



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION

Wednesday, September 6, 2023

6:30 p.m.

MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

(Tentative & Subject to Change)

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- a) July 20, 2023
- b) August 2, 2023

3. ROLL CALL

4. PUBLIC HEARINGS

- a) Case HPC-18-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 5) – Public Hearing

5. SIGNAGE

- a) Case A-27-2023 – 22 W. First Street – Images Med Spa – Sign Permit Review -Installation of Two (2) Wall Signs

6. PUBLIC MEETINGS

- a) Case HPC-15-2023 – 24 E. Eighth Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Rear and Side Addition on the Existing Single-Family Home
- b) Case HPC-16-2023 – 132 E. Fifth Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of Detached Accessory Structure / Pool House
- c) Case HPC-17-2023 – 136 N. Washington Street – Preservation Incentive Application for a Historically Significant Structures Property – Request for a Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of an Addition to the South / Side Elevation and Exterior Improvements

7. PUBLIC COMMENT

8. NEW BUSINESS

9. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) Robbins Park Historic District Gateway Signs
- c) Sixth Street Improvement Project

10. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Andrianna Peterson, ADA Coordinator at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, July 20, 2023**

The specially 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 20, 2023 at 6:31 p.m., roll call was taken.

PRESENT: Commissioners Shannon Weinberger, Frank Gonzalez, William Haarlow*, Jim Prisby, Chris Elder and Chairman Bohnen

ABSENT: Commissioner Sarah Barclay

ALSO PRESENT: Bethany Salmon, Village Planner and Kathleen Gargano, Village Manager.

* Commissioner Haarlow arrived at 6:38 p.m.

Approval of Minutes – June 7, 2023

Chairman Bohnen asked for comments on the draft of the June 7, 2023 Historic Preservation Commission meeting minutes. Commissioner Weinberger made a motion, seconded by Commissioner Elder, to approve the draft meeting minutes of the June 7, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 5-0.

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

Public Hearings

a) Case HPC-9-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 9-2023.

Chairman Bohnen invited individuals wishing to speak to stand be sworn in.

Commissioner Weinberger made a motion, seconded by Commissioner Elder, to open the public hearing for Case HPC- 9-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 6-0.

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

Ms. Salmon provided a brief summary of the process for consideration of the fourth round of properties, containing four properties, to be discussed. Ms. Salmon introduced each proposed property for review for inclusion on the List. The Commission briefly discussed the appropriate criteria required for each property to qualify for inclusion. Discussion followed relating to information on the individual properties.

The public hearing transcript detailing items of discussion for each property is included in Attachment 1. Commissioners identified appropriate criteria for each property.

Commissioner Prisby recused himself from voting on the property located at 304 S. Lincoln Street due to the fact he has been a part of and continues to work with the current owner on renovations. Staff explained that a separate motion and vote should be made for this property, as done in the past.

Commissioner Weinberger shared appreciation for the historic information on properties provided by the Hinsdale Historical Society.

Commissioner Weinberger made a motion, seconded by Commissioner Elder, to close the public hearing for Case HPC 9-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 6-0.

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

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to recommend Village Board approval for the inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC 9-2023: [the property list was read aloud by staff – see Attachment 1]: 11 Lansing Street, 317 South Park Avenue, and 566 Woodland Avenue. The motion carried with a roll call vote of 6-0.

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

Commissioner Weinberger made a motion, seconded by Commissioner Elder, to recommend Village Board approval for the inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC 9-2023: 304 South Lincoln Street. The motion carried with a roll call vote of 5-0.

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

Public Meetings

a) Case HPC-11-2023 – 137 N. Clay Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of Deck, Pergola, and Patio

Catie Knoebel, of Homecrafters, provided an overview of the request for eighteen inches (18”) of setback relief in the side yard to install a deck/pergola. Ms. Knoebel stated the homeowners do not have an outdoor space for the family to gather and this relief would allow a deck to be constructed large enough in size to accommodate a seating arrangement.

In response to a question from Commissioner Weinberger, Ms. Knoebel clarified that the requested setback will be reduced from 7.19 feet to 6 feet.

Commissioner Prisby stated that this application was a great example of why the incentive program was put in place. Without relief, the allowable deck would be too small to accommodate adequate seating. Commissioner Prisby stated the proposed deck and arbor was in keeping with the house.

Commissioners stated that they had no concerns with the project.

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to approve Case HPC-11-2023 – 137 N. Clay Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of Deck, Pergola, and Patio. The motion carried with a roll call vote of 6-0.

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

b) Case HPC-12-2023 – 133 S. Park Street – Preliminary 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

The Commission was reminded that this case is a preliminary Certificate of Appropriateness application, therefore no motion is needed. Instead, this is an opportunity to provide comments to the applicant to help guide the design of the house.

Patrick Fortelka, of Moment Design, representing Victoria Jiang of Buona Homes, stated the home had serious interior water damage, eight (8) foot ceilings, and a rough basement. It was stated that the façade of the existing home was studied to design the new home. The proposed design of the house incorporates some of the existing building form such as the heavy left gable, cantilevered porch and flat façade. Mr. Fortelka stated the existing home was not likely a shingled home originally, but possibly a Tudor style or Arts and Crafts style based on the flared roof. Mr. Fortelka described the new home as Arts and Crafts style with field stone, slate roof, and wood stained siding.

It was stated that the home was believed to be constructed in 1924.

Commissioner Weinberger stated she appreciated keeping the building shape of the existing house and that the design is in keeping with the streetscape, but stated that the proposed home design has a lot of windows.

Chairman Bohnen stated that the Commission appreciates including the streetscape exhibit but noted the scale was not accurate and the rendering depicted a larger green space than what exists. This streetscape could be deceiving to the uneducated eye.

Commissioner Prisby acknowledged that it is very difficult to get the scale just right. It was agreed that the proposed house will not likely be much larger than the existing.

Commissioner Haarlow stated the existing house was the last original structure on that side of the block and appreciated the effort to incorporate some of the shape and elements of the existing house.

Commissioner Prisby liked the flat dormers and the porch bench on the proposed home and added that there was a lot to like about the plan.

Commissioner Gonzalez noted the other homes on the block had peaked dormers and incorporating peaked dormers on the proposed design would blend better. Commissioner Prisby added he thought the flat dormers broke up the row of three (3) peaked dormers on the other homes on the block. Commissioner Weinberger and Chairman Bohnen agreed the flat dormers were a good design and distinguished the home from the other houses on the block.

Commissioner Prisby stated the proposed home had nice architectural elements and had a classy, simple elegance to the architecture and blends well with the district.

Commissioner Elder stated, since the house needed to come down out of necessity, the proposed design is an attractive, reasonable replacement.

Appreciation for the effort from Mr. Fortelka and Ms. Jiang to submit a preliminary application and provide the Commission the opportunity to share feedback was expressed by Chairman Bohnen. He stated he looked forward to seeing the application in the future.

PUBLIC COMMENT

No public comments were shared.

NEW BUSINESS

Chairman Haarlow, member of the 150th Committee, shared that plans are moving ahead to raise funds for the roof railing and patio replacement, the actual plans will be dependent on the funds raised. He added that the proposal to replace the carillon and restore the bell in the cupula of the Memorial Building had recently surfaced. The bell was forged in 1929 when the building was dedicated, but has not worked in over 50 years. The carillon was installed in 1973 and hasn't worked for 15-20 years and cannot be repaired. Some members of the Plan Commission are spearheading this effort.

Commissioner Haarlow suggested allocating the remaining HPC budget, approximately \$5,000 or to the extent possible, to restore the historic bell for consideration of the HPC. There are no current plans to fundraise for the bell and carillon and some of the remaining HPC budget will be utilized for public hearings. Commissioner Haarlow shared funding the project would delay the gateway signs for a year and asked for the Commissioners' thoughts.

In response to the necessary funds to continue hearings for the incentive program for the remainder of the year, Ms. Salmon stated that funds would be utilized for court reporters, fees for recording with the county, and ads placed in the Hinsdalean. Ms. Salmon stated that a firm was recently hired for design services related to the gateway sign project. She will follow up on the details of funds in the budget and any other expenses that might be overlooked in tonight's discussion.

Commissioner Weinberger supports the idea after full consideration of expenses for the remainder of the year.

Chairman Bohnen confirmed that the sign toppers installed were included in the 2022 budget and that no projects were included in the 2023 budget and all funds spent in this year's budget were spent on administrative costs, mostly as a result of the incentive program. Chairman Bohnen suggested the budget amount be increased since in the past the budget did not get used for such large administrative dollar amounts.

Kathleen Gargano, Village of Hinsdale Manager, clarified that the gateway signs were part of the capital budget and administrative costs come out of the operations budget. Budget amounts were based on historical costs. She stated that consideration of an HPC budget change for 2024 can be discussed and if the HPC decides to reallocate funds, it can be taken to the Village Board as a recommendation. It was stated that the Memorial Building items would be taken out of the capital portion of the budget and hearings would be taken from the operations budget, which has a contingency fund if needed. Discussion followed about various budget options and the necessary procedures for the HPC to consider.

Chairman Bohnen stated he was unaware of the past budget funds being utilized to pay for hearings and noted that many more hearings will take place in the future as part of the incentive program. The example of the \$10,000 the HPC provided to the Historical Society was brought up. Chairman Bohnen asked how the cost of hearings were funded in that year. Ms. Gargano said that she would look into that specific example. She added that the cost of hearings is built into the Community Development budget which is based on previous years. The amount budgeted for hearings would be re-evaluated as the amount of hearings have increased as a result of the incentive program.

Staff stated it was believed that thirty thousand was budgeted for the gateway signs but figures would be double checked. It was confirmed the HPC did not pay for the tollway signs. Chairman Bohnen stated that is the Commission does not want to be wasteful with funds and would like to have some funds available for the Commission to complete projects, not just fund the cost of hearings. Ms. Gargano shared that the capital plan is currently being worked on and the CIP would be discussed with the Village Board in late August or early September so the Commission has some time to consider the matter.

Commissioner Haarlow asked how much of the remaining funds, approximately \$5,000, is capital and how much is operations. Ms. Salmon responded that the \$5,000 amount remaining is only operations and the design of and cost of the gateways signs would come out of the roughly \$30,000 included in the capital fund.

OLD BUSINESS

a) Amendments to Title 14 – Status Update

No updates could be shared. Commissioner Weinberger stated that it would be helpful to have a marketing brochure to distribute to potential homeowners or new owners of homes. Chairman Bohnen stated that the Hinsdalean has been supportive of the effort. Ms. Salmon reported she met with the part time social media and marketing person at the Village to better promote the program based on previous discussions of the HPC. Strategy discussions have just begun and suggestions are welcome from the HPC.

Chairman Bohnen suggested another Saturday morning coffee event in the fall to help promote the incentive program and also educate residents about the Village patio project. A series of seminars was proposed on the monetary aspects, potential contractors, guest speakers as an opportunity to invite the public to Village Hall that HPC members could support with a very small budget. Commissioner Haarlow suggested a buck slip be included in the water bill to promote the incentive program at a low cost. Ms. Salmon stated she will continue to work on the marketing of the program with the assistance of the Village social media person.

b) Sixth Street Improvement Project

Commissioner Haarlow stated that he understood that the Village is currently, potentially considering putting forth a proposal that Sixth Street would be done in asphalt from Garfield Avenue to County Line Road and antique brick pavers would be used for the intersections at Park Avenue, Elm Street, and Oak Street.

Commissioner Haarlow stated this proposal would not maintain or improve the historical character of the street and felt that further discussions will need to take place. It is possible that ARPA or state funds may be available for this project or an assessment similar to what was utilized to fund the stormwater gardens in the Woodlands. Private residents may want to contribute funds. Commissioner Haarlow stated he understood that Flagg Creek has a deadline for separating the storm sewer and sanitary sewer. He suggested earmarking funds for two years as a method of securing adequate funds for the project. It is his desire that the Village Board explore all options and speak with the residents before making a decision. Commissioner Haarlow would like to see the Village preserve the historical aspects of the streets and look to the First Street as a model.

Commissioner Weinberger asked if there has been any communication from the Village with Sixth Street residents. Commissioner Haarlow responded no, other than the conversation between his wife and Al Diaz, Assistant Village Engineer. The information was appreciated but the consideration to narrow Sixth Street by a couple of feet was a surprise. Sixth Street, which is currently wider than other streets, was originally planned to include a narrow median down the center that was never installed.

Discussion followed about the poor quality of road work restoration and limited communication about projects in the past. Commissioner Gonzalez suggested photographing or documenting the bell tower before and during the dismantling process to ensure a quality restoration. Chairman Bohnen emphasized the need for open communication by the Village.

Ms. Gargano stated that two (2) designs are in the process of being produced, one with asphalt and brick intersections and entrances, the second with a full brick reconstruction. Chairman Bohnen confirmed that there is no design in process constructed fully of asphalt.

Ms. Gargano added that a Special Service Area (SSA) is being discussed as an option to fund the project as well as other alternative sources of funding. It was confirmed that ARPA funds are already planned to be used on the Sixth Street project. Further discussion took place about geographic locations to be included in a potential SSA and past SSA utilization within the Village.

Adjournment

Commissioner Elder made a motion, seconded by Commissioner Weinberger, to adjourn the specially scheduled meeting of the Village of Hinsdale Historic Preservation Commission meeting of July 20, 2023.

The meeting was adjourned at 7:50 p.m. after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office

STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

In the Matter of:)
)
 HPC-9-2023,)
 Consideration of Properties)
 for Inclusion on the)
 Historically Significant)
 Structures Property List)
 In the Historic Overlay)
 District.)

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above-entitled
 matter before the Hinsdale Historic Preservation
 Commission, on the 20th day of July, A.D. 2023,
 at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;
 MS. SHANNON WEINBERGER, Member;
 MR. BILL HAARLOW, Member;
 MR. JIM PRISBY, Member;
 MR. FRANK GONZALEZ, Member;
 MR. CHRIS ELDER, Member.

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner.</p> <p>3 _____</p> <p>4 (Oath administered en masse.)</p> <p>5 CHAIRMAN BOHNEN: The next item on our</p> <p>6 agenda is a public hearing for Case HPC-9-2023,</p> <p>7 consideration of properties for inclusion on the</p> <p>8 historically significant structures property</p> <p>9 list in the Historic Overlay District. This is</p> <p>10 the fourth list of properties brought forward to</p> <p>11 review by the Historic Preservation Commission.</p> <p>12 We have a list as part of your</p> <p>13 packet. If you look on Exhibit 4, which will be</p> <p>14 about Page 6 in the packet, it has the criteria.</p> <p>15 So may we have a motion to open the</p> <p>16 public hearing, please.</p> <p>17 MR. ELDER: I'll open the public</p> <p>18 hearing.</p> <p>19 CHAIRMAN BOHNEN: Second, please.</p> <p>20 MR. PRISBY: Second.</p> <p>21 CHAIRMAN BOHNEN: Roll call vote,</p> <p>22 please.</p>	<p style="text-align: center;">4</p> <p>1 meeting and it will be officially approved at</p> <p>2 the next board meeting. So this is our fourth</p> <p>3 list. So we pretty quickly should have</p> <p>4 80-something properties. We are still working</p> <p>5 with some additional homeowners on getting them</p> <p>6 on the next round as well.</p> <p>7 This round does have four</p> <p>8 properties, one of which is in Cook County,</p> <p>9 three of which are in DuPage County. If you</p> <p>10 remember correctly, Chairman Bohnen already did</p> <p>11 point out that Exhibit 5 -- Exhibit 4 does</p> <p>12 include the criteria for inclusion on our list</p> <p>13 per the village code.</p> <p>14 What we have been doing is I will</p> <p>15 flip through these four properties, give you a</p> <p>16 little bit of a summary on each of them, and we</p> <p>17 will go through and identify which criteria are</p> <p>18 met so that we can bring that recommendation to</p> <p>19 the village board.</p> <p>20 Our first item on the list is</p> <p>21 11 Lansing Street. This property was -- is in</p> <p>22 kind of a strange part of town where we didn't</p>
<p style="text-align: center;">3</p> <p>1 MS. SALMON: Commissioner Weinberger?</p> <p>2 MS. WEINBERGER: Aye.</p> <p>3 MS. SALMON: Commissioner Gonzalez?</p> <p>4 MR. GONZALEZ: Aye.</p> <p>5 MS. SALMON: Commissioner Haarlow?</p> <p>6 MR. HAARLOW: Aye.</p> <p>7 MS. SALMON: Commissioner Prisby?</p> <p>8 MR. PRISBY: Aye.</p> <p>9 MS. SALMON: Commissioner Elder?</p> <p>10 MR. ELDER: Aye.</p> <p>11 MS. SALMON: Chairman Bohnen?</p> <p>12 CHAIRMAN BOHNEN: Aye. The motion</p> <p>13 carries.</p> <p>14 We have sworn in the members of the</p> <p>15 public who are going to do the speaking.</p> <p>16 Do you want to give us a brief</p> <p>17 overview?</p> <p>18 MS. SALMON: Of course. So this is our</p> <p>19 fourth round of properties, as you mentioned.</p> <p>20 We currently have about 68 properties that are</p> <p>21 officially approved. And if you guys remember,</p> <p>22 round three was just brought to the last board</p>	<p style="text-align: center;">5</p> <p>1 have -- we have a lack of historic information.</p> <p>2 So the homeowners, actually, did go and work</p> <p>3 with the Historical Society. The Historical</p> <p>4 Society did a great job, which is included in</p> <p>5 your packet, of putting together a very</p> <p>6 well-documented history sheet.</p> <p>7 For anyone who is listening out</p> <p>8 there, they are happy to do this for anyone else</p> <p>9 when we do have a lack of information on a</p> <p>10 property.</p> <p>11 They did find that that house is</p> <p>12 believed to be built in 1929, and there was</p> <p>13 quite a bit of history in here of some of the</p> <p>14 families and the residents who may have lived</p> <p>15 here. They did find that one of the -- that the</p> <p>16 property is tied to an early businessman William</p> <p>17 Ostrom and his daughters were the first owners</p> <p>18 of the property. He was one of the founders of</p> <p>19 the St. John Congregation Church, which is, I</p> <p>20 believe, at 3724 North Washington just up in Oak</p> <p>21 Brook. So there is someone that they did find</p> <p>22 who was also important in history of the region.</p>

<p style="text-align: center;">6</p> <p>1 Then they did a lot of research on</p> <p>2 all of the people who lived there. We did find</p> <p>3 that the facade or at least the footprint of the</p> <p>4 house is pretty true to form to what it was</p> <p>5 originally. You can kind of see, per the</p> <p>6 Downers Grove Township Assessor's office</p> <p>7 information, it did have some changes to the</p> <p>8 rear or patio and a small kitchen, but the front</p> <p>9 of it is, probably, likely very original. So</p> <p>06:39:26PM 10 that is 11 Lansing.</p> <p>11 CHAIRMAN BOHNEN: Do the commissioners</p> <p>12 have any questions or thoughts on this?</p> <p>13 MS. WEINBERGER: I did have to look up</p> <p>14 where Lansing was.</p> <p>15 MS. SALMON: It is a small street.</p> <p>16 MS. WEINBERGER: It is a small street.</p> <p>17 And to the north of it is Center Street, which</p> <p>18 is where we did have two Zooks; we have one now.</p> <p>19 MR. HAARLOW: One criterion would be</p> <p>06:40:09PM 20 No. 3.</p> <p>21 MS. WEINBERGER: I would also say 2.</p> <p>22 MS. SALMON: We will list No. 2 and</p>	<p style="text-align: center;">8</p> <p>1 as well as some interior photos, I believe, that</p> <p>2 we normally don't see.</p> <p>3 MR. HAARLOW: Yes.</p> <p>4 MR. PRISBY: Bethany, I wanted to</p> <p>5 remind you that I have to recuse myself from</p> <p>6 this one. We did the addition in '99 and a</p> <p>7 series of additions since then and are currently</p> <p>8 employed by the current owner for additional</p> <p>9 work.</p> <p>06:41:46PM 10 MS. SALMON: When we get to the motion</p> <p>11 portion, we'll do a separate motion then for 304</p> <p>12 South Lincoln so that we can have that recusal.</p> <p>13 MS. WEINBERGER: I would say Criteria 3</p> <p>14 for sure.</p> <p>15 MS. SALMON: Remember, it only needs to</p> <p>16 have one list of criteria. It's not a race to</p> <p>17 the top.</p> <p>18 The next house on our list is</p> <p>19 317 South Park Avenue. This house, actually,</p> <p>06:42:38PM 20 has currently been on the market for some period</p> <p>21 of time, and I was informed that there,</p> <p>22 potentially, are some buyers interested in this</p>
<p style="text-align: center;">7</p> <p>1 No. 3 as the criteria met.</p> <p>2 The next property is 304 South</p> <p>3 Lincoln Street. This has -- This is a</p> <p>4 well-documented property already. It is a</p> <p>5 designated local landmark that was approved in</p> <p>6 2005. And, then, per our Reconnaissance Survey</p> <p>7 in 1999 and our town of Hinsdale survey in 2001,</p> <p>8 the property is considered significant.</p> <p>9 And I did put a little summary here</p> <p>06:40:45PM 10 some of the prior certificate of appropriateness</p> <p>11 approvals. They have done some work to add a</p> <p>12 side addition that does match the building, as</p> <p>13 well as for that garage that you can see there.</p> <p>14 And it does have some changes to the front</p> <p>15 porch, as well as the screen porch in the back</p> <p>16 of the chimney and the side yard.</p> <p>17 This house, we believe, was built</p> <p>18 in 1875 and is kind of a really unique house and</p> <p>19 it has a Gothic Revival style. There is a ton</p> <p>06:41:16PM 20 of information that was included in here,</p> <p>21 obviously, because it is a Hinsdale historic</p> <p>22 landmark, and some historic photos and research,</p>	<p style="text-align: center;">9</p> <p>1 house and also would like to take advantage of</p> <p>2 some of the incentive programs down the road,</p> <p>3 which is exciting.</p> <p>4 This house is also a designated</p> <p>5 landmark. It was designated in 2002. It's</p> <p>6 considered contributing and historically</p> <p>7 significant. There was a pretty bad fire that</p> <p>8 happened to this house some years ago -- a</p> <p>9 couple of decades ago and they did do a ton of</p> <p>06:43:09PM 10 restoration work and an addition in 2002, which</p> <p>11 is when they were also landmarked.</p> <p>12 Also, a ton of history on this</p> <p>13 house. It's estimated to also be built in 1870,</p> <p>14 1872, so it's quite old, and it's considered a</p> <p>15 John Frederick Stuart House, the second empire.</p> <p>16 So a bunch of information is included in here as</p> <p>17 well. You can kind of see some of -- I believe</p> <p>18 there were some photos of the fire damage in a</p> <p>19 couple of these. You can see on the survey</p> <p>06:43:42PM 20 sheet here -- it's hard to tell, but you can see</p> <p>21 the tarp on the roof. So this is before they</p> <p>22 did all of that work to it.</p>

<p style="text-align: right;">10</p> <p>1 MS. WEINBERGER: This is another one</p> <p>2 for Criteria 3.</p> <p>3 MR. HAARLOW: Agree.</p> <p>4 MS. SALMON: Then, our final property</p> <p>5 for this list is 566 Woodland Avenue. This is a</p> <p>6 really exciting one to have. It is a Zook</p> <p>7 house. Even though it may not quite look like</p> <p>8 it, it is Zook Spanish Colonial Revival style.</p> <p>9 It's very unique. Built in 1926. It did have a</p> <p>06:44:28PM 10 large addition that was put on it that was</p> <p>11 very -- you know, blends with the architecture,</p> <p>12 I believe, in the '90s.</p> <p>13 The village, actually, didn't have,</p> <p>14 believe it or not, a ton of information on this</p> <p>15 house, so the Historical Society did another one</p> <p>16 of the very deep dives into the history of the</p> <p>17 house and the homeowner has passed down some</p> <p>18 boxes of history that she let us look through</p> <p>19 and scan.</p> <p>06:44:51PM 20 You can kind of see it's very --</p> <p>21 the Hinsdale Historical Society did -- This is</p> <p>22 included, actually, on the Zook walking tour app</p>	<p style="text-align: right;">12</p> <p>1 MS. WEINBERGER: I mean, really.</p> <p>2 Again, I think I said this at the last meeting,</p> <p>3 it is so much information. We have to figure</p> <p>4 out how to share.</p> <p>5 MS. SALMON: Yes. It's shocking how</p> <p>6 little sometimes the village has in the records.</p> <p>7 This was a Zook house -- 566 Woodland is a Zook</p> <p>8 house and we have hardly anything on file for</p> <p>9 it. I keep telling you guys, anything east of</p> <p>06:46:26PM 10 County Line is spotty. So it was really</p> <p>11 wonderful that they helped us out with this.</p> <p>12 CHAIRMAN BOHNEN: Do we have a motion?</p> <p>13 MS. WEINBERGER: I move to close the</p> <p>14 public hearing.</p> <p>15 MR. ELDER: Second.</p> <p>16 CHAIRMAN BOHNEN: We have a motion to</p> <p>17 close the public hearing for Case HPC-9-2023.</p> <p>18 Roll call vote, please.</p> <p>19 MS. SALMON: Commissioner Weinberger?</p> <p>20 MS. WEINBERGER: Aye.</p> <p>21 MS. SALMON: Commissioner Gonzalez?</p> <p>22 MR. GONZALEZ: Aye.</p>
<p style="text-align: right;">11</p> <p>1 if anyone would like to download it. You can</p> <p>2 kind of see they added this addition that was</p> <p>3 very in line with that colonial revival style.</p> <p>4 MR. HAARLOW: I see this as 2, 3, 5,</p> <p>5 and 6.</p> <p>6 MS. WEINBERGER: I agree.</p> <p>7 MS. SALMON: Okay. I think these</p> <p>8 interior photos -- once again, we don't see</p> <p>9 often -- these were from when the property</p> <p>06:45:28PM 10 was -- like, the Realtor handbook, I think from</p> <p>11 when it was sold last. Okay.</p> <p>12 With that, we can, obviously, have</p> <p>13 some commissioner comments or feedback if anyone</p> <p>14 wants to discuss anything else, and then we can</p> <p>15 close the public hearing or see if there's any</p> <p>16 members of the public that want to speak, and</p> <p>17 make our motions.</p> <p>18 MS. WEINBERGER: I guess I just wanted</p> <p>19 to make one comment. The work that the Hinsdale</p> <p>06:45:57PM 20 Historical Society did to support these</p> <p>21 applications is fabulous.</p> <p>22 MS. SALMON: Yes.</p>	<p style="text-align: right;">13</p> <p>1 MS. SALMON: Commissioner Haarlow?</p> <p>2 MR. HAARLOW: Aye.</p> <p>3 MS. SALMON: Commissioner Prisby?</p> <p>4 MR. PRISBY: Aye.</p> <p>5 MS. SALMON: Commissioner Elder?</p> <p>6 MR. ELDER: Aye.</p> <p>7 MS. SALMON: Chairman Bohnen?</p> <p>8 CHAIRMAN BOHNEN: Aye. Motion carries.</p> <p>9 MS. SALMON: Based on what I think we</p> <p>06:47:36PM 10 had heard earlier, if there's no further</p> <p>11 discussion from the Commission, we can do one</p> <p>12 combined motion for three properties and we'll</p> <p>13 keep 304 South Lincoln separate, which would,</p> <p>14 per your packet, go with situation No. 3 and the</p> <p>15 option for recusal.</p> <p>16 MR. HAARLOW: So I'll move to recommend</p> <p>17 to the village board approval of the following</p> <p>18 properties for inclusion on the historically</p> <p>19 significant structures property list in the</p> <p>06:48:45PM 20 Historical Overlay District under Case</p> <p>21 HPC-9-2023. The addresses are 11 Lansing</p> <p>22 Street, 317 South Park Avenue, and 566 Woodland</p>

<p style="text-align: right;">14</p> <p>1 Avenue.</p> <p>2 CHAIRMAN BOHNEN: Second, please.</p> <p>3 MS. WEINBERGER: Second.</p> <p>4 CHAIRMAN BOHNEN: Roll call vote,</p> <p>5 please.</p> <p>6 MS. SALMON: Commissioner Weinberger?</p> <p>7 MS. WEINBERGER: Aye.</p> <p>8 MS. SALMON: Commissioner Gonzalez?</p> <p>9 MR. GONZALEZ: Aye.</p> <p>10 MS. SALMON: Commissioner Haarlow?</p> <p>11 MR. HAARLOW: Aye.</p> <p>12 MS. SALMON: Commissioner Prisby?</p> <p>13 MR. PRISBY: Aye.</p> <p>14 MS. SALMON: Commissioner Elder?</p> <p>15 MR. ELDER: Aye.</p> <p>16 MS. SALMON: Chairman Bohnen?</p> <p>17 CHAIRMAN BOHNEN: Aye. Motion carries.</p> <p>18 Now the motion for 304 South</p> <p>19 Lincoln.</p> <p>06:49:20PM 20 MS. WEINBERGER: I vote to recommend to</p> <p>21 the village approval of the following property</p> <p>22 for inclusion on the historically significant</p>	<p style="text-align: right;">16</p> <p>1 the village board, as of right now, I think, we</p> <p>2 have 68 officially approved. And if you</p> <p>3 remember, the last list has, I think, 13 or 14</p> <p>4 that should be approved on August 15th. Then</p> <p>5 these will move forward and, probably, be</p> <p>6 approved in September.</p> <p>7 MR. HAARLOW: Around 80.</p> <p>8 MS. SALMON: We'll be close to 80 soon.</p> <p>9 I have a couple more in the queue. We're trying</p> <p>06:50:43PM 10 to group a couple of them together at a time and</p> <p>11 we have been very busy with our preservation</p> <p>12 incentive applications. We have two coming in</p> <p>13 August and we do have one tonight.</p> <p>14 MR. HAARLOW: Thank you.</p> <p>15 CHAIRMAN BOHNEN: Do you want a motion</p> <p>16 now to the board?</p> <p>17 MS. SALMON: I think we're good.</p> <p>18 (WHICH, were all of the</p> <p>19 proceedings had, evidence</p> <p>20 offered or received in the</p> <p>21 above entitled cause.)</p> <p>22</p>
<p style="text-align: right;">15</p> <p>1 structures property list in the Historical</p> <p>2 Overlay District under Case HPC-9-2023, 304</p> <p>3 South Lincoln.</p> <p>4 CHAIRMAN BOHNEN: Second, please.</p> <p>5 MR. ELDER: Second.</p> <p>6 CHAIRMAN BOHNEN: Roll call vote,</p> <p>7 please.</p> <p>8 MS. SALMON: Commissioner Weinberger?</p> <p>9 MS. WEINBERGER: Aye.</p> <p>10 MS. SALMON: Commissioner Gonzalez?</p> <p>11 MR. GONZALEZ: Aye.</p> <p>12 MS. SALMON: Commissioner Haarlow?</p> <p>13 MR. HAARLOW: Aye.</p> <p>14 MS. SALMON: Commissioner Prisby?</p> <p>15 MR. PRISBY: Abstain.</p> <p>16 MS. SALMON: Commissioner Elder?</p> <p>17 MR. ELDER: Aye.</p> <p>18 MS. SALMON: Chairman Bohnen?</p> <p>19 CHAIRMAN BOHNEN: Aye. Motion carries.</p> <p>06:50:16PM 20 MR. HAARLOW: How many houses does that</p> <p>21 bring us up to now?</p> <p>22 MS. SALMON: This list that's going to</p>	<p style="text-align: right;">17</p> <p>STATE OF ILLINOIS)</p> <p>) ss:</p> <p>COUNTY OF DU PAGE)</p> <p>I, KRISTI LANDOLINA, Certified Shorthand Reporter, Registered Professional Reporter, and Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.</p> <p>IN TESTIMONY WHEREOF I have hereunto set my electronic signature this 3rd day of August, A.D. 2023.</p> <p>/s/ Kristi Landolina KRISTI LANDOLINA, CSR, RPR C.S.R. No. 84-004611, Notary Public, DuPage County</p>

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**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, August 2, 2023**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Commissioner Prisby in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, August 2, 2023 at 6:30 p.m., roll call was taken.

