

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, July 6, 2022**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, July 6, 2022 at 6:30 p.m., roll call was taken.

PRESENT: Commissioners Shannon Weinberger, Frank Gonzalez, Jim Prisby, Alexis Braden, and Chairman John Bohnen

ABSENT: Commissioners Sarah Barclay and William Haarlow*

ALSO PRESENT: Bethany Salmon, Village Planner

*Commissioner Haarlow joined the meeting at 6:32 p.m.

Approval of Minutes – June 1, 2022

Chairman Bohnen asked for comments on the draft of the June 1, 2022 Historic Preservation Commission meeting minutes. Commissioner Weinberger made note of two (2) errors. The first error is at the bottom of page three (3), the vote included Commissioner Braden as an “Aye” mistakenly and correctly as “absent”. The second error noted is in the third (3rd) line of page four (4) under Public Comments, the designing architect of the addition to the residences should read “R. Harrold Zook”. The “R.” was mistakenly omitted.

A motion was made by Commissioner Weinberger, seconded by Commissioner Braden, to approve the June 1, 2022 draft minutes as amended with the two (2) corrections. The motion carried by a voice vote of 4-0 with one abstaining.

AYES: Commissioners Weinberger, Gonzalez, Prisby, and Braden
NAYS: None
ABSTAIN: Chairman Bohnen
ABSENT: Commissioners Barclay and Haarlow

*Commissioner Haarlow joined the meeting at 6:32 p.m.

Public Hearings

a) Case HPC-05-2022 – 430 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC-05-2022.

Julie Laux of J. Jordan Homes and Patrick Fortelka of Moment Design were present to address the Historic Preservation Commission. Ms. Laux introduced Purva and Akash Shah, the property owners, who were present at the meeting electronically via Zoom.

Mr. Fortelka provided an overview of the proposed new house constructed of brick veneer, vertical wood siding, slate roof, standing seam, metal roof components and aluminum clad windows of varying designs. Mr. Fortelka stated that great efforts had been taken to design the façade of proposed home to be in line with the existing home on the property and nearby homes with a symmetrical lines, gables, large front porch, arched window, flat roof over the garage area and winged wall similar to the house at 420 E. Seventh Street.

Mr. Fortelka stated the proposed residence also has a similar roof line to the house across the street at 425 E. Seventh Street. Mr. Fortelka shared samples of brick veneer, Vermont slate roof, zinc coated copper used for seam roof, gutters and downspouts, cut limestone details, stained cedar to be used for siding, color sample of the window cladding in charcoal, not black, color with the Commission.

Commissioner Prisby asked if the existing house to the east is located forward, further toward the street, compared to the proposed house and noted that existing house to the west is setback. Commissioner Prisby stated the submitted topographic plan did not show the full site. Mr. Fortelka stated the proposed house is at the block average and the dashed line on the topographic plan is the block average. It was noted the pool house of the neighboring property encroached on the lot and proved to be a design hurdle. Mr. Fortelka stated the proposed home would be in the same plane as the neighboring house at 420 E. Seventh.

Commissioner Gonzalez asked if the pool house encroaching on the property line happened often. Mr. Fortelka responded this situation was rare but was grandfathered in.

Commissioner Prisby commented he liked the glass block floor of the first floor bar looking down to the wine room in the basement that was incorporated in the proposed home design.

Ms. Laux noted the Shah family was looking forward to joining the Hinsdale community with their son who is currently at Central High School and a daughter to soon follow.

Commissioner Prisby asked if a pool was part of the plans. Mr. Fortelka stated a pool and pool house are part of the proposed plans that will be part of a separate permit from the house.

Commissioner Weinberger asked if the driveway position was changing. Mr. Fortelka responded the driveway will remain "U-shaped" but be in a slightly different position and that a creative landscape plan is part of the proposed home. Commissioner Weinberger thanked the applicant for including the streetscape plan, stating it was very helpful to envision the similarities to the existing home as well as the neighboring homes. Commissioner Weinberger stated she is not in support of the demolition.

