

Village of Hinsdale Residential Design Guidelines



19 E. Chicago Avenue, Hinsdale, Illinois 60521
630-789-7000, www.villageofhinsdale.com

A Resource Guide to
Building in Established Neighborhoods



Section One. ---

Village Character Analysis



History of the Village

Architecture in the Village

Architectural Styles



INTRODUCTION

The Village of Hinsdale is a very desirable residential community with a strong housing stock, excellent schools, and easy access to the railroad which provides convenient access to downtown Chicago. The Village has always placed an emphasis on its past and many of its magnificent historical homes. Incorporated in 1873, the Village has seen significant change due to the demolition of existing homes. Beginning in the mid-1980's, the first teardowns occurred, and by 1997 and 2007, an average of 100 new homes annually have been constructed in what has been phrased the "teardown phenomenon."

Design Review Commission

With so many new homes being constructed in existing established neighborhoods, the Village Board voted on January 9, 2007 to establish a Design Review Commission that is composed of nine members with various backgrounds and expertise. The commissioners were appointed by the Village President. The purpose of the Commission was to recommend design guidelines to be adopted by the Village for single-family residential development.

Purpose of the Design Guidelines

The Design Guidelines have been established to assist builders and architects to develop residential designs that are visually compatible with the character of its neighborhood. In addition, the Guidelines are to be used as a basis for the building professionals to determine if sound design principles are being followed. The Design Guidelines do not prescribe specific architectural styles as being either acceptable or unacceptable. Any architectural style, so long as it is done well and is compatible with its adjacent houses and surrounding neighborhood, can be a positive asset to the Village.

Village Of Hinsdale Residential Design Guidelines



Organization Of The Guidelines

The document is organized into the following four sections;

- Section 1 – Village Character Analysis: This section provides an overview of the history, development, and architecture that have contributed to the existing character of Hinsdale.
- Section 2 – Design Guidelines: This section describes the many elements that should be considered in determining whether or not a new project properly fits within the context of its neighborhood. It also includes the guidelines that should be followed in all aspects of the exterior design of the project.

Cover Photography:

Top: Hinsdale Streetscape

Bottom, left to right:

300 North Forest, home
designed by R. Harold
Zook, architect;
142 E. First Street;
425 E. Sixth Street;



HISTORY OF THE VILLAGE

The Village of Hinsdale began as the railroad was built. From 1847 to about 1861 the City of Chicago saw eleven separate railroad lines develop that took the form of spokes of a wheel with the center being downtown Chicago. Stations were built along these lines and towns were soon to follow. City dwellers that had the financial means were drawn to the delight of living in a healthier, semi-rural environment within a few minutes travel of their businesses in the clogged and polluted city. In a short time more than 100 railroad towns surrounded Chicago.

The ideal railroad suburb in this Victorian era had a distinctive landscape based on the picturesque English rendering of the country house set in a naturalistic, landscaped garden. Hinsdale was to embrace this ideal from its inception. The same standards exist in the Village today.

In 1858 the Chicago Burlington and Quincy railroad began a line from their Aurora station into Chicago. Although the Civil War hampered construction on this new 35-mile line, the work was completed in May of 1864. The Brush Hill station was completed the same year. A real estate boom began along the right-of-way of this new line. William Robbins purchased approximately 800 acres of farmland that flanked the rail right-of-way which lay south of the town of Fullersburg. The next year Robbins platted the original town of Hinsdale, recording it in 1866. He soon built houses on the south side of the tracks and they sold quickly. By 1871 Oliver J. Stough and Anson Ayres had joined the rush, purchasing and developing land north of the tracks. By 1873 the population of Hinsdale numbered 1,500. There were stores, a post office, a hotel, large stone schoolhouse, and two churches.

The 1890's saw an era of extensive improvements in the Village. Bonds were issued for waterworks, sewers, and electrical lines. Paving of streets began in 1892, telephones arrived in 1896, and concrete sidewalks replaced the wood plank walks in 1904.

Hinsdale came to be regarded as one of the most beautiful and desirable suburbs in the Chicago area. Its status was enhanced by the publication of an article titled "Hinsdale The Beautiful" in the November, 1897 issue of *Campbell's Illustrated Journal*. Nearly fifty of Hinsdale's most impressive homes were illustrated in that issue.

425 E. 6th Street,
William Robbins Home,
1915.
Courtesy of Hinsdale
Historical Society.



Village Of Hinsdale Residential Design Guidelines: Section One



ARCHITECTURE IN THE VILLAGE

Surveys of the various original subdivisions in the Village, commissioned by the Hinsdale Historic Preservation Commission in 2001, identified the various architectural styles represented by early owners and builders. Early Hinsdale dwellings can be placed in two different types, *high-style* and *vernacular and popular*.

High-style architecture can be described as well-defined and commonly illustrated categories based on the distinctive overall massing, floor plan, materials, and architectural detailing that can be readily identified as a specific style. These high-style buildings might have been architect designed, but even if no professional architect were involved, the homes show a conscious effort to incorporate common characteristics in fashion during the time they were built. In Hinsdale the Queen Anne style, Colonial Revival, Craftsman, Italianate, Gothic Revival, Shingle Style, Prairie Style, Dutch Colonial Revival, Tudor Revival, French Eclectic, and Cape Cod styles were represented in the high-style category.

Vernacular and popular house types are generally non-stylistic and include 19th century vernacular styles whose design depends on a builder's experience and knowledge, as well as later 20th century popular styles that were typically constructed according to widely available published plans. Nineteenth century vernacular buildings were usually built by an owner or builder who relied on simple, practical techniques and locally available materials for an overall design and floor plan layout. Materials, millwork, and structural systems were largely determined by availability and locale. Because of this, vernacular buildings are most readily classified by their general shape, roof style, or floor plan.

