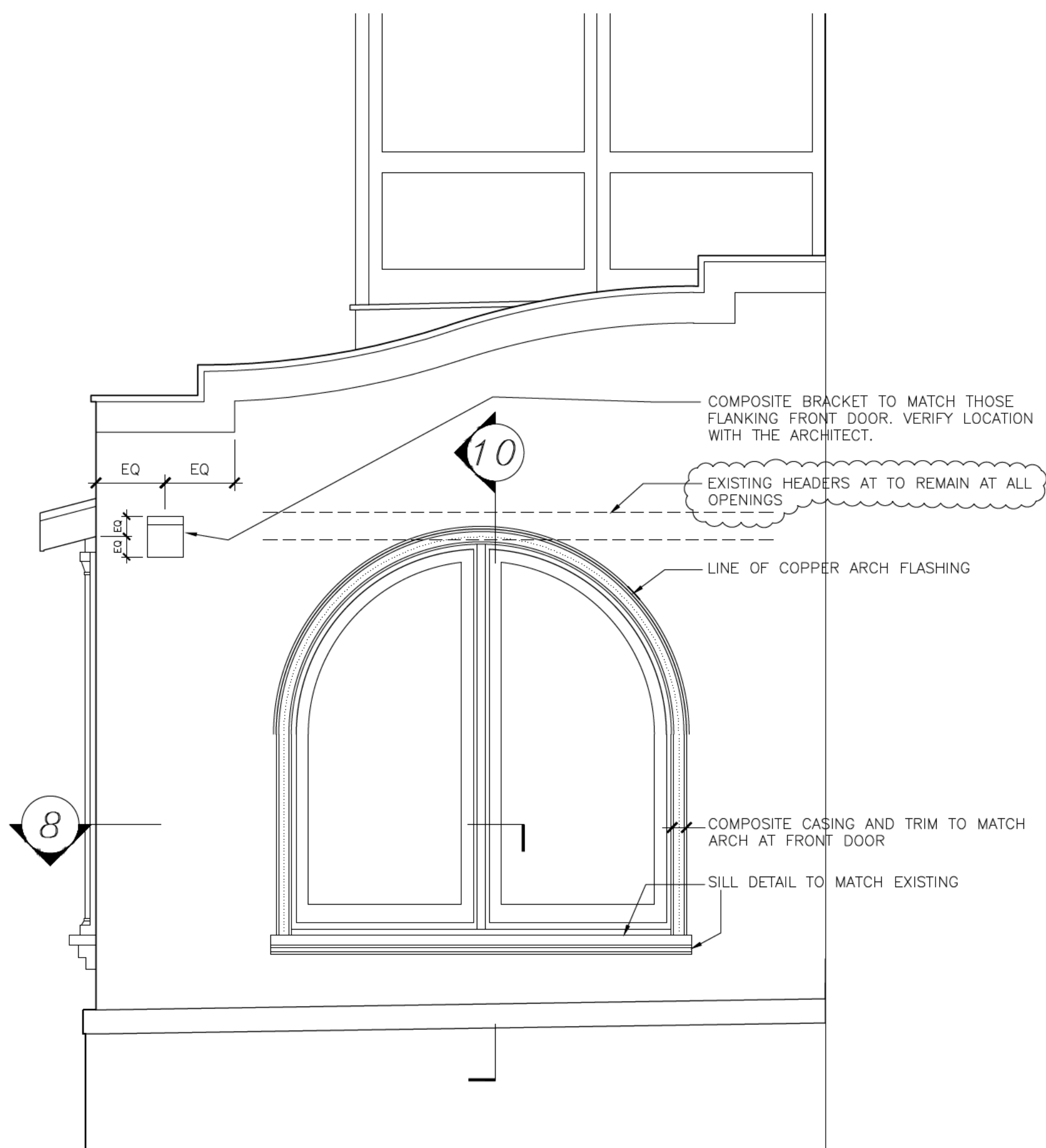
PORCH FLOOR PLAN





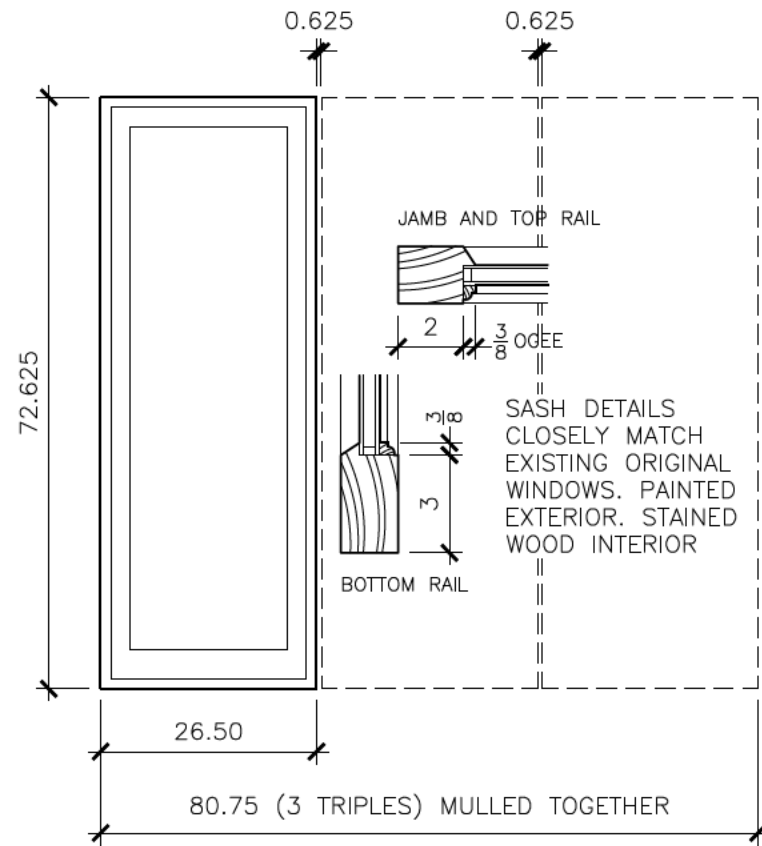
WEST ELEVATION





SOUTH ELEVATION





WINDOWS:

Unless indicated otherwise, units are to be products of the Marvin Window and Door Company "Wood Ultimate" product line. Double pane insulated glass. Min. performance values: "low e 366". argon gas filled. max 'u' value = 0.28. max shgc = 0.21.

Painted wood exteriors. Stained wood interiors to match existing (OAK).

Spacer: black aluminum. Weather strip: Black

Hardware: bronze. Provide samples of finishes for approval.