PRESENT: Commissioners Sarah Barclay, Frank Gonzalez, Jim Prisby and Chris Elder

ABSENT: Commissioners Shannon Weinberger, William Haarlow, Chairman John Bohnen

ALSO PRESENT: Bethany Salmon, Village Planner

Commissioner Prisby asked for a motion to appoint him as the Chairman Pro Tem for the meeting. A motion was made by Commissioner Elder, seconded by Commissioner Gonzalez to appoint Commissioner Jim Prisby Pro Tem Chairman for the August 2, 2023 Historic Preservation meeting. The motion carried by a roll call vote of 4-0 as follows:

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

Public Meetings

a) Case HPC-10-2023 – 420 S. Park Avenue – Preservation Incentive Application for a Historically Significant Structures Property – Request for a Property Tax Rebate and Matching Grant – Exterior Improvements

Mimi Collins, the property owner, was present to address the Commission. Ms. Collins gave a brief overview of exterior projects completed since December of 2021. Gutter and fascia work is still in process and she hoped this work would be completed before the October Historical Society Event at the home.

Pro-tem Chairman Prisby stated he toured the home and Ms. Collins did a wonderful job on the interior and exterior renovations. Ms. Salmon clarified the request included the property tax rebate and matching grant funds. Documentation had been submitted for over \$200,000 of exterior work already completed that would have been eligible for the program it is had not already been completed.

Commissioner Elder stated that it is a beautiful home.

Pro Tem Chairman Prisby asked if anyone in the public would like to comment. No public comments were made.

Commissioner Gonzalez asked about the photos of the house, stated it was a beautiful home and that he did not have any issues with the request. Ms. Collins stated that there is still some work that needs to be done. Storm window installations and painting remains. Brief discussion followed about items that are and are not eligible for the program.

Ms. Salmon stated that this is the first application for a financial incentive. The HPC would vote on a recommendation to the Village Board and the Village Board would vote on the final approval.

Commissioner Gonzalez made a motion, seconded by Commissioner Elder, to recommend Case HPC-10-2023 – 420 S. Park Avenue – Preservation Incentive Application for a Historically Significant Structures Property – Request for a Property Tax Rebate and Matching Grant – Exterior Improvements for Board approval. The motion carried with a roll call vote of 4-0.

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

b) Case HPC-13-2023 – 515 S. Lincoln Street – Preservation Incentive Application for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Rear and Side Addition on the Main House and a Side and Second-Story Addition on the Existing Detached Garage

Brad Stahl and Larysa Domino, the property owners, and Joel Rafferty, the project architect of Michael Abraham Architecture, were present to address the Commission. Mr. Stahl gave a brief overview of why the family loves the home and their desire to preserve the house, but also make it usable for the way a family lives today.

Pro Tem Chairman Prisby asked when the home was purchased. Ms. Domino replied the sale of the home was final in January, and work begin immediately with the design professional. The family will move into the house when renovations are complete. The request includes FAR and setback relief.

Discussion took place about the FAR of the existing structures on site and the Zoning Code regulations to determine the impact on bulk. It was determined that the proposed application would be at the maximum allowable FAR of 5177, about 435 square feet over the normal FAR.

Pro Tem Chairman Prisby explained the purpose of the incentive program is to make old homes livable and encourage owners to keep the house by using flexible Zoning Code regulations to widen the possibilities that can be done to renovate or add to a house without going through the Zoning Board of Appeals process. Pro Tem Chairman Prisby stated that he liked the design proposed but wondered if having four (4) cars of garage space is a necessity to preserve the house. Pro Tem Chairman asked if a mudroom instead of garage space be more appropriate for an incentive. He stated the discussion is worth having at this time because this is the first case for consideration and precedence would be set.

Ms. Domino acknowledged the point of necessity of four (4) car garage but added that there are many more dual income families and large families with young drivers than in the past.

Pro Tem Chairman Prisby explained he did not have a problem with the architecture of the proposed design of this application and that his concern was more with future abuses of the program. Mr. Stahl responded that limits of building coverage would prevent abuse because people will ultimately still want living space. Pro Tem Chairman Prisby stated that he believed this was the best argument to counter abuse and that the proposed application meets all the building coverage requirements, all of the accessory use requirements, and the rear yard coverage requirements.

Commissioner Barclay stated that garage space is a practical use and families would have to move out of a home when the kids begin to drive because overnight street parking is not permitted. Limited garage space is a problem.

Commissioner Elder stated that he sees the value of garage space and asked how much of the future cases are based aesthetics.

Commissioner Gonzalez added that it is more about convenience versus necessity, it is convenient to park a car inside a garage and it is not necessary for every child to have a car.

Commissioner Barclay responded that the problem is not who the car belongs to but where any cars, such as visiting grandparents, get parked with street parking restrictions. She added that the intent of the program is to provide solutions to modern families so the home is not demolished.

Commissioner Gonzalez posed the question about how large future garages allowable by this program will get before the Village Board deems the request irresponsible and not in keeping with the intended purpose. It was stated that it is not possible to predict all aspects of future requests.

Commissioner Barclay asked the Commission if they would feel differently about the request if the attached garage was designed as a mudroom. It was clarified that the largest of the garage space was part of the rear, detached garage. Pro Tem Chairman Prisby stated that he is not sure if he would feel differently but the discussion is a healthy one to have. It was added that a newly constructed home would not be eligible for zoning relief and it would be smaller.

Commissioner Barclay asked for clarification about the HPC actually setting precedence since case comes before the Commission for a recommendation. Ms. Salmon added that each case should be evaluated on an individual basis and sent to the Village Board for final review if financial incentives were included. Discussion followed about individual case evaluation versus precedence and the importance of the aesthetic factor.

Ms. Domino stated that great thought was put into the re-designed elements of the home to match the existing historic character. She explained that they considered what features they would like to see in a newly constructed home and then had Mr. Rafferty incorporate those features into the existing home to appear as if they had always been there.

Mr. Rafferty briefly discussed the interior changes to be made to the house to illustrate the updates made are not just about the four car garage. Mr. Rafferty added that clients who wish to take advantage of the incentive program come to him to create a design utilizing the existing space, how the property owner choses to use the space is up to them. A four (4) car garage is allowable as part of a newly constructed home project or part of an incentive project house.

Ms. Domino added that when an owner choses to buy a home on the approved list, they can take advantage of zoning relief but the trade-off may be they accept features that they would not necessarily want or choose. The most important feature of a historic house renovation that is part of the incentive program is the aesthetic of the changes to respect the character of home and blend in with the existing home, no matter if what is inside is classified as a "necessity".

Commissioner Barclay confirmed that the added space is approximately the size of a two (2) car garage. Ms. Domino added that there are other zoning limitations that keep owners reasonable and thoughtful with decisions related to relief, explaining that including the larger detached garage has a trade-off of a smaller patio space.

Commissioner Barclay stated that the program was designed for owners like those present tonight and to provide zoning relief for people who feel strongly about saving the house. It was added that the Commission rarely got the opportunity in the past to work with owners like this.

Commissioner Barclay stated concerns about the HPC setting precedence with debating the “necessity” of chosen features so early in the program, resulting in people not taking advantage of the program because of the level of difficulty and opting to tear the house down instead. She stated the importance of the Commission to be flexible and work with property owners in a responsible way. Commissioner Barclay stressed the value of having homeowners go through the process, have their efforts of planning a beautiful design be supported, and share positive feedback about their experience with others who might be considering participation.

Commissioner Elder stated he did not believe the family would walk away from the project if the four car garage could not be obtained or that it would hurt the value of the property, but supported the beautiful design of the project and would be happy if every design brought before the HPC for four-hundred square feet looked this beautiful.

Commissioner Gonzalez clarified questions he had about the plans to better understand the scope of work.

Commissioner Barclay stated that the detached garage is not visible from the street and the Commission’s focus is to evaluate what can be seen from the street. Pro Tem Chairman Prisby added that it would be visible from Sixth Street. Commissioner Barclay responded that the original detached garage and shed is currently seen from that perspective so a structure, old or new, would be seen no matter what.

It was stated that the storage space off the second floor master bedroom was counted as square footage because of the eight (8) foot ceilings. Mr. Rafferty stated the Michael Abraham is currently working on more projects for the incentive program and each property is unique and each homeowner has a variety of ideas of how they want to utilize the relief and what is a “necessity” for them.

Commissioner Gonzalez stated that his philosophy in the past was to accept changes in the home that were not visible from the street to make it livable and save the home. This case is an example of just that. He said he appreciated the design effort but he’s struggling with this application.

Pro Tem Chairman Prisby stated that since two (2) of four (4) Commissioners are on the fence, in an ideal world, he would like to see the application tabled for a month to be discussed when all members were present in discussion despite the fact it would hold up the project.

Commissioner Barclay acknowledged that tabling the item would cost the owners a great deal of money in addition to time and felt approving the meticulously planned project with relatively small amount of square footage would be a great example of the benefits the program can bring to the owners, residents and Hinsdale. Although Commissioner Barclay acknowledged the benefit of having a discussion when all members are present and stated she respected Pro Tem Chairman Prisby’s position, she felt this project is exactly what the Commission has been asking for and to not approve it would be sending mixed messages.

Commissioner Gonzalez agreed with the statement that this project is what the program was designed for. Commissioner Barclay re-stated that future applications will be evaluated individually so the next case with a similar increase in square footage may not be approved. Pro Tem Chairman Prisby acknowledged the financial costs of delaying the project.

Commissioner Elder asked what the process would be if the vote was not unanimous. Ms. Salmon reported it would be a denial to recommend the case to the board without a strong reason to appeal to the Village Board. Closing thoughts were requested.

Ms. Domino restated their love for the house, the work that went into designing the proposed changes that kept a level of respect for the requested relief, and that she would really appreciate the support of the Commission. Mr. Stahl reminded the Commission that they designed the project to meet their requirements. Pro Tem Chairman Prisby stated he understood how difficult the process of making the Zoning regulations work with a design in this town can be. It was agreed that the corner lot brought additional challenges. Mr. Rafferty added that the storage area can be eliminated reducing the square footage increase to approximately two hundred (200).

Pro Tem Chairman Prisby thanked the applicant for all of the great information. Ms. Salmon reminded the Commission they have final authority for approval and the application did not need to go to the Board.

Commissioner Elder made a motion, seconded by Commissioner Gonzalez, to approve Case HPC-13-2023 – 515 S. Lincoln Street – Preservation Incentive Application for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Rear and Side Addition on the Main House and a Side and Second-Story Addition on the Existing Detached Garage. The motion carried with a roll call vote of 4-0.

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

Pro-tem Chairman Prisby said it was not his intention to hold up this owner's project but feels meaningful discussion needs to take place among Commission members about the program and the potential for abuse.

Mr. Rafferty pointed out one of the benefits of the program is the initial contact with the Village Planner before owners come to a design professional or the Commission resulting in an early understanding of the benefits and limitations can be discussed. Commissioner Gonzalez suggested that future applicants connect with Commissioners before the project is applied for resulting in a clear understanding of all perspectives and perhaps a smoother process.

PUBLIC COMMENT

No public comments were shared.

NEW BUSINESS

None

OLD BUSINESS

a) Amendments to Title 14 – Status Update

No updates were shared.

b) Robbins Park Historic Gateway Signs

Ms. Salmon reminded the Commission that the sign contractor Parvin-Clauss has been hired to help with the design of the signs and a couple options are anticipated to be brought forward for discussion very soon.

c) Sixth Street Improvement Project

No updates were shared.

Adjournment

Commissioner Elder made a motion, seconded by Commissioner Barclay, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of August 2, 2023.

The meeting was adjourned at 7:42 p.m. after a unanimous voice vote of 4-0.

ATTEST: _____
Jennifer Spires, Community Development Office



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: September 1, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

RE: Case HPC-18-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 5) – Public Hearing

FOR: September 6, 2023 Historic Preservation Commission Meeting

Summary

The purpose of this request is to consider approval of various properties for inclusion on the Historically Significant Structures Property List within the Historic Overlay District from the Village of Hinsdale, in accordance with the regulations listed in Section 14-7-3 of Title 14 of the Village Code.

Two (2) properties are being brought forward for consideration on the Historically Significant Structures Property List, both of which are located in DuPage County. All of the properties are located in the established Historic Overlay District, included in Exhibit 1. Property owners have given consent to be listed on the Historically Significant Structures Property List.

A summary table describing all properties is included in Exhibit 2 that lists the address, date of construction, architectural style, architect, historic name, historic significance rating according to past historic surveys completed by the Village, land use, zoning district, and any other detailed information where available. Ratings for historic significance are based on past historic surveys completed by the Village from 1999 to 2007. The definitions and evaluation information for these ratings based on past historic surveys are included in Exhibit 3. The criteria set forth in Section 14-7-3(B) is included in Exhibit 4. Detailed property information sheets and supplemental information are provided in Exhibit 5.

Per the Village Code, the Historic Preservation Commission shall review individual property information presented at a public hearing, determine if each property possesses one or more of the criteria set forth in Section 14-7-3(B) listed below and on Exhibit 4, and make a recommendation to the Board of Trustees as to whether each should be included on the Historically Significant Structures Property List. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Historically Significant Structures Property List. The Board of Trustees may also remand the List, or individual properties on the List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

Background

On September 20, 2022, the Village Board approved Ordinance No. 2022-27 and Ordinance No. 2022-28, establishing a Historic Overlay District and approving related text amendments to the Village Code and Zoning Code to assist property owners with the preservation, restoration, and rehabilitation of historically significant properties throughout the Village.



MEMORANDUM

Owners of properties included on the Historically Significant Structures Property List may be eligible for different voluntary preservation incentives to help with exterior improvements, the construction of a building addition, or other historic preservation projects, including:

- Access to flexible alternative zoning regulations that not are afforded to new construction, including the waiving of floor area ratio (FAR) and building height, reduced setbacks, and increased lot coverage
- Permit and application fee waivers
- Expedited processing of applications
- A property tax rebate for the Village portion of a tax bill
- Matching grant funds

Evaluation Criteria

In order to be included on the Historically Significant Structures Property List, a property must be located in the Historic Overlay District and the property or one (1) or more structures on the property must meet one (1) or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of our history
2. It is associated with the lives of persons significant in our past
3. It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
4. It yields, or may be likely to yield, information important to history or prehistory
5. It has significance in local, regional, state or national history, architecture, archeology, engineering or culture
6. It is a source of civic pride or identity for the community

Review Process

Pursuant to Chapter 7 of Title 14 of the Village Code, the Historic Preservation Commission shall, using existing Village studies, historical materials and maps, and their own expertise, consider additional properties for inclusion on the Historically Significant Structures Property List at a public hearing or hearings pursuant to the procedures set forth in Section 14-1-4(C) of Title 14. Public notice was provided in The Hinsdalean on August 17, 2023. The Historic Preservation Commission shall determine whether each property possesses one or more of the criteria set forth in Section 14-7-3(B) and make a recommendation to the Board of Trustees as to whether each property included on the Initial List should be included on the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the List. The Board of Trustees may also remand the Initial List, or individual properties on the Initial List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

Properties may be added or removed from the List at any point in time in accordance with the process listed in Section 14-7-3 of the Village Code. Property owners will be notified if their homes are included on the proposed Historically Significant Structures Property List. A Notice of Historically Significant Property will be recorded against the title of each property approved for inclusion on the Historically Significant Property List to help make future property owners aware of the availability of preservation incentives offered by the Village. Applying for and utilizing any preservation incentive is completely voluntary.



MEMORANDUM

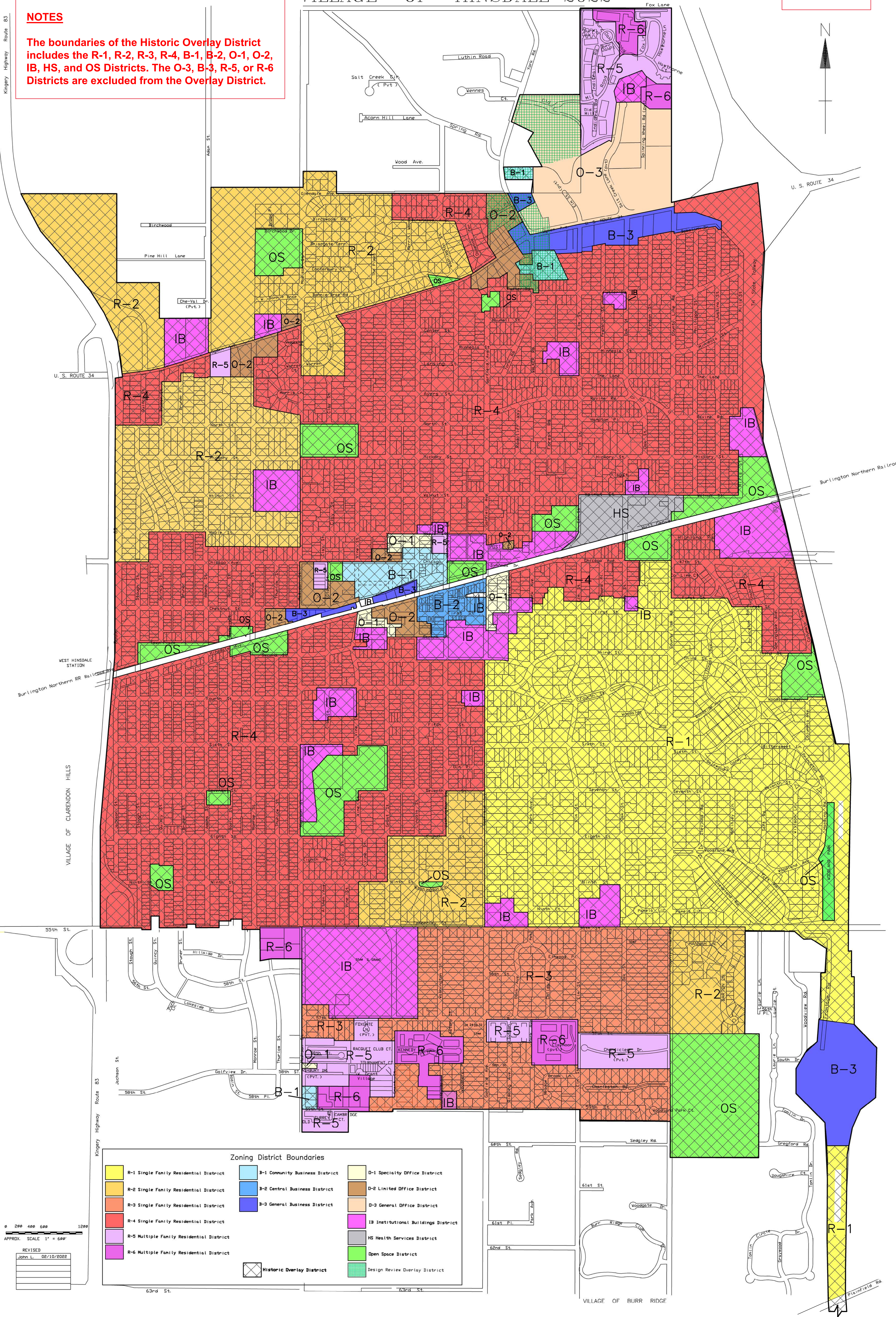
Attachments

1. Exhibit 1 - Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2 - Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List
3. Exhibit 3 - Hinsdale Historic Surveys - Evaluation Information / Definitions
4. Exhibit 4 - Review Criteria for Properties on the Historically Significant Structures Property List - Village Code Title 14, Chapter 7, Section 14-7-3(B)
5. Exhibit 5 - Detailed Property Information for Properties to be Considered for Inclusion on the Historically Significant Structures Property List

VILLAGE OF HINSDALE 2022

NOTES

The boundaries of the Historic Overlay District includes the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. The O-3, B-3, R-5, or R-6 Districts are excluded from the Overlay District.



Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
108 S. Adams Street	1876	Italianate			Reconnaissance Survey (1999) - Significant; Additional information provided by the Hinsdale Historical Society and Homeowner	Single-Family	R-4	09-11-211-007; 09-11-211-008; 09-11-211-009	DuPage
322 N. Garfield Avenue	1869	L-Form			Reconnaissance Survey (1999) - Significant / Historically Significant; North Hinsdale Survey (2005) - Contributing; Additional information provided by the Hinsdale Historical Society and Homeowner; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 2, Mary Sterling, 1997	Single-Family	R-4	09-01-314-017	DuPage

Hinsdale Historic Surveys – Evaluation Information & Ratings Definitions

Selected areas of the community have been surveyed in the past to help determine the historic significance of properties in the Village. These surveys include the Reconnaissance Survey (1999), the Town of Hinsdale Survey (2001), the Robbins Park I Survey (2002), the Downtown Commercial District (2003), the North Hinsdale Survey (2005), the North East Hinsdale Survey (2006), and the Robbins Park II Survey (2007).

If available, information collected from these surveys has been included for the properties being considered for the Historically Significant Structures Property List to determine eligibility for inclusion on the List.

The survey sheets include a data form on each principal structure with such information as the building's use, condition, integrity, architectural style, construction date, architect or builder (if known), architectural features, and alterations. Photographs were taken of the main street façade of the building and any secondary structures on the site. Each building also receives a local rating, described below.

The architectural integrity assesses what alterations to the original historic structure had occurred. Structures were considered unaltered if all or almost all of their historic features and materials were in place. Minor alterations are those considered by the field surveyor to be reversible. Generally, aluminum, vinyl, or other siding installed over original wood clapboard siding is considered a reversible alteration. Major alterations include irreversible changes and additions. These could include porches and other architectural detailing that have been completely removed and for which there is no actual physical evidence or photo documentation to accurately reproduce them; window changes in which the original window opening size has been altered and there is no evidence of the original sash configuration and material; and large, unsympathetic additions visible from the street that greatly compromise the historic character of a house.

The surveys rate and use various classifications to determine the significance of a structure. The surveys classifies buildings as follows:

- **Local Significance** – Buildings were evaluated based on the criteria for architectural significance as stated in the Hinsdale Historic Preservation Ordinance (Village Code, Title 14, Section 14-3-1) and the factors listed below.
 - **Significant (S)**: Indicates that the building may be eligible for listing as a local landmark and have local architectural importance to the community. Buildings are generally not considered locally significant if it has more than minor alterations, or if it had alterations that were considered irreversible. The following factors determine this rating:
 - **Age**. Must be at least 50 years old.
 - **Architectural Merit**. Must possess architectural distinction in one of the following when compared with other buildings of its type: architectural style or type valuable for a study of a period, style, method of construction, or use of indigenous materials; exceptional craftsmanship; work of a master builder or architect.
 - **Integrity**. Must have a high degree of integrity in its design, materials, workmanship, setting, location, feeling, and association, for example, most architectural detailing in place; no historic materials or details covered up; no unsympathetic and/or overpowering additions. In some cases buildings with modern siding materials were included if it was determined the siding could be removed
 - **Contributing (C)**: Indicates that it is considered a contributing building in the locally designated historic district. These building are generally not individually architecturally distinctive by have identifiable characteristics of a historic building and contribute to the character of a locally designated historic district. The following factors determine this rating:
 - **Age**. Must be at least 50 years old.

- Architectural Merit. Does not necessarily possess individual distinction, but is a historic structure with the characteristic design and details of its period.
- Integrity. May have a moderate degree of integrity, but is of a common design with no particular architectural distinction to set it apart from others of its type.
- Non-Contributing (NC): Indicates a non-contributing building in the local historic district. Integrity, that is, the degree of original design and historic material remaining in place, was factored into the evaluation. These are generally buildings have are non-historic or have been so altered that they are no longer recognized as historic. The following factors determine this rating:
 - Age. Buildings less than 50 years old.
 - Integrity. Any building at least 50 years old whose integrity is so poor that all historic materials and details are missing or completely covered up and its historic massing and/or roofline cannot be discerned. Poor integrity was present if all these factors were missing: original shape and/or massing; original siding; original windows and window openings; original architectural detail and trim.
- National Register of Historic Places Rating – Buildings were analyzed for potential individual National Register of Historic Places listing in consultation with the National Register Coordinator of the Illinois Historic Preservation Agency. An "N" (no) indicates that it would not. "Criteria" refers to the National Register criteria that were considered. A "Y" (yes) indicates that the surveyed building likely would be a good candidate for individual listing on the National Register. The sub-ratings are defined as follows:
 - Eligible for Individual Listing (Y or N): Must be a site, building, structure, or object that is at least 50 years old (unless it has achieved exceptional significance) and meets one of the following criteria: (a) it is associated with events that have made a significant contribution to the broad patterns of our history; (b) it may be associated with the lives of persons significant in our past; (c) it is architecturally significant, that is, embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. It must also possess integrity of location, design, setting, materials, workmanship, feeling, and association.
 - Contributing to a Historic District (C):
 - Age. Must have been built or standing during the period of historic significance.
 - Integrity. Any building that possesses enough integrity to still be identified as historic.
 - Non-contributing to a Historic District (NC):
 - Age. Any building or secondary structure built after the period of significance or less than 50 years old.
 - Integrity. Any structure that has been so completely altered within the last 50 years that it is no longer recognizable as historic.
- Other Notations: The notations under "listed on existing survey" include IHSS, which indicates the building was included in the Illinois Historic Structures Survey, completed by the State Historic Preservation Office in the early 1970s, or NRHP, which indicates that the building is individually listed on the National Register of Historic Places. There is also a field entitled Landmark List, which includes the following additional notations:
 - Arch Gems: Property noted in "The Village of Hinsdale: Architectural Gems," a 1995 brochure published by the Hinsdale Architectural Society.
 - Arch Walks: Property noted in "The Village of Hinsdale: Architectural Walks," a 1995 brochure published by the Hinsdale Architectural Society.
 - DCHI: Listed in the *DuPage County Cultural and Historical Inventory*.
 - HHS/plaque: Awarded a plaque by the Hinsdale Historical Society.
 - HHSF: Property has an individual file at the Hinsdale Historical Society.
 - HTB: Property mentioned in "Hinsdale the Beautiful," *Campbell's Illustrated Journal*, November 1897.
 - Zook: Listed in an unpublished inventory of homes in Hinsdale built by architect R. Harold Zook.



**VILLAGE CODE TITLE 14 - HISTORIC PRESERVATION
CHAPTER 7 - HISTORIC OVERLAY DISTRICT**

14-7-3: HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST:

B. Review Criteria. In order for a property to be deemed to host a Historically Significant Structure and be included on the Historically Significant Structures Property List, a property must be located within the Historic Overlay District and meet one (1) or more of the following criteria:

1. The property or one (1) or more structures on the property are associated with events that have made a significant contribution to the broad patterns of our history;
2. The property or one (1) or more structures on the property are associated with the lives of persons significant in our past;
3. One (1) or more structures on the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
4. The property or one (1) or more structures on the property yields, or may be likely to yield, information important to history or prehistory;
5. The property or one (1) or more structures on the property has significance in local, regional, state or national history, architecture, archeology, engineering or culture; or
6. The property or one (1) or more structures on the property is a source of civic pride or identity for the community.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 108 S. Adams Street	
County DuPage	
PIN / Parcel Number 09-11-211-007; 09-11-211-008; 09-11-211-009	
Zoning District R-4 Single Family Zoning District	
Land Use Single-Family	
Historic Name N/A	
Architect N/A	
Date Constructed 1876	
Architectural Style Italianate	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) - Significant • Additional information provided by the Hinsdale Historical Society and Homeowner 	
Additional Photos 	

Jameson

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Once Upon a Time...



History of
108 South Adams
Hinsdale, IL

HINSDALE DOINGS.

An Up-to-date News Journal.

VOL. I. HINSDALE, ILL., SATURDAY, OCTOBER 5, 1895. NO. 1

HIS PASTORATE ENDED.

Rev. Geo. H. Wilson closed his pastorate of the Congregational Church last Sunday. He has served the church for eight years. Mr. Wilson came here from Owosso, Mich. after a five year pastorate there. During his stay in Hinsdale, he has been called to render many services to his former charge. The three men who have succeeded him there were recommended by him at the request of the people. His greatest work among them while here was the raising of money for the building of a thirty thousand dollar church, one of the finest in all Central Michigan. In Hinsdale, he has identified himself with several interests of vital importance. He gathered together for religious purposes and kept under charge the work among the Swedes which resulted in their present church edifice. He was one of the earliest and most earnest advocates of a system of water in the village as a sanitary necessity. For several years, he served as chairman of the Board of Health, for which he was peculiarly fitted by four years membership in the Association of Physi-

BIRTHDAY CELEBRATED.

On Friday evening of last week, the home of John C. Hess, at West Hinsdale was the scene of one of the most delightful parties of the season. The occasion was the twenty-third birthday of Mr. Hess's son, William. About thirty-five guests were present, including a number from out-of-town. Among the latter were Mr. Geo. Downer of Downers Grove Mr. and Mrs. Kedie and Miss Neighbor of Chicago. Miss Neighbor entertained the company by several beautiful selections upon the piano, which were greatly appreciated. A more pleasant evening has not been enjoyed by the people of West Hinsdale, for some time previous. Everywhere, the true American hospitality which is a marked characteristic of the good people of West Hinsdale, was evidenced. As the evening drew to a close, the physical needs of the guests were effectually administered to, by the serving of light refreshments.

CONVENE AT LA GRANGE.

A PLEASANT SURPRISE.

About thirty friends of James N. Petrie honored him, last Saturday evening, with a quiet and well planned surprise in the way of a party. The gathering was in celebration of Mr. Petrie's birthday and in the course of the evening, he was greeted with another surprise. This latter event was a gift of an elegant piano. The self-invited guests proceeded to make themselves thoroughly at home, and the hours sped by unnoticed, amid the merry peals of laughter and sweet strains of music which pervaded the pleasant rooms of Mr. Petrie's home. As the evening drew to a close, refreshments were served. The "wee sma' hours" had not come, or the "the first redstreaks of dawn" appeared in the eastern skies, when the convivial guests took their departure; but they were just as fully satisfied with their evening's entertainment.

DR. JOHNSON HERE.

The new pastor of the Presbyterian Church, Rev. D. S. Johnson, D. D., has taken up his residence in Hinsdale and

HINSDALE HISTORICAL SOCIETY
PROPERTY TRANSACTION WORKSHEET
108 S. Adams Street

DOCUMENT NUMBER	GRANTEE (BUYER)	GRANTOR (SELLER)	DATE INST. DATE FILE	INST*	PROPERTY DESCRIPTION
22186	Elizabeth Hess	O.J. Stough	8/30/1876 9/01/1876	WD	Lots 3 & 4, resub. of Block 6, Stough's 2nd Addition to Hinsdale.



Hinsdale Historical Society

has Registered the Residence at
108 South Adams Street
as being built in the year
1876
Based on research submitted to the
Historic Sites Committee
and a review thereof, by vote of
the Board of Directors on
April 7, 2003

Ken W. Bender
CHAIRMAN, HISTORIC SITES COMMITTEE

Sandy Walton
PRESIDENT



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Charming Historical 1876 Hinsdale Home Built by an Early Village President

Property: 108 South Adams Street (123" wide x 105" deep).

Lot Parcel Numbers: 091121107 (Lot1), 0911211008 (Lot2), 0911211009 (Lots 3,4). The house sits on Lots 3 and 4; Lots 1 and 2 are used as a side yard.

Location: The house is ~ 10 min walk to the center of town, library, post office, the main Burlington train station; ~ 5 min walk to the municipal pool and West Hinsdale train station; ~5 min drive to Hinsdale Hospital.

Background: The home is one of the oldest in Hinsdale. It was researched by George Bader and registered by the Hinsdale Historical Society in 2003.

Land development: In 1868 an early developer of Hinsdale, Oliver Stough, laid out a subdivision called Stough's 2nd addition to Hinsdale, in which Block 6 went N to S from Chestnut to the Burlington tracks, and E to W from Adams to Quincy. The lots were originally 200' wide and 288' deep. In 1874, he re-subdivided blocks 2 to 6 into smaller lots around 30' wide and 120' deep. In 1875 he was assessed ~ \$600 for Lots 1-12 on block 6 (avg \$50 per lot).