Popular house style plans were widely published beginning in the early 20th century. A prospective homeowner could easily find catalogues and books from which to choose a plan. The earliest of these 20th century popular house styles was the American Foursquare, which some suggest was influenced by the horizontality of the Prairie Style. The American Foursquare, with broad eaves and hipped roof, was particularly popular between 1900 and 1910. Bungalows of various sorts were built nationwide until 1930. After 1930, during the modern period, popular house types included the Ranch, minimal traditional, and the Split Level. All of these styles are represented in Hinsdale.

Left:
High-style architecture
in a Queen Anne Style
home at 239 E. Walnut.



Right:
Popular architecture in
a Bungalow Style home
at 620 South Garfield.

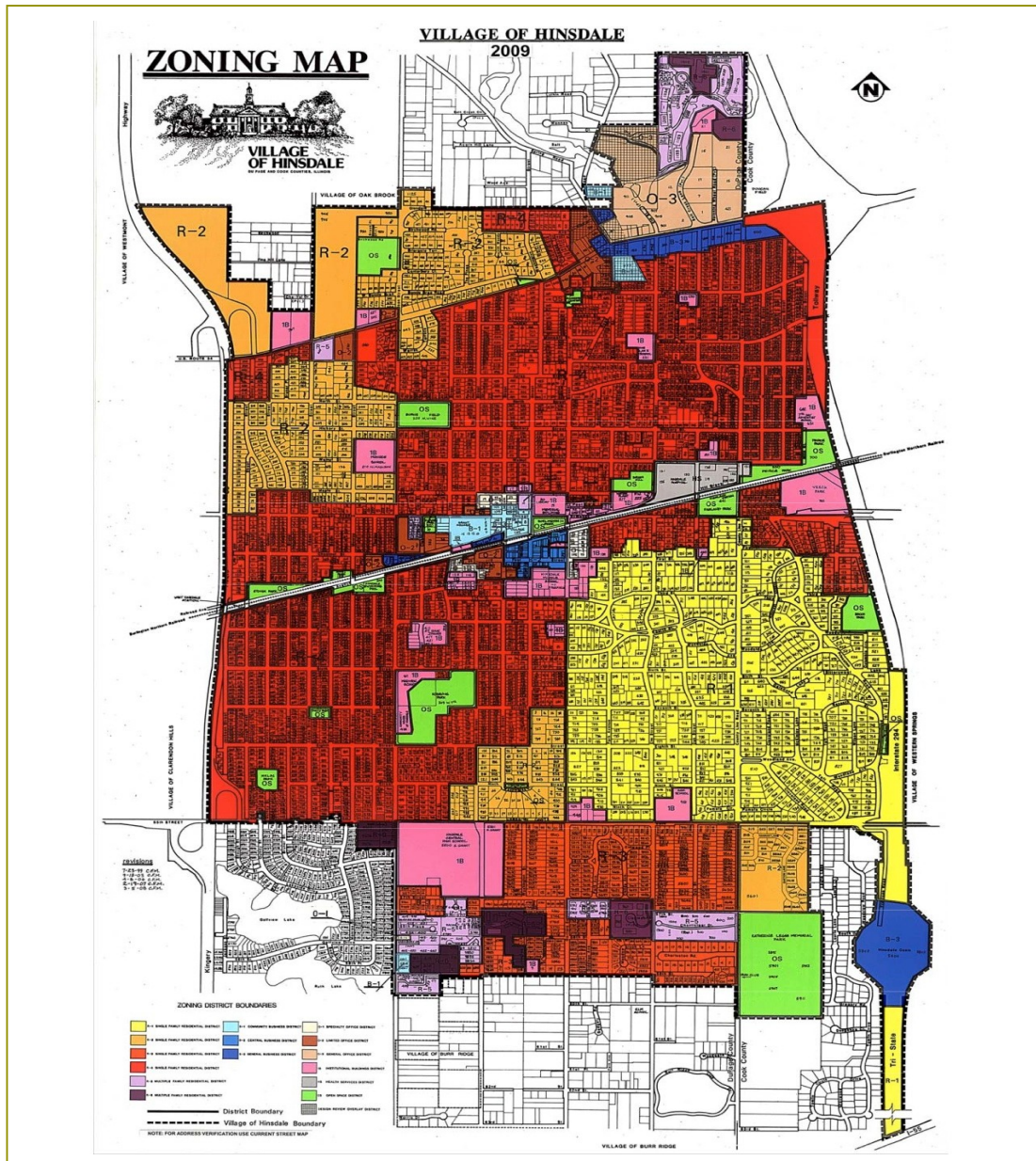


Village Of Hinsdale Residential Design Guidelines: Section One



ARCHITECTURAL STYLES

There are many residential styles in the Village of Hinsdale. The following photographs and brief descriptions illustrate some of the predominate styles found. Homeowners and developers should recognize these architectural styles and the appropriate means to respond to the styles in building projects. The approach should include any existing styles that will be retained as well as styles found within the neighborhood.



Village Of Hinsdale Residential Design Guidelines Section One



American Foursquare Form, ca. 1900- ca. 1925

The American Foursquare house reflects an early 20th century return to simple building forms and minimal decoration. These house forms are common throughout Hinsdale's neighborhoods and feature rectangular plans with hipped roofs and one-story porches on the primary façade. Porches often have square or Tuscan columns and eaves often feature modillion blocks or brackets. The roofline on the primary façade generally displays a hipped dormer window.



A notable example of this style is located at 234 N. Park Street in Hinsdale.