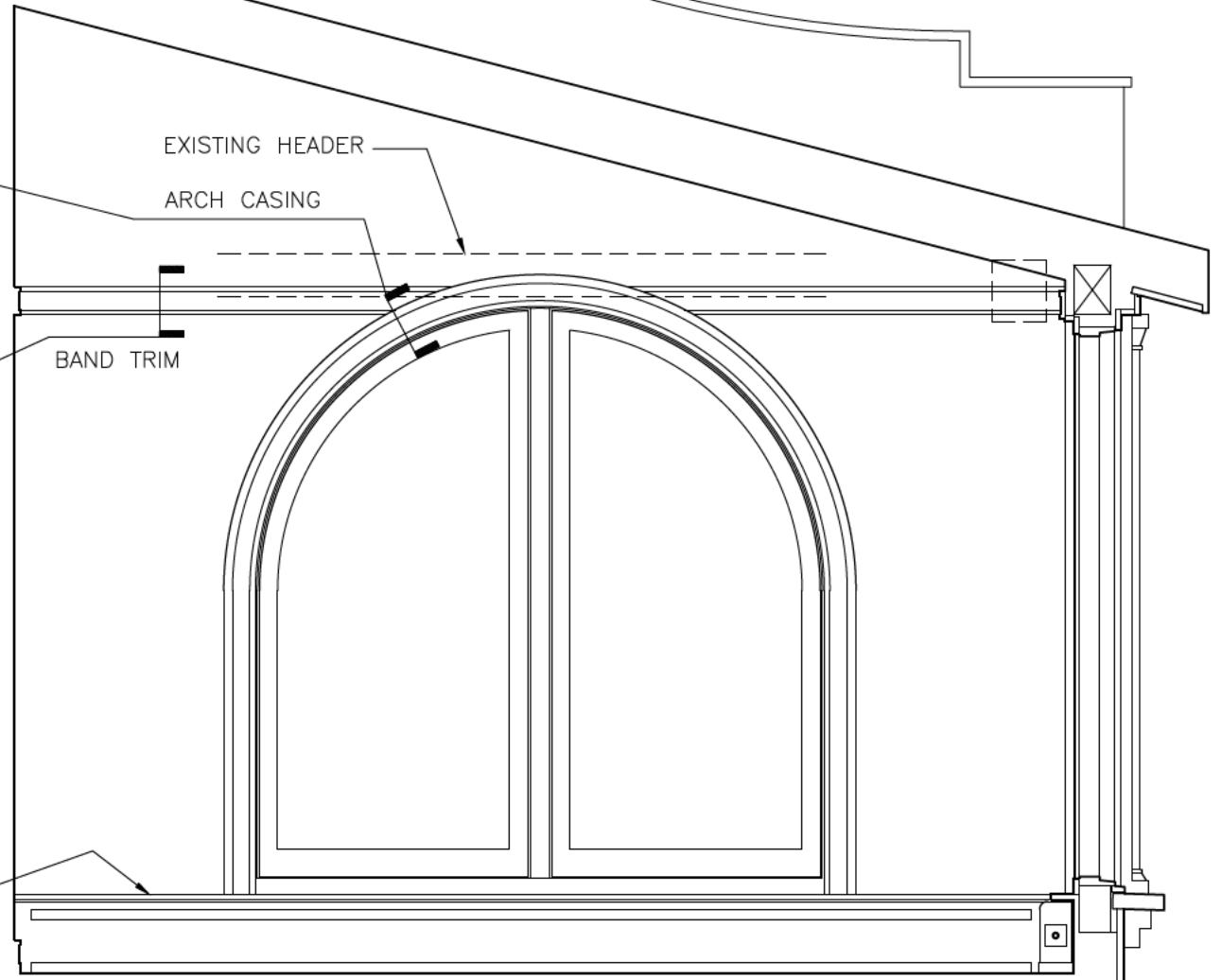
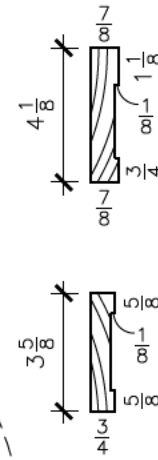
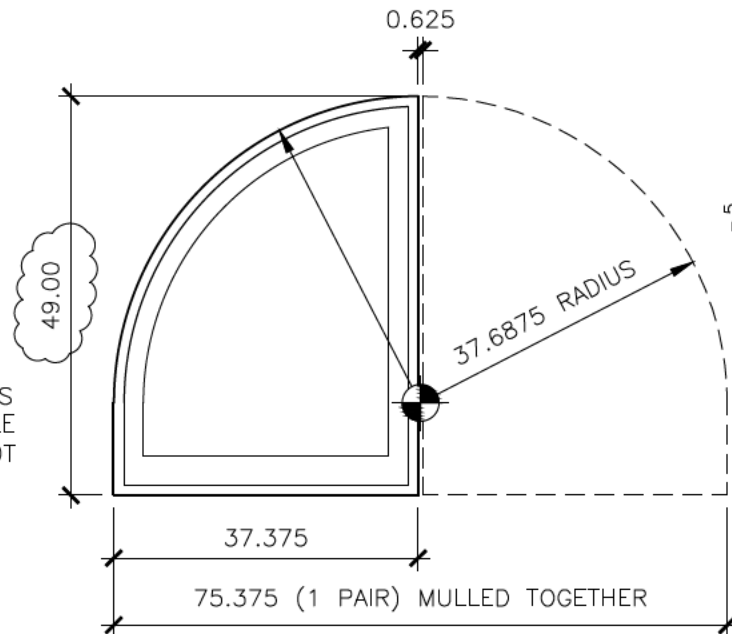
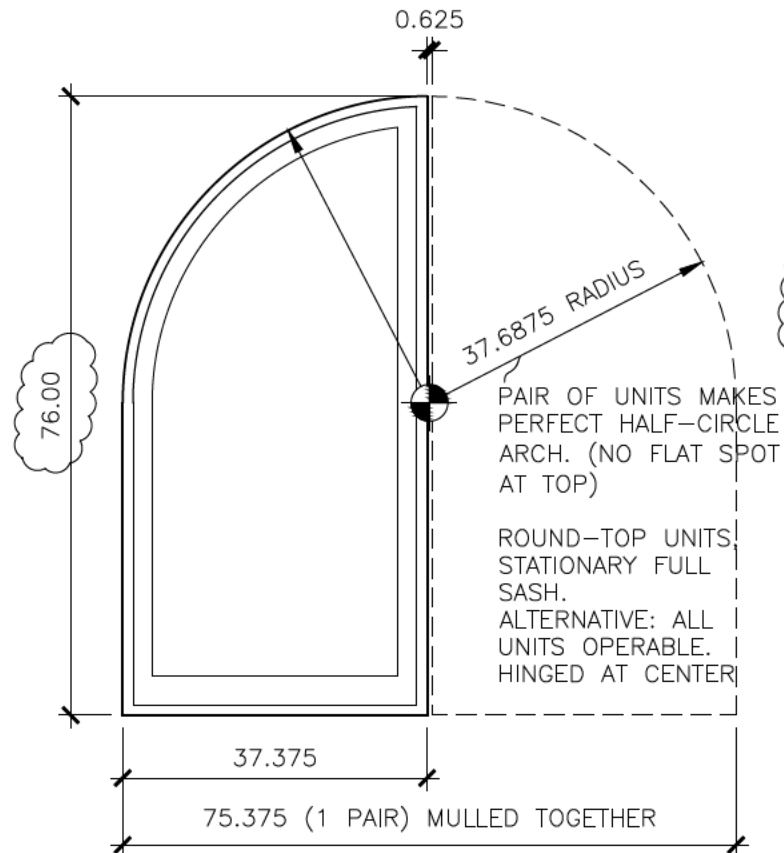
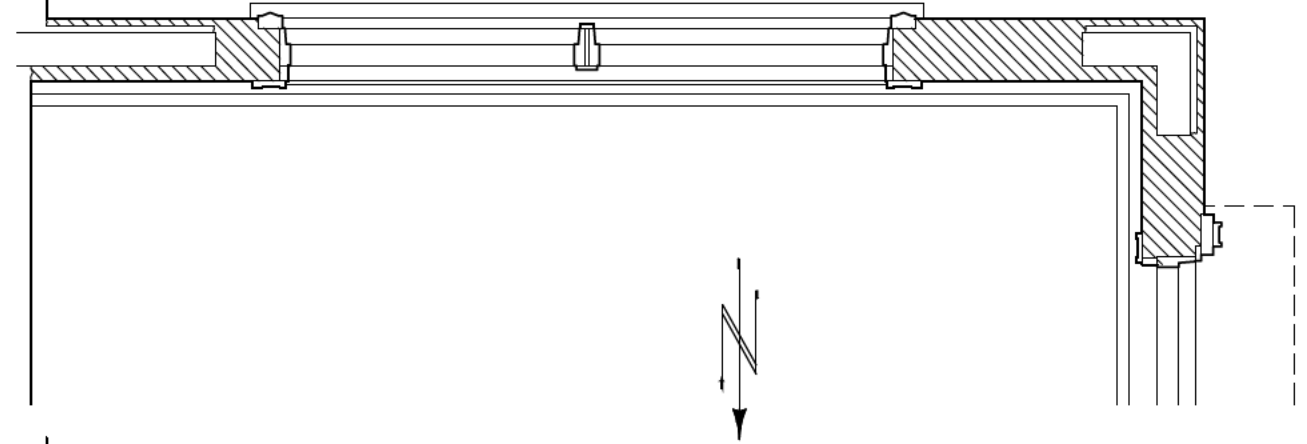
Dimensions are to outside surface of the unit frame as noted on drawings. Rough opening and frame opening sizes shall be derived. Field verify rough opening sizes