Commissioner Braden stated the home looks new despite the incorporation of the arches. Commissioner Braden stated although she was a fan of the original home's architect, the existing home was not one of Philip Duke West's legacy designs.

Commissioner Gonzalez asked if the large arches had glass windows. Mr. Fortelka confirmed that there are no mullions incorporated into the design of the windows.

Commissioner Prisby asked about the depth of the gymnasium and if there would be any problems with excavation and neighboring properties. Mr. Fortelka responded the depth is twenty-two (22) feet and the gymnasium was intentionally designed to be under the garage for the purpose of an easier excavation.

Chairman Bohnen shared an example of a previous flooding problem of an existing home when a newly constructed home with a large excavation caused the existing home several properties away to become the lowest property level in the area. The newly created flooding issue required the installation of a pumping system to alleviate the problem at the cost of many thousands of dollars to the Village and the existing property owner. Chairman Bohnen stated that he shared that example to demonstrate that a pool installation at one home impacted the water retention of another home at the other end of the block.

Mr. Fortelka stated that Hinsdale has strict codes involving water retention. Chairman Bohnen added that stormwater impacts on neighboring properties has been a very significant concern for many years as homes are torn down.

Mr. Fortelka stated that the engineering plans for the proposed home include very extensive plans to address the stormwater concerns. Ms. Laux stated that no short cuts would be taken related to drainage. Chairman Bohnen added that seemingly small changes at one location can lead to unintended and surprising drainage problems of properties some distance away, as in this case he shared tonight.

Commissioner Prisby asked if borings were completed, noting any change in flow could result in problems for the Shahs as well as other property owners. Mr. Fortelka and Ms. Laux responded that borings were done prior to the purchase of the property to ensure there would be no problems.

With no further comments, Chairman Bohnen asked for a motion to be made. Commissioner Prisby made a motion, Commissioner Haarlow seconded the motion, to approve Case HPC-05-2022 – 430 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion carried by a voice vote of 5 ayes, 1 abstain as follows:

AYES: Commissioners Gonzalez, Braden, Haarlow, and Prisby, and Chairman Bohnen
NAYS: None
ABSTAIN: Commissioner Weinberger
ABSENT: Commissioner Barclay

A motion was made by Commissioner Haarlow, seconded by Commissioner Gonzalez, to approve Case HPC-05-2022 – 430 E. Seventh Street – Application for a Certificate of Appropriateness to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried by a voice vote of 6-0 as follows:

AYES: Commissioners Weinberger, Gonzalez, Braden, Haarlow, and Prisby, and Chairman Bohnen
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Barclay

Public Meetings

a) Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District

Ken Just, of RWE Design, and the Michael & Kelly Dewolfe, the building owners, were present to address the Commission. Mr. Just explained the application included replacement of all windows and doors, installation of an elevator shaft, rooftop mechanical screening unit, dumpster enclosure and painting of the shutters on second floor and the wood sign band. It was noted the applicant would need to come back to the Commission with a signage permit in the future and it was stated that the signage was not part of this application.

Commissioner Prisby asked about the relocation of the internal staircase as it relates to the front elevator. Mr. Just stated the staircase would be relocated and the parapet would continue through the elevator shaft. Further discussion took place about the forward placement of the elevator shaft to prevent clients from entering patient exam room areas.

Commissioner Prisby asked for clarification of how the space would be used. It was stated that the first floor would be used to display and sell skin care products and the second floor would be used to deliver services to the plastic surgery patients.

The Commission asked for clarification of changes to the side to the building. The applicants stated that only the window and two (2) doors would be replaced and confirmed the new elevator placement would not impact existing window openings.

Commissioner Gonzalez asked about the height from the top of the parapet to the top of the elevator shaft. Mr. Just responded the height would be one (1) foot eight (8) over the top of the existing parapet wall.

Commissioner Weinberger stated that she was glad that something was going to be placed above the doorway to improve the current area. It was noted that black porcelain tile will be placed in the exterior entryway. It was also confirmed that no brick or limestone was being painted.