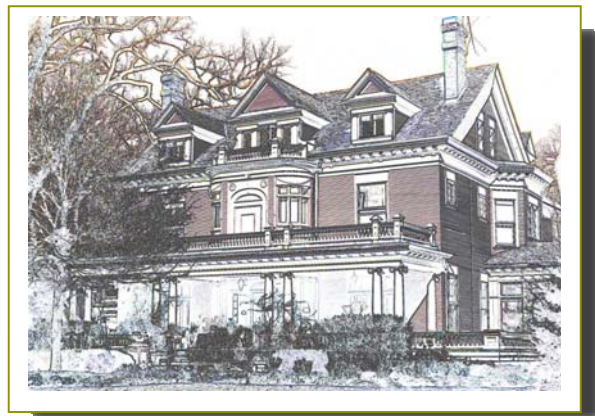
Hinsdale Residential Design Guidelines Section One



Colonial Revival Style, ca. 1890-ca. 1930

The Colonial Revival style was one of the most popular architectural styles of the early 20th century. During the 1890s there was a renewed interest in the architectural forms of Colonial America. These dwellings were built with symmetrical floor plans and with classically detailed formal porches. Common characteristics are columns and pilasters in Doric, Ionic, Corinthian, and Tuscan orders, eave dentils, and pedimented windows and doors. Dwellings in this style were constructed both of brick and frame and are generally two-stories in height.

A notable example of this style is located 339 E. Sixth Street.



Village Of Hinsdale Residential Design Guidelines Section One

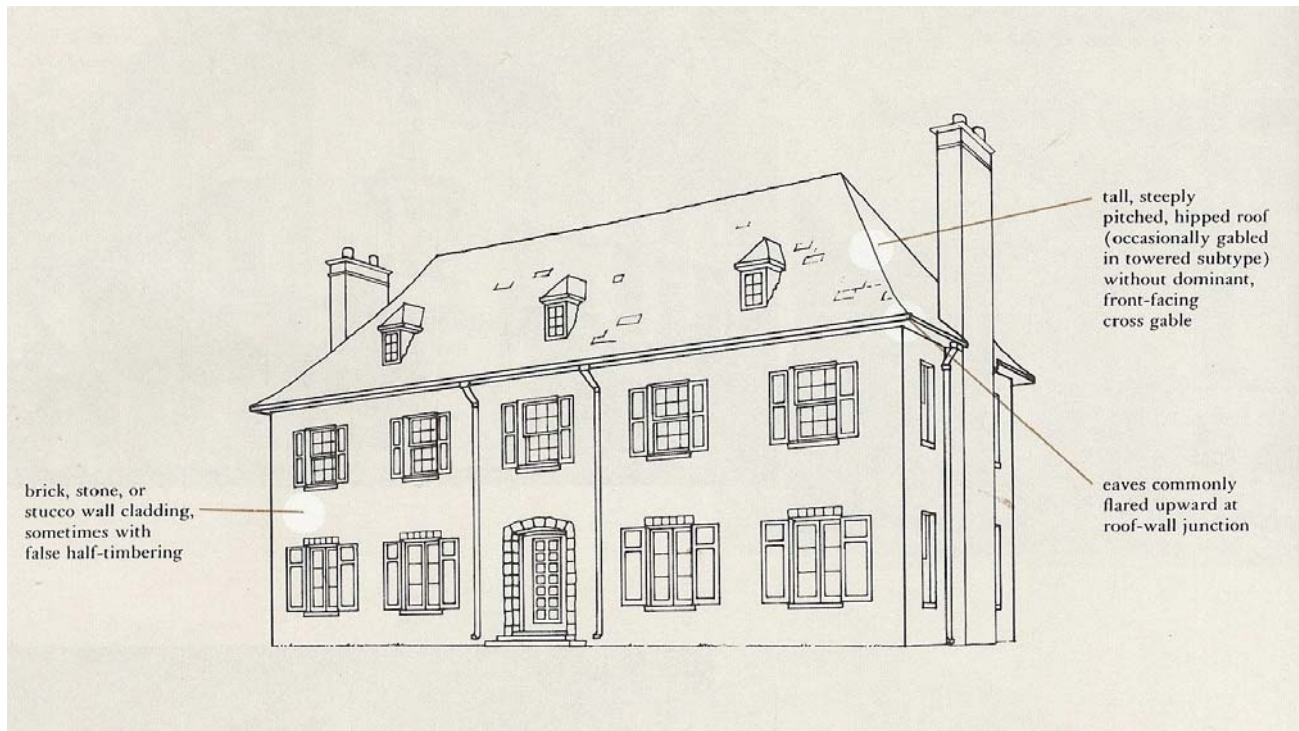


French Eclectic Style, ca. 1915-ca.1945

The French Eclectic style began to appear in Eclectic suburbs in the 1920's and 1930's. Based upon precedents by many centuries of French domestic architecture, the style shows variety in form and detailing but is united by the characteristic roof. The tall, steeply pitched hipped roof, normally with the ridge paralleling the front of the house, dominates a symmetrical façade with centered entry. Façade detailing is usually rather formal. These dwellings are generally two-stories in height with brick, stone, or stucco wall cladding.



A notable example of this style is located at 127 E. Seventh Street in Hinsdale.



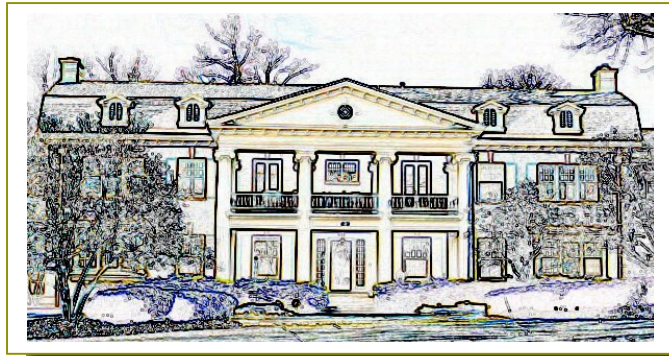
Village Of Hinsdale Residential Design Guidelines Section One



Neo-Classical Style, ca. 1890- ca. 1930

The Neo-Classical style is closely related to the Colonial Revival style of the early 20th Century. The Neo-Classical style maintains the symmetrical forms and classical detailing, but is distinguished by two-story or full-height porches called porticos. These porticos most commonly display wood columns in the Doric and Ionic orders. Entrances are often highly decorative with pediments, sidelights, and transoms.