All operable units to have screens/screen doors by manufacturer. Note fixed and operable direction as indicated on elevations. Screen sash: wood to match existing.

Provide safety glazing at the following locations: doors (including sliding doors), windows (with sill height below 60" a.f.f.) that are within 24" of the arc of the door in a closed position, and WINDOWS WITH SILL HEIGHT BELOW 18" A.F.F.

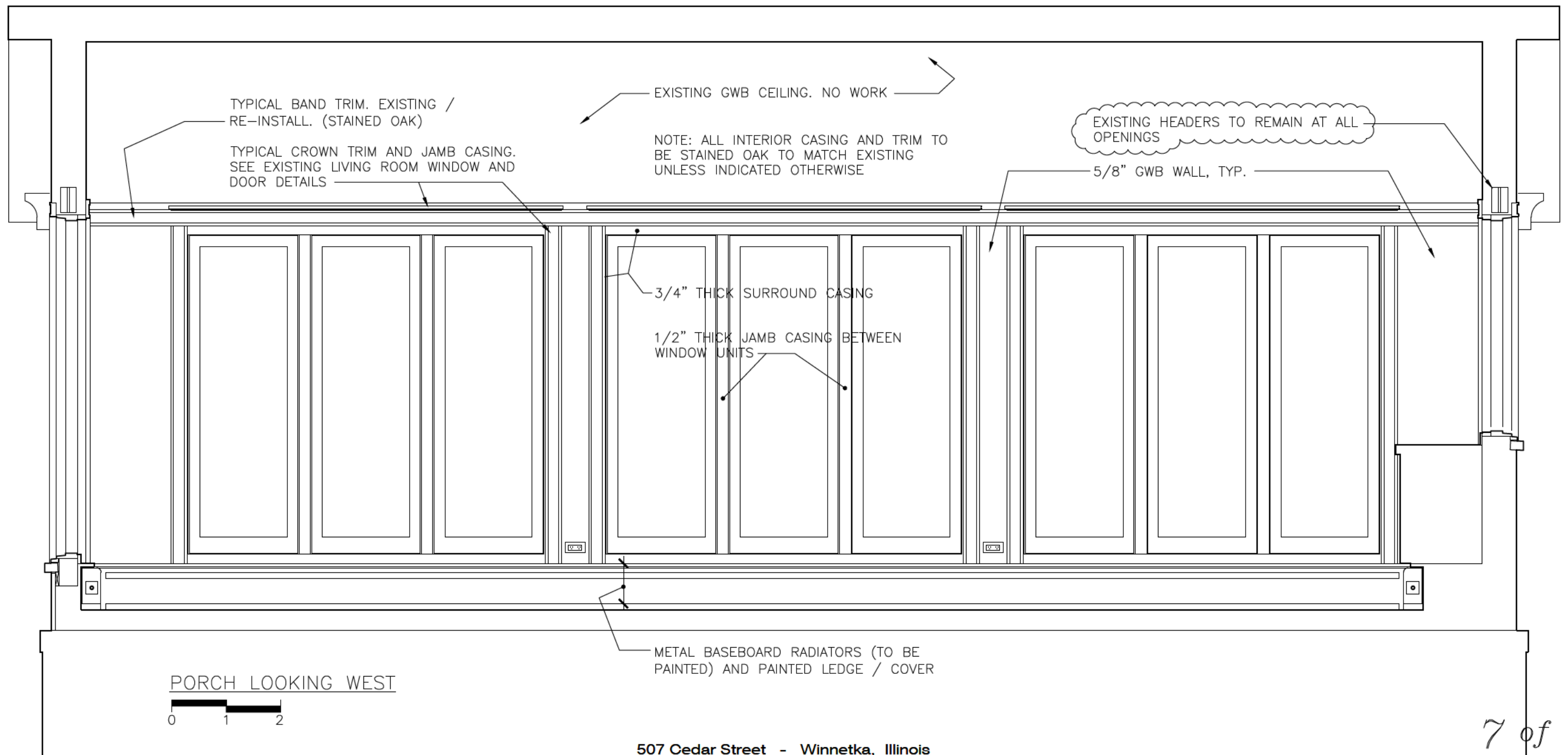
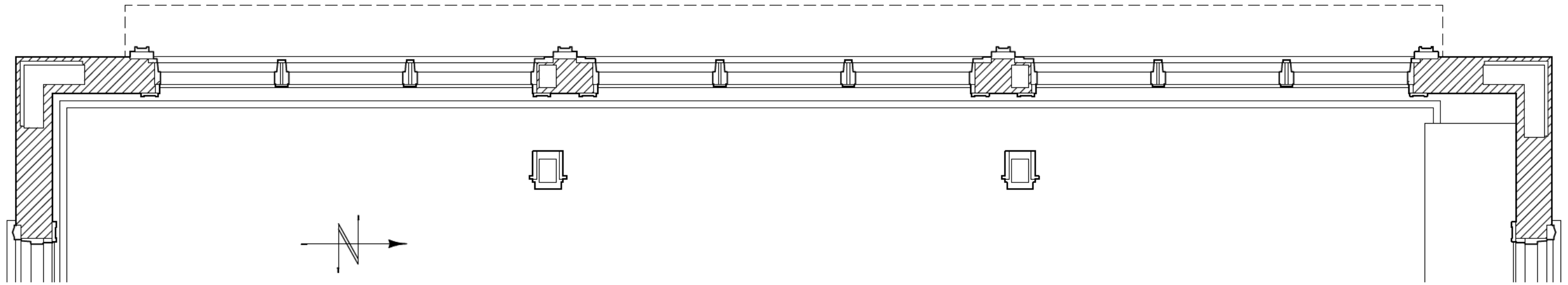
Install windows and doors per mfr's recommendations including shims, fasteners, flashings, barriers, tapes, and all materials and accessories required for a complete and proper installation.