Home built in 1876: Stough sold Lots 3 and 4 to John C and Elizabeth Hess, who moved to Hinsdale in 1875. In 1877 the Hess family was assessed \$350 for Lots 3 and 4, while Stough was assessed \$20 for lots 1 and 2. The sharp increase in assessment of Lots 3 and 4 is evidence that a home was built there in 1876. The Hess family subsequently acquired Lots 1 and 2 in 1891, after which time they owned 8 lots on the block. Various members Hess's family bought and sold lots in this block until 1944.

Original Owners: John C Hess was an immigrant born in Holland, and his wife Elizabeth Bell, an Irish immigrant. John C. Hess served on the Village Board as Trustee for 12 years and was Village President for 4 years from 1905 to 1908. He was a publisher and printer under the publishing house Hess and Wright in Chicago, and also held a responsible position with Rand McNally Publishing Company. On Nov 15, 1911, he was struck by the Eastbound train and died of injuries the next day at age 65. Elizabeth Hess owned the house until 1917.

Other Owners: Other members of the Hess family retained ownership of the house until 1944. Subsequently 8 other owners lived in the house for various periods of time ranging from 2-13 years until it was bought by Professor Rochelle Easton in 1986. She is a molecular geneticist and Professor Emeritus at The University of Chicago, former President of the Genetics Society of America and member of the American Academy of Arts and Sciences. She has lived in the home for 37 years.

Home Features: The original house was a 2-story wood frame Federalist style house, with a basement, 2 floors (with ceilings 8-10 feet depending on the location), and an attic. A rendering on a map of 1880 showed it with a wrap-around porch. In the early 1900's the porch was removed, and the wood frame was covered with stucco. The attic contains vents, central air conditioning equipment and insulation. The 2nd floor has a large foyer, 3 bedrooms (each with a closet), another small room, a hall closet, and full bathroom. The 1st floor has a kitchen, dining room, front parlor, family room, powder room, office and screened-in porch. The basement has stone walls, tiled floors, a storage room, and 3 utility closets (containing the boiler and water heater; washer, dryer and utility sink; and electrical panel and sump pumps). The house is heated by radiant heat.

Renovations by R. Easton:

~ 1999: Landscaping of property was initiated.

1. **New shrubs, trees** etc., were installed each fall and spring over a period of ~12 years by Kellie O'Brien from English Gardens, with lawn and bed maintenance for ~ 15v years by Hinsdale Nurseries and more recently by Mariani Landscaping. Over \$50,000 was spent on landscaping. Trees were trimmed and maintained by Winkler Tree Service, SavATree (provided a map of most property trees), and more recently by Davey Tree Service.

2006: **Exterior crown molding and gutter repair.**

2. All inlaid gutters were replaced with hanging gutters.

2009-2010: **A major renovation of the home was done** (with Bradford & Kent as primary contractor).

3. **Electrical work:** rewiring of the entire house, installation of a 200 amp electrical box, whole house surge protector, can lighting in the kitchen, and smoke and carbon dioxide detectors throughout the house (Conforti Electric).
4. **Central Air-Conditioning, Whole House Humidifier, and an energy-efficient Burnham Boiler:** Radiators were flushed, scrapped, repainted, and new turn valves installed. AC vents and other equipment were installed and continuously serviced biannually (by Climate Solutions).
5. **Plumbing, Bathroom and Powder Room remodeling:** new copper plumbing was installed throughout most of the house. The 2nd floor bathroom, 1st floor powder room and kitchen were remodeled with new sinks, toilets, high-end nickel-plated faucets, porcelain tile, and a Panasonic vent fan in the upstairs bathroom (Jays Plumbing via Bradford and Kent).
6. **Flooring:** New subfloors were installed in the kitchen and office area. All carpeting was removed revealing original maple floors. They were sanded, refinished, and stained. New maple hardwood floors to match were installed on the 1st floor in the dining room, kitchen, office, powder room, and on the 2nd floor in the hallway and guest bedroom.

7. **Wall Resurfacing:** Wallpaper was removed from all walls, walls were patched with plaster to match original plaster walls and sanded and resurfaced (No Name Painters).
8. **Ceiling Repairs:** Two ceilings were repaired with drywall (dining room and guest bedroom).
9. **New Crown Molding** was installed throughout the house on ceilings and around windows to match existing crown molding in the limited places where it already existed.
10. **Main Staircase:** The staircase was rebuilt with new maple treads and risers, and re-stained (Herpolsheimer Restoration).
11. **Kitchen and Adjoining Office Remodel:** All maple cabinets were removed from the kitchen, stripped, re-stained and reinstalled with all new doors and pull-out drawers. Two large upper cabinets were made with see-through leaded glass doors (one for the kitchen and one for the office). Quartzite countertops were installed in the kitchen and a matching desk with a quartzite top and a pull-out drawer for a computer keyboard was made for the office. A printer cabinet was made for the office from one of the old kitchen cabinets that was replaced by a narrow vertical pull-out pantry cabinet and a narrow vertical tray holder cabinet. Finally wood framed metal and mesh doors were made to cover the kitchen radiator (all by Herpolsheimer Restoration).
12. **Appliances:** All new appliances were installed including a Jenn-Air gas burners/electric oven combo, Jenn-Air over the range Microwave, GE profile dishwasher, GE Profile Refrigerator and GE Washer and Dryer.
13. **Back Porch:** The back porch was rebuilt with new crisscross braces below the floor to stabilize it, and installation of a new floor, new outdoor carpeting, new screening, new screen door and a new oak back door.
14. **Garage:** A new, small entrance door and new front and side windows frames and windows were installed (BK and Herpolsheimer Restoration)
15. **Refinishing Hinges and Doorknobs:** All existing hinges and doorknobs were repaired and refinished.
16. **Sound System:** In-wall wiring, and Bose speakers were installed in the family room.
17. **Master Bedroom Closet:** Organized and installed by California Closets.
18. **ADT Security System:** Included basement and main staircase motions detectors, window glass break detectors, door detectors.
19. **Antique Front Door Lanterns** were bought from Salvage One, refinished and installed.
20. **Roofing:** New roof with Landmark shingles installed over main house, porch, and garage.
21. **Painting:** Entire outside and inside of the house was painted and most windows unstuck so they could open.

In 2015 additional major renovations were made.

22. **Water Irrigation System:** installed over most of property including all beds; did not irrigate shaded side lawn as did not need it (by Muellermist Irrigation).
23. **Basement Renovated:** This included the following (Romexterra Remodeling).
 - Refinished all stone walls with new cement and leveled floor with new 1.5" layer of cement.
 - Installed drain from outside bottom level of basement stairs to inside main drain to sump pumps to prevent water seepage.
 - Installing second sump pump.
 - Replacing remaining plumbing with copper pipes in basement.
 - Removed existing toilet and closed opening (reversible if additional toilet is desired).
 - Vinyl tiling installed over entire basement floor.
 - Rebuilt new staircase to basement.
 - Main utilities enclosed in closets with louvre doors.
 - New Water Heater installed.
 - Entire basement repainted.

2017:

24. **New Garage door** and opener installed.
25. **Front Porch and Walkway:** Authentic Old Chicago Bricks installed; porch & steps resurfaced with stone (Nesci Landscaping).

2020:

26. **Main Sewer Line:** Repaired and an outdoor easy access line installed (Trusty Plumbing).
27. **Washer and Dryer:** Replaced old ones with a new LG Washer and Dryer.

2021:

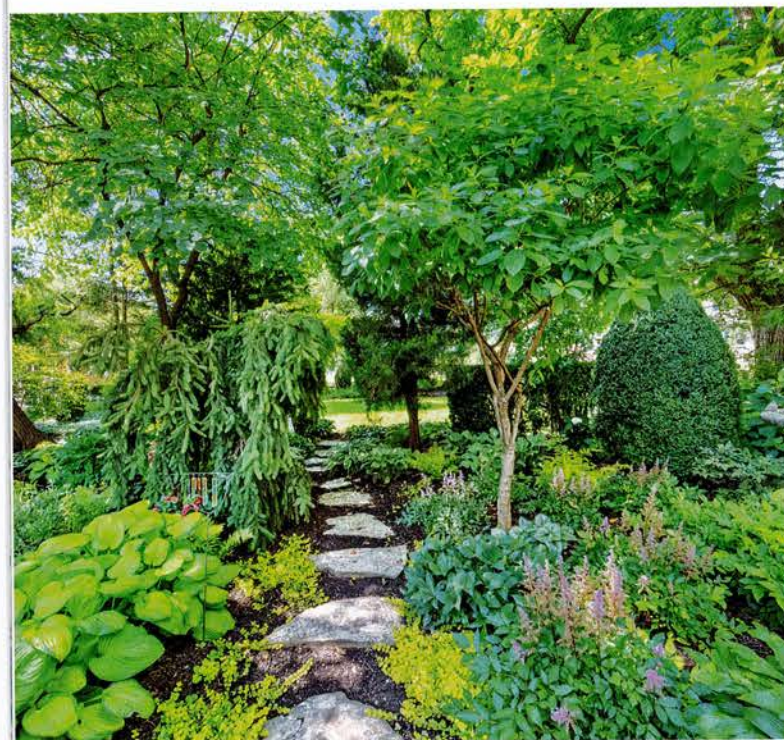
28. **A 22K Whole House Generac Generator** was installed (Oakwood Electric).
29. **Appliances:** Installed new Over Range Jenn-Air Microwave with Convection Oven, and new GE Refrigerator (ABT).

In 2022:

30. **New Roof w Corning Shingles, Smart Vent, New Fascia and Oversize Gutters (replacing all hanging gutters)** installed over main house (Grand Exteriors).

2023:

31. **Back Porch:** New outdoor carpeting installed. Front Façade and Door repainted.
32. **Bathroom tub:** Resurfaced (V. Sleiny's).
33. **Front Porch and Walkway:** Repainted front façade, main & screen door; porch and walkway bricks power-washed, new filler added.
34. **Outside Basement Stairs:** Repainted.



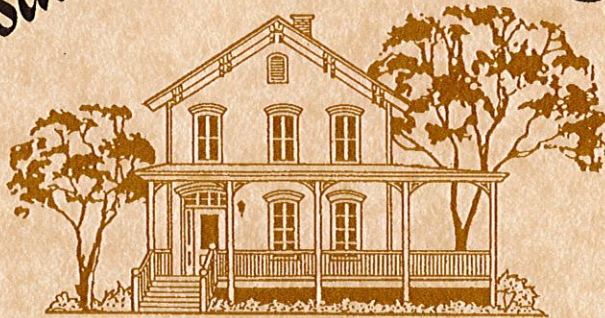
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Hinsdale Historical Society



has Registered the Residence at

108 South Adams Street
as being built in the year

1876

*Based on research submitted to the
Historic Sites Committee
and a review thereof, by vote of
the Board of Directors on*

April 7, 2003

Reese W. Bender
CHAIRMAN, HISTORIC SITES COMMITTEE

Sandy Walton
PRESIDENT

HINSDALE HISTORICAL SOCIETY
HISTORIC SITES RESEARCH REPORT
2003

Current Owner: Rochele Easton

Street Address: 108 South Adams Street

Legal Description of Property: Lots 1,2,3 and 4 in Block 6 in the resubdivision of blocks 2,3,4,5 and 6 in Stough's Second Addition to Hinsdale, being a subdivision in the east half of Section 11, Township 38 North, Range 11 East of the third principal meridian, according to the plat of said resubdivision recorded August 8, 1874 as Document 18565 in DuPage County, Illinois.

Permanent Parcel Numbers: 09-11-211-007 (affects Lot 1)
 09-11-211-008 (affects Lot 2)
 09-11-211-009 (affects Lots 3 & 4)

Year in which home is believed to have been built: 1876.

Property researched by George Bauder for the Historic Sites Committee.

In 1868 Oliver Stough, one of the early developers of Hinsdale, laid out a subdivision called "Stough's 2nd Addition to Hinsdale. This subdivision extended from Chicago Avenue on the north to 10th Street (Now 55th Street) on the South and from Madison Street on the east to Jackson Street on the west. Block 6 in the original subdivision extended from Chestnut Street on the north to the Burlington tracks on the south and from Adams Street on the east to Quincy Street on the west. The typical lot in Block 6 was 200 feet wide and 288 feet deep. Evidently the large lots did not sell, and Stough resubdivided blocks 2 through 6 into smaller lots. The resubdivision of Block 6, which occurred in 1874, contained 68 lots around 30 feet in width and 120 feet deep.

This home sits on lots 3 & 4 and lots 1 & 2 are used as a side yard. Tax assessments are based on the condition of a parcel in the previous year. A sharp increase in the assessed value of a parcel usually indicates the construction of a building on that parcel during the previous year. In 1875 Oliver Stough was assessed \$600 for lots 1 through 12 in Block 6, an average of \$50 per lot. In 1876 Stough sold lots 3 & 4 to John C. and Elizabeth Hess, who had moved to Hinsdale in 1875. In 1877 the Hess family was assessed \$350 for lots 3 & 4 and Oliver Stough was assessed \$20 for lots 1 & 2. This was evidence that a building was built on lots 3 & 4 in 1876 and lots 1 & 2 were vacant. The Hess family acquired lots 1 & 2 in 1891 after which time they owned

the first eight lots in the block. Various members of the Hess family bought and sold lots in this block to and from other members of the family until 1944.

The worksheets which follow list all the owners of the four lots on which this home and its surrounding yards stand from the time of the original subdivision to the purchase of the current owner in 1986 as well as the tax assessments for the years immediately prior and immediately after the building of the home on lots 3 and 4. Also appended are biographical information on some of the early owners of this property and plat maps of Stough's Second Addition to Hinsdale and the Resubdivision of Blocks 2 through 6.

HINSDALE DOINGS.

An Up-to-date News Journal.

VOL. I.

HINSDALE, ILL., SATURDAY, OCTOBER 5, 1895.

NO. 1

HIS PASTORATE ENDED.

Rev. Geo. H. Wilson closed his pastorate of the Congregational Church last Sunday. He has served the church for eight years. Mr. Wilson came here from Owosso, Mich. after a five year pastorate there. During his stay in Hinsdale, he has been called to render many services to his former charge. The three men who have succeeded him there were recommended by him at the request of the people. His greatest work among them while here was the raising of money for the building of a thirty thousand dollar church, one of the finest in all Central Michigan. In Hinsdale, he has identified himself with several interests of vital importance. He gathered together for religious purposes and kept under charge the work among the Swedes which resulted in their present church edifice. He was one of the earliest and most earnest advocates of a system of water in the village as a sanitary necessity.

For several years, he served as chairman of the Board of Health, for which he was peculiarly fitted by four years membership in the Association of Physicians known as the Owosso Medical Academy, from whom he received his honorary doctorate. In his church work he raised the benevolences year by year until the church stands at the very front, leading many metropolitan churches in the state. In the large enterprises of Dr. Pearsons for the Christian education of the nation, Mr. Wilson took especial interest and could present them with a clear vision of their meaning and outlook.

Of an intellectual cast of mind his preaching was of marked strength rather than of the popular cast. His attitude on civic matters made him some enemies, a matter which never seemed to concern him, while his intense interest for the lowly and needy revealed to those who knew him a large benevolence of spirit.

He has entered his new work at Paxton in this state, where is situated the Rice Collegiate Institute; a small but very high grade Academy, where his two sons, Wendell and Robert, have entered in the preparatory department, and into whose whole work, no doubt Mr. Wilson will enter.

He leaves a great host of affectionate friends in Hinsdale who will be interested in him in his future work.

BIRTHDAY CELEBRATED.

On Friday evening of last week, the home of John C. Hess, at West Hinsdale was the scene of one of the most delightful parties of the season. The occasion was the twenty-third birthday of Mr. Hess's son, William. About thirty-five guests were present, including a number from out-of-town. Among the latter were Mr. Geo. Downer of Downers Grove, Mr. and Mrs. Kedie and Miss Neighbor of Chicago.

Miss Neighbor entertained the company by several beautiful selections upon the piano, which were greatly appreciated.

A more pleasant evening has not been enjoyed by the people of West Hinsdale, for some time previous. Everywhere, the true American hospitality which is a marked characteristic of the good people of West Hinsdale, was evidenced.

As the evening drew to a close, the physical needs of the guests were effectually administered to, by the serving of light refreshments.

CONVENE AT LA GRANGE.

The annual meeting of the Q Division of the Y. P. S. C. E. occurred on Friday of last week. An entertaining program was rendered. Over two hundred Endeavorers were present, among whom was a liberal sprinkling of Hinsdale representatives. Election of officers for the ensuing term was held, resulting as follows:

I. C. Dorr, of La Grange, President.

Mrs. A. R. Watts, of La Grange, first Vice President.

E. J. Moyer of Naperville, second Vice President.

Miss Graham of Downers Grove, Sec.

C. E. Chambers of Riverside, Treas.

JURORS ARE SUMMONED.

The petit jurors summoned from this township for the regular term of the Circuit Court which convenes at Wheaton, Monday, October 7th, are as follows:

Geo. E. Bowles,	Frank M. Merrill,
Carl H. Thayer,	A. Thompson,
C. H. Russell,	Frank Gregory,
H. P. Baldwin,	W. H. Mertz,
Myron K. Bronson,	Geo. M. Lee,
	Frank Ferris.

The funeral of Eddie Graue, aged 25, whose death occurred Monday at nine o'clock, took place Wednesday.

A PLEASANT SURPRISE.

About thirty friends of James N. Petrie honored him, last Saturday evening, with a quiet and well planned surprise in the way of a party. The gathering was in celebration of Mr. Petrie's birthday and in the course of the evening, he was greeted with another surprise. This latter event was a gift of an elegant piano.

The self-invited guests proceeded to make themselves thoroughly at home, and the hours sped by unnoticed, amid the merry peals of laughter and sweet strains of music which pervaded the pleasant rooms of Mr. Petrie's home.

As the evening drew to a close, refreshments were served. The "wee sma' hours" had not come, or the "the first red streaks of dawn" appeared in the eastern skies, when the convivial guests took their departure; but they were just as fully satisfied with their evening's entertainment.

DR. JOHNSON HERE.

The new pastor of the Presbyterian Church, Rev. D. S. Johnson, D. D., has taken up his residence in Hinsdale and will reside in the Meams house on First St.

Dr. Johnson will preach morning and evening to-morrow, and regularly thereafter in the Presbyterian Church.

The Church to which he comes, as well as our whole community, is to be congratulated on securing the services and citizenship of such a man as Dr. Johnson.

With large experience, ripe scholarship, rare ability and aggressive piety, his influence for positive good will be felt throughout the community.

All will be cordially welcome at the Church services.

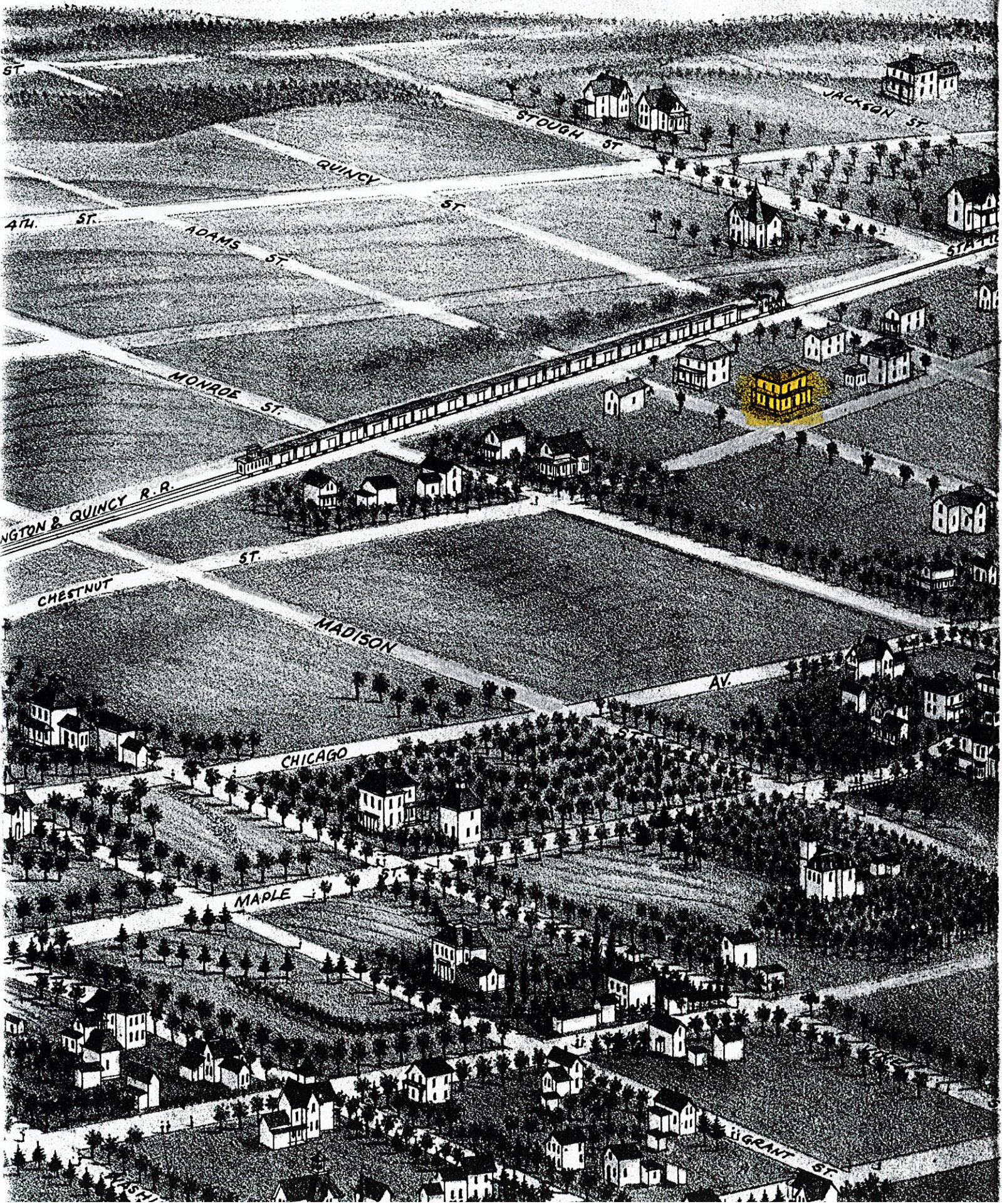
UNITY FRATERNITY.

The Social Fraternity of Unity Church met at the Church Parlors on Wednesday evening and elected officers: Pres., B. B. Carter, Vice Pres., Seymour Gardner, Sec., Gertrude Van Liew, Treas., Helen Gordon. The various committees on Sociability, Drama, Music, and Dancing were appointed, and a prosperous year is prophesied for the social branch of the church.

The Hinsdale eleven will play the Auroras, at Aurora, to-day.



1882 Map of Hinsdale



County De Page

SCHEDULE NO. 1. POPULATION.

Enumeration District No. 30 22

Township or other division of county Douneis Grove Township

Name of Institution.

A

Name of incorporated city, town, or village, within the above-named division. Hensdale

Ward of city.

Enumerated by me on the 13 day of June, 1900.

W J Tolson

Enumerator.

3439

1900 Census

LOCATION.		NAME	RELATION.	PERSONAL DESCRIPTION.						NATIVITY			CITIZENSHIP.	OCCUPATION, TRADE, OR PROFESSION		EDUCATION				SPECIALTY OF SKILL.	
IN CITY.	IN RURAL DISTRICT.			DATE OF BIRTH.	Color of hair.	Color of eyes.	Age and sex.	Whether married.	Number of years married.	Number of children.	Place of birth of this person.	Place of birth of Father of this person.		Place of birth of Mother of this person.	of each person TEN YEARS OF AGE and over.	Read and write.	Can read.	Can write.	Can speak English.	Other special.	Specialty of skill.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	391 431	Mitchell J H	Head	7	7	Aug	1874	40	M	11	Indiana	Indiana	Indiana		Operator Telegraph	0	Yes	Yes	Yes		R H
		Ellen	Wife	7	7	Nov	1843	56	M	11	Indiana	Indiana	Indiana				Yes	Yes	Yes		
		Joseph	Son	7	7	Mar	1889	10	S		Indiana	Indiana	Indiana		at school	10	Yes	Yes	Yes		
		Sueleen	Daughter	7	7	May	1897	3	S		Illinois	Indiana	Indiana				Yes	Yes	Yes		0 7 H
2	392 432	Townsend A H	Head	7	7	Dec	1835	64	M	34	New York	New York	New York		Contractor - Building	6	Yes	Yes	Yes		0 7 H
		Elizabeth	Wife	7	7	Feb	1845	55	M	34	Illinois	Illinois	Illinois				Yes	Yes	Yes		
		Byrander	Son	7	7	Nov	1899	30	S		Illinois	New York	Illinois		Farmer House	3	Yes	Yes	Yes		
		M L	Son	7	7	Jun	1897	3	S		Illinois	New York	Illinois		Bookkeeper - Grocer	0	Yes	Yes	Yes		
3	393 433	Elsie	Daughter	7	7	Feb	1883	16	S		Illinois	New York	Illinois		at school	10	Yes	Yes	Yes		
		Kronen Mary	S-Mother	7	7	May	1845	54	M	4	Illinois	Illinois	Illinois				Yes	Yes	Yes		
		Kronen Mary	nurse	7	7	Aug	1899	30	S		Denmark	Denmark	Denmark	Illn	nurse	0	Yes	Yes	Yes		
		Elaine	Head	7	7	Mar	1882	17	M	7	Illinois	Illinois	Illinois		Mkt - Butlers	0	Yes	Yes	Yes		0 M H
4	394 434	Cara	Wife	7	7	Nov	1843	56	M	7	Illinois	Massachusetts	Vermont				Yes	Yes	Yes		
		James	Son	7	7	May	1894	6	S		Illinois	Illinois	Illinois				Yes	Yes	Yes		
		Warren	Son	7	7	Mar	1896	3	S		Illinois	Illinois	Illinois				Yes	Yes	Yes		
		Cara	Daughter	7	7	Jul	1899	1	S		Illinois	Illinois	Illinois				Yes	Yes	Yes		
5	395 435	Phyllis E C	Head	7	7	Mar	1855	45	M	30	Canada	Canada	Canada	Illn	Mkt Butlers	0	Yes	Yes	Yes		0 M H
		Frank	Wife	7	7	Jan	1852	48	M	30	Canada	Canada	Canada				Yes	Yes	Yes		
		Minnie	Daughter	7	7	Feb	1876	24	S		Illinois	Canada	Canada		Nurse - Private	0	Yes	Yes	Yes		
		Lois	Son	7	7	Mar	1897	2	S		Illinois	Canada	Canada		Bookkeeper - Butcher	0	Yes	Yes	Yes		
6	396 436	John C	Son	7	7	Mar	1883	16	S		Illinois	Canada	Canada		at school	10	Yes	Yes	Yes		
		Bullman Jos	Head	7	7	Mar	1847	52	M	38	Germany	Germany	Germany	1860 40 Al	Day Laborer	7	Yes	Yes	Yes		0 M H
		Magdalena	Wife	7	7	Jan	1866	34	M	38	Germany	Germany	Germany	Illn			Yes	Yes	Yes		
		Rebecca	Head	7	7	Feb	1858	42	M	4	Illinois	Germany	Germany		Washer woman	0	Yes	Yes	Yes		R H
7	397 437	Robert	Son	7	7	June	1890	9	S		Illinois	Illinois	Illinois								
		Mabel	Daughter	7	7	Aug	1891	8	S		Illinois	Illinois	Illinois								
		Edwina	Son	7	7	Oct	1893	7	S		Illinois	Illinois	Illinois								
		Henry	Son	7	7	Mar	1895	5	S		Illinois	Illinois	Illinois								
8	398 438	Effora Henry	Head	7	7	Jan	1858	42	M	10	Germany	Germany	Germany	1881 19 M	Day Laborer	2	Yes	Yes	Yes		0 M H
		Edwina	Wife	7	7	Jan	1865	35	M	10	Sweden	Sweden	Sweden	Illn			Yes	Yes	Yes		
		Helen	Daughter	7	7	Jan	1891	9	S		Illinois	Germany	Sweden								
		Hennetta	Daughter	7	7	Aug	1897	2	S		Illinois	Germany	Sweden								
9	399 439	Dorothy	Daughter	7	7	Feb	1896	3	S		Illinois	Germany	Sweden								
		Head J C	Head	7	7	Dec	1846	53	M	30	Germany	Germany	Germany	1850 50 M	Compositor	0	Yes	Yes	Yes		0 7 H
		Lizzie	Wife	7	7	Aug	1854	45	M	30	Ireland	Ireland	Ireland				Yes	Yes	Yes		
		John	Son	7	7	Mar	1897	2	S		Illinois	Germany	Ireland		at school	10	Yes	Yes	Yes		
10	400 440	John B	Son	7	7	Mar	1897	2	S		Illinois	Germany	Ireland		at school	10	Yes	Yes	Yes		
		Kathleen	Son	7	7	Jan	1895	5	S		Illinois	Germany	Ireland		at school	10	Yes	Yes	Yes		
		Russell O A	Head	7	7	Nov	1850	49	M	35	Illinois	New York	New York		Wash master R.R.	0	Yes	Yes	Yes		0 7 H
		Margaret	Wife	7	7	Dec	1850	49	M	35	Illinois	Illinois	Illinois				Yes	Yes	Yes		
11	401 441	Geo	Son	7	7	Jan	1878	21	S		Illinois	Illinois	Illinois		Salisbury Grace	0	Yes	Yes	Yes		
		Beverly	Daughter	7	7	May	1895	4	S		Illinois	Illinois	Illinois		at school	10	Yes	Yes	Yes		
		Sueleen	Daughter	7	7	Jul	1890	9	S		Illinois	Illinois	Illinois								
		George J N	Head	7	7	Jan	1850	50	M	30	Vermont	Vermont	Vermont		Director General	0	Yes	Yes	Yes		R H
12	402 442	Eliza	Sister	7	7	Jan	1855	45	M	30	Vermont	Vermont	Vermont				Yes	Yes	Yes		

THE HINSDALE DOINGS

An Up-to-Date Weekly Representative of the Interests of Hinsdale and DuPage County

VOL. X, No. 24

HINSDALE, ILL., SATURDAY APRIL 8, 1905

\$1.50 PER YEAR

FIGHT OVER PRESIDENT

For the first time in ten years Hinsdale will have a contest in its village election this spring. A petition was circulated last week nominating J. C. Hess for president, after unsuccessful endeavors to induce others to accept the candidacy. For trustees on this ticket appear Horace Kimball, T. W. Rustis and Lester C. Childs, and for village clerk N. W. Webster. While creating a complete ticket, the sole and only motive actuating the framers of this petition was to defeat if possible the return to office of the present village president, J. C. F. Merrill, and for reasons which it will later appear are either purely personal grievances or prejudicial criticisms of a conservative yet progressive and economical administration, which has ever held paramount the public welfare and compliance to the wishes of the majority.

Following the filing of this petition a meeting of forty representative taxpayers was held at the club house Sunday afternoon, in which an enthusiastic endorsement was given to the policy of J. C. F. Merrill as president of the village board. Although Mr. Merrill stated that as he has previously stated, that he preferred to retire from public service, and would do so if a satisfactory and efficient successor would be placed in the field, the assembled voters made earnest request that he allow his name to remain on the ticket. It was stated by many that to change executive heads at a time when large public improvements with proportionate expenditure of money were in hand was not merely unwise, but a financially unsafe policy and if Mr. Merrill declined the nomination they would personally feel his responsibility for conditions that might arise. This white little welcoming the probable bitterness and unfair, unjust criticisms attending a campaign where issues are not the sinews of the fight, but a personal antagonism of one man—Mr. Merrill was finally induced to accept from a sense of public duty and a desire to effect the successful culmination of several projects for Hinsdale's advancement.