A notable example of this style is located at 419 S. Oak in Hinsdale.



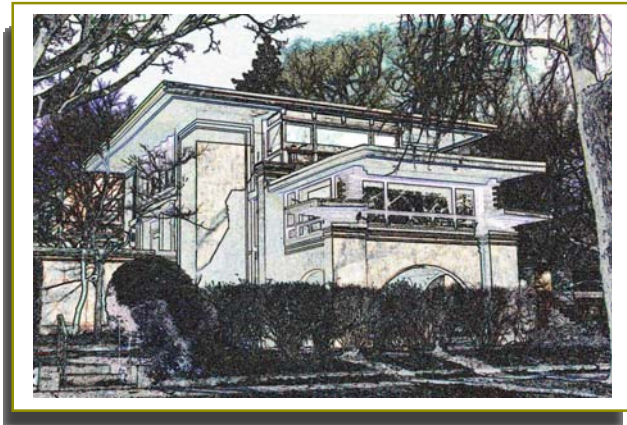
Village Of Hinsdale Residential Design Guidelines Section One



ARCHITECTURAL STYLES

Prairie Style, ca. 1900- ca. 1920

The Prairie style originated in America in the early 1900s, designed by architects such as Frank Lloyd Wright. This style emphasized the importance of blending houses with their surroundings and relating the house to the flat, horizontal lines of the Midwest. Prairie style houses have low-pitched hipped roofs, wide eaves, and broad porches. Exterior wall surfaces are often stucco or brick. These dwellings are generally two-stories in height and have decorative multi-light windows.



A notable example of this style is located at 105 N. Grant Street in Hinsdale.



Village Of Hinsdale Residential Design Guidelines Section One



Queen Anne Style, ca. 1880- ca. 1910

The Queen Anne style was one of the most common American house forms in the late 19th century and featured an asymmetrical floor plan and extensive exterior detailing. This style is generally two-stories in height and often features corner towers, turrets, or projecting bays. Exterior wall surfaces are often varied with mixtures of brick, wood siding, stone, and wood shingles. Large wraparound porches with milled columns and baluster are usually present on the main façade. Windows are one-over-one sash or of small multi-light design. Brackets or decorative vergeboard are often found in the gables.



A notable example of this style is located at 318 S. Garfield Street in Hinsdale.



Hinsdale Residential Design Guidelines Section One



Shingle Style , ca. 1880-ca.1900

Related to the Queen Anne style is the Shingle Style which is characterized by an exterior wall sheathing of wood shingles. The shingles are often designed in various interlocking shapes and provide a rich texture to the exterior appearance. In many cases not only is the exterior wall surface covered with shingles but also the front porch columns are sheathed in shingles. Decorative windows and doors are common as are turned porch railings and baluster.

A notable example of this style is located at 127 S. Stough Street in Hinsdale.



Village Of Hinsdale Residential Design Guidelines Section One

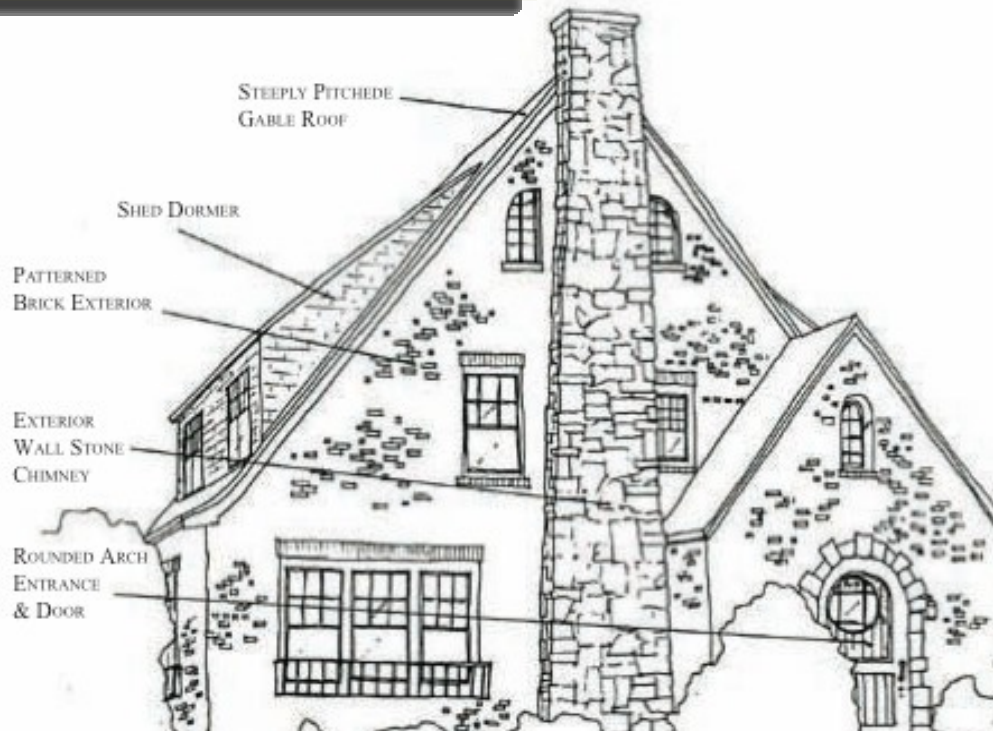


Tudor Revival Style, ca. 1910- ca. 1940

The Tudor Revival style was another popular national style of the early 20th century. These dwellings are based upon medieval house forms of England and were built in American from 1915 to 1940. These house forms have high-pitched gable roofs, multiple gables on the main façade, and are generally of brick and stucco construction. Doors are often set within rounded or Tudor arches while windows often have multiple lights in the upper and lower sashes. In gable fields stucco and wood are often combined to create the appearance of a design as 'half-timbering'.