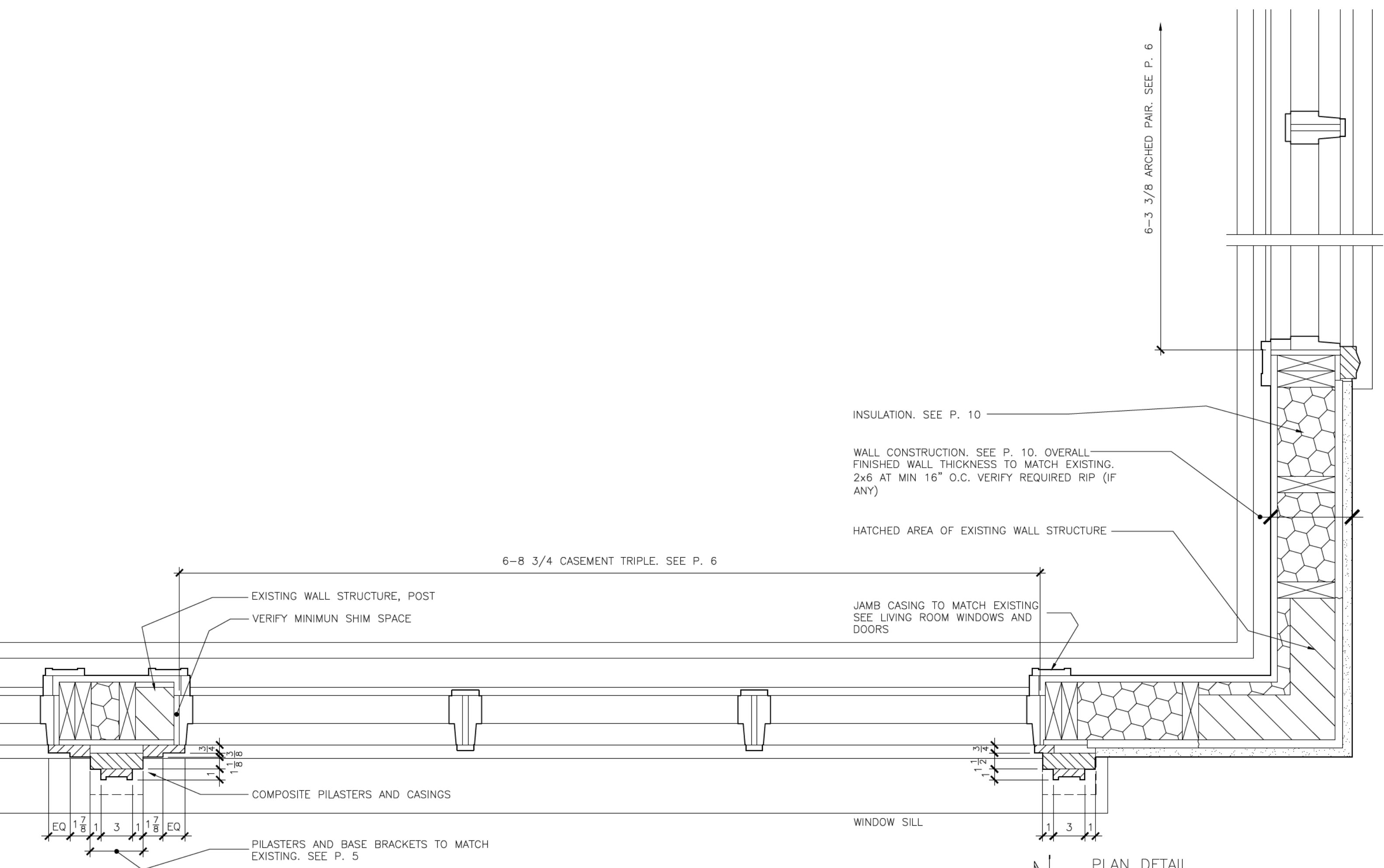
Where accessible, Provide fully adhered waterproof membrane tape application at perimeter of window frame sealing unit mounting flange to the building wrap, or weather barrier.