No tax payer familiar with village affairs can, in reviewing the dozen years Mr. Merrill has devoted to Hinsdale's government, water and electric light plant, its street improvements—years which practically every improvement of note has been installed—and either injudicious acts or extravagant expenditure of public funds. In these improvements the people of Hinsdale have derived greater value than other towns have for like amounts. His personal attention to the water and light plant has made it a model, both in equipment and service. It has passed through the stage of a heavy indebtedness to that of a self-sustaining institution, while in neighboring towns, as Wheaton and La Grange, the municipal plants resulted in failures.

By the devotion of incalculable efforts, correspondence and interviews with mil-

road officials and the support of some of our influential citizens, President Merrill obtained for Hinsdale a new depot, the opening and improvement of Hinsdale avenue, the depot park and finally the opening of the Vinestreet crossing, which has just been agreed to by the railroad.

Are the people of Hinsdale to ignore these services and the substantial results

In 1905 there was a hotly contested election for the presidency of the village, the candidates being John Hess and J. C. F. Merrill. Political campaigns, of the usual sort, had accompanied the village elections ever since the 1880's and this one is said to have been especially noisy and apparently out of harmony with the governmental requirements of a small town.

china to be neutral in the present street, beginning Thursday of next week, April 13th. This is an excellent opportunity for persons desiring to secure handsome articles for their own use or as presents. The Indian rugs are of colorings rarely put upon the market and are offered far below the actual price, by the person who bought them of the Indians themselves. The drawn work was made to order, in Mexico, for the person who sends it to Mrs. Cleveland and is of the finest texture and extremely beautiful in design and finish, including pieces for shirt waist, stock, insertion, handkerchiefs, pillow covers, etc., as well as every variety of table covers, scarf, center piece or doyley. These also will be sold far below their actual cost. The hand painted china is entirely of the new school of decoration, conventional designs, and orders will be taken for other pieces desired.

The exhibition commences on Thursday April 13th at 1:30 p. m. and will continue Friday and Saturday of same week.

To Open Evangelistic Meetings.

Mr. Chas. N. Hunt and Prof. Chas. H. Coules will begin evangelistic meetings in the Congregational church next Monday evening, April 11. Recently conducted meetings in N. Y., a suburb of St. persons began the Ch. Garratt A. Forbes, of preme Court, with Canastota, will perfect next week to assist in Hunt's coming is a gratuity, not only for the entire community but will benefit all raise the moral standard. All interest work, regardless of cordially invited. It will begin at 7:45, will by Prof. Coules.

Library Report.

The report of the p the whole number of the month of March: Fiction—833, Juven Travel 19, Poetry 15, graphy 10, Religion 6, Art 5. Mrs. Miss Belle Preston library, "The Elder" of Rogers' statutory

Hinsdale 20, Naperville 1

The girl's basket ball team finished their season last Saturday with a victory, having twenty points in their favor against one point made by Naperville. The opposing team. This makes in all nine outside games which the girls have played, out of which but two were lost. These were with Oak Park and the

ENDORSES MR. MERRILL

To The Editor:

As a citizen and taxpayer of Hinsdale, I desire to give a few reasons why, in my opinion, Mr. Merrill should be elected to succeed himself as president of the village board. It is generally known that Mr. Merrill, from a personal standpoint, would prefer to retire, and it is also known that it was only after the strongest urging by many of the citizens of the village that he reluctantly agreed to accept a re-nomination. Whatever of honor there may be in the position, Mr. Merrill has certainly had already, together with a large amount of work and worry that have gone with it.

Mr. Merrill is a man of much thoroughness. He goes deeply into every subject in which he is interested and the amount of practical information that he is in possession of on every subject pertaining to the conduct and welfare of the village is remarkable. Added to this is the information which has come to him during the many years that he has been at the head of the village board—that work in which all the important improvements have been made. During that time he has become very familiar with business forms, statutes as they relate to corporations and the thousand and one little but important things which pertain to the village welfare. This information has been given freely for the benefit of the village and is at the disposal of the citizens for another term if he is elected to succeed himself, which I feel most positive he will be.

There are many other reasons why a change at present would be hazardous, if not absolutely unfortunate. Mr. Temple who for so many years was at the head of the water and light committee and gave to that work faithful and intelligent attention, insisted upon retiring a year ago. Mr. Lockwood, who has been equally efficient as chairman of the committee on streets and alleys, has just left us and he will be greatly missed, indeed it will be a difficult matter to fill his place. The clerk, who has served us for so many years and so excellently, is obliged to retire and a new clerk will take his place, and however intelligent and faithful a man may be, it will take some time to become proficient in the duties of that office. These, it seems to me, are quite important reasons in themselves why there should be no change in the presidency of the board.

Improvements amounting to many thousands of dollars are only just fairly under way. With these Mr. Merrill is perfectly familiar and his direction in seeing their completion will be of great value to the village. The time is approaching when the gas company will be expected to make good its part of the contract with the village for restoring the streets to their proper condition and in this work—work of decided importance and requiring a technical knowledge such as Mr. Merrill possesses in a high degree—the interest of the village will

Review Troubles before a Justice.

Last Saturday, as a culmination of family differences of long standing, Mrs. Dr. Weinstein swore out a peace warrant for the arrest of her husband. Upon his appearance before Justice Courter that evening and the hearing of evidence that justice placed both husband and wife under peace bonds and released them under their own recognizance.

Vine Street Crossing to be Opened.

President Merrill has had about such a tussle with the Railroad company over opening a crossing over their tracks at Vine street as he had with them over a new depot and again about the park. Last week, however, the negotiations were brought to an end, and the village holds the written agreement of Mr. D. Willard, Second Vice President of the road to open the crossing at once.

Paving to be Pushed to a Finish.

Contractor Rulledge expects to resume

continued...

certainly be safeguarded by having Mr. Merrill in charge.

These reasons appeal, it seems to me, not only to the citizens of large property interests but to small property holders. Experience is a valuable asset, especially when it is coupled with ability and industry. All these are certainly found in Mr. Merrill. There are doubtless other gentlemen who could administer the affairs of the village efficiently, I have not one word of criticism for the gentleman who has been placed at the head of the other ticket, but everything considered in view of the fact that Mr. Merrill has consented to accept the office for another term, I feel it will not only be safe and conservative to continue him in that office, but it will be only a fair recognition of the many years of hard work he has given to the municipality, much of it of an extremely thankless character.

Yours truly,

CITIZEN

Hinsdale Doings

SATURDAY APRIL 22, 1905.

HESS CARRIES THE ELECTION

WINS CONTEST FOR PRESIDENT BY 121
VOTES—562 VOTES POLLED.

But It Required Strenuous Efforts to Work the
Defeat of President Merrill—A "Quiet"
Campaign and Perfect Machine.

The largest vote in Hinsdale's history was polled at the village election Tuesday, 562 votes being cast. John C. Hess, candidate for president, was elected by a majority of 121 over J. C. F. Merrill. The vote stood: Hess, 330; Merrill, 209; mutilated and miscellaneous ballots, 23.

The voting commenced early and fast, over sixty votes being polled fifteen minutes after the opening of the polls, and the steady stream of votes brought the number of votes up to 377 by noon. Clarence Warner cast the first ballot.

The victory of the Hess faction is the result of the most perfect political organization ever effected in this village. The promoters of the ticket began their work weeks before election, and to quote one of the Hess leaders it was a "hand-to-ear" campaign. No doubtful voter was allowed peace until his vote was cast.

The defensive position was assumed throughout—no public statement of issues to which the Merrill party could reply was allowed—no public meetings, no campaign documents—everything strictly on the quiet. Doubtless the inner history of this, the most remarkable of village elections would, if ever made public, disclose some interesting and startling surprises. Against this manner of opposition the Merrill party were powerless.

Probably many votes were lost to Mr. Merrill because he had not seriously desired re-election; and because he had not elected to put a full ticket in opposition. His sole argument for re-election was his public record, and upon its endorsement or disapproval he was content to rest his case. To have made a clean, honest fight, open in publicity, aboveboard in its tactics, void of all election corruption, brings a sweet satisfaction of self respect even in defeat, and in retiring from public service Mr. Merrill closes a career of which he may candidly be proud, and which the people of Hinsdale should at least appreciate in a measure.

The victory of Mr. Hess is the result of a perfect organization, repeated canvasses and the adoption of a strictly "quiet" campaign. Congratulations are due his party managers for their surprising victory. It is creditable that no personalities marred such a clean election, and now that the battle is over, little ill-feeling has resulted.

On Monday evening the board of trustees meets to canvas the vote, and May 1st, the new administration will commence its duties. President-elect Hess has made no public statement of his intended policy, and says he has made no election promises. It is probable that there will be few, if any changes in the appointive offices. With an excellent board of trustees, and the village finances at their best, Mr. Hess has an opportunity to do much and the voters who elected him will expect much of him; likewise the defeated minority.

The pathway of a public servant is a rough and uneven way, as the new president has experienced in his years as trustee, and knowing the difficulties of his new office, the Doings extends to Mr. Hess its congratulations and wishes for greatest presidential attainment.

The Hess Mess

Very few communities can get through a century without suffering some embarrassments in their financial accounts, and Hinsdale is no exception, though some people have mistakenly claimed so. Our case in point is the so-called "Hess mess" of sixty years ago.

John C. Hess, a gentleman of Dutch extraction, came to Chicago as a young man and became an employee of Rand, McNally & Co., rising to a high position in that firm. He moved to Hinsdale in 1875 with his bride, Elizabeth Bell. Hess was elected to the Village Board of Trustees for several terms and served as Village President from 1905 to 1908. Largely through his influence, his son, John Bell Hess, served contemporaneously as Village collector. The young man was thoroughly respected and well-liked, and his father, George Boger and William Evernden became his bondsmen for the post.

Temptations are many, especially to a newly-married husband, as John B. was. His imprudence was comforted by the belief that the money could always be replaced. Suffice it to say that in about three years he embezzled roughly \$9,200 from his accounts, by a method that was ingenious if nothing. Whenever anyone came in to pay a full special assessment, so as to avoid interest, Hess made out a receipt but on the books entered only the immediately-due payment, neglecting to do so for whatever sums and terms left remaining. This gave him a lot of

"free" money which he tried to judiciously invest in stocks and securities. But he kept losing, and kept taking more money to recover his losses. The imbalance was bound to be discovered in audit, and so it was. On January 3, 1910 he was arrested in Aurora by Chief Nicholson. Arraigned before justice of the peace Edgar F. Davis, he was bound over to the Grand Jury; his bond, set at \$8,000, was put up by John P. Mohr and his father-in-law, Curtis D. Bird. On January 17th he pleaded guilty before Judge Mazzini Slusser and was given an indeterminate sentence (1-14 years) at Joliet prison. He served exactly eleven days before a pardon was granted by Governor Charles S. Deneen. It was noted that John B. Hess had an exemplary record otherwise, and had kept minute accounts of his borrowing in hopes of making restitution at some later date. Hess came back to Hinsdale, made good, and "nor more can be said of any man."

In May 1910 Hess's bondsmen settled the shortage with the Village for the sum of \$6,000. All of his financial jugglery forced the Village to demand that, henceforth, all collector's and treasurer's bonds had to be from a surety company.

As a sort of denouement to this personal tragedy, the elder Hess died that November when struck by a freight at the West Hinsdale station, while running to catch his 6 a.m. commuter train.

THE HINSDALE DC

An Up-to-Date Weekly Representative of the Interests of Hinsdale and Du

Vol. XV. No. 14.

HINSDALE, ILL., SATURDAY, JANUARY 8, 1910.

FORMER VILLAGE COLLECTOR ARRESTED.

John B. Hess, former collector and superintendent of water and light, was arrested Monday evening in Aurora by Officer Nicholson on a state warrant charging him with misappropriating village funds. It is generally understood the alleged shortage exceeds \$9000.00. He was arraigned before Justice Edgar F. Davis Wednesday morning and waived examination. Hess was bound over to the grand jury, which convenes Monday under \$8,000 bonds, J. P. Mohr and C. D. Bird going his surety.

The arrest created general surprise throughout the village, as few outside of village officers and the ex-treasurer's bondsmen were aware of any irregularity during the former collector's term of office. It is reported that Hess confessed to his bondsmen, William Evernden, Gen. Bogo and J. C. Hess, of a shortage of \$9,200. It is generally believed that John B. Hess profited but little from his alleged misappropriations, and rumor connects another Hinsdalean with the affair.

His friends are strong in their belief that the young man did not originally become so involved in his dishonesty through a deliberate plan to steal funds from the office, and that he became interested in investments that he thought would enable him to replace the money when it was called for. The claimed shortage is entirely in the assessment funds, and when a taxpayer would pay advance installments to save interest, Hess would enter only the installment on the books that was then due. It is stated that he kept a record of all these pilfered installments, evidently expecting his continued tenure of office would enable him to make them good as they fell due.

Carbon copies of many receipts were found by the auditors to be missing from the books, and when they questioned Hess, he claimed he had destroyed the copies because of error in filling out the receipts or that the party had changed his mind about paying it.

NEW ELECTRIC LINE.

Road Will Help to Boom Real Estate in all the Western Suburbs.

The talk of a new electric line to connect Bloomington with Chicago has caused considerable interest in a new section where already options have been secured on acre tracts which may be opened as subdivisions for homes. This road will run from Chicago Heights to Joliet, from Joliet to Aurora and from Joliet to Chicago between the drainage canal and the Chicago, Burlington & Quincy railroad, crossing the Burlington tracks somewhere near Riverside and entering the city over the tracks of the Metropolitan Elevated by way of Forest Park.

It is also planned, it is said by those who should be in a position to know, to build a line from Chicago through the town of Lyons to La Grange, Western Springs and Hinsdale, striking Downers Grove and other villages on the line between Aurora and Chicago. It will open up much new territory for suburban homes that has not been reached before by rapid transit.

The main line is already built to Joliet, but the portion nearest Chicago has not yet been surveyed. It is now purely a question of financing the new railroad, which would practically give a through electric line to Springfield and whose trains would all come in over the Metropolitan "L".

Preparations are under way to lay out new subdivisions in Berwyn, Lyons, Oak Park, West Ravenswood, West Irving Park, Englewood, Blue Island and in the territory west of Halsted south of Seventy-ninth street, where already there is quite a colony of settlers.

To Speak on Transportation Problem.

The Brotherhood of the Congregational church will enjoy a profitable treat Tuesday evening, January 11th, when Charles V. Weston, president of the South Side Elevated, and one of Chicago's ablest masters of modern transportation, will address the Brother-

JOHN E. W. WAYMAN IN HINSDALE.

Next Sunday evening, January 9th, at 7:45 o'clock, in the Presbyterian church, the Hon. John E. W. Wayman will speak on the subject "The State and the Criminal." Mr. Wayman as state's attorney of Cook county, has been conducting a most aggressive campaign against crime in Chicago the past year. Politicians and henchmen, high and low, have been hit hard, and his axe is still swinging against grafters and criminals in his district. Much good has been accomplished by his efforts, and much yet remains to be done. The state's attorney is as forceful a speaker as he is a fearless prosecutor. Everyone is invited to attend this meeting, which is held under the auspices of the Men's Bible Class of the church.

"Rudders and Rocks."

This is the title of a lecture to be given by Dr. Brown at the Congregational church Sunday afternoon at 4:30 o'clock.

Educational Class Discusses Safeguards.

When Dr. Metcalf had concluded his splendid discourse Monday the ladies talked of conditions for safety in Hinsdale and agreed that one necessary appliance was a vacuum cleaner in the schools. For safeguarding health a covered shelter on the north side of the tracks is imperative, and this shelter could be heated by conducting steam from the main depot through underground pipes.

Another safeguard is diminished speed on the part of certain automobilists, not all of them strangers in our town. The covering of Flag Creek on Chicago avenue was commended and an extension of this protection desired for the adjacent block west. This open ditch or stream has long been a dangerous menace.

Facilities for escape from churches and buildings was questioned with the fact deduced that the Congregational

Hinsdale Doings

HINSDALE, ILL., SATURDAY, NOVEMBER 18, 1911.

SUDDEN DEATH OF JOHN C. HESS.

On Wednesday morning, while hurrying to take the six o'clock train at West Hinsdale station, Mr. John C. Hess was struck by the eastbound cattle train, and received injuries which caused his death on the afternoon of the day following. Two ribs and his right arm were broken, besides many cuts and bruises. Mr. Hess was taken to the station and an ambulance summoned to convey him to his home, where he was given every care and attention that medical skill could afford.

Mr. Hess was in his 65th year, having been born at Wasup, Holland, Dec. 21, 1846. He came to this country when a boy, and on July 26, 1870, he was united in marriage to Miss Elizabeth Bell of Chicago. Mr. Hess had been a resident of Hinsdale for thirty-six years and during that time had won many friends who sympathize with the family in their bereavement.

Mr. Hess served on the village board of Hinsdale for twelve years as trustee and four years as president. He held a responsible position for a number of years with the Rand McNally Publishing Co. and enjoyed the highest esteem of his associates.

Besides the widow, four sons—William, of Chicago; Charles, of Sioux City, Ia.; John B., of Chicago, and Wilfred of Hinsdale, survive him.

The funeral, which will be private, takes place this afternoon at the family residence. Interment will be at the Fullersburg cemetery.

Wilfred Hess Drops Dead on Golf Course Saturday

News which will sorrow many Hinsdaleans was received here this week from Sioux City, Iowa, telling of the sudden death of Wilfred Hess, a former Hinsdale resident, while playing golf at a club in Sioux City on Saturday, May 13th. 5-18-33

Mr. Hess was 47 years of age and was born in Hinsdale. He received his education and lived in Hinsdale until twenty years ago.

He is survived by two brothers, Charles H. Hess of Sioux City, and John B. Hess of Hinsdale. Funeral services were held on Monday, May 15th, at Sioux City.

Obituaries

JOHN B. HESS

4-19-56
Funeral services for John B. Hess, 73, of 118 S. Adams st., Hinsdale, were conducted last Friday at the Ruchty and Mann funeral chapel. Rev. Stanley An-

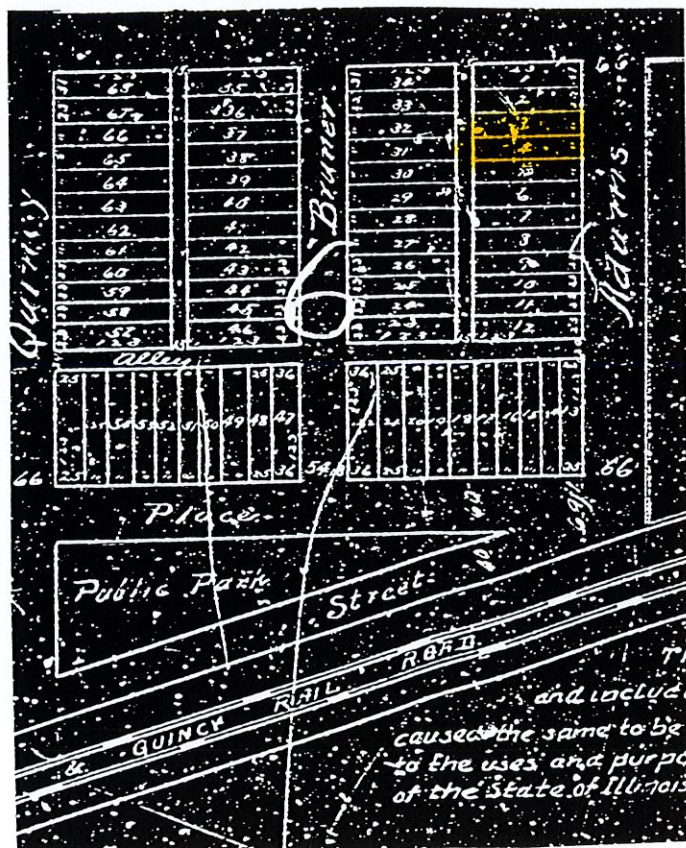
derson of the Union Church of Hinsdale officiated and burial was in Clarendon Hills cemetery.

Mr. Hess died suddenly Wednesday, April 11, at his home. Hinsdale police were summoned with a pulmotor, but stopped their attempts to revive him when he was pronounced dead by Dr. Charles Left.

Mr. Hess is survived by his wife, Valeria.

Hess family obituaries, *Hinsdale Doings*

YEAR	NAME OF PERSON ASSESSED	PROPERTY DESCRIPTION	VALUATION
=====	=====	=====	=====
1896	J.C. Hess	Lots 1-8 in Sub- division of Block Six in Stough's Second Addition to Hinsdale	\$400
1896	Henry Giffert	Lots 9-12 in Sub- division of Block Six in Stough's Second Addition to Hinsdale	\$250



Resubdivision of Block Six, Stough's Second Addition to Hinsdale, 1874

**HINSDALE HISTORICAL SOCIETY
PROPERTY TRANSACTION WORKSHEET
108 S. Adams Street**

DOCUMENT NUMBER	GRANTEE (BUYER)	GRANTOR (SELLER)	DATE INST. DATE FILE	INST*	PROPERTY DESCRIPTION
=====	=====	=====	=====	=====	=====
22186	Elizabeth Hess	O.J. Stough	8/30/1876 9/01/1876	WD	Lots 3 & 4, resub. of Block 6, Stough's 2nd Addition to Hinsdale.
45333	John C. Hess	O.J. Stough	4/20/1891 5/01/1891	WD	Lots 1,2,5,6,7 & 8, Block 6, Stough's 2nd Add. to Hinsdale
106680	Elizabeth Hess	Charles H. Hess	11/23/1911 1/04/1912	QCD	Lots 1 & 2 + 5 to 8, Block 6, Stough's 2nd Add. to Hinsdale
106681	Elizabeth Hess	William T. Hess	11/??/1911 1/04/1912	QCD	Lots 1 & 2 + 5 to 8, Block 6, Stough's 2nd Add. to Hinsdale
106682	Elizabeth Hess	Wilford J. Hess	11/21/1911 1/04/1912	QCD	Lots 1 & 2 + 5 to 8, Block 6, Stough's 2nd Add. to Hinsdale
106683	Elizabeth Hess	John B. Hess	11/21/1911 1/04/1912	QCD	Lots 1 & 2 + 5 to 8, Block 6, Stough's 2nd Add. to Hinsdale
317846	John B. Hess	Wilford Hess	9/18/1931 9/30/1931	WD	Lots 3, 4, 5 & 6, Block 6 Resub Blocks 2 to 6 Stoughs 2nd Add. to Hinsdale
317847	Wilford J. Hess	John B. Hess	9/18/1931 9/30/1931	WD	Lots 1 & 2, Block 6, Resub Blocks 2 to 6, Stough's 2nd

DOCUMENT NUMBER	GRANTEE (BUYER)	GRANTOR (SELLER)	DATE INST. DATE FILE	INST*	PROPERTY DESCRIPTION
=====	=====	=====	=====	=====	=====
391951	Ino B. Hess	Charles H. Hess	7/30/1938 8/03/1938	WD	Lots 1 to 6, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
393120	Ino B. Hess	Elsie Hess	9/06/1938 9/15/1938	WD	Lots 1 & 2, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
393858	Valerie Hess	John B. Hess	10/03/1938 10/10/1938	QCD	Lots 1 to 6, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
462529	Rodger E. Fetzer	John B. Hess	4/19/1944 5/18/1944	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
555363	Wm. A. Kendall	Rodger E. Fetzer	8/27/1948 10/04/1948	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
R61 - 12020	J. M. Kalbfleisch	Wm. A. Kendall	6/03/1961 6/27/1961	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
R67 - 32073	Jay D. Bradley	J. M. Kalbfleisch	7/31/1967 8/21/1967	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale

DOCUMENT NUMBER	GRANTEE (BUYER)	GRANTOR (SELLER)	DATE INST. DATE FILE	INST*	PROPERTY DESCRIPTION
=====	=====	=====	=====	=====	=====
R71 - 16550	W.B. Martens, Jr.	Jay D. Bradley	4/05/1971 4/26/1971	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
R75 - 65097	Philip S. Keenan & Mary K. Keenan	W.B. Marstens, Jr.	10/30/1975 11/21/1975	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
R77 - 019400	J. M. Feinstein & Linda Feinstein	Philip S. Keenan & Mary K. Keenan	3/21/1977 2/18/1977	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
R79 - 036909	W.W. Martenson & Susan Martenson	J. M. Feinstein & Linda Feinstein	5/01/1979 5/08/1979	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale
R86 - 099632	Rochelle Easton	W.W. Martenson & Susan Martenson	7/08/1986 8/25/1986	WD	Lots 1 to 4, Block 6, Resub Blocks 2-6, Stough's 2nd Add. to Hinsdale

*QCD = Quit Claim Deed

WD = Warranty Deed

Oliver James Stough

Oliver James Stough was a man chock-full of tales, not all of them exactly truthful, but all fascinating nevertheless. He used to solemnly maintain that he was born in Ft. Dearborn in 1818, had fought Mexicans, Indians and Rebels, had casually founded "a few" towns in Illinois, and had shaken hands (if not been bosom buddies) with Lincoln, Sherman and Grant. Some of the stories had a slight foundation in fact, but it was their colorful embroidery that made him a beloved character in Hinsdale.

The true facts of Stough's life are largely contained in his Mexican War service records. Since the government pension office had no truck with tall tales, Stough told them, at least, the absolute truth. The records show that "O.J."—as everyone came to call him—was born in New Philadelphia, Ohio on April 18, 1828. At the age of eighteen he enlisted as a private in the 3rd Ohio Infantry for one year, being one of the first volunteers in the Mexican War. At the time he was described as being five feet, four and one-half inches tall, with blue eyes and auburn hair. Though short and slightly built, he was a powerhouse of energy, as everyone who knew him attested.

Years later, Stough expansively recalled how he had been wounded at Matamoras, or Buena Vista (the locale changed from time to time), and no one can blame him for not wanting to admit that his illustrious military career had actually been cut short because of "chronic

dysentery." He was discharged from the service at Matamoras on August 22, 1846, having served not quite three months. So much for the Mexican War.

Back in Ruggles, Ohio in 1853, O.J. married Miss P.J. Sutherland, and they settled that year in Geneseo, Illinois, where Stough worked as a tinsmith and opened a drugstore, which he ran until the hard times of 1857. It was during that depression that he began to invest in land, and that interest, of course, is what brought him to Hinsdale in October 1866.

His first purchase of Village land was the eighty acres of the old Jarvis Fox farm, bounded by Chicago and Garfield Avenues and Madison and Hickory Streets. This was Stough's first addition to the original town plat and was recorded on May 19, 1868. On June 2, 1868 he made his second addition, composed of the huge piece of grassland between Chicago Avenue, 55th Street, Jackson and Madison Streets. That year he also acquired most of the land between Ogden and Chicago Avenues and Jackson and Madison Streets, which had already been platted and added to the Village by Douglas Estabrook. Besides this, O.J. owned tracts in Clarendon Hills; everything from single house lots to quarter-section acreages were in his holdings.

In all, over five years, Stough bought at least 55 acres of local land, every bit of it on time, and he never defaulted on a single payment. When

he re-sold the land, Stough offered it on generous terms, offering easy payments, asking only a small profit margin, and never once foreclosing on a mortgage. He always figured he would get his money some time, some way.

O.J. advertised his land well and extensively, and made it a point to have every prospect personally escorted to his chosen homesite for an inspection. He spared no pains to project a good image of Hinsdale and himself, since he strongly believed in both. His true capital, said one observer, was "indomitable energy." So, from relatively small means Stough became a "capitalist", the nineteenth-century appellation for a rich man. All told, Stough put at least \$250,000 and possibly as much as \$500,000, into local properties, making him by far the most extensive real estate operator here.

Stough was greatly in favor of anything that would attract people to Hinsdale, and admittedly, to his property. To this end he helped establish churches, a school, a social hall, parks and a railroad depot. Trees, too, he saw as a desirable improvement, and made it his practice to have a hundred of them, mainly elms and maples, planted each spring. Most of these trees, many still standing, were put in by the jovial John D. Skeels, a former English sailor who had settled at Cass and come to Hinsdale in 1867 to work for Stough.

O.J. once, and once only, made an attempt to retire. In mid-1873 he sold all of his land and other assets to a stock company composed of C.D. Bruner, Benjamin Lombard, and others. These gentlemen laid out most of the property in West Hinsdale and named the streets for themselves (also naming one for Stough). They boldly planned to put up 50 houses in the spring of 1874, each valued at \$1,500 to \$2,000, but a financial panic in late 1873 stopped their plans.

In January 1874 Stough left his suite at the Sherman House in Chicago to re-purchase his property from the paralyzed stock company. He never again, for all of fifty-one years, ceased to deal in Hinsdale land. Though not afraid of the panic, neither was Stough foolish enough to build the fifty houses, and that part of town remained largely empty for another two or three decades. O.J. did get back in the thick of things, however, serving on the Village Board in 1874 and also building the original West Hinsdale depot that year.

Oliver James Stough was enticed away from Hinsdale eventually. In the summer of 1884 he visited Yellowstone National Park and California. Upon his return to the Village in August, he had little to say about the natural wonders, but he had only fulsome praise for the Southern Pacific Rail Road, which had provided him and his party with a free and lavishly decorated passenger car.

The west had impressed O.J., and during the late 1880's he and his wife made annual visits to California. On one trip out there, in November 1887, Mrs. Stough died at Oakland. The following year Oliver left Hinsdale for good, to settle in San Diego, buy ranch land, buy two banks and build a mansion. His investment property included much of the present city of Burbank. His Hinsdale interests were looked after by James A. Ballagh, a lawyer and life insurance agent, then by Sherman T. Kimbell and lastly by Sam Fish.

Of all Stough's legacies, one of the greatest "was his capacity for friendship." No one in Hinsdale of the past century was unfamiliar with the slight little man in his neat gray beard, hip boots and derbies; and certainly none were unfamiliar with his cherished stories. His friends in Hinsdale were legion, and as one man



O. J. Stough's first Hinsdale home, originally the residence of Jarvis Fox. It stood near the site of the Memorial Building. Stough valued this house and 12 acres at \$40,000 in 1874, though he had bought it all for \$6,000 less than a decade earlier.

said when reflecting upon his boyhood in the Village, Mr. Stough "was a dandy man to we kids." In San Diego he was held in no less respect. He became a fixture in their 4th of July and Veteran's Day parades, and was often royally banqueted, and, too, was often visited by the local elite (including Luther Burbank himself). Once an enthusiastic admirer even composed a poetic tribute to him, the closing stanzas of which went:

*And when old St. Peter
Shall open the gate,
And find you there waiting,
Not a moment too late,
He'll embrace you with rapture,
Say, "O.J., come in!
"The man who has never
Committed a sin!
"Take this chair on the right;
It's been vacant for years.
"Rise, Saints of the Kingdom!
Give O.J. three cheers!"*

Oliver James Stough never, ever forgot Hinsdale. Hardly a week passed without some old friend getting a letter penned on the handsome stationery with the impressively understated letterhead "O.J. Stough, Farmer, 2170 Fourth St., San Diego, California." He made several visits back to the Village until advancing age rendered them a burden, and he revelled in like visits to himself from old Hinsdaleans. He subscribed to *The Doings* (exciting envy in the dead of winter by announcing that the weather at his place had "been 80 in the middle of the day"); when our high school published its first annual in 1902, a check for two copies promptly arrived from him. He made donations of cash and land to the Unitarian Church and once offered the Village \$25,000 of his Hinsdale property if a like amount in cash could be raised, the whole to be used for a home for elderly women. It all exemplified the favorite maxim of this unusual man: "Do somebody a good turn each day of your life."