A notable example of this style is located at 514 S. Garfield Street in Hinsdale; a home designed by R. Harold Zook, architect.



Section Two. --- Design Guidelines



Neighborhood Design Context

Architectural Design

Site and Landscape Design

Village of Hinsdale Residential Design Guidelines: Section Two



NEIGHBORHOOD DESIGN CONTEXT

Height Compatibility

The intent of the guidelines is to have residences responsive in height, to provide cohesiveness to the neighborhood. The rhythm of the street facade establishes the overall opening or solid feel of the streetscape.

Rhythm of Spacing

The existing topography, location of the project site, and the homes adjacent to the site should guide the most basic decisions about the design.

The location of the home, the front yard setback, and the side yard setbacks are particularly important to setting the context of the adjacent neighbors.

New construction should follow the rhythm of the existing residences established by the overall open or solid feeling of the neighborhood.

Horizontal and Vertical Elements

The horizontal and vertical elements determine the perceived scale of a residence and how it relates to the horizontal and vertical expressions of the neighboring home facades. The overall scale, shape and massing of the home is significant in defining the character of a street, a block, or a neighborhood.

Example: Do



Example: Don't





ARCHITECTURAL DESIGN

Scale and Massing Of a Structure

Traditional architecture is rooted in simplicity of form, massing, and in hierarchy of spaces which are cohesive, rational, and sensible. The common basis for the origins of traditional architecture is based in necessity and economy.

Sunlight orientation and view orientation should be determining planning and design factors.

The scale and proportions of new construction should be compatible with adjacent homes and the neighborhood.

The appearance of large mass can be minimized through the use of design elements such as porches, porticos, bay windows, and dormer windows

Scale and its perception is a functional of the size of the windows, boys, entry doors, and dormers as they relate to the overall composition. For example, small windows can make the mass residence seem larger because of the abundance of surface area of the exterior wall.

Example: Do



Example: Don't





Roof Shapes

Roof shapes are important to defining residential architectural styles. Roof form is often the single most significant factor in determining the massing, scale, and proportions of a home.

The intent of the guidelines is to have roofs compatible with the structure below and with those neighboring residences to which they visually relate. This is particularly important in neighborhoods with smaller lots where homes are spaced closer together. In these neighborhoods, consistency of roof slopes is important.

Example: Do



Example: Don't



Village Of Hinsdale Residential Design Guidelines: Section Two



Rhythm and Balance

Each individual residence contains a rhythm established by the arrangement of windows and doors versus solid wall sections. Successful residential architecture almost always places openings in a manner that is simple and rational.

Example: Do



Example: Don't





Porches, Recessed Entryways, and Other Projections

Front entryways are comprised of doorways, porches, overhangs, and other elements that help connect the home to the street, begin to create a more human scale, and contribute to the sense of arrival into the home. These elements begin to establish the hierarchy of the home's streetscape. A usable porch should be no less than 7'0" deep.

Example:



Proportions of Windows and Doors

Typically, window and door opening can make up the largest and most distinctive elements of a façade. Window and door opening should be proportioned according to the style of the residence and to the portion of the façade mass that they are a part of.

Example: Do



Example: Don't



Village Of Hinsdale Residential Design Guidelines: Section Two



Materials, Texture, and Color

Materials provide the visual diversity and architectural character to the neighborhood. The intent of the guidelines is to provide a continuity of architectural character by using material in their traditional manner and in keeping with the fabric of the neighborhood.

New construction should utilize materials, texture, and color that are compatible to those of neighboring structures and appropriate to the chosen architectural style.

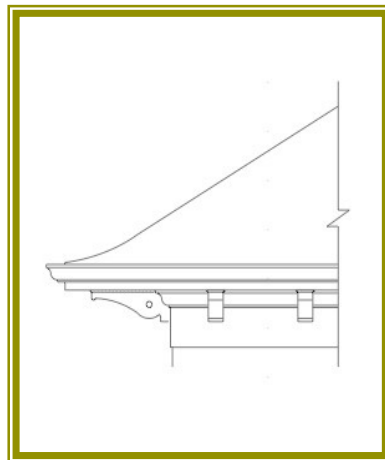
Restraint in materials visible on any exterior wall should be exercised. The palette of materials chosen should be appropriate for a particular style. Limiting the number of materials focuses attentions on design composition and detailing quality rather than quantity.

Ornamentation

Ornamentation is the refinement of detail and application of decorative elements with the sole purpose of enhancing the building's appearance. The richness and level of detail of the ornamentation in the surrounding area should be used as a guide, without exactly mimicking the facades of neighboring homes.

Ornamentation should be used with understanding and restraint, with consideration of the visual character of the neighborhood.

Example: Do



Style

Although the intent of the guidelines is not to dictate architectural style, the consistency of the one style used on a home is essential. Architectural stylistic integrity is encouraged and should be used through all facades of the structure. All elements of design, shape, and form should be consistent with the selected architectural style.



Chimneys

Chimneys are essential features of a home's overall design and often represent the strongest vertical element of a design.

Shutters, Window Planter boxes, and Surface Mounted Gas or Electrical Light Fixtures

Initially, window and exterior door shutters were essential for summer shading and storm protection. With the advent of air conditioning, window shutters are more ornamental in design than practical.

Shutters should be approximately one-half the width of the sash that they are covering. All shutters should be installed to be operable, with hinges and wall-mounted shutter 'hold backs' (a device mounted to the wall that prevents the shutter from moving when in the open position).

Window planter boxes should be used where appropriate and should be designed and mounted in a fashion that supports the architectural style of the house.