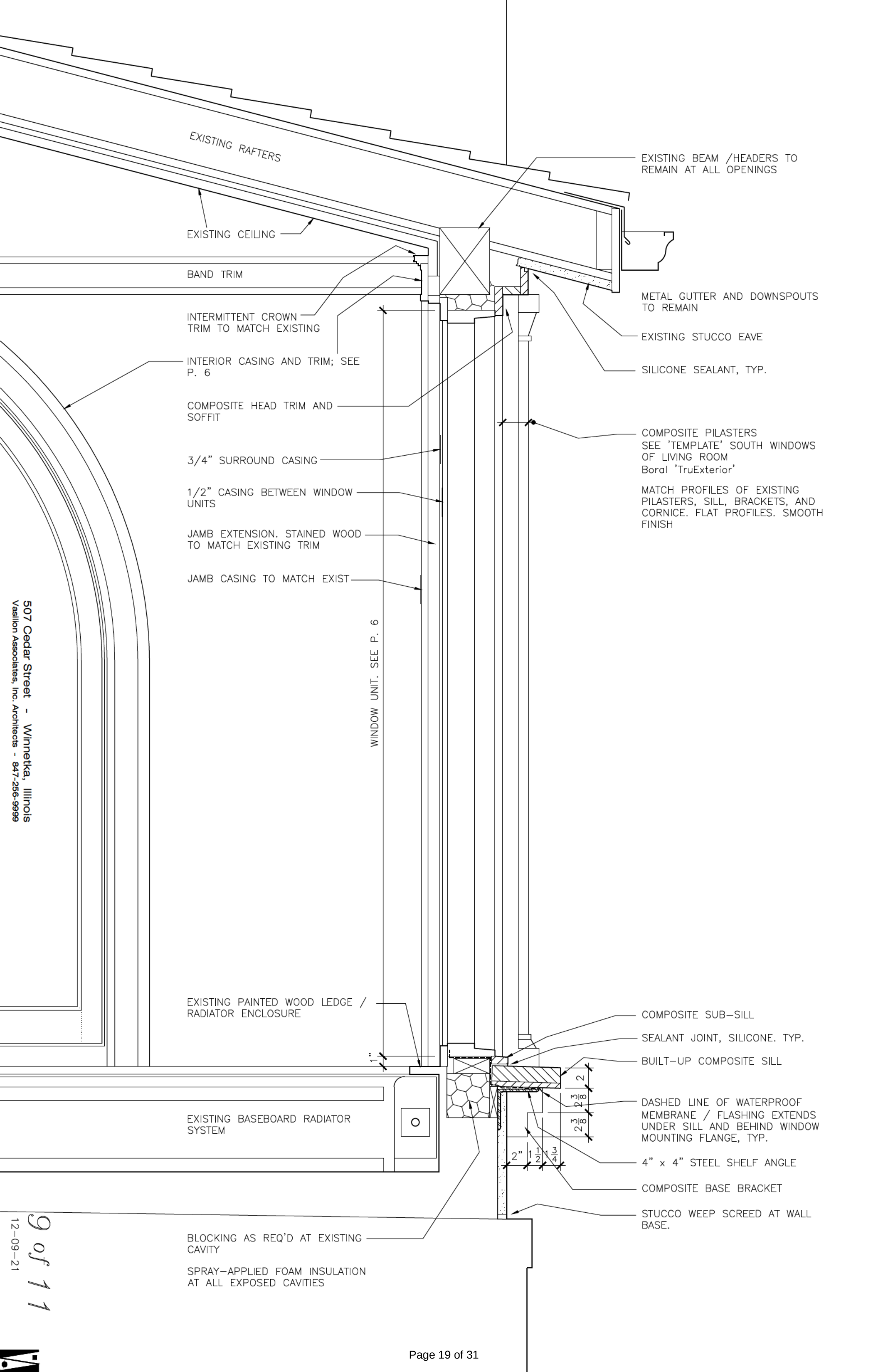


PORCH LOOKING SOUTH









EXISTING RAFTERS

EXISTING CEILING

BAND TRIM

INTERMITTENT CROWN TRIM TO MATCH EXISTING

INTERIOR CASING AND TRIM; SEE P. 6

COMPOSITE HEAD TRIM AND SOFFIT

3/4" SURROUND CASING

1/2" CASING BETWEEN WINDOW UNITS

JAMB EXTENSION. STAINED WOOD TO MATCH EXISTING TRIM

JAMB CASING TO MATCH EXIST

WINDOW UNIT. SEE P. 6

EXISTING PAINTED WOOD LEDGE / RADIATOR ENCLOSURE

EXISTING BASEBOARD RADIATOR SYSTEM

BLOCKING AS REQ'D AT EXISTING CAVITY

SPRAY-APPLIED FOAM INSULATION AT ALL EXPOSED CAVITIES

EXISTING BEAM /HEADERS TO REMAIN AT ALL OPENINGS

METAL GUTTER AND DOWNSPOUTS TO REMAIN

EXISTING STUCCO EAVE

SILICONE SEALANT, TYP.

COMPOSITE PILASTERS SEE 'TEMPLATE' SOUTH WINDOWS OF LIVING ROOM Boral 'TruExterior'

MATCH PROFILES OF EXISTING PILASTERS, SILL, BRACKETS, AND CORNICE. FLAT PROFILES. SMOOTH FINISH

COMPOSITE SUB-SILL

SEALANT JOINT, SILICONE. TYP.

BUILT-UP COMPOSITE SILL

DASHED LINE OF WATERPROOF MEMBRANE / FLASHING EXTENDS UNDER SILL AND BEHIND WINDOW MOUNTING FLANGE, TYP.

4" x 4" STEEL SHELF ANGLE

COMPOSITE BASE BRACKET

STUCCO WEEP SCREED AT WALL BASE.

507 Cedar Street - Winnetka, Illinois
Vasilion Associates, Inc. Architects - 847-256-9999

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12-09-21



- STUCCO WALL CONSTRUCTION
- STUCCO / LATH, 7/8" THICK
 - STUCCO WRAP (moisture relief)
 - WEATHER BARRIER W/ VERTICAL CORRUGATION/ WEEP
 - 1/2" MIN PLYWOOD SHEATHING
 - STUDS @ MIN 16" O.C.
 - INSUL: SPRAY APPLIED FOAM, R-21
 - VAPOR BARRIER
 - 5/8" GWB, PAINT

COPPER FLASHING HALF-CIRCLE AT ARCHED WINDOW CASING

ARCH EXTERIOR CASING PROFILE TO MATCH ARCH CASING AT FRONT DOOR. VERIFY EXACT PROFILE AND COMPATIBILITY WITH STUCCO AND FLASHING. COORD WITH ARCHITECT

BRACKET. SEE EXT ELEVATIONS

EXIST (2) 2x6 HEADER AT ARCH OPN'GS, TYP

CASING AND TRIM; SEE P. 6

JAMB CASING AND CROWN TRIM TO MATCH EXISTING

BAND TRIM

3/4" SURROUND CASING

BUILT-UP COMPOSITE SILL

DASHED LINE OF WATERPROOF MEMBRANE

GENERAL NOTES :

See Architect for separate Project Manual, if issued.

1. AIA Document "Form of Agreement between Owner and Contractor" and AIA Document "General Conditions of the Contract for Construction" are intended to be a part of the Contract Documents for this Work.

2. Contractor(s) and all parties performing the work of this project shall visit the site and correlate existing conditions with the requirements of the work. "Existing conditions" include conditions in existence prior to commencement of this project and completed portions of the work in progress. The complete project requirements consist of the work indicated by the project documents and additional work necessitated by the existing conditions.

3. Determine the locations of landscape elements, downspouts, leaders, utilities, and services, including those below grade, prior to bidding. Resolution of these and other conditions in conflict with the documents shall be a part of the scope of work for this project.

4. Verify dimensions before proceeding and obtain measurements at the job site for work required to be accurately fitted to other construction. The Contractor shall be responsible for accuracy of such measurements and precise fitting and assembly of finished products. Do not scale the drawings.

5. All dimensions shown on the drawings are to finished surfaces, unless noted otherwise. All details, sections, and notes on the drawings are intended to be typical for similar situations elsewhere. Details noted as "typical" indicate conditions to be treated similarly throughout the project.

6. Contractor shall execute the work using adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the requirements and methods needed for proper performance of the work.

7. This project may include work not indicated on the drawings, such as general repairs, leveling, patching of structure, concrete, framing, masonry, and finishes, general interior and exterior painting and staining, re-roofing, gutters and downspouts. Contractor shall consult with the Owner and confirm in writing the inclusion of all such work.

8. Repair, remove, and/or replace damaged concrete, masonry, framing, trim, or other material that is to remain. Any such work shall be identified to the Owner as far as practicable and included in the base bid.

9. The Architectural Drawings are intended to facilitate the construction of the project by illustrating the design concept, or intent, and may not be used for this express purpose unless either stamped by the Architect "Contract Documents" or "for Contractor's Use" or approved for such use in writing by the Architect. The Contractor shall be responsible for the creation and implementation of a specific Plan for the execution of the project and for the means and methods of construction. The Architectural Drawings are not to be reproduced for the purpose of using them as shop drawings. Upon request, the Contractor shall certify in writing that the completed work is in accordance with the Contract Documents.