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 322 N. Garfield Avenue	
County DuPage	
PIN / Parcel Number 09-01-314-017	
Zoning District R-4 Single Family Zoning District	
Land Use Single-Family	
Historic Name N/A	
Architect N/A	
Date Constructed 1869	
Architectural Style L-Form	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) - Significant / Historically Significant • North Hinsdale Survey (2005) – Contributing • Additional information provided by the Hinsdale Historical Society and Homeowner • Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Vol. 2, Mary Sterling, 1997 	
Additional Photos 	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 322
DIRECTION N
STREET: GARFIELD
ABB ST
PIN
LOCAL SIGNIFICANCE RATING C
POTENTIAL IND NR? (Y or N) N
CRITERIA
Contributing to a NR DISTRICT? C
Contributing secondary structure? C
Listed on existing SURVEY? HHS/plaque



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	L-Form	PLAN	L
DETAILS		NO OF STORIES	2
DATE of construction	1869	ROOF TYPE	Multi-gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	HHS	FOUNDATION	Parged
WALL MATERIAL (current)	Stucco	PORCH	Full front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Unknown	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/fixed
		WINDOW CONFIG	1/1; 2/2; single pane

SIGNIFICANT FEATURES See continuation sheet

ALTERATIONS stucco cladding; 2 story rear addition (1995); historic full-width front porch (c. 1900s)

HISTORIC INFORMATION

HISTORIC
NAME

COMMON
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT
SOURCE

HISTORIC
INFO

The house was built for Elisha and Mary Kilpatrick, who sold the home soon after its construction to Oliver J. Stough. Stough and the subsequent owner Mary Johnson used the house as a rental property (Sterling, Vol. 2, p. 64).

LANDSCAPE

midblock on west side of residential street; front sidewalk; side driveway; similar setback; mature trees



PHOTO INFORMATION

ROLL1

11

FRAMES1

32-33

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL
PHOTO ID

e:\garfield322n.jp
g

SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER
ORGANIZATION

GRANACKI HISTORIC
CONSULTANTS

SURVEYDATE

12/1/04

SURVEYAREA

NORTH HINSDALE

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 322

STREET N. GARFIELD ST.

ADDITIONAL PHOTOS OR INFORMATION

Significant Features

L-shaped plan consisting of intersecting gable wings; scrolled brackets on gables; full width front porch with hipped roof (historic, but not original); bay window on first floor of front façade; first floor polygonal window bays with hipped roofs on north and south elevations; gable dormer on north elevation with wood shingles on dormer wall; half timbering under gables on front and side elevations; north end chimney with inset window at first floor; classical window hoods on some first floor windows;





HISTORIC SITES RESEARCH PROGRAM FINDINGS SHEET

Current Resident/Owner Mary Strong Trustee

Street Address 322 North Garfield Date Submitted 30 11

Legal Description of Property N 1/2 of Lot 2 and E 1/2 of Vacated alley in

Year in which home believed built about 1870 Year enclosed picture was taken

First Owner Elisha & Mary Kirkpatrick

Subsequent Owners and Dates of Ownership

O. J. Stought

1870 - 1874

Mary Johnston

1874 - 1915

Wm Stewart Johnston

1915 - 1947

with life estate in Mary Johnston

Mr & Mrs Morris

1947 - 1948

Mr & Mrs Carleton

1948 - 1977

Mrs & Mrs Evans

1977 - 1990

Mr & Mrs Strong

1990 - 1992

Mary Strong Trustee

1992 - Present

Real Estate Taxes

314 and 322 Garfield

1869	Anson Ayers	S 1/2 of N 1/2 of SW 1/4 section 1	133
1870	Wm Johnston	E 1/2 of Block 11 (lots 1, 2 & 3) and 2/3 of W 1/2 of Block 11 (Lots 5 & 6)	580 -
	Derrickson	S 1/3 of W 1/2 of Block 11 (Lot 4)	280
1871	Wm Johnston	E 1/2 of Block 11 (Lots 1, 2 & 3) 2/3 of W 1/2 of Block 11 (Lots 5 & 6)	450 100 } 550
	Derrickson	S 1/3 of W 1/2 of Block 11 (Lot 4)	180
1872	Wm Johnston	E 1/2 of Block 11 (Lots 1, 2 & 3) 2/3 of W 1/2 of Block 11 (Lots 5 & 6)	400 160 } 560
	Derrickson	S 1/3 of W 1/2 of Block 11 (Lot 4)	120
1873	Wm Johnston	Lots 1, 2, 5, 6 Bk 11	1400
	Derrickson	Lot 4	1200
	S.M. Hunt	Lot 3	1000
1874	Wm Johnston	Lots 1, 2, 5, 6 Bk 11	730
	Derrickson	Lot 4	500
	S.M. Hunt	Lot 3	750
1875	Wm Johsonton	Lots 1, 2, 5, 6 Bk 11	750
	Derrickson	Lot 4	500
	S.M. Hunt	Lot 3	500

The assessments for Johnston and Derrickson remained the same through 1890. Hunt's assessment was raised to 600 for the years 1876, 1887, 1888 and was reduced to 550 in 1889 and to 500 in 1890.

HISTORIC SITES RESEARCH REPORT
322 North Garfield, Hinsdale
January 14, 1994

Current Owners:

Mary Strong

Legal Description of Property:

North 1/2 of Lot 2 and the East 1/2 of the vacated alley West of and adjoining the same, in Johnston's Subdivision of Block. 11 of Ayers Addition to Hinsdale a Subdivision of the South 10 chains of the North 1/2 of the Southwest 1/4 of Section 1, Township 38 North, Range 11, East of the 3rd P. M., according to the plat of said Johnston's Subdivision of Block 11 recorded December 22, 1870 as Document 13431 in Du Page County Illinois.

Year in Which House Was Built:

1869-1870 period:

Original Owners

Elisha & Mary Kirkpatrick

History:

In September of 1869 Anson Ayers sold the East 1/2 of Block 11 of Ayers Sub. to the Kirkpatricks for \$790. In February of 1870 the Kirkpatricks sold the East 1/2 of Block 11 to O.J. Stough for \$2,500. This sharp increase in the sale price in such a short time indicates improvements had been made to the Land.

In 1870 Block 11 of Ayers Subdivision was subdivided and became Johnston Subdivision of Block. 11. The East 1/2 of Block 11 consisted of Lots 1, 2 & 3 and the West 1/2 of Block 11 contained lots 4, 5 & 6. Lots for Block 11 first appeared in the tax records for the year 1873.

In April of 1874 Stough sold the North 1/2 of Lot 2 to Mary Johnston for \$1,000. On the same day he also sold the South 1/2 of lot 2 to Mary Johnston for \$1,000. The division of lot 2 and the price paid for these parcels in 1874 indicates a house existed on each parcel at that time.

A drawing of Hinsdale in 1882 made for O.J. Stough, which hangs on the basement wall of the Hinsdale Historical Society, shows a house existed on both the North 1/2 and the South 1/2 of on Lot 2 as well as a house on Lot 3.

On March 15 1973 Ray W. Mac Donald Du Page County Clerk made an affidavit concerning the S. 1/2 of Lot 2 stating:

"A house was Assessed for the first time in 1870. W.A. Johnston was the Assessee, and it was Assessed as Lots 1, 2, 5, and 6 in Block 11., as one parcel. The records do not indicate on which lot the house was Assessed."

On October 17 1973 Ray W. Mac Donald Du Page County Clerk made an affidavit relative to all of Lot 2 stating:

"in the year 1869 a House was Assessed to E.D. Kirkpatrick then in the year 1870, there were two houses on the property, one was Assessed to William & A. Johnston the other was Assessed to M Erickson. In all probability the house was built prior to 1869, because Assessors are unable to get the house on the tax rolls until the following year."

I have not been able to substantiate the statements made in these affidavits. The tax records indicated in 1870 Wm Johnston was assessed for all of Block 11 except the S. 1/3 of the W. 1/2 of Block 11 which was assessed to a party named Derrickson. Since the tax records for that year were not clear, the reference to Erickson probably was a reference to Derrickson. The assessed value of that part of the Block 11 owned by Wm Johnston (Lots 1, 2, 3, 5 & 6) was \$580 and that portion owned by Derrickson (Lot 4) was assessed at \$280.

In 1871 the East 1/2 of Block 11 (Lots 1, 2 & 3) was assessed to Wm Johnston and the assessed value was \$450. The house being researched is located on this property.

In 1872 the tax records continue to show Wm Johnston as the taxpayer for the E 1/2 of Block 11 and the assessed value was \$160. There is no available explanation for this low figure in this one year.

In 1873 the subdivision of Block 11 into lots appears for the first time in the tax records. Lots 1, 2, 5, & 6 were combined for tax purposes and assessed to Wm Johnston. Lot 4 was again assessed to Derrickson and Lot 3 was for the first time assessed to a person named S. M. Hunt. Refer to the attached tax information sheet for further details.

As is customary, no specific reference was made to any house in the tax records. It may be that Mr. Mac Donald had access to assessment records that are no longer available. In addition, an evaluation of the tax records in the County Clerks's Office, with the property transaction records in the County Recorder's Office and the information at the Hinsdale Historical Society supports the conclusion that the two houses on Lot 2 were built in the 1869 - 1870 period.

Please note the Property Transaction Worksheet appears to indicate a gap in the chain of title between the time Wm Stewart Johnston and his wife Maude took title in joint tenancy through a deed dated November 6, 1918 but not recorded until August 10 1925 and a deed from Morris to the Carletons in 1948. However, the tax records indicated Wm Johnston was the owner through 1947 and Morris in 1948. Title to the property may have passed to Morris through a probate proceeding. The Probate Court records were not searched because of time restraints.

Property Transaction Worksheets, tax information, Mac Donald's affidavits and reasearcher's notes are attached.

PROPERTY TRANSACTION WORKSHEET BY GRANTOR

PAGE 1

Legal Description of Property N 1/2 of Lot 2 and E 1/2 of vacated alley in Bk 11 Date Completed _____

Document Number	Grantor (Seller)	Grantee (Buyer)	Instrument	1. Date of Instrument 2. Date of filing	Consideration	Book/ Page No.	Property Description
R90-089132	asa & e Mary Strong	Mary Strong	D/m/T	5/12/92	—		N 1/2 of Lot 2 of Bk 11
R90-102288	Harry & Carl Evans	asa & e Mary Strong	WD	8/7/90 8/10/90	ID		"
R90-11635	R Mutton & Angus Carlston	H & C Evans	WD	1/27/90 2/17/90	\$10		"
552067	trans & back Morris	M & F Carlston	WD	4/10/48 5/10/48	\$10	549/260	"
197659	Lund.	Wm Stewart & Maudie Johnston	QC	12/6/18 8/10/25	—	171/112	"
197658	Wm Johnston	Carl Lund & Maudie Johnston	QC	12/6/18 8/10/25	—	171/112	"
134570	Mary & Wm Johnston	Wm Stewart Johnston	D	12/21/15 10/14/18	—	126/595	"
		Life estate reserved.					
21454	O. J. Stough	Mary Johnston	WD	4/29/74 3/29/76	\$1,000	45/254	"
13431	Johnston	Sub of Bk 11 in ayes		11/23/70 12/22/70		2/161	—
12466	Eliska & Mary Kirkpatrick	O. J. Stough	WD	2/12/70 3/23/70	\$2,500	39/213	E 1/2 of Bk 11
11882	ayes	Kirkpatrick	WD	9/25/69 9/27/69	\$790	39/62	"
11882	Wm & e Johnston						
11882	ayes	Wm & e Johnston	W	9/25/69 9/27/69	950	39/61	W 1/2 of Bk 11

PAGE II

Date Completed[illegible]

*Home built in late 1800s for house
carpenter from Nova Scotia*

Gabled house used as investment in early years

The house at 322 N. Garfield, Hinsdale, now owned by Asa and Mary Strong, was built in or before 1870 for Elisha and Mary Kirkpatrick. This house, and the one directly to the south at 314 N. Garfield, had identical beginnings. They were both built at the same time for the same people. Elisha Kirkpatrick was a house carpenter, originally from Nova Scotia. He and his wife, Mary, had three children in the 1870 census.



MARY STERLING

Oliver J. Stough bought both homes in 1870 and continued to rent them out as the Kirkpatricks must have. Since there weren't any telephones to have telephone directories, I can't tell if the Kirkpatricks lived in either house. I know Stough didn't inhabit either of them but used them for rental income.

In 1874 Mary Johnston bought both houses for income. It was quite common then for wives of important men to invest and make money on rental income. It must have been easier for Mary than others, since her husband was a carpenter-contractor and could easily keep her rental houses in repair.

Mary Johnston, who died of blood poisoning from gangrene of the hand in 1917 at age 77, was one of Hinsdale's oldest and most respected residents. She was the daughter of respected New York attorney Judge Daniel Fullerton. She came to DuPage County in 1869 and married William the following year. They had one son, William Stewart Johnston, who continued to own this house after Mary's death. William remarried at age 75, one year after Mary's death, to Miss Ruth Anderson of Chicago. He lived to age 83.

William and his brother, Alexander, came from Scotland to be a dynamic force in the building of early Hinsdale. They built many of the wonderful structures we see and enjoy today: the Congregational, Episcopal, German Lutheran and Unitarian churches. It is a fine testament to their quality work that these buildings stand today.

William Stewart Johnston, who worked for a large wholesale paper house in Chicago, married Maud Morris, daughter of Jacob Morris of Maryland. The next owners of this house, in 1947, were Jack and Frances Morris. I wonder if they were related to William Stewart Johnston or his wife.

It was hard to trace the inhabitants of this house because only the owners are listed in most records. And, bear in mind, that all the addresses in Hinsdale changed in 1931-32 to reflect better the house's position on the block.

In 1938 Carlyle Anderson rented the house with his wife, Ellen. Carlyle is employed by Clayton Mark & Co. in Chicago. Jack and Frances Morris owned the house from 1947-48, selling to R. Milton Carleton. Henry and Carol "Cokey" Evans bought the house in 1977, selling in 1990 to Asa and Mary Strong.

R. Milton Carleton found newspapers dated 1900 in the walls of the house when remodeling. It seems Johnston had added a large entrance hall and the back bedroom and bath, built with dressed lumber and shallower stud spaces than the original construction. Carleton found the house, which had been rented for much of its life, was in need of new electric work, gas pipes and water pipes. He renovated it at a cost of \$25,000, keeping the original character but updating it and lowering the ceilings. He did a splendid job of landscaping the deep back yard, using exotic plants and trees. He also left a foyer, which was a 1900 addition with red oak wainscoting.

In the 1940s a relative of the Johnstons visited, telling that in the 1860s there was a house on this

property and another to the south. These might have been small cottage-like structures that have been either enlarged or replaced to be these present houses.

The lumber used for the original part of this house was probably sawn at the site or from a local mill. The floor joists on the first floor are not uniform in depth; some are 8, 9 or 10 inches while others are 12 inches. All studs and rafters are rough, not dressed and vary slightly in size, but not as much as the floor joists. Plaster laths are held by square nails, as are all the other wood materials.

Mary Strong explained that while digging in her back garden she found an old foundation of brick blocks that was possibly a coach house. Mary, Asa, Asa Jr., Connor and Justin Strong are enjoying this house, even putting on an addition. They are keeping the style of the house, with tall gables and large eaves to accommodate a master bath, powder room, laundry room and extra bedroom.

The Strongs would very much enjoy hearing more about their house. Please send any information you might have to them or write me, c/o the Hinsdale Historical Society, and I will gladly pass it along.

Mary Sterling of Hinsdale is the public relations chairwoman on the board of directors of the Hinsdale Historical Society.



This house at 322 N. Garfield, Hinsdale, is one of a pair of houses built around 1870 that were used primarily for rental property. The original owners were a carpenter and his family. (Doings photo by Scott Hardesty)

IN THE 1940'S, A SISTER OF ^{WM(?)} ↑ JOHNSTON VISITED LAURA & RUSSELL VAN NESS WHO LIVED AT 318 GARFIELD A SHE WAS MORE THAN 15 YRS YOUNGER THAN HER BROTHER AND WHILE OLD, WAS ALERT AND APPARENTLY WITH A GOOD MEMORY.

IN THE 1860'S, THERE WERE 2 HOUSES ON THE FARM WHI JOHNSTON SUBDIVIDED, A LARGE MAIN HOUSE AT 300(?) GARFIELD WHICH WAS LATER MOVED (ABOUT 1890) TO NO. WASHINGTON, BETWEEN HICKORY & NORTH. THE PRESENT VICTORIAN HOME WHICH OCCUPIES THAT LOCATION IS FROM SOME TIME IN THE 1880'S.

THE HOUSE AT 322 NO GARFIELD WAS A TENANT HOUSE, MUCH SMALLER THAN AT PRESENT. MISS JOHNSTON WAS NOT CERTAIN WHEN IT WAS BUILT BUT IT ANTEDATED THE FOUNDING OF HINSDALE BY TWO OR THREE DECADES ACCORDING TO HER BROTHER

(THERE IS EVIDENCE THAT IT IS OLD AND WAS PROBABLY BUILT FROM LUMBER SAWN AT THE SITE, OR FROM A LOCAL MILL. THE FLOOR JOISTS ON THE 1ST FLOOR ARE NOT UNIFORM IN DEPTH - SOME ARE 8", 9" OR 10" WHILE OTHERS ARE FULL 12", ALL STUDS & RAFTERS ARE ROUGH, NOT DRESSED AND VARY SLIGHTLY IN SIZE, BUT NOT AS MUCH AS FLOOR JOISTS. PLASTER LATHS ARE HELD BY SQUARE NAILS, AS ARE ALL OTHER WOOD MEMBERS) IN 1867 JOHNSTON'S PROPERTY WENT ON THE HINSDALE TAX ROLLS, THE FIRST ACCURATE RECORD WHICH CAN BE TRACED

322 N. GARFIELD

IN 1900 (DATED BY NEWSPAPERS IN THE WALLS FOUND WHEN REMODELING) JOHANSTON ADDED THE LARGE ENTRANCE HALL AND THE BACK BR. ROOM AND BATH. THIS WAS BUILT WITH DRESSED LUMBER & SHALLOWER STUD SPACES THAN ORIGINAL CONSTRUCTION.

AT THE TIME THE HOUSE WAS PURCHASED BY THE R. M. CARLETON'S, THE HOUSE HAD BEEN OCCUPIED BY TENANTS FOR SOME 40 YEARS AND WAS BADLY RUN DOWN. ELECTRIC POWER WENT THRU 2 WIRE KNOB-AND-TUBE WIRING. GAS PIPES WERE BADLY CORRODED, AS WERE OLD GALV. WATER PIPING.

THE HOUSE HAS BEEN RENOVATED AT A COST OF OVER \$25,000, CONSERVING THE ORIGINAL CHARACTER, BUT CORRECTING DEFECTS RESULTING FROM ABUSES BY TENANTS.

A CERTIFICATE FROM WHEATON POSITIVELY DATES THE HOUSE FROM 1867 OR BEFORE

A. Mutton Carleton
322 No Garfield

HISTORY OF 322 No. Garfield Ave., Hinsdale, Ill., an historic house

In the 1940s, a sister of William Johnson, a pioneer Hinsdale subdivider, visited Laura and Russell van Ness, who were then the owners of 314⁴ No. Garfield, also a Johnson-built house. She was more than 15 years younger than her brother and while old, was alert and remembered many details about the three houses that are shown in the 1883 drawing of Hinsdale, all built by Johnson in the 300 block.

When the farm which occupied the area as early as 1840 was subdivided by him about 1867, there were two houses in the block, the one at 300 No. Garfield and a tenant house which was moved to 322. It was much smaller than at present. Miss Johnson was not certain when it was built, but it predated the incorporation of Hinsdale by two or three decades.

There is good evidence that it was built originally with lumber cut on the farm or sawed at a local mill. Floor joists on the main floor are not uniform in depth but range from 8" to 12", full dimension and all rough. All studs & rafters are rough and vary slightly in size, but not to the degree found in the floor joists. All nails are square cut, not modern wire nails.

This house went on the tax rolls of the village as a separate property in 1867, as attested by the county recorder's office. In 1900 (dated by newspapers in the walls of the new work) Johnson added the large entrance hall, the back bedroom and bath. This new work was with standard dressed lumber.

At the time the house was purchased by the R. Milton Carletons, it had been occupied by tenants and was so badly run down as to require extensive renovation and remodeling. Electric current was through old two-wire circuit and knob-and-tube wiring, iron water pipes rusty, furnace ductwork rusted thru, etc. Over \$24,000 had to be spent to provide such essentials as a garage, drive, a new hot water boiler, radiators, etc. Foundation (held up by ashes stored to a depth of 8' against back wall) had to be rebuilt, basement floor rebuilt, oil heat installed (replaced with gas when oil failed to maintain temperature).

Insulation proved expensive because studs were 2x6 instead of 2x4. Storm windows and screens were installed. Front & rear porches rebuilt. All ceilings were re-covered with sheetrock. Ceilings on main floor were dropped a foot to reduce space. Exterior stucco was removed and replaced. New roof installed. Wiring replaced by three-wire modern wiring with new supply from street. Rear entry made into breakfast room. Downstairs bath replaced with modern shower.

Old lawn watering system replaced with 3/4" copper pipe (300 ft) Defective sidewalk slabs replaced. Enclosed barbeque porch (20 x 30 ft) added to back of garage with Lannon Stone fireplace and grill.

Kitchen bay window (bracketed) torn down and replaced with full bay to ground. Second floor bathroom torn out and new tub, shower, lavatory, ceramic tile counter and rubber tile floor installed. All interior woodwork painted and walls papered. installed broadloom carpet in living and dining room. Asphalt tile in kitchen, rear bedroom and breakfast room.

In all remodeling, every effort was made to preserve the atmosphere of a Mid-Victorian home of its period.

322 N. Garfield



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In 1874 Mary Johnston bought both houses for income. It was quite common then for wives of important men to invest and make money on rental income. It must have been easier for Mary than others, since her husband was a carpenter-contractor and could easily keep her rental houses in repair. Interestingly, Mary's

husband, William, was written about extensively in her death notice of 1917. How many death notices today include the spouse's history as well as that of the deceased?

Mary Johnston, who died of blood poisoning from gangrene of the hand at age 77, was one of Hinsdale's oldest and most respected residents. She was the daughter of respected New York attorney Judge Daniel Fullerton.

She came to DuPage County in 1869 and married William the following year. They had one son, William Stewart Johnston, who continued to own this house after Mary's death. William remarried at age 75, one year after Mary's death, to Miss Ruth Anderson of Chicago. He lived to age 83.

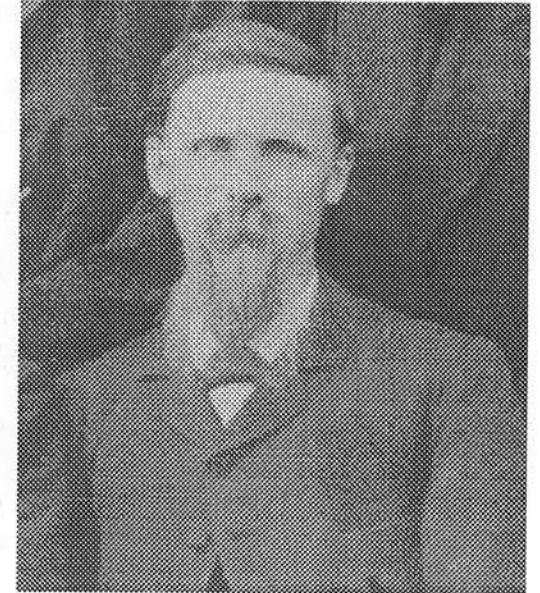
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Mary's husband, William Johnston

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This home was the recipient of one of the Hinsdale Historical Society's 1994 Historic Preservation Awards in the residence category.



Historical Sites Comm interesting and complex exp date of the building at 35 S. confirmed that this informat After serving as a home for space and is now owned by

Initially in 1887 this lo Crosby, who apparently ha it was too large. In 1903 h \$1250. Since there is no re Hallett concludes that Buch village, probably built a hou house then reverted back to Sallie Lancaster in 1904. V because he and his family li built the Buchholz Building

Buchholz built the Bu Garfield and Hinsdale Ave the Shoe Tree across the st



AGENDA ITEM # 5a

**PLAN COMMISSION
MEMORANDUM**

DATE: September 1, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Natalie Crown, Planning Intern

RE: Case A-27-2023 – 22 W. First Street – Images Med Spa – Sign Permit Review - Installation of Two (2) Wall Signs

FOR: September 6, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Images Med Spa requesting approval to install one (1) new wall sign on the north side of the building and one (1) wall sign in an existing frame located on the west side of the building. The existing building is located at 22 W. First Street in the B-2 Central Business District and the Downtown Historic District.

The applicant will be repairing the existing primary sign band above the main entrance doors on the north elevation where the wall sign will be located. The repair will keep the existing color and style of the band. The existing frame located at the west elevation will remain and serve as the frame for the new sign face. Existing gooseneck lamps will remain. An existing bracket previously used for a nonconforming projecting sign on the north elevation of the building will be removed to bring the building signage into conformance.

Request and Analysis

The applicant is requesting to install one (1) non-illuminated wall sign on the north elevation of the building at 22 W. First Street and one (1) externally-illuminated wall sign on the west elevation of the building. Per Section 9-106(I), in the B-2 District, for awning valance, canopy valance, wall, and window signs, the maximum sign face area for the entire building shall not exceed one (1) square foot per foot of building width, up to a maximum of one hundred (100) square feet. As proposed, the wall signs meet the Zoning Code requirements.

North Elevation Wall Sign: The non-illuminated wall sign on the north elevation of the building will be installed in roughly the same location as the sign for previous tenant. The sign consists of gloss black, aluminum letters pin-mounted to the face of the building. The sign will measure 9' ¼" tall and 3' ¾" wide with an overall sign face area of 2.52 square feet. The proposed sign will be mounted 8'0" from grade from the top of the sign.

West Elevation Wall Sign: The externally-illuminated wall sign on the west elevation of the building will be installed in an existing sign frame and utilize existing gooseneck lamps to illuminate the sign. The sign consists of an aluminum sign face with white printed writing and a satin finish. The sign will measure 2' 10" in height and 10' 4" in width with an overall sign face area of 29.28 square feet.



MEMORANDUM

The proposed sign will be mounted 16'0" from grade from the top of the sign and will be located lower than the second floor windows.

The wall sign on the west elevation of the building will be externally illuminated by existing gooseneck light fixtures. The proposed signs are required to meet the Village's lighting standards. Per Section 9-106(E), in no event shall the illumination of any sign, resulting from any internal or external artificial light source exceed 50 foot-candles when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face or faces and to prevent the casting of glare or direct light upon adjacent property or streets.

Process

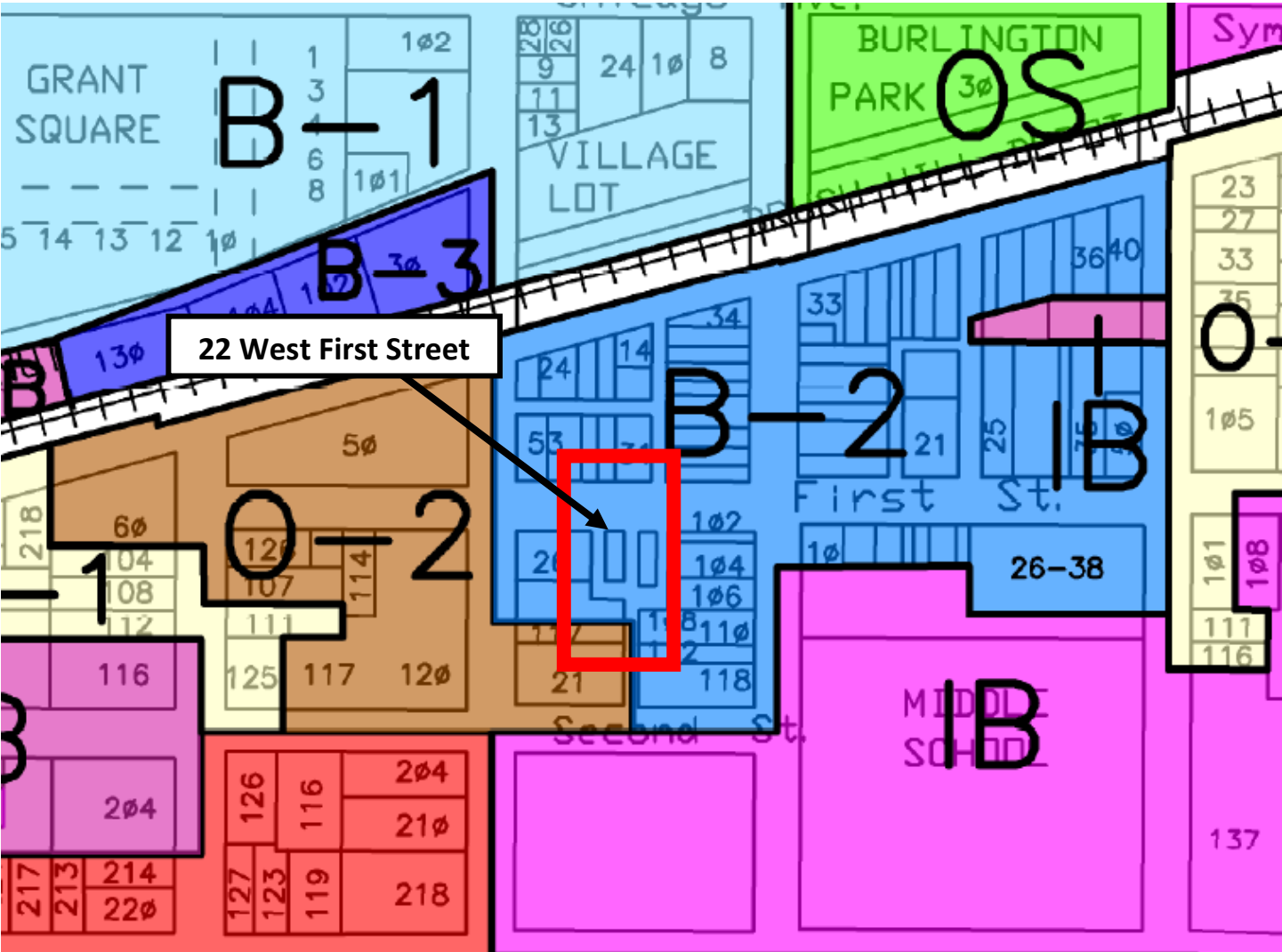
Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

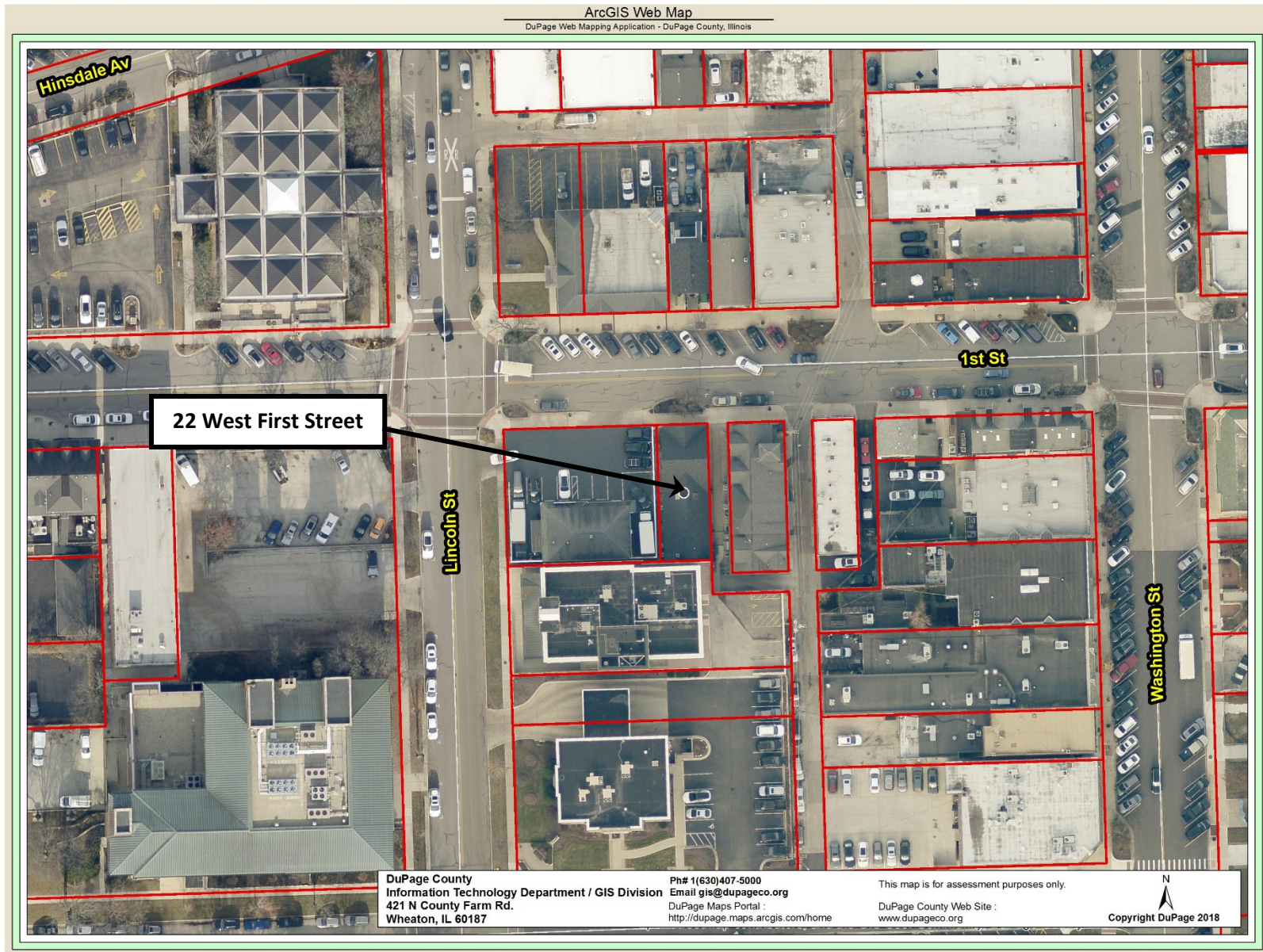
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Street View
4. Sign Application and Exhibits