Surface mounted gas or electric light fixtures should enhance the overall visual quality of a home rather than over-power it at dusk and after dark. These elements should be designed and placed so that they do not create visual glare or light trespass with the neighborhood.

Example: Do



Example: Don't



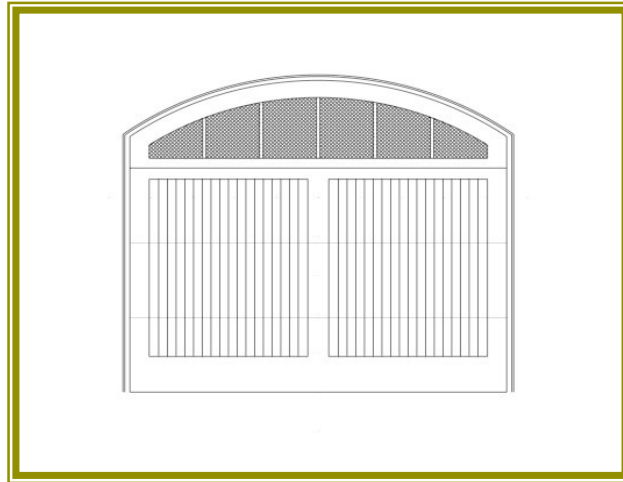


Garage and Garage Doors

Many of the older homes on smaller lots in the Village of Hinsdale have detached garages located behind the home in the rear of the property. Many homes have attached garages that are side loaded where lot width allows. Some of the newer homes have been developed with attached garages placed in front of the main entry to the home in order to create better use of the back yard.

The intent of the guidelines is to have garages compatible with the established character of the neighborhood. The garage should not dominate the street view of the home's façade and should enhance the overall composition.

Example:





SITE AND LANDSCAPE DESIGN

Hinsdale was platted in the mid-19th century, with gradual subdivision of the land that makes up the town today. Recent redevelopment has turned over approximately thirty percent of Hinsdale's housing stock, but most blocks retain their original character of site and setting. Dwellings were built with consistent setbacks from the street, with front yards for landscaping and plantings, and with the house's porch and main entrance oriented towards the street. Within the quadrants formed by Garfield/Washington Street and Chicago Avenue, most blocks were laid out with similar lot dimensions and distances between houses, creating a consistent rhythm and pattern in the location of dwellings and their intervening spaces. This streetscape character should be preserved and maintained.

Subject to the limitations imposed by the underlying zoning district and applicable building codes, any new construction, remodeling, demolition and/or landscaping should attempt to blend proposed work into the traditional design of the area. This includes considerations of items such as:

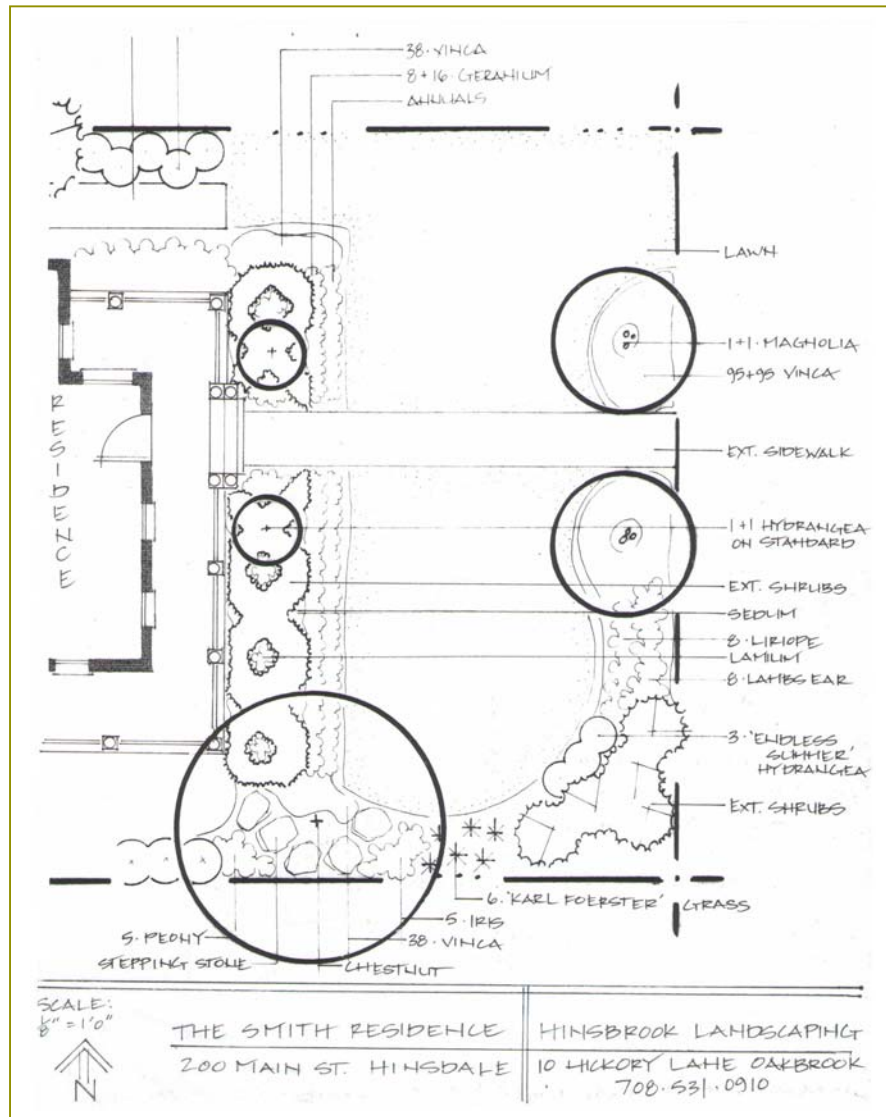
- Set backs
- Lot sizes
- Density
- Location on the lot
- Orientation & size of:
 - new buildings, additions, remodeling
- Placement of hard scape features such as:
 - driveways, sidewalks, parking pads, retaining walls, patios, planters, fountains, pools, gazebos, etc.
 - Other landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, etc.