10. The Architect / Engineer shall not be responsible for safety, construction procedures, techniques, means or methods or the failure of the Contractor to carry out the work in accordance with the drawings or the required codes.

11. The Drawings do not constitute an analysis of the properties of existing building elements (such as walls, beams, columns, foundations, insulation, roofing, etc.) whose removal is not shown on the drawings, nor a determination of their appropriateness for continued service. This project may consist of work related to remediation of unsatisfactory conditions, and repair of damaged elements and associated repairs. Additional design and engineering may be required and must be provided separately from these documents.

12. Hazardous Materials: Identification, removal, or remediation of asbestos, mold, radon, or other hazardous material is beyond the scope of these documents. Consult with the Owner and / or separate service provider.

13. All exterior joints, seams and penetrations in the building envelope must be sealed with sealant, tape, gaskets, or weather-stripping to prevent air leakage and weather intrusion.

Exterior Weather Barrier: "Tyvek" House Wrap or approved equivalent. Alternative: vertically channeled rainscreen over (or integral with) barrier.

Vapor Barrier: Integral with insulation, or separate membrane (not both). Maximum permance = 1.0 (type 1). Seal shall be maintained at all penetrations. Provide sealed outlets and receptacles. Continuous membrane (min 4 mil.) directly behind interior finish material at all ceilings, walls, and floors of the building envelope.

14. Protect all adjacent work, completed work, and neighboring property from damage throughout the duration of the project. Any property damaged by Contractor's operations shall be repaired or replaced at Contractor's expense to match condition prior to such damage.

15. Project closeout requirements shall include completion of Owner/Architect's punch list items, submission of full and final waivers of lien and all operating, maintenance, and warranty data.

16. Remove all debris and demolished materials from the site. Provide dumpster as required. Coordinate location with Owner. Provide daily clean-up of the site.

17. Provide final cleaning of all areas and surfaces ready for Owner's occupancy.

DEMOLITION:

1. Remove all walls, finished floor and ceiling materials, mechanical, electrical, and plumbing work as shown on the Drawings and as required to make way for the new work. It shall be understood that additional and incidental cutting and patching shall be required and fully included within submitted bids.

2. Execute demolition incrementally, or in such a way as to allow for prior determination of any effects of demolition on existing structural elements. (For example; remove drywall to expose wall framing that may be carrying structural loads from above). Examine existing structure as demolition proceeds and notify the Owner, in writing, of any conditions which may be detrimental to the structure. Do not remove material which may form part of an existing structural system until proper supports are in place.

3. Relocate, remove, and/or cap abandoned utilities as required for proper and complete finishing of the work.

4. Provide dust barriers between areas of work and the rest of the house. Schedule the work so as to minimize interruption of building utilities and services. Coordinate timing and duration of any such interruptions with the Owner.

5. Provide temporary enclosure to prevent intrusion of weather elements at areas where removal work has exposed interior spaces to weather hazard.

6. Provide security measures against vandalism and human intrusion for the duration of the project. Provide durable temporary enclosure (and lock) at areas of potential access where construction has been removed.

7. Remove all debris and demolished materials from the site, both existing and that generated by operations. Provide dumpster as required. Coordinate location with Owner.

8. Protect all adjacent work and existing material, completed work, landscaping, and neighboring property from damage throughout the duration of this project. Any property damaged by Contractor's operations shall be repaired or replaced at Contractor's expense to match condition prior to such damage.

9. Repair, remove, and/or replace damaged concrete, masonry, framing, trim, or other material that is to remain. Any such work shall be identified to the Owner as far as practicable and included in the base bid.

ADOPTED CODES:

1. Comply with applicable provisions of adopted codes, ordinances, and legal requirements. These include but are not limited to the following:
International Building Code, 2009
International Residential Code for One & Two Family Dwellings, 2009
International Energy Conservation Code, 2015 with Illinois amendments
International Mechanical Code, 2009
International Fire Code, 2009
NFPA Life Safety Code, 2009
NFPA Publication 72, 2010
NFPA Publication 13, 2010
NFPA Publication 14, 2010
National Electric Code, 2008
Illinois State Plumbing Code, 2014

STRUCTURAL NOTES:

1. Required Design Live Loads: roof rafters: 30 psf, floor joists: 40 psf, ceiling joists: 10 psf, snow: 30 psf, wind: +/-20 psf

2. Framing Lumber: Douglas Fir Larch No. 2 or Southern Pine No. 2. Fb = 900 PSI min.

3. Drilling and notching of studs and framing, if required, shall be executed in strict accordance with structural engineering, manufacturer's requirements and applicable building codes.

INSULATION:

1. Provide complete installation at areas made accessible by the work as required to achieve the following R values: Roof R-49, Walls R-21

2. Provide complete spray-applied and/or batt insulation systems. Provide additional blocking, modify / omit passive ventilation at areas as recommended by the manufacturer. Provided all required design, engineering, materials and accessories as required for a complete and proper installation. Coordinate with Code Authority. Provide documentation as required in advance of installation for approval.

FINISHES:

1. Provide finishes and materials according to the Drawings and Schedules.

2. All interior finishes shall comply with Class 1 fire resistive requirements.

3. Walls and Ceilings: Remove damaged wall board, trim, and framing. Clean and prepare surfaces and substrates for installation of finishes to match and extend existing.

4. Paint / stain entire area of work. Satin (eggshell) walls. 1 color. Stained casing and trim to match existing. Verify Owner's final selections.

MECHANICAL:

1. Drawings prepared by the Architect are not engineering documents. Plumbing, Mechanical, and/or Life Safety Contractor/Engineer, having evaluated all of the conditions indicated by the documents and the site, shall submit a complete proposal on a "design/build" basis including all engineering and layout of equipment and service zones, duct and register sizes, ventilators, recovery systems, radiant devices, pipe sizes, valves, sumps, drain tiles, and all materials, and accessories required for complete and proper installation.

2. Inspect / test all building systems that are to remain; heat, a/c, plumbing, electrical, etc. for proper operation.

3. Identify areas in need of repair or remediation. Modify and/or extend existing systems as required. Consult with the Owner regarding areas that currently exhibit inadequate heating and cooling performance.

ELECTRICAL:

1. Drawings prepared by the Architect are not engineering documents. Electrical and/or Life Safety Contractor/Engineer shall submit complete proposal on a "design/build" basis including all engineering & documents, service panels, wiring, outlets, devices, and all materials and accessories required for a complete and proper installation.

2. All new receptacles less than 5-1/2 feet above the finished floor shall be tamper resistant.

3. Existing electrical work is shown for reference only. Drawings of existing system are not necessarily accurate or complete. Existing lighting & electric shall remain at existing spaces where no service is shown. Electrical Contractor shall examine conditions at the site in order to determine the extent of existing outlets and services. Contractor shall submit proposal accounting for existing service, equipment, and outlets, their retention, removal, re-use, alteration or relocation resulting in a complete and proper final installation consistent with the drawings and compliant with applicable building and electric codes.