Commissioner Haarlow stated the clarification provided was helpful to better understand the views from the west. The Commissioner asked the applicants to explain the choice of black on the windows and mullions since it is not typically a historical treatment. Mr. Just responded it was chosen as an effort to match everything upfront and replicate what was previously there.

Commissioner Prisby stated he would like to see the color of the second floor front windows match the white of the second floor side windows rather than the black windows and doors on the front first floor because of the historic status of this building. Mr. Just stated the intention was to install black windows on the side elevations. Commissioner Prisby stated that he was ok with the shutters being black. Commissioner Prisby stated that black windows on the first floor, which is the floor where business activity takes place, and light colored windows on the second floor would be more consistent with the existing downtown area buildings and preserve the intention of the architecture of the building.

Commissioner Weinberger noted that an older photograph of the building was included in the Commission's packet that could be used as a reference. It was stated this photo, the oldest that could be found, was provided by the Historical Society but the date was unknown. Commissioner Braden added the intent of this Commission was to help restore buildings to the original architecture rather than from the later era.

Commissioner Haarlow stated that with the exception of one (1) building with brown windows, all other buildings in the downtown streetscape do not have dark windows. Commissioner Haarlow stated that it is the intention to restore the buildings to original architecture rather than replicating nearby buildings that are not historically accurate.

Commissioner Weinberger stated that other remaining Zook buildings in town have white window casings.

The Commission asked for clarification of the color of the limestone coping to determine if it was painted. Further discussion took place and it was determined the dark color was a result of a dark color coping that was placed over the limestone for water proofing purposes, and the color of the coping cover could very easily be changed.

Further discussion took place about the oldest photograph and history of the businesses that occupied the building. Commissioner Gonzalez stated he was also okay with the black shutters on the second floor windows, the color could be easily changed or removed completely. It was noted the color of the black shutters could tie in the black windows of the first floor.

A motion was made by Commissioner Prisby, seconded by Commissioner Weinberger, to approve Case A-14-2022 – 14 W. First Street – Elevare MD – Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District with the condition the second floor window color be white. The motion carried by a voice vote of 5-1 as follows:

AYES: Commissioners Weinberger, Gonzalez, Braden, Haarlow, and Prisby, and Chairman Bohnen
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Barclay

Public Comment

No public comments were shared.

New Business

There was no new business to be discussed.

Old Business

a) Amendments to Title 14 – Status Update

Ms. Salmon reported the proposed overlay district text and map amendments was being sent to the next Plan Commission meeting for scheduling the public hearing. The meeting would take place on August 10. Ms. Salmon asked the Historic Preservation Commissioners to notify her if any were interested in attending the public meeting so proper notice could be sent if needed.

b) Village of Hinsdale 150th Anniversary Celebration

Ms. Salmon reported she was unable to attend the last meeting.

Commissioner Braden was present at the meeting and stated it would be desirable for the HPC and the Historical Society to work together to recognize historical homes, possibly by doing an exterior home walk. Commissioner Braden stated updating the Historical Society app with additional information on homes and the architects and placing boards outside the home. Commissioner Braden stated a brochure is planned with advertisers and some plans for the July Fourth parade.

Ms. Salmon stated with the assistance of the Historical Society and some volunteers to consolidate the many existing lists of historic homes into one, updated list. Commissioner Braden reported this process has already begun with mother and daughter teams photographing homes and noting if the home is still standing. Commissioner Braden stated the hardest part of the task will be to generate a complete and consolidated list but the project would take place year round by teams working toward completing a fifteen hour commitment to the project.

Further discussion took place about an appropriate digital drop box to be used.

Commissioner Haarlow asked for status on the plans for the railings on top of the building. Commissioner Braden stated that she believed plans were still in the works to re-install the railing but the gazebo may not be installed due to budget constraints for maintaining the structure in the future.