The following guidelines provide information on changes and alterations to a property's site and setting which could affect its architectural appearance.

Village of Hinsdale Residential Design Guidelines: Section Two



Detail of
Residential
Landscape
Site Plan,
Courtesy of
Hinsbrook
Landscaping, Inc.



Landscape Plan

For both New Construction and for Alterations (only if major changes to the front elevation), a Landscape Plan must show:

- Existing and proposed plantings, including the species, quantities and installed sizes (show existing trees with diameters of three (3) inches or more and large clump trees);
- All existing and proposed walls and fences, including height and type of materials.
- Proposed grading, drainage, utilities and driveway layout;
- Location of tree protection fencing;
- Location of trees on adjacent properties over 8" in diameter whose roots encroach on the subject property.

Village Of Hinsdale Residential Design Guidelines: Section Two



Character of the Property

New construction should be integrated with the landscape and original distinguishing character of the property and its environment. The existing landscape should be properly protected during construction.



Tree Preservation

The preservation of mature trees and native vegetation is necessary and desirable to maintain the character of Hinsdale. The demolition of existing structures, new development, and redevelopment of properties threaten the destruction of mature trees which have special historic, community, and aesthetic significance and value. A tree preservation plan is required by Hinsdale's Village Code Section 9-1-7.



Village Of Hinsdale Residential Design Guidelines: Section Two



Site Amenities

Structures such as arbors, pergolas, gazebos, fountains, tree houses, play houses, ponds and statuary should meet the following criteria:

- 1) Be sited in rear yards or side yards
- 2) Be appropriate in scale and in architectural character with the residence;
- 3) Harmonize with the existing on-site and adjacent property trees;



Patios and Terraces

Use permeable construction for maximum water retention on property

- 1) Acceptable materials include brick, brick pavers, concrete pavers, stone



Village Of Hinsdale Residential Design Guidelines: Section Two



Retaining and Garden Walls

- 1) Retaining walls should be of poured concrete, not concrete blocks, or of stone designs such as cut stone, random rubble, coursed rubble, or cobblestones. Retaining walls of brick are less desirable.
- 2) Garden walls should be of brick, or stone, or concrete pavers, not blocks.



Driveways

Driveways are often the introduction to a property. In an effort to preserve the landscape and create properties where the landscape is dominant over the improvements, a minimal use of hardscape is encouraged. Driveway design and materials should follow the following criteria:

- 1) Be aesthetically integrated with the site and with the architectural character of the residence;
- 2) Be a subordinate feature of the property;
- 3) Accomplish a desirable transition from the street;
- 4) Avoid impacts to existing trees, both on-site and on adjacent properties;
- 5) Use permeable construction for maximum water retention on property;
- 6) The width of driveways in front of the building line should not exceed ten feet;
- 7) Entry pillars and gates should be consistent with the character of the street.





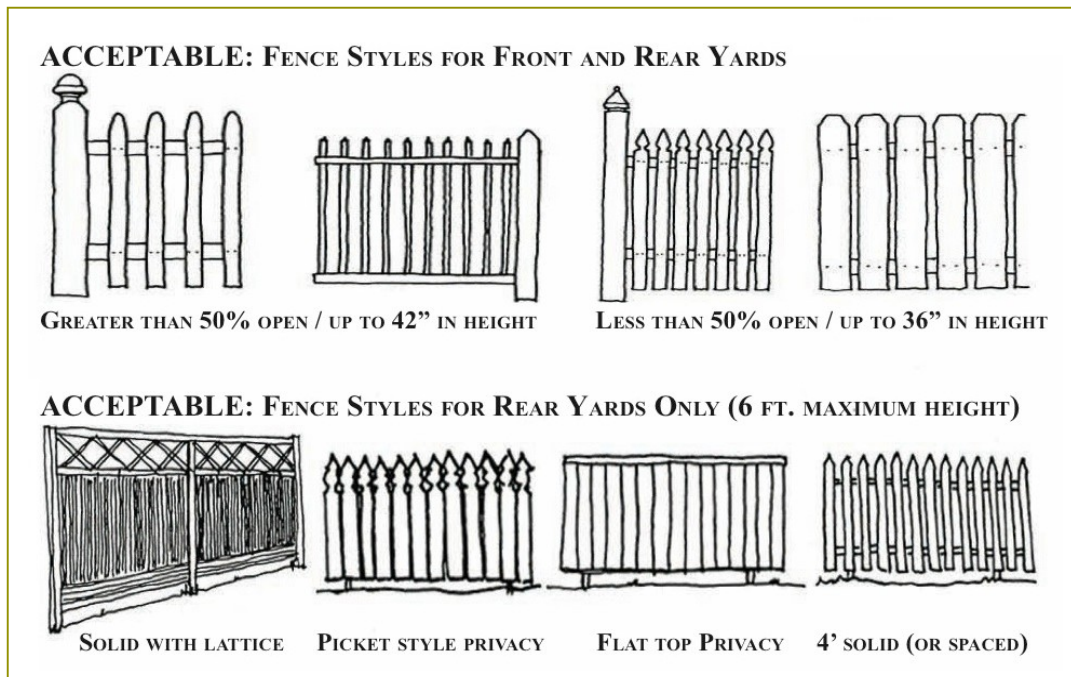
Fences

Fences serve as a distinctive feature of the streetscape and individual yards while providing a sense of privacy and enclosure for property owners. Well designed fencing can create a unified look for the property on which it is erected, as well as enhance the neighborhood as a whole. Fences are often character defining features and should be treated sensitively.