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: 4		TOTAL UNIT QTY: 5		EXT NET PRICE: USD 22,834.91		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	WEST 3W CA LRR	Ultimate Wood	Marvin Assembly RO 81 3/4" X 74 1/16" Entered as Size by Units	4,193.89	1	4,193.89
2	WEST 3W CA LLR	Ultimate Wood	Marvin Assembly RO 81 3/4" X 74 1/16" Entered as Size by Units	4,193.89	2	8,387.78
3	SOUTH 2W LG RADIUS	Ultimate Wood	Marvin Assembly RO 76 3/8" X 77 7/16" Entered as Size by Units	5,376.99	1	5,376.99
4	NORTH 2W SM RADIUS	Ultimate Wood	Marvin Assembly RO 76 3/8" X 50 7/16" Entered as Size by Units	4,876.25	1	4,876.25

507 CEDAR ST - WINNETKA CUSTOM SIZE

Quote #: YTCB672

A Proposal for Window and Door Products prepared for:

Shipping Address:

EVANSTON LUMBER
950 W NORTH SHORE DR
LAKE BLUFF, IL 60044-2202

MEGAN SCHANZ
EVANSTON LUMBER
930 W NORTH SHORE DR
LAKE BLUFF, IL 60044-2202
Phone: (847) 864-7700

Email: megans@evanstonlumber.com

This report was generated on 1/11/2022 3:14:44 PM using the Marvin Order Management System, version 0003.12.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

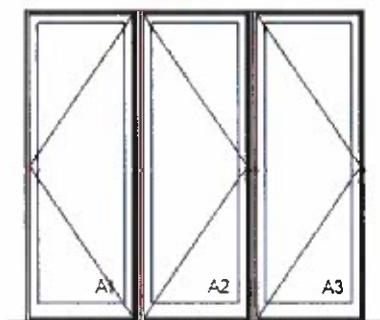
MARVIN 



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: WEST 3W CA LRR	Net Price:		4,193.89
Qty: 1		Ext. Net Price:	USD	4,193.89



As Viewed From The Exterior

Entered As: Size by Units

MO 81 1/4" X 73 13/16"

FS 80 3/4" X 73 9/16"

RO 81 3/4" X 74 1/16"

Egress Information A1, A2, A3

Width: 19 25/64" Height: 67 33/64"

Net Clear Opening: 9.09 SqFt

Performance Information A1, A2, A3

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Primed Pine Exterior
Bare Pine Interior
3W1H - Rectangle Assembly
Assembly Rough Opening w/ Subsill
81 3/4" X 74 1/16"

Unit: A1

Ultimate Wood Casement - Left Hand

Basic Frame 26 1/2" X 72 5/8"

Rough Opening w/ Subsill

27 1/2" X 74 1/16"

Primed Pine Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Bare Pine

Ogee Interior Screen Profile

Unit: A2

Ultimate Wood Casement - Right Hand

Basic Frame 26 1/2" X 72 5/8"

Rough Opening w/ Subsill

27 1/2" X 74 1/16"

Primed Pine Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Bare Pine

Ogee Interior Screen Profile

Unit: A3

Ultimate Wood Casement - Right Hand

Basic Frame 26 1/2" X 72 5/8"

Rough Opening w/ Subsill

27 1/2" X 74 1/16"

Primed Pine Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

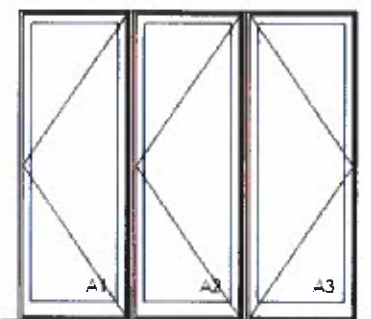
Tall Bottom Rail

Black Weather Strip

#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Bare Pine
Ogee Interior Screen Profile
Vertical Solid Space Mull 5/8"
Primed Pine Exterior Mull Cover
Standard Mull Charge
4 9/16" Jambs
Exterior Casing - None
Primed Pine Standard Subsill
4" Long Sill Horns
Loose Installation Brackets
Non system generated Pricing
***Note: Non-Certified mull: check with local code officials for project specific requirements.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: WEST 3W CA LLR	Net Price:		4,193.89
Qty: 2		Ext. Net Price:	USD	8,387.78

MARVIN 😊



As Viewed From The Exterior

Entered As: Size by Units

MO 81 1/4" X 73 13/16"

FS 80 3/4" X 73 9/16"

RO 81 3/4" X 74 1/16"

Egress Information A1, A2, A3

Width: 19 25/64" Height: 67 33/64"

Net Clear Opening: 9.09 SqFt

Performance Information A1, A2, A3

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Primed Pine Exterior
Bare Pine Interior
3W1H - Rectangle Assembly
Assembly Rough Opening w/ Subsill
81 3/4" X 74 1/16"

Unit: A1

Ultimate Wood Casement - Left Hand

Basic Frame 26 1/2" X 72 5/8"

Rough Opening w/ Subsill

27 1/2" X 74 1/16"

Primed Pine Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Bare Pine

Ogee Interior Screen Profile

Unit: A2

Ultimate Wood Casement - Left Hand

Basic Frame 26 1/2" X 72 5/8"

Rough Opening w/ Subsill

27 1/2" X 74 1/16"

Primed Pine Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3

Oil Rubbed Bronze Folding Handle

Oil Rubbed Bronze Multi - Point Lock

Interior Wood Screen

Bright View Mesh

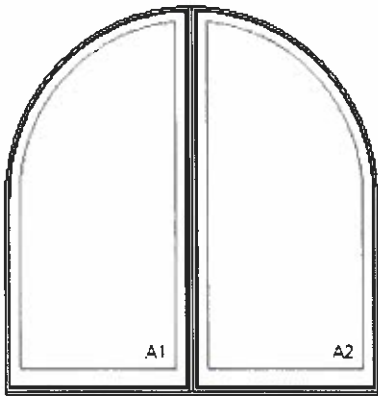
Bare Pine

Ogee Interior Screen Profile

Unit: A3
Ultimate Wood Casement - Right Hand
Basic Frame 26 1/2" X 72 5/8"
Rough Opening w/ Subsill
27 1/2" X 74 1/16"
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3
Oil Rubbed Bronze Folding Handle
Oil Rubbed Bronze Multi - Point Lock
Interior Wood Screen
Bright View Mesh
Bare Pine
Ogee Interior Screen Profile
Vertical Solid Space Mull 5/8"
Primed Pine Exterior Mull Cover
Standard Mull Charge
4 9/16" Jambs
Exterior Casing - None
Primed Pine Standard Subsill
4" Long Sill Horns
Loose Installation Brackets
Non system generated Pricing
***Note: Non-Certified mull: check with local code officials for project specific requirements.
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: SOUTH 2W LG RADIUS	Net Price:		5,376.99
Qty: 1		Ext. Net Price:	USD	5,376.99

MARVIN 



As Viewed From The Exterior

Entered As: Size by Units
MO 75 7/8" X 77 3/16"
FS 75 3/8" X 76 15/16"
RO 76 3/8" X 77 7/16"
Egress Information A1, A2
No Egress Information available.
Performance Information A1, A2
Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Primed Pine Exterior
Bare Pine Interior
2W1H - Shape by Units Assembly
Assembly Rough Opening w/ Subsill
76 3/8" X 77 7/16"