Village of Hinsdale Zoning Map and Project Location



Aerial View – 22 West First Street



Birds Eye View – 22 West First Street – North Elevation



Birds Eye View – 22 West First Street – West Elevation





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Images Med Spa
Address: 22 W. 1st Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (847) 530-5580 / N/A
E-Mail: jglazer@imagesmedspa.com
Contact Name: Jeff Glazer

Contractor

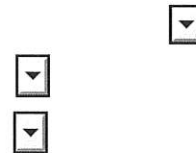
Name: Olympik Signs, Inc.
Address: 1130 N. Garfield
City/Zip: Lombard, IL 60148
Phone/Fax: (630) 652-4105 / 630-424-6120
E-Mail: RWhiteheadjr@olysigns.com
Contact Name: Robby Whitehead

ADDRESS OF SIGN LOCATION: 22 W. 1st Street

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION None



Sign Information:

Overall Size (Square Feet): 2.52 (9.25" x 3' 3.25")

Overall Height from Grade: 8 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
② _____
③ _____

Site Information:

Lot/Street Frontage: 40'

Building/Tenant Frontage: 30'

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Robby Whitehead
Signature of Applicant

7-17-23
Date

Jeff Glazer
Signature of Building Owner

7/17/23
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Images Med Spa
Address: 22 W. 1st Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (847) 530-5580 / N/A
E-Mail: jglazer@imagesmedspa.com
Contact Name: Jeff Glazer

Contractor

Name: Olympik Signs, Inc.
Address: 1130 N. Garfield
City/Zip: Lombard, IL 60148
Phone/Fax: (630) 652-4105 / 630-424-6120
E-Mail: RWhiteheadjr@olysigns.com
Contact Name: Robby Whitehead

ADDRESS OF SIGN LOCATION: 22 W. 1st Street

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Down Lit



Sign Information:

Overall Size (Square Feet): 43.4 (3' 10" x 11' 4")

Overall Height from Grade: 16 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③

Site Information:

Lot/Street Frontage: 40'

Building/Tenant Frontage: 30'

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

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Plan Commission Approval Date: _____ Administrative Approval Date: _____

I M ^ G E S
— MED SPA —

PERMIT DRAWING

**22 W 1st Street
Hinsdale, IL 60521**

FCO Letters
Wall Sign REFACE



Site Plan -

I M A G E S

MED SPA

22 W 1st Street
Hinsdale, IL 60521

drawn by
MEGAN K

• Job #: 23-9555
• 06-09-23
• rev.# 07-12-23

Comments:

SITE PLAN

OLYMPIK
SIGNS

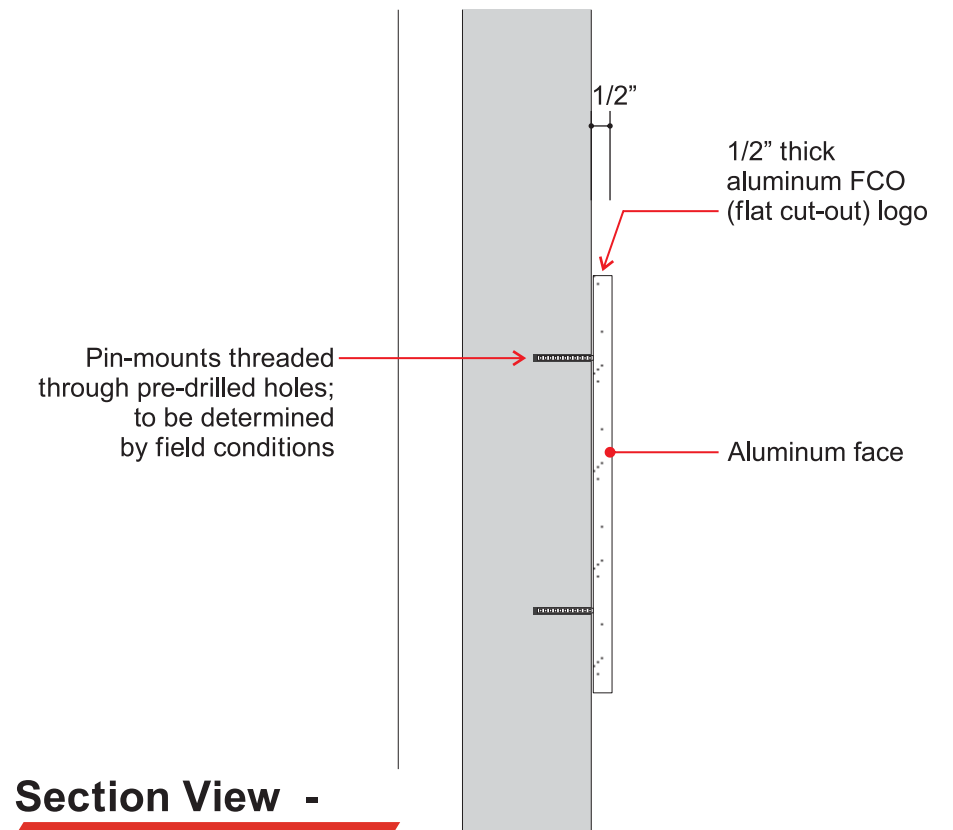
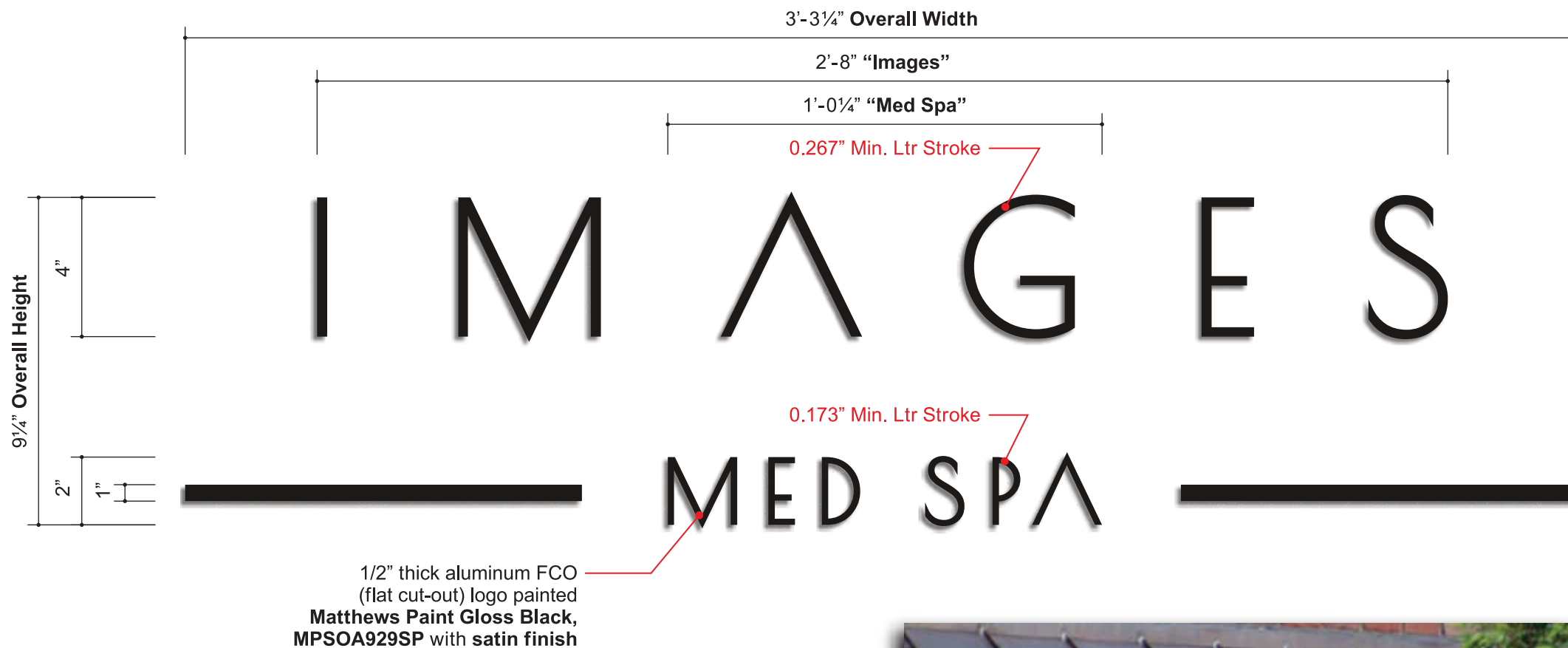
1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

WWW.OLYSIGNS.COM

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Section View -

Scale N.T.S.

1/2" Thick Aluminum FCO Logo -

Scale 3" = 1'-0" | Qty: (1) Required | Square Footage: 2.52

1/2" thick aluminum FCO (flat cut-out) logo painted black; non-illuminated; pin-mounted flush to entrance fascia.

Drawing for concept purposes only. Field survey required prior to fabrication.



Matthews Paint
Gloss Black
MPSOA929SP
Satin Finish



Storefront Fascia (North) - EXISTING



Storefront Fascia (North) - PROPOSED

I M ^ G E S
— MED SPA —

OLYMPIK
SIGNS

account representative
ROBBY WHITEHEAD

client

22 W 1st Street
Hinsdale, IL 60521

drawn by
MEGAN K

• Job #: 23-9555
• 06-09-23
• rev.# 07-12-23

1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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Comments:

SIGN LAYOUT



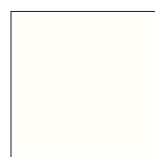
Aluminum sign face painted to match PMS 447 C with satin finish and applied first surface with 3M White #7725-10 vinyl graphics

REFACE Existing Externally-Illumin. Wall Sign -

Scale 3/4" = 1'-0" | Qty: (1) Required | Square Footage: 29.28 (v.o.)
Replace blank wall sign face with aluminum panel painted and overlaid with opaque first surface vinyl graphics. **Sign illuminated using existing gooseneck lamps.**
Drawing for concept purposes only. Field survey required prior to fabrication.



PMS 447 C



3M White
#7725-10

I M ^ G E S

M E D S P A

22 W 1st Street
Hinsdale, IL 60521

drawn by
MEGAN K

• Job #: 23-9555
• 06-09-23
• rev.# 07-12-23

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

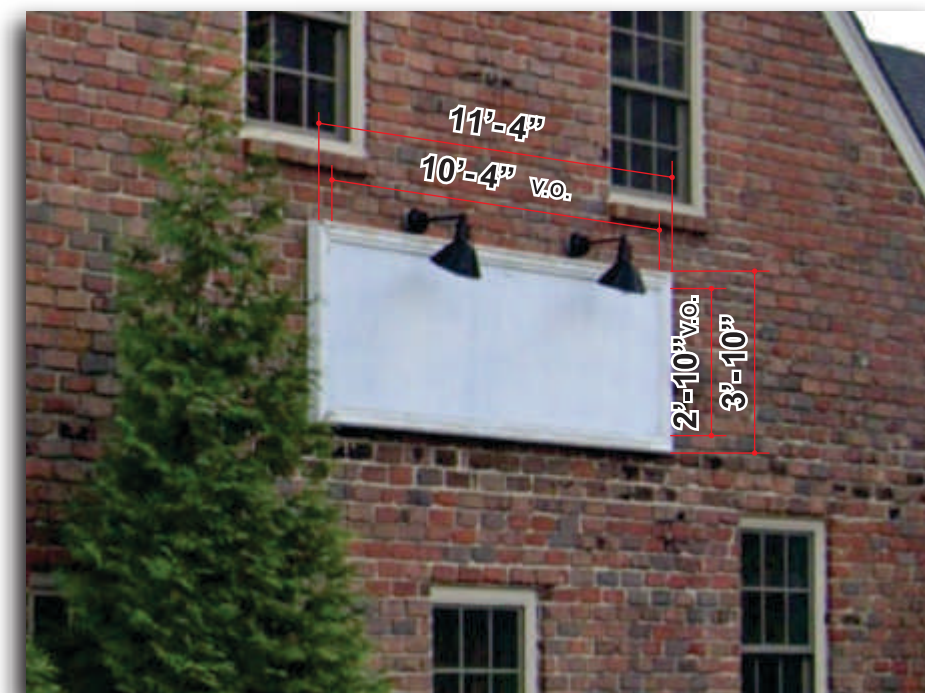
Ph.# 630.424.6100

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page 3 of 4



Wall Sign (West) - EXISTING



Wall Sign (West) - PROPOSED

Comments:

SIGN LAYOUT



NOTE PER CITY CODE:
Wall Sign shall be illuminated
only by indirect or internal white light
not exceeding 50-foot candles.

External light source shall protrude
no more than 18" from face of building.

I M A G E S

M E D S P A

22 W 1st Street
Hinsdale, IL 60521

drawn by
MEGAN K

• Job #: 23-9555
• 06-09-23
• rev.# 07-12-23

Comments:

SIGN CONCEPT

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

account representative
ROBBY WHITEHEAD

client

Ph.# 630.424.6100 Fx.# 630.424.6120

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FIRST AMERICAN TITLE
FILE # AF10281043

SPECIAL WARRANTY DEED

This instrument prepared by:
David R. Stallter, Esq.
Lillig & Thorsness, Ltd.
1900 Spring Road Suite 200
Oak Brook, Illinois 60523

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
11/16/2022 02:24 PM
RHSP
COUNTY TAX STAMP FEE 536.00
STATE TAX STAMP FEE 1,072.00
DOCUMENT # R2022-101811

Above Space for Recorder's Use Only

THIS SPECIAL WARRANTY DEED, made as of 27th day of October, 2022, by and between HOME SPACE, LLC, an Illinois limited liability company, with principal offices at 306 S. Garfield Street, Hinsdale, Illinois 60521 ("Grantor"), and IMAGES HINSDALE RE, LLC, with principal offices at 350 West Hubbard, Suite 620, Chicago, Illinois 60654 ("Grantee"),

WITNESSETH Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, and CONVEY unto Grantee and its successors forever all of the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of DuPage and State of Illinois ("Property") and subject to those title exceptions enumerated on Exhibit B attached hereto and made a part hereof (collectively "Permitted Exceptions"), to wit:

See Exhibit A for legal description of Property

Address of Real Estate: 22 West First Street, Hinsdale, IL 60521

Permanent Real Estate Index Number: 09-12-122-002

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof and all estate, right, title, interest, claim, or demand whatsoever of Grantor, either in law or equity, of, in, and to the Property with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property with the appurtenances unto Grantee forever IN FEE SIMPLE.

Grantor, for itself and its successors, does covenant, promise, and agree to and with Grantee and its successors Grantor has not done or suffered to be done anything whereby the Property is or may be in any manner encumbered or charged, except as herein recited; and Grantor WILL WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming or who may claim the same by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name and to be signed to these presents by its authorized representative as of the day and year first above written.

HOME SPACE, LLC

By: Sharon Starkston

Name: Sharon Starkston

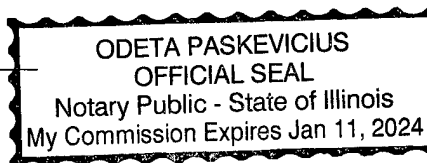
Its: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

The undersigned, a Notary Public in and for the above county and state, certifies that SHARON STARKSTON, personally known to me to be the Manager of HOME SPACE, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing power of attorney, appeared before me this day in person and acknowledged as such Manager signing and delivering the instrument pursuant to authority given by the Operating Agreement of said Company as the free and voluntary act of the principal, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of October, 2022.

Odeta Paskevicius
NOTARY PUBLIC



After Recording Mail to:

Carole K. Towne
Levi K Roth
350 W. Hubbard St.
Suite 620
Chicago, IL 60654

Send Subsequent Tax Bills To:

Images Hinsdale RE, LLC
350 West Hubbard, Suite 620
Chicago, Illinois 60654

EXHIBIT A
TO DEED
LEGAL DESCRIPTION OF PROPERTY

THE EAST 30 FEET OF LOTS 12, 13 AND 14 AND THE EAST 30 FEET OF THE NORTH 5 FEET OF LOT 11 IN WRIGHT'S SUBDIVISION OF LOTS 1 TO 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 OF THE ORIGINAL TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WRIGHT'S SUBDIVISION RECORDED NOVEMBER 15, 1892, AS DOCUMENT 50440, IN DUPAGE COUNTY, ILLINOIS.

Address of Real Estate: 22 West First Street, Hinsdale, IL 60521

Permanent Real Estate Index Number: 09-12-122-002

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. General real estate taxes not due or payable;
2. Covenants, conditions, restrictions contained in a deed recorded April 9, 1909 as document no. 96575 relating to among other things: character of buildings to be erected on the land;
3. Terms and provisions of Ordinance No. O2018-40, a copy of which was recorded October 9, 2018 as document R2018-094677 establishing Special Service Area No. 14;
4. The Flagg Creek Sanitary District charges user charges separate from ad valorem taxes which is described in ordinance recorded as document R75-19171, and as described in Ordinance No. 756 recorded as document no. R2009-037066 amending an Ordinance Requiring Payment of User Charges Prior to Sale or Transfer of Real Estate and further requiring Evaluation of Connection Permits for Sales of Commercial Property.



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: September 1, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

RE: Case HPC-15-2023 – 24 E. Eighth Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Rear and Side Addition on the Existing Single-Family Home

FOR: September 6, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale received a Preservation Incentive application from Grace and Michael Whalen, the property owners, requesting approval of alternative zoning regulations, a building permit fee waiver, and expedited processing for the construction of a rear and side addition on to the existing single-family house located at 24 E. Eighth Street. The project architect is Michael Abraham Architecture.

Per the Village Code, approval of a Preservation Incentive Certificate is required prior to undertaking any project utilizing Preservation Incentives and that involves any exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

Following review by the Historic Preservation Commission, the homeowners intend to apply for a separate variation request for review by the Zoning Board of Appeals to allow for a reduction to the west interior side yard.

Background

The existing single-family home at 24 E. Eighth Street was approved for inclusion on the Historically Significant Structures Property List on March 16, 2023 by Ordinance No. O2023-06.

The subject property is located in the R-2 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-2 Single Family Residential District.

The building was constructed in 1929 and features Colonial Revival style architecture with a brick first floor, an overhanging second floor covered in wood shingles, pendant details in the building overhang, a sunroom on the west side of the house, an attached garage, and historic 6/6 and 10/15 double-hung windows. Minor alterations to the house include the wrought-iron handrail and detailing at the front entrance, and the balustrade on top of the sunroom. Harford Field, a well-known local Hinsdale architect, designed the house for himself. Harford Field designed many Hinsdale homes, such as 4 Washington Circle, and downtown buildings, including the former Hinsdale Police and Fire Department's building located at 25 E. First Street, which now is occupied by Hinsdale Bank and Trust.



MEMORANDUM

The building is classified as a Significant Structure according to the 2007 Robbins Park II Survey and Significant according to the 1999 Reconnaissance Survey.

Request and Analysis

The applicant has submitted a Preservation Incentive application requesting approval of alternative zoning regulations, a building permit fee waiver, and expedited processing to allow for the construction of a rear addition and side addition on to existing historic house located at 24 E. Eighth Street. A site plan, building elevations, floor plans, plat of survey, and photos of the existing home have been submitted for review.

Two additions are proposed that are in keeping with the existing architectural style and materials of the existing house. Details incorporated into the design include painted white brick on the first floor, cedar shingle siding on the second floor, painted wood trim, double hung windows with divided lites, and dark gray shutters.

On the south side of the house, a one-story rear addition be constructed between the primary house and the existing attached garage to allow for an expanded kitchen, breakfast room, and mudroom. The rear addition will consist of white painted tongue and groove siding, a double hung window with divided lites and shutters, casement windows with divided lites, two entrance doors, and dark gray/black asphalt roof shingles. The applicant also intends to install one additional rear double hung window with shutters on the second floor of the rear façade.

On the west side of the house, the existing one-story sunroom will be removed. A two-story addition will be constructed that includes a sun room on the first floor and a primary bathroom on the second floor. The addition will consist of white brick on the first floor, cedar shingle siding on the second floor, painted wood trim, double hung windows with divided lites and painted wood panels, dark gray painted shutters, fixed closed shutters, an entrance door, and dark standing seam metal roof.

The applicant is requesting to reduce the interior side yard setback, reduce the rear yard setback, and waive floor area ratio (FAR). Alternative bulk zoning regulations listed in Section 8-205 of the Zoning Code allow for a 25' rear yard setback, a 10' interior side yard setback, and the waiving of FAR for properties in the R-2 Single-Family Zoning District subject to approval of a Preservation Incentive Certificate by the Historic Preservation Commission.

The Historic Preservation Commission has the authority to approve the requested alternative zoning regulations, a building permit fee waiver, and expedited processing. Final approval by the Board of Trustees is not required for these Preservation Incentive application types.

Following review by the Historic Preservation Commission, the homeowners intend to submit a separate variation application for the Zoning Board of Appeals to review requesting to reduce the west interior side yard from 10' to 6'. This variation would allow for 4' additional feet to be constructed within the side yard for the two-story side addition. The existing non-conforming lot is substantially smaller than most lots in the R-2 District and the expansion of the house is constrained by the existing zoning regulations. A 10' side yard setback is allowed per the R-2 District regulations and the alternative bulk zoning regulations for the Historic Overlay District. The existing one-story sunroom is setback 10' from the west lot line.

Of note, with the creation of the Historic Overlay District in 2022, a text amendment was approved simultaneously to modify the variation standards listed in Section 11-503(F) of the Zoning Code. In the event that additional zoning relief is needed beyond the alternative bulk zoning regulations, language is included in the standards that could



MEMORANDUM

be used to support variation cases where historic preservation efforts are made to a local landmark or property on the Historically Significant Structures Property List:

1. *General Standard: No variation shall be granted pursuant to this section unless the applicant shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection F. In the interest of preserving buildings or structures with historic, architectural, or cultural significance within the Village, special consideration shall be given to requests in which the ordinance prevents the applicant from reestablishing, restoring, or maintaining a material feature or significant architectural feature related to a lot or structure, or from maintaining the architectural integrity of the lot or structure, where the property hosts a designated landmark pursuant to Title 14 of the Village Code, or a historically significant structure located within the Historic Overlay District created by Article VIII, Part II of this Zoning Code and listed in Appendix 1 to Chapter 14-7 (Historic Overlay Zoning District) of the Village Code.*

Process

Pursuant to Title 14, Section 14-7-4, various Preservation Incentives are available to applicants regarding properties approved for inclusion on the Historically Significant Structures Property List within the Historic Overlay District, subject to application and conformance with program requirements. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if the exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties, including, but not limited to stormwater runoff impacts.

A completed application shall be reviewed by the Historic Preservation Commission at a public meeting for consideration as to the issuance of a Preservation Incentive Certificate. For applications seeking a waiver of fees, expedited process, or alternative bulk standards, where a majority of the then-sitting members of the Historic Preservation Commission finds that a Preservation Incentive Certificate should be granted, the Certificate shall be issued by the Village Manager or his or her designee.

For applications requesting a grant or property tax rebate, the vote of the Historic Preservation Commission shall be advisory, and a recommendation shall be forwarded to the Board of Trustees. If the Historic Preservation Commission does not recommend approval of an application requesting a grant or a rebate, with at least four (4) affirmative votes, the application is denied and will not proceed to the Board of Trustees. Upon receipt of a recommendation from the Historic Preservation Commission, the affirmative vote of four (4) or more members of the Board of Trustees is required for approval of a Preservation Incentive Certificate involving a grant or rebate. The Board of Trustees approval of such grant or rebate shall specify the specific amount approved in the case of a grant or number of approved years in the case of a Property Tax Rebate. Upon Board of Trustees approval, a Preservation Incentive Certificate shall be issued by the Village Manager or his or her designee.



MEMORANDUM

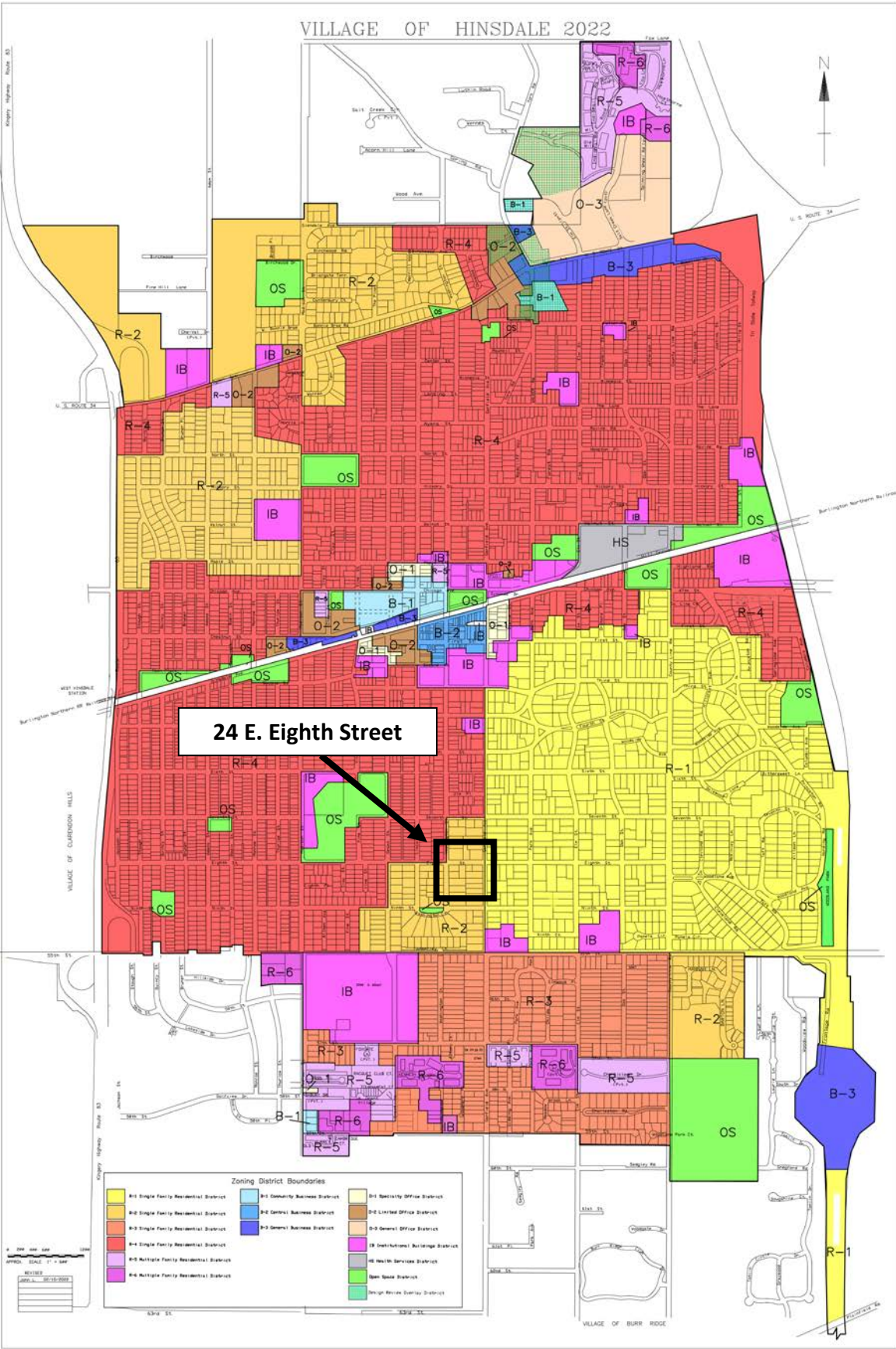
Final determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either grant the Preservation Incentive Certificate, affirm its denial, or remand the matter back to the Historic Preservation Commission for further proceedings.

The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement on a form previously developed by staff and approved by the Board of Trustees governing the terms and conditions of any Preservation Incentive received.