A number of different types of materials are appropriate for fences, garden walls, and gates. Fences and gates made of cast iron, wrought iron, or wood pickets are appropriate for front yards; solid, vertical board wood fences with a flat cap, are appropriate for rear or side yards. Woven wire (chain link) and stockade fences (with jagged tops) are discouraged.

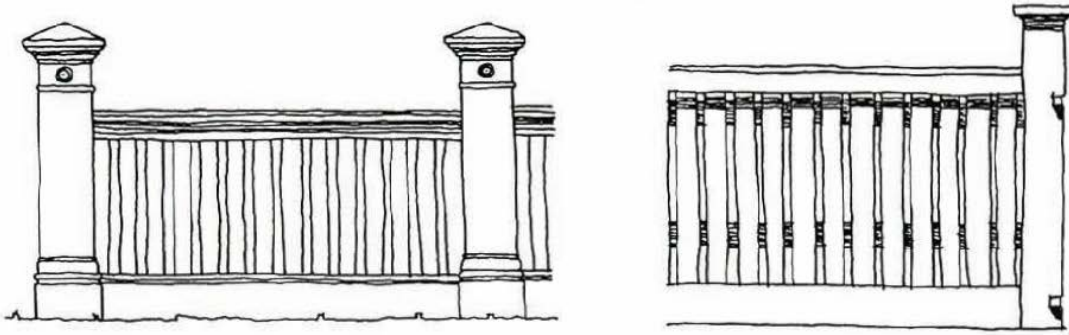
Fences, garden walls, and gates should be appropriate in materials, design, and scale to the period and character of the structure they surround, and they should harmonize with the surrounding neighborhood. Front yard fences should be designed to allow views of the yard and building, while fences for rear or side yards may be more opaque.

Gates should be compatible with any existing fencing, walls or landscaping, and should be designed to swing onto the private walkway or driveway, not onto the public sidewalk.

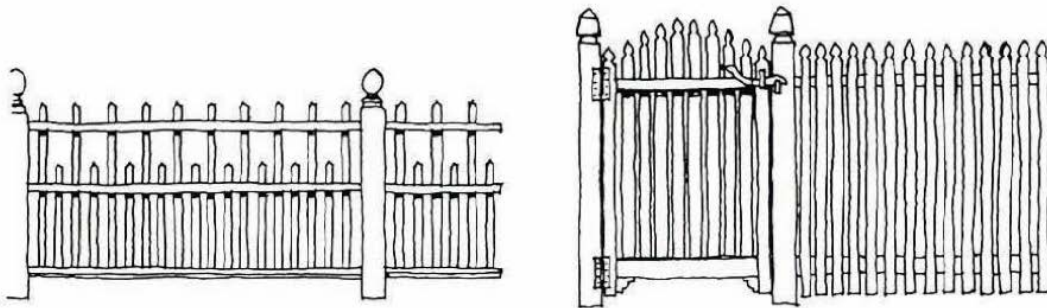




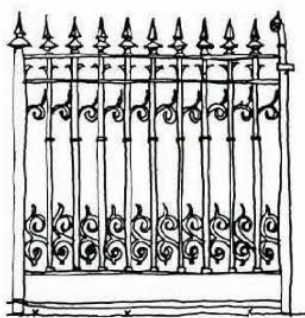
RECOMMENDED: FENCES OF HISTORIC DESIGN FOR FRONT AND REAR YARDS



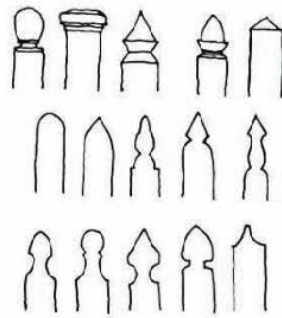
BALUSTRADE STYLE FENCES



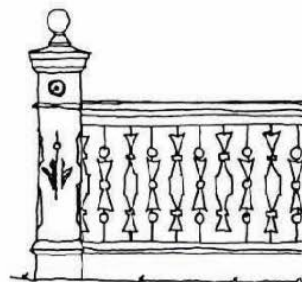
PICKET STYLE FENCES



CAST IRON FENCE



POST AND PICKET STYLE



SAWN BALUSTER FENCE

Village of Hinsdale Residential Design Guidelines: Section Two



Unity of Design

Unity of design can be achieved through repetition of plant varieties, limited hardscape materials, and by correlation with the exterior of the residence.



Plant Material

If a mature tree must be taken down, it should be replaced with a tree of equal or greater landscape value. Plant material should be selected for ultimate growth characteristics such as, structure, texture, color, seasonal interest and hardiness. Choice of native (indigenous to the region) plants is encouraged.



Plantings should be harmonious in quality and type to the scale and architectural character of the residence. The schematic landscape plan should show all pre-existing, saved landscape features (including trees), all new landscape elements, and list all plant materials. It is recommended that a registered landscape architect prepare such plan.



ARCHITECTURAL RESOURCES

Roger and Ruth Anderson Architecture Center at Immanuel Hall

The Roger and Ruth Anderson Architecture Center houses the Hinsdale Historical Society's architectural archive collection, which includes blueprints, house histories, photographs, and information on Village development. In addition, the architecture section of the Society's lending library has been moved to the Anderson Center and continues to expand, covering building styles, interior elements, architect biographies, home maintenance, "green" housing, and information on new architectural products. The center is located at 302 S. Grant Street, on the lower level of Immanuel Hall. For more information call 630-654-9500 or visit the website at www.hinsdalearchitecture.org.

Architectural Resource Surveys

Northeast Hinsdale Survey Area A Summary and Inventory, 2006

Robbins II Survey Area: A Summary and Inventory, 2007

The purpose of the architectural resources is to identify, document, and evaluate historic structures for their architectural significance. They were prepared by Granacki Historic Consultants and are available at the Village Hall.



Immanuel Hall at
302 S. Grant Street
in Hinsdale. *Courtesy
of Hinsdale Historical
Society*