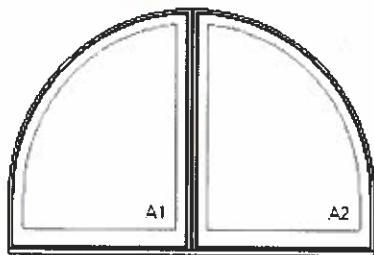
Unit: A1
Ultimate Wood Casement Picture Round Top - RT23
Basic Frame 37 3/8" X 76"
Basic Frame Radius: 37 11/16"
Basic Frame Springline from bottom: 38 5/16"
Rough Opening w/ Subsill
38 3/8" X 77 7/16"
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3
Solid Wood Covers

Unit: A2
Ultimate Wood Casement Picture Round Top - RT24
Basic Frame 37 3/8" X 76"
Basic Frame Radius: 37 11/16"
Basic Frame Springline from bottom: 38 5/16"
Rough Opening w/ Subsill
38 3/8" X 77 7/16"
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon

Black Perimeter Bar
Ogee Interior Glazing Profile
Tall Bottom Rail
Black Weather Strip
#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3
Solid Wood Covers
Vertical Solid Space Mull 5/8"
Primed Pine Exterior Mull Cover
Standard Mull Charge
4 9/16" Jambs
Exterior Casing - None
Primed Pine Standard Subsill
Flush Sill Horns
Loose Installation Brackets
Non system generated Pricing
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: NORTH 2W SM RADIUS	Net Price:		4,876.29
Qty: 1		Ext. Net Price:	USD	4,876.29

MARVIN 



As Viewed From The Exterior

Entered As: Size by Units

MO 75 7/8" X 50 3/16"

FS 75 3/8" X 49 15/16"

RO 76 3/8" X 50 7/16"

Egress Information A1, A2

No Egress Information available.

Performance Information A1, A2

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Primed Pine Exterior
Bare Pine Interior
2W1H - Shape by Units Assembly
Assembly Rough Opening w/ Subsill
76 3/8" X 50 7/16"

Unit: A1

Ultimate Wood Casement Picture Round Top - RT23

Basic Frame 37 3/8" X 49"

Basic Frame Radius: 37 11/16"

Basic Frame Springline from bottom: 11 5/16"

Rough Opening w/ Subsill

38 3/8" X 50 7/16"

Primed Pine Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3

Solid Wood Covers

Unit: A2

Ultimate Wood Casement Picture Round Top - RT24

Basic Frame 37 3/8" X 49"

Basic Frame Radius: 37 11/16"

Basic Frame Springline from bottom: 11 5/16"

Rough Opening w/ Subsill

38 3/8" X 50 7/16"

Primed Pine Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ogee Interior Glazing Profile

Tall Bottom Rail

Black Weather Strip

#1 PC 1/4" LAMINATED, 1 PC. 5/32" LOW E3

Solid Wood Covers

Vertical Solid Space Mull 5/8"

Primed Pine Exterior Mull Cover

Standard Mull Charge

4 9/16" Jambs

Exterior Casing - None

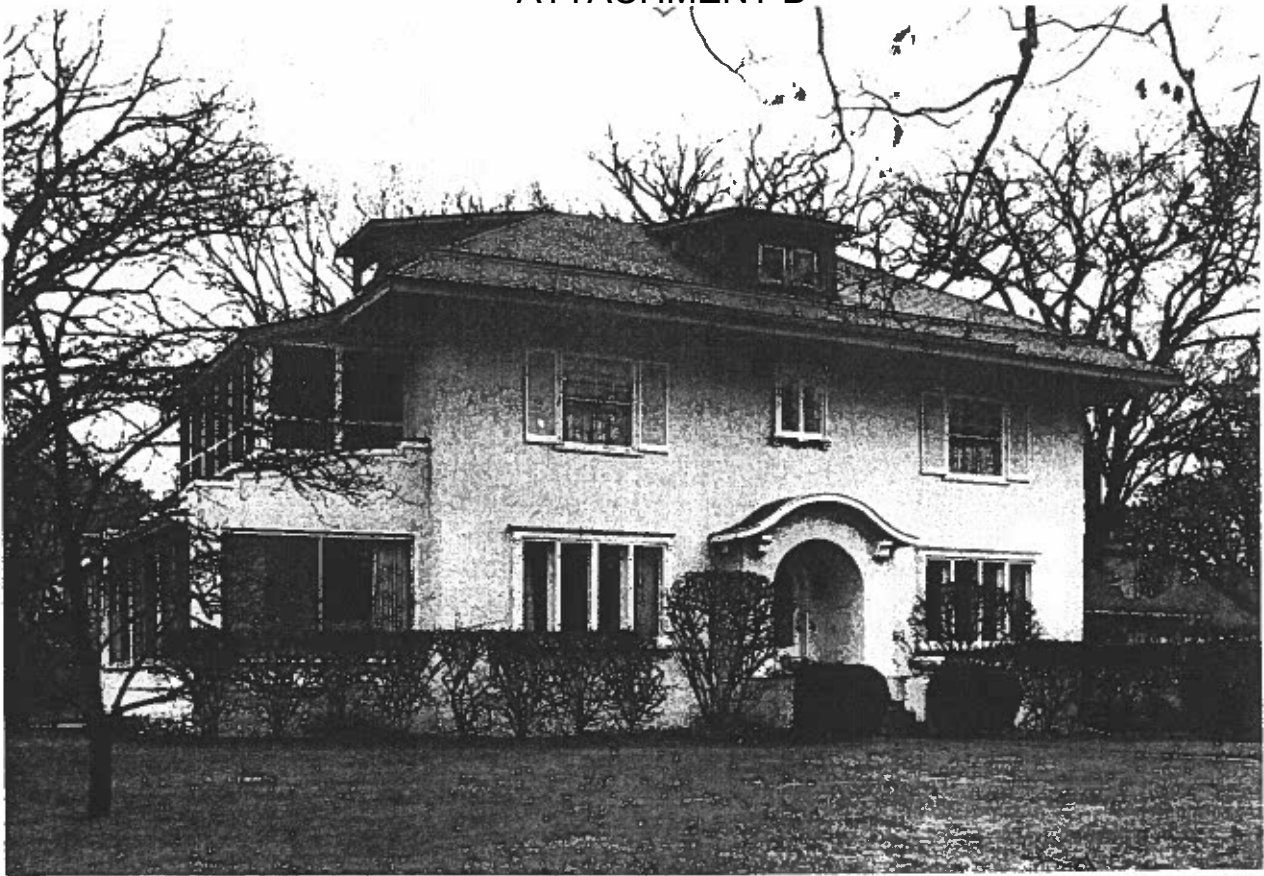
Primed Pine Standard Subsill

Flush Sill Horns

Loose Installation Brackets

Non system generated Pricing

***Note: Unit Availability and Price is Subject to Change



507 Cedar

507 Cedar

AFTER:

**With addition to
right**



507 Cedar

AFTER:

507 Cedar

AFTER:

507 Cedar

AFTER:



507 Cedar

AFTER:

507 Cedar

AFTER:

507 Cedar

**AFTER:
Front of House**