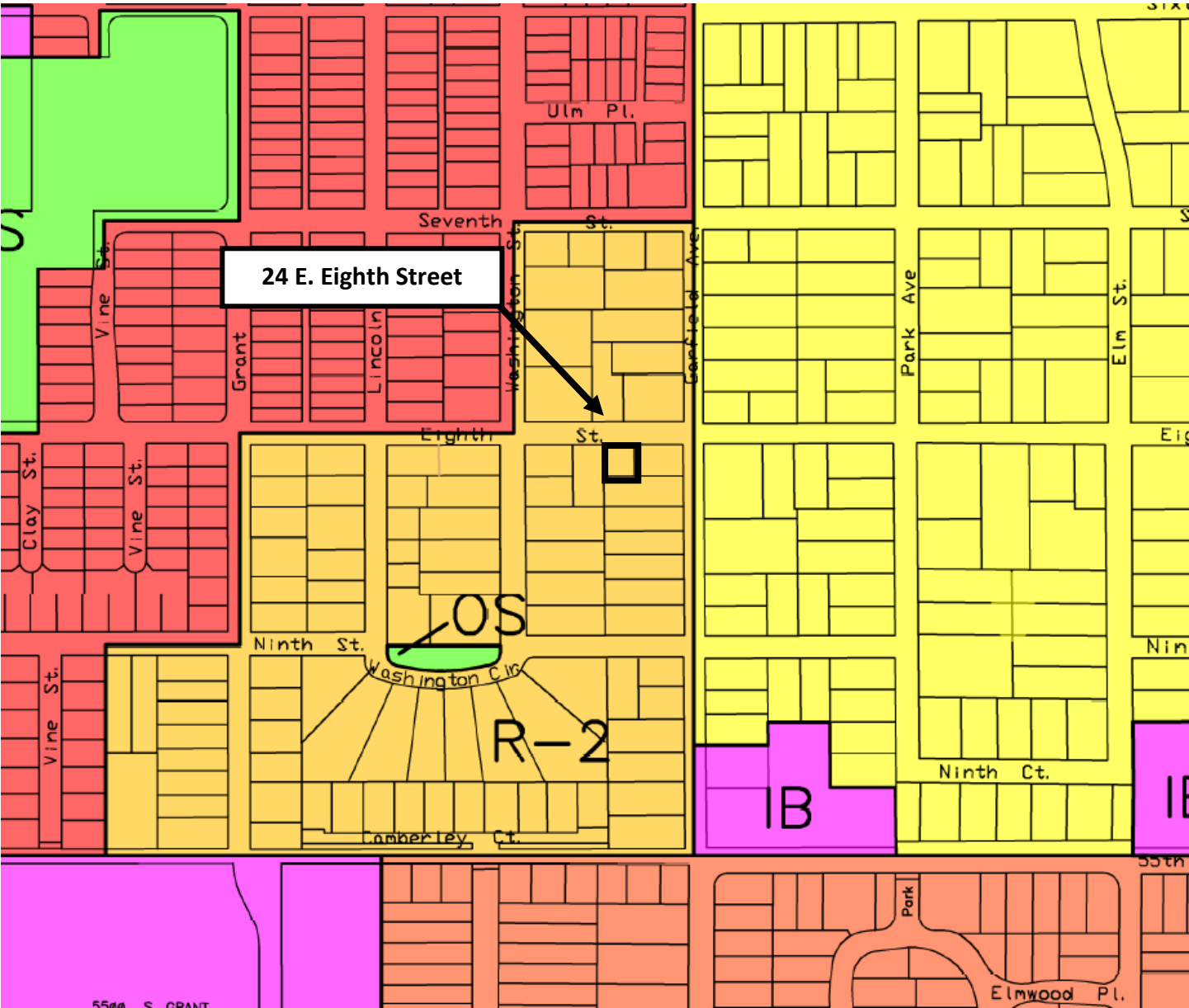
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Historically Significant Structures Property Information
6. Preservation Incentive Review Criteria - Village Code Title 14, Section 14-7-5(F)
7. Historic Overlay District Bulk Zoning Regulations Comparison Summary
8. Preservation Incentive Application and Exhibits

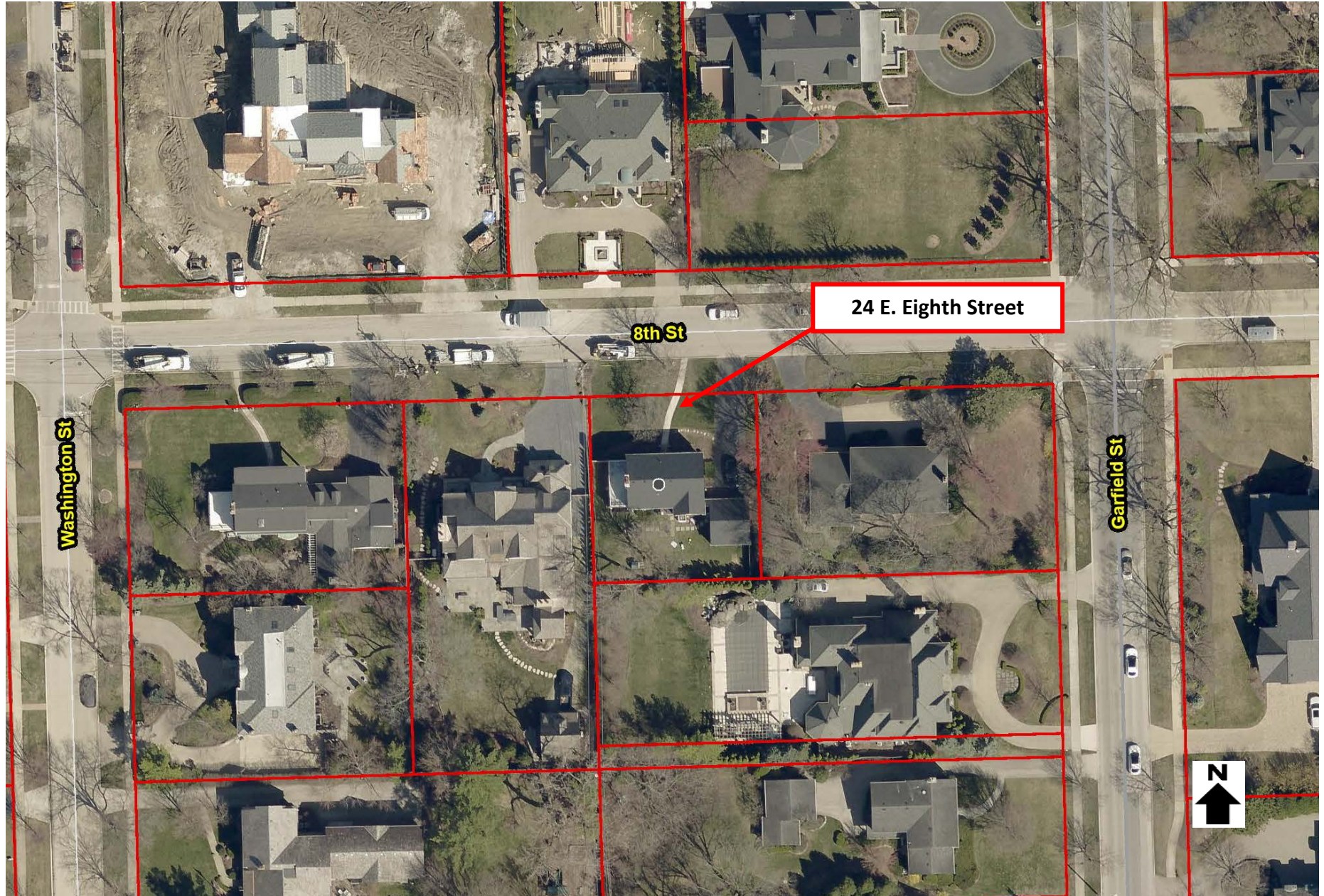
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – 24 E. Eighth Street



Birds Eye View – 24 E. Eighth Street



Birds Eye View – 24 E. Eighth Street



Street View – 24 E. Eighth Street



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 24 E. Eighth Street	
County DuPage	
PIN / Parcel Number 09-12-317-003	
Zoning District R-2 Single Family Zoning District	
Land Use Single Family	
Historic Name Harford Field House	
Architect Harford Field	
Date Constructed 1929	
Architectural Style Colonial Revival	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none">• Reconnaissance Survey (1999) – Significant• Robbins Park II Survey (2007) – Significant• Additional information provided by Michael Abraham's office	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET:

ABB

PIN

LOCAL SIGNIFICANCE RATING

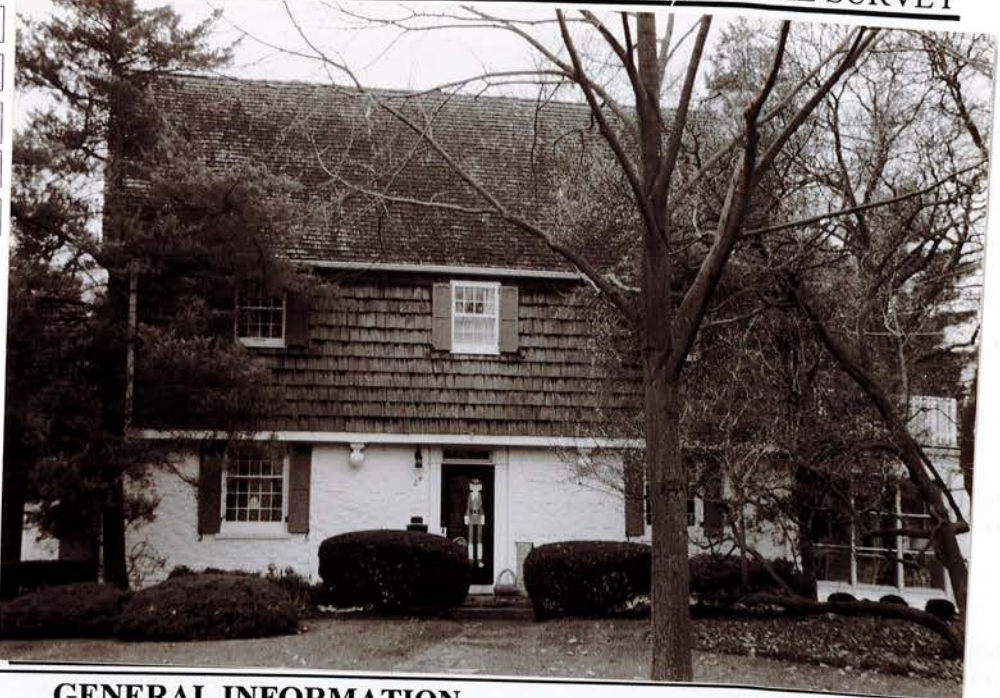
POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="Building"/>	CURRENT FUNCTION	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="Excellent"/>	HISTORIC FUNCTION	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="Minor alterations"/>	REASON for SIGNIFICANCE	<input type="text" value="This 1920s Colonial Revival was the home of local architect Harford Field."/>
SECONDARY STRUCTURE	<input type="text" value="Detached garage"/>		
SECONDARY STRUCTURE	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	PLAN	<input type="text" value="Rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="2"/>
DATE of construction	<input type="text" value="1929"/>	ROOF TYPE	<input type="text" value="Side gable"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Wood - shingle"/>
DATESOURCE	<input type="text" value="Permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood - shingle"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Wood - shingle"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
		WINDOW CONFIG	<input type="text" value="6/6; 10/15"/>
SIGNIFICANT FEATURES	<input type="text" value="Overhanging 2nd story clad in wood shingles; pendants in overhang; brick first story; historic 6/6 and 10/15 wood windows; attached garage; west side sun porch"/>		
ALTERATIONS	<input type="text" value="Wrought iron railing at front entry; balustrade on top of sun porch"/>		

HISTORIC INFORMATION

HISTORIC NAME	Field, Harford House
COMMON NAME	
PERMIT NO	1613
COST	17000
ARCHITECT	Field, Harford
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit



HISTORIC INFO	Harford Field was an architect with offices in Hinsdale.
---------------	--

LANDSCAPE	Midblock on south side of residential street; side driveway; similar setbacks; mature trees
-----------	---

PHOTO INFORMATION

ROLL1	5
FRAMES1	5, 4
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Eighthast24.JPG

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/16/2006
SURVEYAREA	ROBBINS II

SURPRISE !!

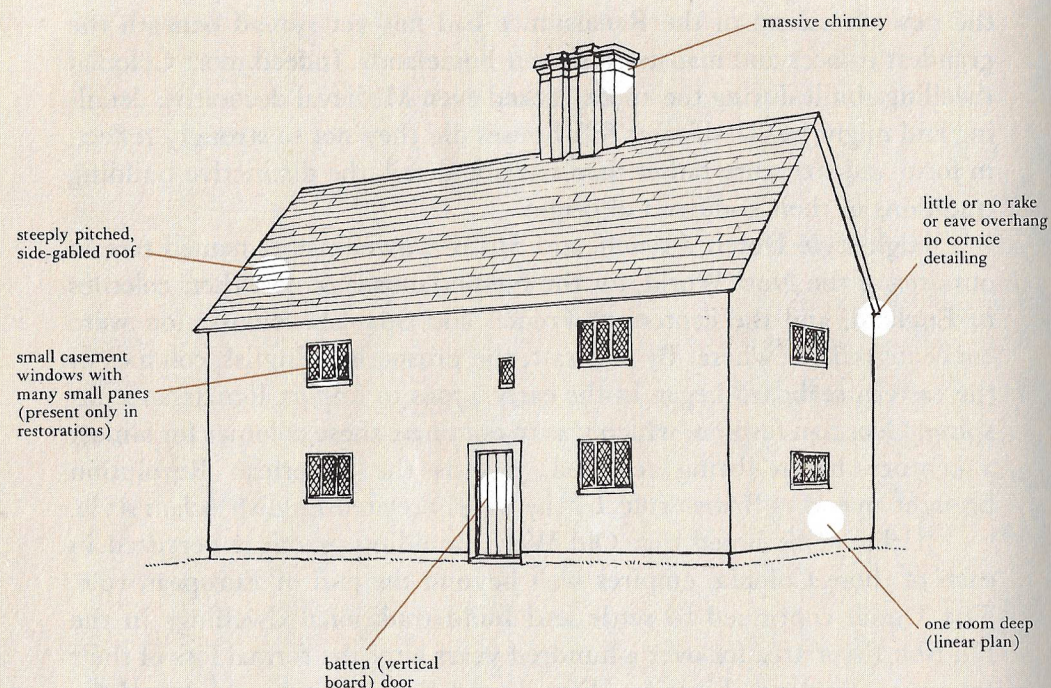
24 East Eighth Street Hinsdale, Ill.

Built about 50 or 52 years ago by Harford Field, a well known and respected architect locally. He built the house for his own home, but after about two years had to sell and move to a one story house because of his wife's illness. It was sold to Maurice + Ruth Witt - Maurice was an executive with Swift + Co. Think they lived there about 12 years, then sold the house on May 14, 1947 to Charles and Shirley Bridges - he was President of Libby, McNeill + Libby. In 1961 Mr. Bridges died and in 1971 Mrs. Bridges sold the home to James and Beverly Gelwich. From there I do not know owners.

Wortmans, Linda + John
Mahaney, Gail + Bob

Postmedieval English

1600–1700; locally to ca. 1740



IDENTIFYING FEATURES

Steeply pitched, side-gabled roof with little or no rake or eave overhang and no cornice detailing; massive central or end chimneys of brick or stone, often formed into decorative shapes; small windows, originally with narrow surrounds and fixed or casement sashes having many diamond-shaped panes (these were universally replaced by larger double-hung sashes during the 18th and 19th centuries; when the earlier type windows are present today, they are modern restorations); most were originally one room deep (linear plan) with batten (vertical board) doors.

PRINCIPAL SUBTYPES

Two distinct traditions became established in the 17th-century English colonies:

NORTHERN TRADITION—In the northern colonies wood-frame walls covered with weather-board or wood shingles were the dominant mode of construction. These houses most commonly had two stories and a single large central chimney.

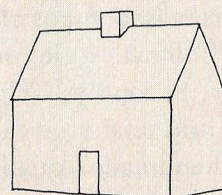
SOUTHERN TRADITION—Separated from the northern colonies by the Dutch in New York and New Jersey, the southern English colonies emphasized one-story forms with paired end chimneys. Most surviving examples have brick walls.

VARIANTS AND DETAILS

In Massachusetts and Connecticut a characteristic second-floor wall overhang is commonly present on the front facade; this is sometimes ornamented with decorative brackets or pendants. Similar wall overhangs at attic level are common beneath the end gables. Full-height cross gables were frequently used on the steeply pitched roofs to add space and light to the tall attic (few of these have escaped later roof modifications). In Rhode Island, stone end walls and chimneys were common on timber-frame houses; few of these stone-enders survive. In one-story southern examples, small dormers were sometimes used to provide attic light (many seen today are later additions).

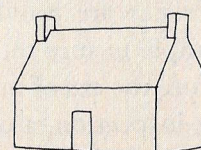
Originally most Postmedieval houses were one room deep and symmetrical from front to back; later, lean-to rear projections were added to increase first-floor space. By around 1700 these rear additions were usually included under a single main roof in new construction, or under reframed and lowered roofs on earlier houses, to give the familiar saltbox roof form (see page 29). In all colonies, both timber-frame and masonry examples sometimes showed small, projecting wings or towers centered on the front or rear facades. In front, these typically served as entry areas, with a bedroom above; in the rear,

NORTHERN TRADITION
wood, usually two stories,
central chimney



pages 108–09

SOUTHERN TRADITION
brick, usually one story,
end chimneys



pages 110–11

they housed the stairway. When both were present, they gave the house a characteristic cross-shaped plan; few of these projections survive except in restorations.

OCCURRENCE

This was the only style in the English colonies from their founding (1607–20) to about 1700, when their population had grown to 220,000 and occupied the areas shown on the map. Only a few hundred houses remain of the many thousands built in this period. Most are in Massachusetts and Connecticut, where about a hundred are preserved as museum houses and at least that many more are in private hands. Fewer examples survive in Maryland, Virginia, and the middle colonies. After 1700, early Georgian houses with less steep roof slopes, smaller chimneys, large double-hung windows having one fixed and one movable sash, and classical door surrounds rapidly replaced this style throughout the English colonies. Postmedieval houses survived longest in the South, where scattered examples with Postmedieval details were built throughout the 18th century.

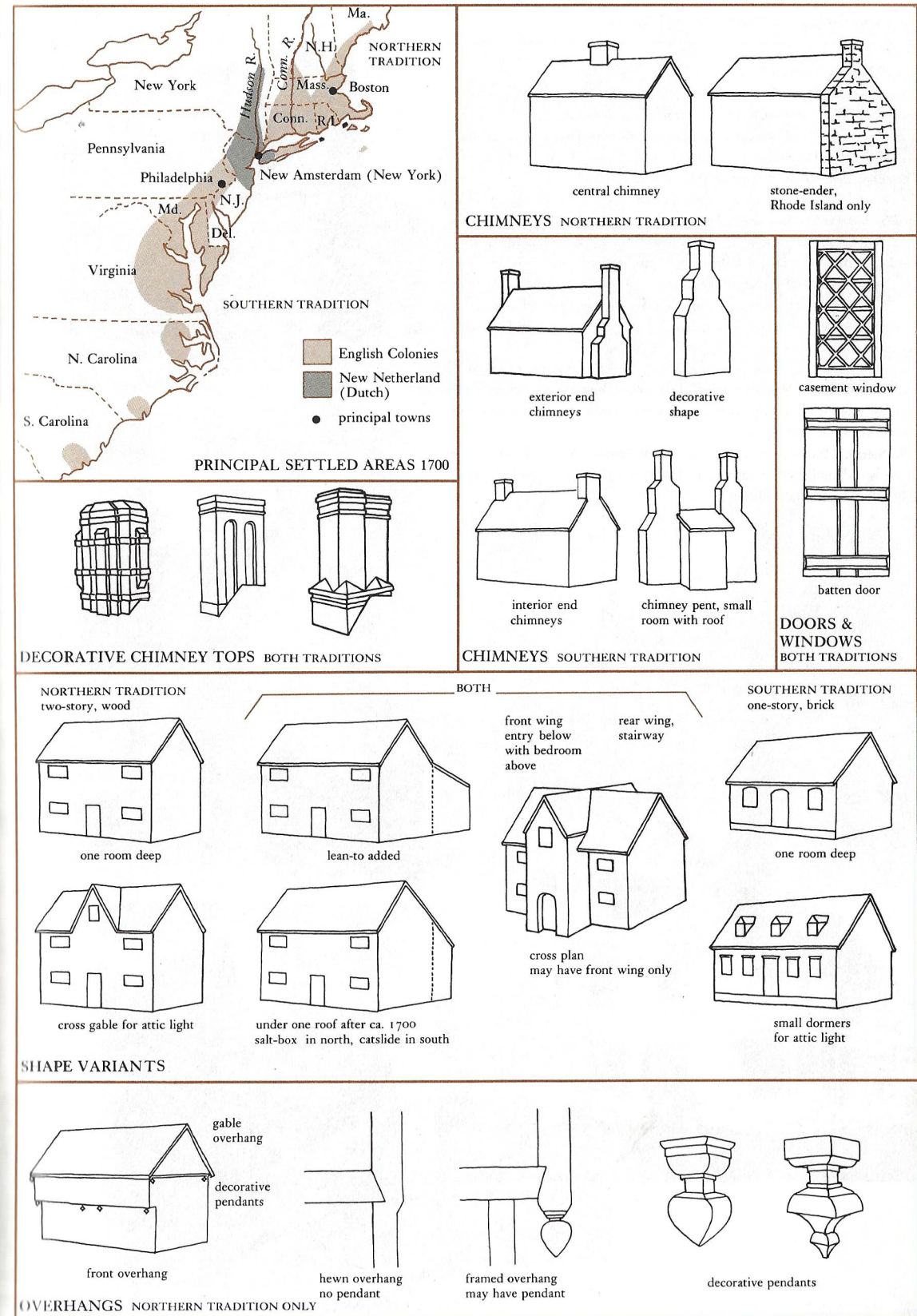
COMMENTS

These earliest English Colonial houses are New World adaptations of modest English domestic buildings which, in the decades immediately preceding colonization, had begun to undergo a transition from Medieval to Renaissance structural details. The steeply pitched roofs were a surviving Medieval development for thatch covering, which must be steep to shed water. In America the earliest roofs were also of thatch, but the ice, snow, thunderstorms, and high winds of the more severe New World climate soon made wooden shingles the preferred roofing material. The high pitch, now without function for relatively impervious shingle roofs, persisted for nearly a century. The roof pitch has been lowered in later alterations of most examples, including many restorations.

The chimney stack, replacing the open fire of Medieval vernacular houses, was the crucial Postmedieval improvement. Attic space, formerly unenclosed so that smoke could escape through roof openings, could be floored over to provide sleeping rooms. In the New World, large chimneys were used on all but the most modest 17th-century houses. In the northern colonies, central chimney placement was preferred, probably to conserve heat during the severe winters. In the southern colonies, the end chimneys may have helped to dissipate the heat of cooking fires during the oppressively hot summers.

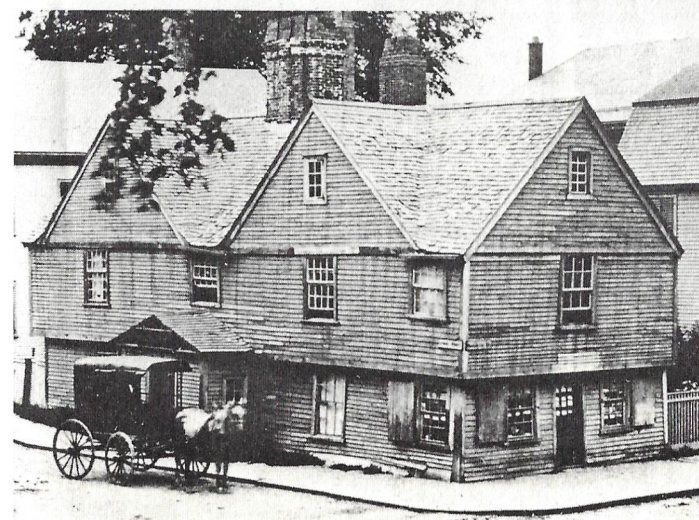
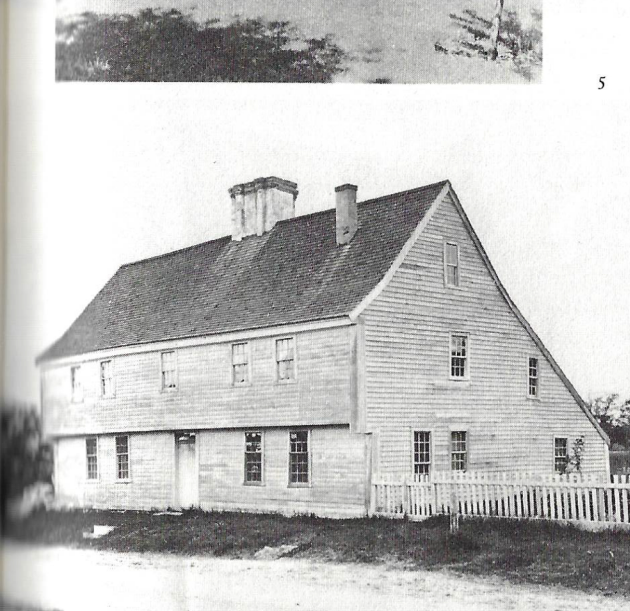
Although only a few Postmedieval timber-frame houses survive in the southern colonies, they were probably far more common originally. With the growth of the southern plantation economy in the 18th century, many early wooden houses were converted to slave quarters or storage; most were ultimately abandoned and razed. As a result, the houses that survived were primarily early masonry examples. Most of these have also been lost due to indifference and neglect, some in only the past few decades.

The few surviving Postmedieval houses have generally been in continuous use for almost 300 years. During this long period they have been modified, improved, remodeled, and rebuilt, with the result that few reached this century in anything approaching their original form. Beginning about 1900, concern for our earliest colonial heritage led to modern restoration of many examples. When based on precise architectural and historical research, these restored houses closely approach the appearance of the 17th-century originals. When less carefully done, such restoration has produced bastard buildings with combinations of features that never existed.



NORTHERN TRADITION

1. Medfield, Massachusetts; late 17th century. Peak House (restoration). One of the few surviving northern one-story examples.
2. Watertown, Massachusetts; 1694–1701. Browne House (restoration).
3. Topsfield, Massachusetts; 1683. Parson Capen House (restoration). The original windows were probably smaller casements.
4. Lincoln, Rhode Island; ca. 1687. Arnold House (restoration). A typical Rhode Island stone-ender.
5. Saugus, Massachusetts; ca. 1686. Boardman House. The saltbox rearward extension was added before 1696; the double-hung sash windows were probably added in the 18th century.
6. Salem, Massachusetts; ca. 1668. Turner House (The House of the Seven Gables, restoration). The original windows were probably smaller casements.
- 7., 8. Saugus, Massachusetts; ca. 1680. Appleton House (Ironworks House, restoration). Figure 7, taken about 1900, shows the house after 200 years of modifications. Figure 8 shows a later restoration to its probable 17th-century cross-plan form.
9. Salem, Massachusetts; ca. 1698, Hunt House. An early photo; the house was demolished in 1863. The double-hung sash windows are probably an 18th-century addition.



PRESERVATION INCENTIVE REVIEW CRITERIA - VILLAGE CODE TITLE 14, SECTION 14-7-5(F)

14-7-5: PRESERVATION INCENTIVES PROCESS AND REQUIREMENTS:

F. Design Criteria and Development Standards for Properties in the Historic Overlay District Utilizing Preservation Incentives. A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if it complies with the following standards

1. The exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation as follows:
 - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
 - d. Most properties and structures change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
 - e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
 - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties. Such adverse impacts include, but are not limited to, stormwater runoff impacts.
3. All other Village code requirements must be met.

Comparison of Standard Bulk Regulations and Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List in the Historic Overlay District

	Existing Bulk Regulations - Section 3-110 [Refer to the footnotes in Section 3-110(I) & Article 10 for Non-Conforming Precode Structures and Lots]				Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List - Section 8-205	
	R-1	R-2	R-3	R-4	R-1 / R-2	R-3 / R-4
A. Maximum Height						
(a) Feet					Not applicable	Not applicable
(i) Smallest side yard provided of 14' or less		30'				
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the difference between the smallest side yard provided and 14'				
(iii) Smallest side yard of more than 24'		32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'				
(b) Stories	3	3	3	3		
B. Maximum Elevation						
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'		35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'		Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'					
(c) Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'					
C. Minimum Lot Area and Dimensions ^{1,2}						
1. Total Lot Area (Square Feet)	30,000	20,000	15,000	10,000	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size
2. Lot Area Per Unit (Square Feet)	30,000	20,000	15,000	10,000		
3. Lot Width						
(A) Interior Lot	125'	100'	70'	70'		
(B) Corner Lot	125'	100'	80'	80'		
4. Lot Depth	125'	125'	125'	125'		
D. Minimum Yards ^{2,3,4,5,6}						
1. Front ^{7,8,9}	35'	35'	35'	35'	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.

2. Side Yards ⁹							
(A) Corner Lot ^{8,10}							
(i) Corner Side	35'	35'	35'	35'	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less	
(li) Interior Side	10'	10'	8'	8'	10'	6'	
	or 6' plus 10% of lot width in excess of 50', whichever is more						
(B) Interior Lot ¹⁰							
(i) Minimum Per Yard	10'	10'	8'	8'	10'	6'	
	or 6' plus 10% of lot width in excess of 50', whichever is more						
(li) Minimum Total	30% of lot width up to, and including, 125' plus 35% of lot width in excess of 125'						
3. Rear ^{9,11}							
(A) Corner Lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'	10% lot depth, minimum 15'	15'	
(b) Interior lot	50'	50'	25'	25'	25'	15'	
E. Maximum Floor Area Ratio ^{12,13}							
1. Lots with a total lot area less than 10,000 square feet		0.25 plus 1,100 square feet			Not applicable	Not applicable	
2. Lots with a total lot area 10,000 square feet to 20,000 square feet		0.24 plus 1,200 square feet					
3. Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,000 square feet					
F. Maximum Building Coverage ¹⁴							
1. Maximum combined total principal and accessory uses	25%	25%	25%	25%	25% of lot area	25% of lot area	
2. Maximum total accessory uses	10%	10%	10%	10%	10% of lot area	10% of lot area	
G. Maximum Lot Coverage	50%	50%	50%	50%	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties	

Please note properties on the Historically Significant Structures Property List and utilizing alternative bulk regulations are subject to additional regulations included in the footnotes in Section 3-110(I) and may be subject to the regulations for non-conforming precode structures and non-conforming lots in Article 10.

Zoning District R-2 - HOD	Land Use Residential
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input checked="" type="checkbox"/> Approved for inclusion on the Historically Significant Structures Property List <input type="checkbox"/> Request to be added to the Historically Significant Structures Property List	<input checked="" type="checkbox"/> Fee Waivers <input checked="" type="checkbox"/> Alternative Zoning Regulations <input checked="" type="checkbox"/> Expedited Processing <input type="checkbox"/> Property Tax Rebate <input type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name Grace & Michael Whalen	Company
Address 24 E. 8th Street	City / State / Zip Hinsdale IL 60621
Phone (630) 209-4988	Email Graceraell@gmail.com
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name Same as above	Company
Address	City / State / Zip
Phone	Email
PROJECT DETAILS	
Property Size (Square Feet) 9,000 S.F.	Building Size (Square Feet) PROPOSED FAR= 3,733.30 S.F.
Total Cost of Exterior Improvements \$600,000	Cost of Eligible Improvements
Estimated Work Start Date MARCH 2024 (HOMEOWNER SEEKING VARIANCE)	Estimated Work End Date January 2025

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I agree to allow Village representatives to make all reasonable inspections and investigations of the property. I agree to comply with all Village of Hinsdale codes and ordinances. I certify that all exterior improvements will be completed in compliance with program requirements and in conformance with the terms, conditions, and approved plans set forth in the Preservation Incentive Agreement.

GRACE WHALEN
Printed Name of Applicant

Grace Whalen
Signature of Applicant

8/7/23
Date

GRACE WHALEN
Printed Name of Property Owner

Grace Whalen
Signature of Property Owner

8/7/23
Date

FOR OFFICE USE ONLY:	
Case Number	HPC / Board Approval Date
Conditions of Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Final Inspection Date

TABLE OF COMPLIANCE

Address of property: 24 E. 8th Street

The following table is based on the R-2 - HOD Zoning District.

You may write "N/A" if the application does not affect the building/ property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)	20,000 S.F.	9,000 S.F.	9,000 S.F.
Lot Depth	125'	100.00'	100.00'
Lot Width	100'	90.00'	90.00'
Building Height	N/A HOD	Existing= +/- 26'-8"*	Proposed Addition Ht= +/- 21'-7" *
Number of Stories	3	2	2
Front Yard Setback	Average / N/A	Existing = +/- 34.69'	Existing = +/- 34.69'
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	10'-0" = HOD	9.85' / 5.51'	6'-0" ** / 5.51'
Rear Yard Setback	25'-0" = HOD	18.2'	18.2'
Maximum Floor Area Ratio (F.A.R.)*	N/A HOD [25 + 1,100 S.F. = 3,350.00 S.F.]	3,034.00 S.F.	3,733.30 S.F.
Maximum Total Building Coverage*	25%	[21%] 1,880.52 S.F.	[24.5%] 2,206.30 S.F.
Maximum Total Lot Coverage*	60%	[34%] 3,080.12 S.F.	[40%] 3,641.0 S.F.
Parking Requirements	N/A	N/A	N/A
Parking Front Yard Setback			
Parking Corner Side Yard Setback			
Parking Interior Side Yard Setback			
Parking Rear Yard Setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

* Ex./Proposed building heights cannot be verified at this time. Updated Building Heights will be provided to the village upon completion of final civil engineering drawings.