Commissioner Braden stated the Historical Society plaque program may be reinstated and there is currently a need for someone to chair this project to work with homeowners. It was suggested that the Historic Preservation Commission could recognize the homeowners if the program successfully restarts. Ms. Salmon asked that any information related to the program be shared with the office of Community Development to share with residents.

Commissioner Weinberger shared the history of the program in response to a question from Commissioner Braden. Details of various levels of support provided by the HPC and the Historical Society and the recent challenges of the program were discussed. Commissioners expressed interest in continued cooperation to Historical Society as they rekindle the administration of the program. Ms. Salmon reminded the Commission that part of funding related to Title Fourteen may be available to support the plaque program. Further discussion took place related to future possible activities and funding to support the program and generate excitement.

Commissioner Braden stated that a list of bullet points be generated related to the property assessment freeze before the August 10, 2022 meeting. The Commissioners expressed a strong desire to take advantage of the opportunity to educate citizens on this topic in an open forum with well-designed talking points to address resident concerns and ensure Village representatives are adequately prepared to speak about the topic.

c) Robbins Park Historic Gateway Signs

Ms. Salmon reported final details are being gathered that are needed to put out a bid for sign proposals. The location of sign number one has been moved to Blaine from Chicago and Garfield to provide a location with better historical context. Ms. Salmon asked the Commission if all were still in favor of this re-location discussed at the last meeting and stated no plans have been received for the potential structure to be built at the corner of Chicago and Garfield. Brief discussion followed and Commissioner Haarlow suggested that if sight lines are equal, the west corner may be the best location.

There were no changes to signs number two (2), three (3) and four (4). The Commission had no further comments or concerns about the location of these signs.

Ms. Salmon stated that it was decided after further discussion, signs five (5) and six (6) will be relocated. Ms. Salmon reminded the Commission of the conflicts discussed at the last meeting being the reason to seek out alternative locations for these signs to be placed. Ms. Salmon shared possible alternative to sign locations and asked for feedback. Ms. Salmon noted that the original bid was for four (4) signs and any additional signs will be labelled as "optional" that can be possibly budgeted for in the future if needed due to budget constraints.

Commissioner Haarlow suggested putting sign number five (5) near Grace Church due to the existence of nearby historical structures. Brief discussion took place about this proposed location and concerns were shared about pushing the sign too far back closer to more historic structures that visibility is limited. The Commission expressed some interest in further discussion of moving the truck sign to place the gateway sign but the stand alone sign was agreed upon.

Discussion followed about the placement of sign number six (6) and how it would relate to nearby historic homes on County Line Road. The Commission stated that the location of this sign can be easily changed if the need was determined after installation and the exact location could be decided later since this sign may be part of the second phase of the project as future budgets allow. The Commission was in agreement of the locations of the signs for the purpose of staff to submit them to the contractor for bidding.

Ms. Salmon shared photos of historical marking signs nearby Burlington Park with the Commission to help with understanding of location of currently installed signage. Commissioner Haarlow suggested that if the Tollway signs are installed, the Commission should revisit the way finding signs within the Village.

Ms. Salmon summarized the items the Commission previously decided upon which included a single post sign with a simple, classic, historic feel, non-illuminated and size proportioned with nearby homes.

Discussion followed about the consistency of signs of different districts within other communities. The Commission agreed there should be some element of consistency for the signs of various districts within Hinsdale. In an effort to narrow the design scope for the sign contractor, the Commission discussed various signs to eliminate from the examples in the packet. The Commission agreed the sign should be fixed and not hanging and some expressed an interest to utilize some factors of sign number eight (8) such the symbol/logo and coordinating with the sign toppers.

Commissioner Haarlow asked about the location of the street topper sign poles and stated concerns about the placement of the sign pole near the Middle School specifically. Ms. Salmon asked the Commission to email with these types of concerns in the near future to prevent a pole from being installed at a less desirable location as the public services crew will soon be getting back to this task.

Adjournment

There being no further business before the Commission, Commissioner Weinberger made a motion to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of July 6, 2022. Commissioner Haarlow seconded the motion

The meeting was adjourned at 8:30 PM after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office