** The applicant will be seeking a Zoning Variation for relief on the Interior Side Yard Setback to be reduced from 10'-0" to 6'-0"

CERTIFICATION

The Applicant (and Owner, if different) certifies, acknowledges and agrees that:

1. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The Owner of the property, if different from the Applicant, states that they consent to the filing of this application and that all information contained in this application is true and correct to the best of their knowledge.
2. The Applicant understands that an incomplete or nonconforming application will not be considered. In addition, the Applicant understands that the Village may require additional information prior to the consideration of this application.
3. The Applicant and/or Owner shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
4. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant(s) shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten (10) days following the change, and that failure to do so may be grounds for denial of the application.
5. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989, unless otherwise waived as part of this application process.
6. The Owner of the property and, if different, the Applicant are jointly and severally liable for the payment of the applicable application fees. By signing the application, the Owner has agreed to pay said fees, unless otherwise waived, and to consent to the filing and foreclosure of a lien against the property for the fee plus costs of collection, if the account is not settled within thirty (30) days after the mailing of a demand for payment.

On the seventh day of August, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

APPLICANT SIGNATURE

GRACE WHALEN
Printed Name of Applicant

grace whalen
Signature of Applicant

8/7/23
Date

SUBSCRIBED AND SWORN to before me this 7th day of August, 2023.

Sarah E. Thompson
Notary Public Signature & Seal



SARAH E THOMPSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 31, 2023

PROPERTY OWNER SIGNATURE (IF DIFFERENT FROM APPLICANT)

Printed Name of Owner

Signature of Owner

Date

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Notary Public Signature & Seal

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: Grace & Michael Whalen

Owner's name (if different): _____

Property address: 24 E. 8th Street

Property legal description: [attach to this form]

Present zoning classification: R-2, Single Family Residential

Square footage of property: 9,000 SF

Lot area per dwelling: 1

Lot dimensions: 90 x 100

Current use of property: Single Family Residence

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

Approval sought: ☒ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☒ Exterior Appearance
☒ Design Review
☐ Other: Historic Overlay District HPC Review

Brief description of request and proposal:

Removal of ex. 1-story sunroom, to be replaced by new 2-story addition. 1-story kitchen addition off rear

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>Ex. 34.69'</u>	<u>35.0'</u>
interior side(s)	<u>6.0' / 5.51'</u>	<u>10' / 10'</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>Ex. 18.2'</u>	<u>25.0'</u>

Setbacks (businesses and offices):

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u> / </u>	<u> / </u>
corner side	<u> </u>	<u> </u>
rear	<u> </u>	<u> </u>
others:	<u> </u>	<u> </u>
Ogden Ave. Center:	<u> </u>	<u> </u>
York Rd. Center:	<u> </u>	<u> </u>
Forest Preserve:	<u> </u>	<u> </u>

Building heights:

principal building(s):	<u>E.+/-26.67'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

principal building(s):	<u>E.+/-34.0'</u>	<u>37'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Dwelling unit size(s):	<u>1</u>	<u>1</u>
------------------------	----------	----------

Total building coverage:	<u>2,206.3 sf</u>	<u>2,250.0 sf</u>
--------------------------	-------------------	-------------------

Total lot coverage:	<u>3,641.0 sf</u>	<u>4,500.0 sf</u>
---------------------	-------------------	-------------------

Floor area ratio:	<u>3,733.3 sf</u>	<u>3,350.0 sf</u>
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Accessory building(s):	<u>N/A</u>
------------------------	------------

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>N/A</u>	<u> </u>	<u> </u>
accessory building(s):	<u>N/A</u>	<u> </u>	<u> </u>

Number of off-street parking spaces required: N/A

Number of loading spaces required: N/A

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By: Grace Whalen
Applicant's signature

GRACE WHALEN
Applicant's printed name

Dated: August 9, 2023.

2/3

2018-01622-PT
WARRANTY DEED
(TRUST TO INDIVIDUALS)



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JUN. 21, 2018 RHSP 11:24 AM
DEED \$40.00 09-12-317-003

TRANSFER TAX IL/DUPAGE 1,012.50

002 PAGES R2018-056314

THE GRANTOR, Gail Mahaney, as trustee of the
Gail Mahaney Trust dated May 26, 2004,

of the Village of Hinsdale, County of DuPage, State
of Illinois, for and in consideration of Ten and
no/100 Dollars and other valuable consideration in
hand paid,

CONVEYS AND WARRANTS to

^{C.} Michael Whalen and ^{N.} Grace Whalen,
Husband and Wife, as tenants by the entirety,
1366 N. Dearborn, Apt. 9B, Chicago, IL 60610

the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Number(s): 09-12-317-003
Address of Real Estate: 24 E. 8th Street, Hinsdale, IL 60521

DATED this 13th day of June, 2018.

Gail Mahaney (SEAL)
Gail Mahaney, as trustee of the Gail Mahaney Trust
dated May 26, 2004

Robert J. Mahaney (SEAL)
Robert J. Mahaney, as Trustee of the Gail Mahaney Trust
dated May 26, 2004

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Gail Mahaney and Robert J. Mahaney are personally known to me to be the same persons whose name
subscribed to the foregoing instrument and acknowledge that they signed, sealed and delivered the said instrument as their free and
voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand this 13th day of June, 2018.

Kristin Grigsby
Notary Public



Prepared by: Peter Coules, Jr., Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521

~~Mail To:~~

Paul B. Garver, Esq.
(Name)

26 Blaine Street
(Address)

Hinsdale, IL 60521
(City, State and Zip)

Send Subsequent Tax Bills To:

Michael and Grace Whalen
(Name)

24 E. 8th Street
(Address)

Hinsdale, IL 60521
(City, State and Zip)

MAIL TO:
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

LEGAL DESCRIPTION

THE WEST 90 FEET OF LOT 1 IN HYDE PARK, HINSDALE, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE WEST 25.08 CHAINS) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1917 AS DOCUMENT 128521, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As: 24 E. 8th Street, Hinsdale, IL 60521
PIN: 09-12-317-003

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

MICHAEL ABRAHAM
ARCHITECTURE

148 BURLINGTON STREET
CLARENDON HILLS, ILLINOIS 60514
PHONE (630) 655.9417

August 6th, 2023

RE: HOD Preservation Incentive – 24 E. 8th Street

To Historic Preservation Commission and Village staff,

The owners of 24 E. 8th Street, Grace and Michael Whalen, are seeking approval for HOD preservation bulk incentives along with permit fee waivers, and an expedited permitting process. The bulk incentives include a reduced side yard setback, reduced rear yard setback and removal of FAR requirements. It is also our intent to apply for a zoning variation for additional relief, beyond the HOD bulk incentives, for the reduction of the interior side yard setback along the western property line.

The proposed work consists of removal of the existing one-story sunroom, proposing a new larger sunroom with new second floor primary bathroom where the existing sunroom currently sits, and a proposed kitchen/mudroom addition off the rear of their existing historically significant home. All the existing façades of the residence may require normal maintenance upkeep, in keeping with existing materials, and will be done during the construction phase of this project.

The construction of the new sunroom and primary bathroom addition will match the existing materials and details that are already found on the existing home. Along the sunroom area on the first floor, there will be painted brick details and double hung windows with painted wood panels below. Around the perimeter at the second-floor level of the addition there will be new cedar shingle siding to match the existing style of shingles, painted wood trim, painted wood shutters and a low sloping metal roof. This two-story addition will be set back from the front and rear elevations of the home to create a distinction between the existing and new elements of the home.

The proposed kitchen and mudroom addition on the rear of the existing home will be an unobtrusive one-story structure. The addition will be clad in a painted, to match the adjacent brick, horizontal T&G beadboard cladding with painted shutters and asphalt shingles to match the existing house.

Attached to this letter are existing photographs, existing & proposed plans, and rendered elevations to show our design intent for upgrading this home while maintaining its historically significant qualities.

We are hopeful that the proposed design is in keeping with the intent of the Historic Overlay District and that the Commission considers approval for the owner's request for preservation incentives.

Sincerely,

Jenna Edelmayer
Michael Abraham Architecture
630.655.9417 ext. 303

LEGEND

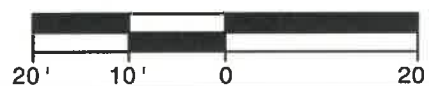
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

—X—X— = CHAIN LINK FENCE
—○—○— = WOOD FENCE
—□—□— = METAL FENCE
—△—△— = VINYL FENCE
- - - - - = EASEMENT LINE
- - - - - = SETBACK LINE
- - - - - = INTERIOR LOT LINE

PLAT OF SURVEY OF

THE WEST 90 FEET OF LOT 1 IN HYDE PARK, HINSDALE, A
SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE
WEST 25.08 CHAINS) ACCORDING TO THE PLAT THEREOF RECORDED
MARCH 14, 1917 AS DOCUMENT 128521, IN DUPAGE COUNTY, ILLINOIS.



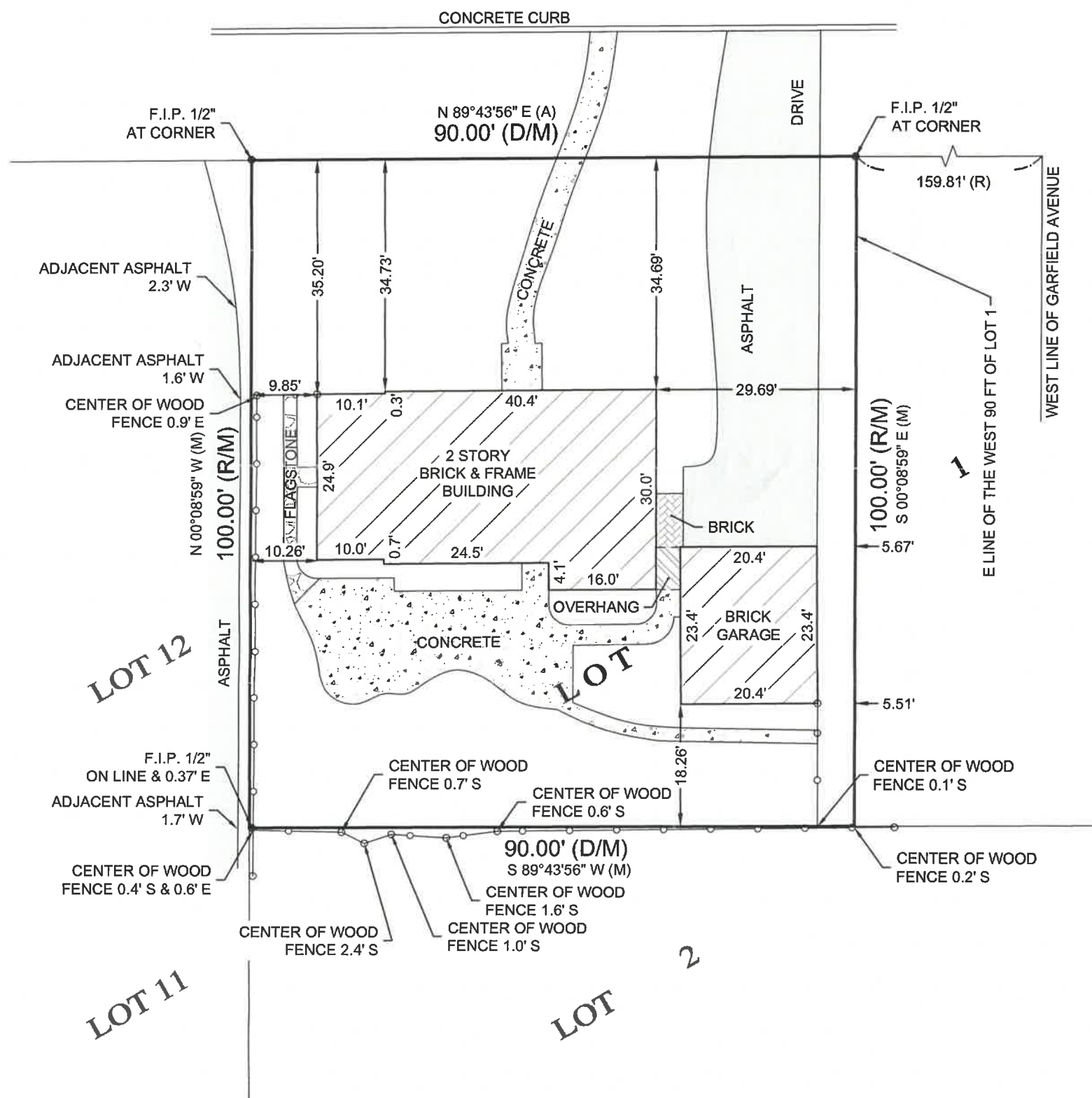
BASIS OF BEARING:
SOUTH LINE OF E. 8TH STREET AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 89°43'56" E (A)

AREA OF SURVEY:

"CONTAINING 9,000 SQ. FT. OR 0.21 ACRES MORE OR LESS"

(66' R.O.W.)

E. 8TH STREET



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 7TH DAY OF JUNE, A.D. 2018, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-003245



NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

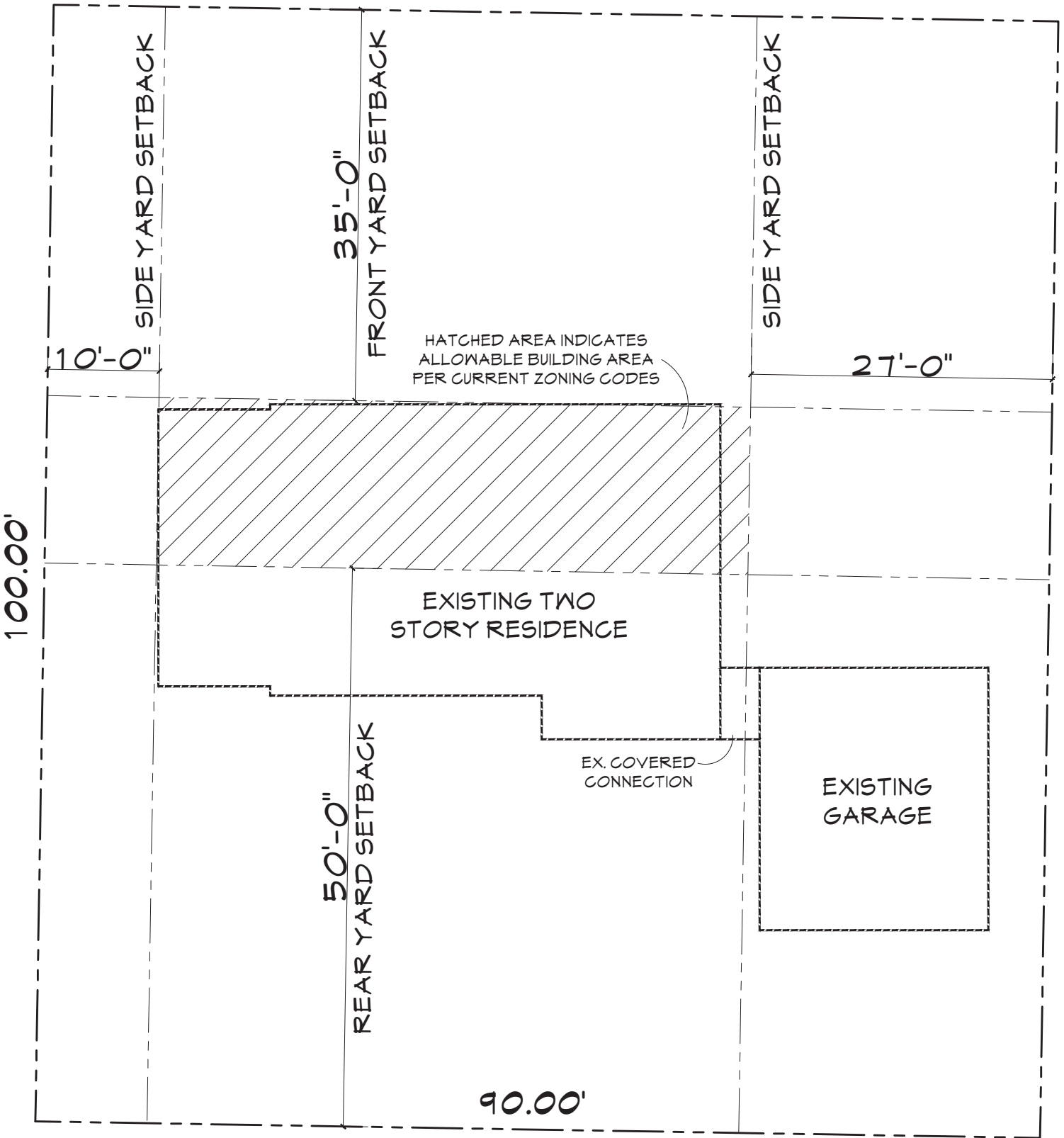
ADDRESS COMMONLY KNOWN AS 24 E. 8TH STREET
HINSDALE, ILLINOIS

CLIENT DONATELLI & COULES LTD.

FIELDWORK DATE (CREW) 06/06/2018 (BV/TM)

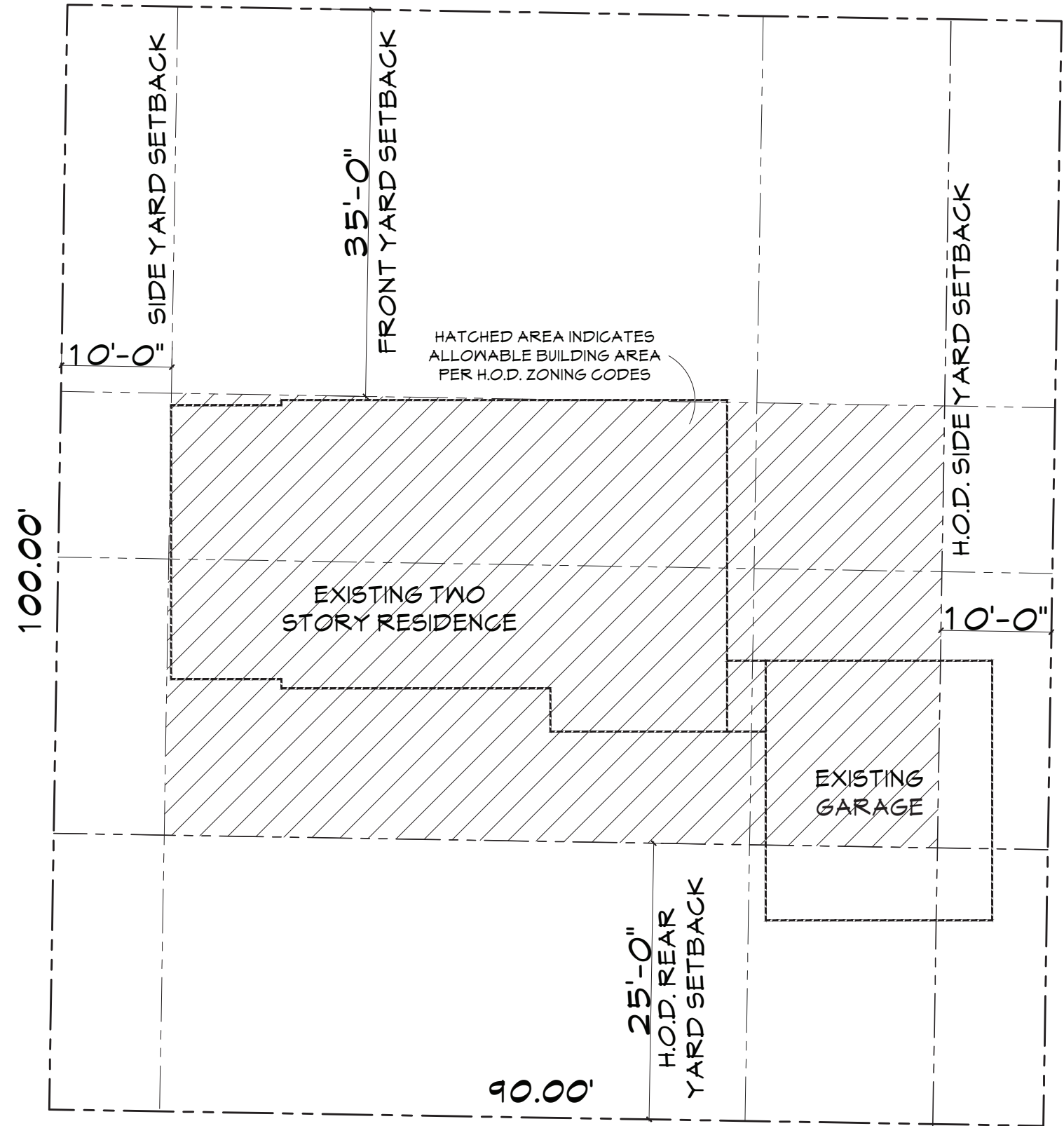
DRAWN BY: NG REVISED: JOB NO. 18-04-0545

E. 8TH STREET



STANDARD V.O.H. R-2 ZONING SITE PLAN
NOT TO SCALE

E. 8TH STREET

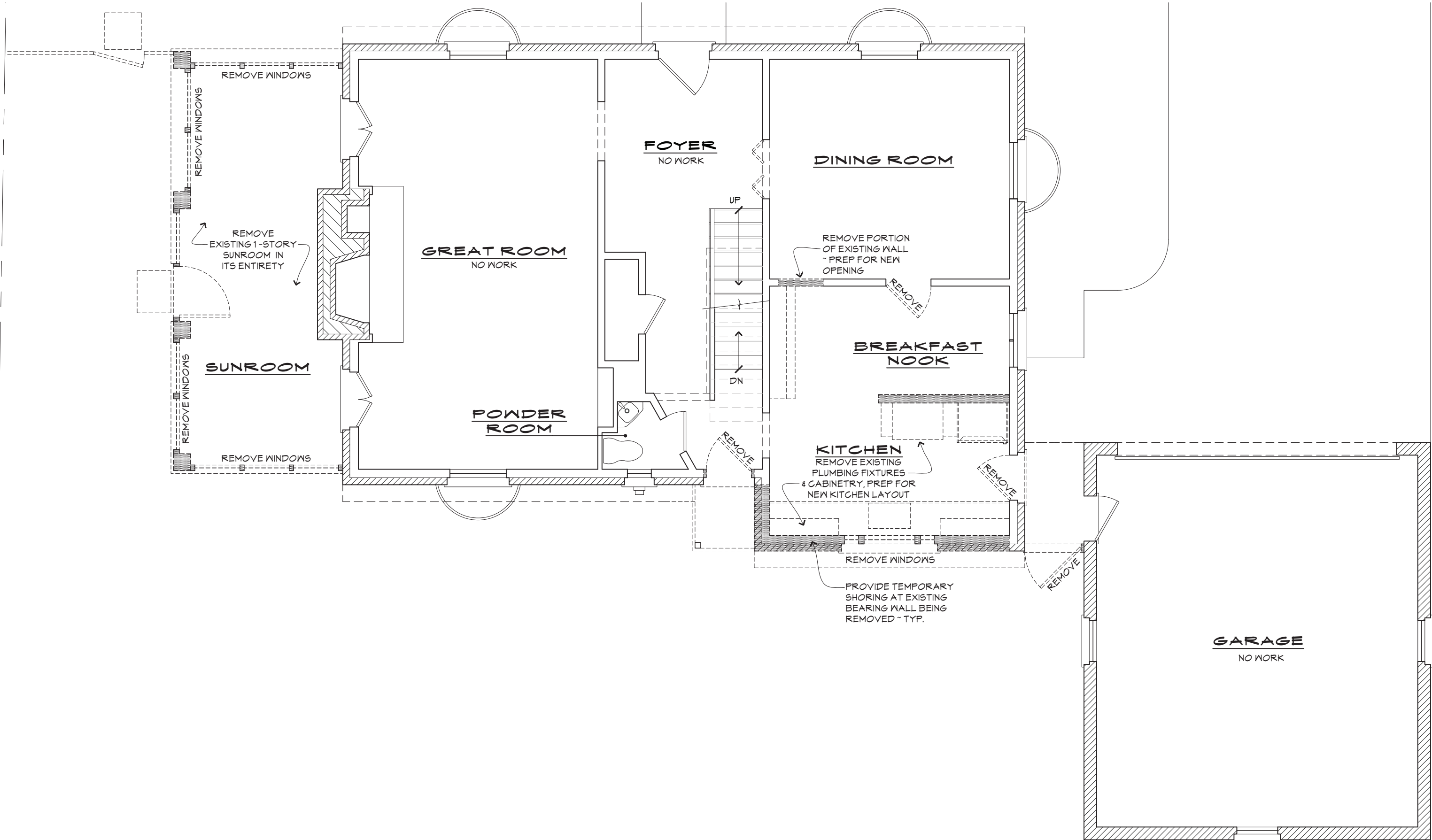


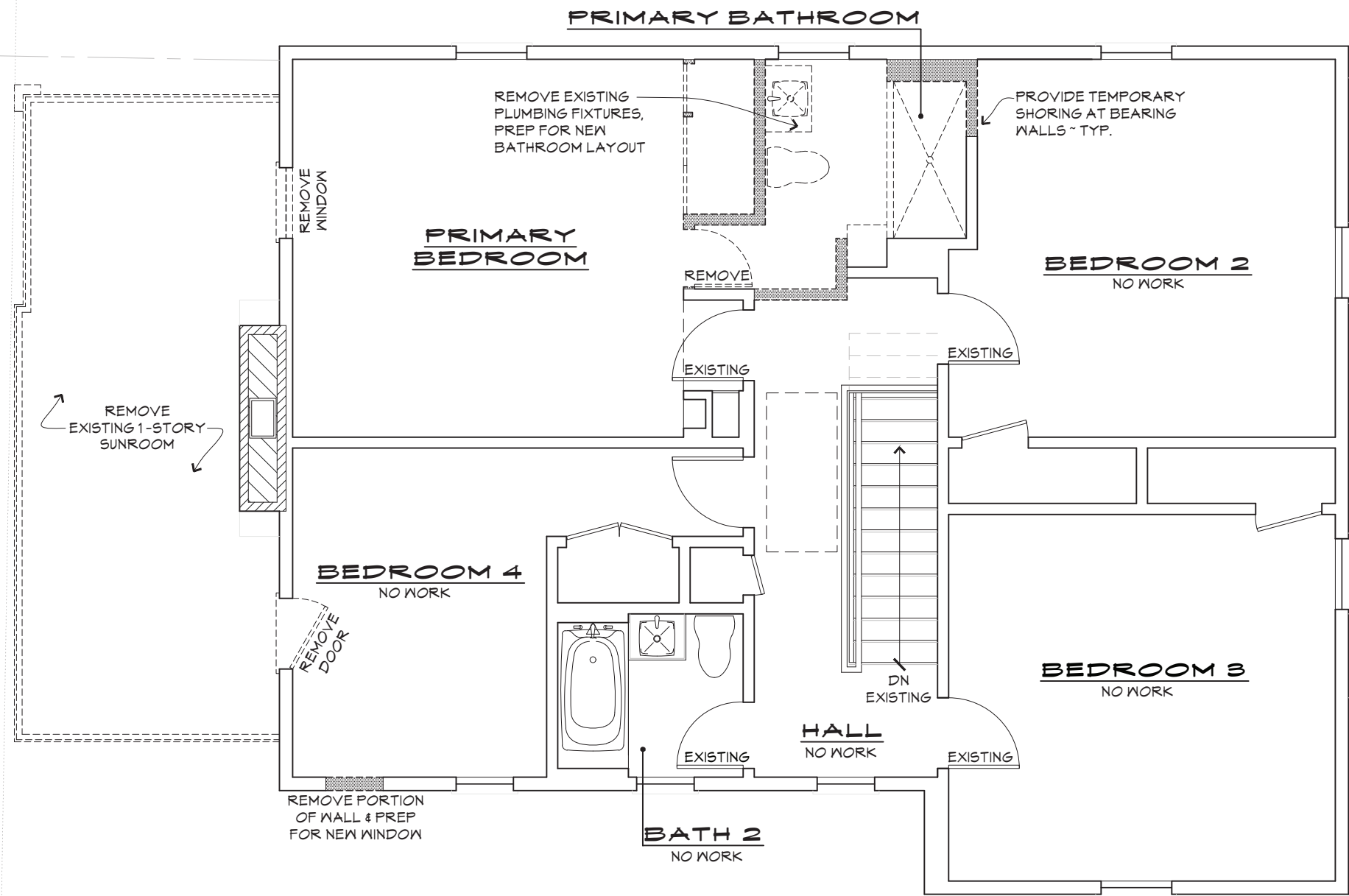
V.O.H. H.O.D. R-2 ZONING SITE PLAN
NOT TO SCALE

The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE

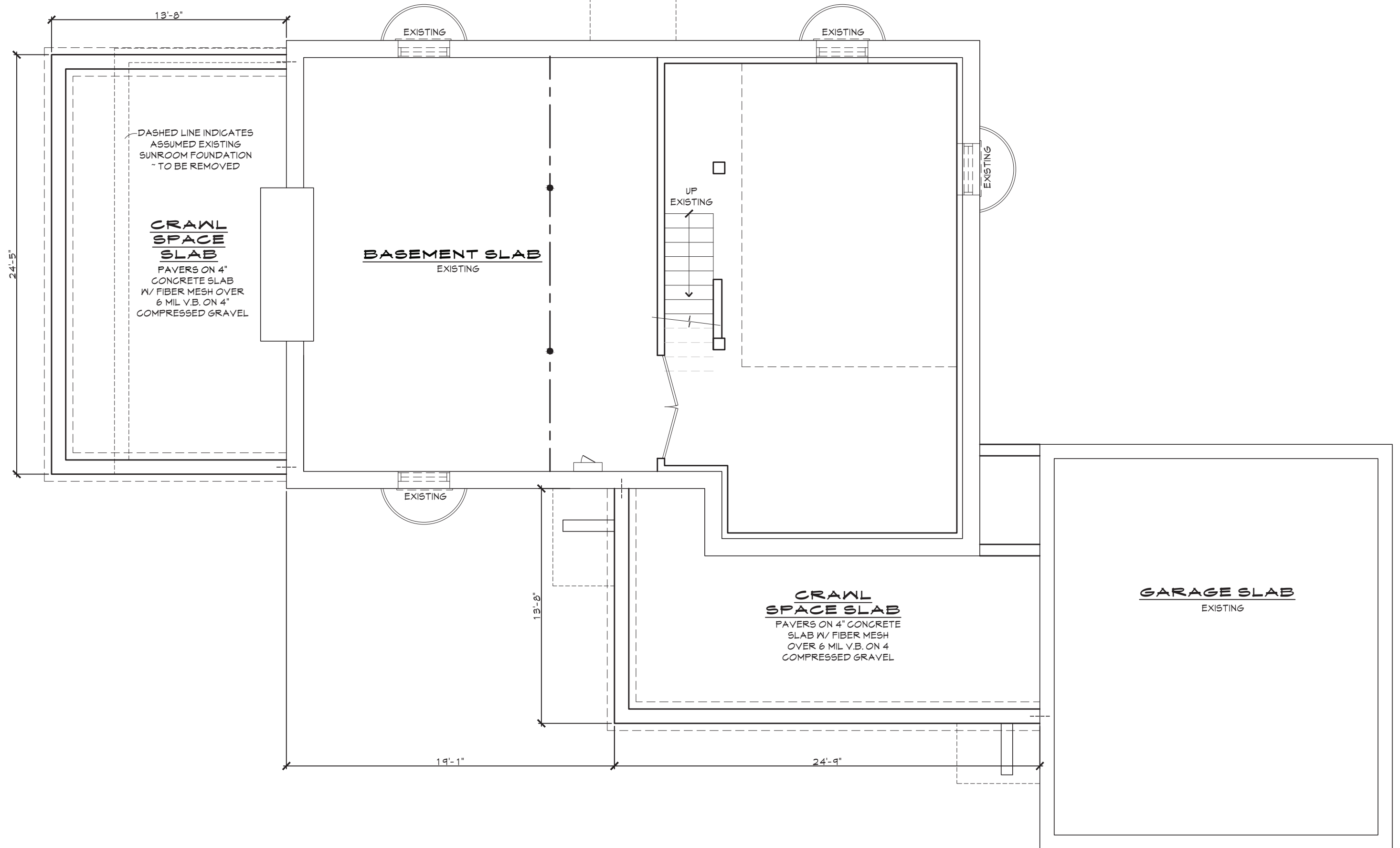


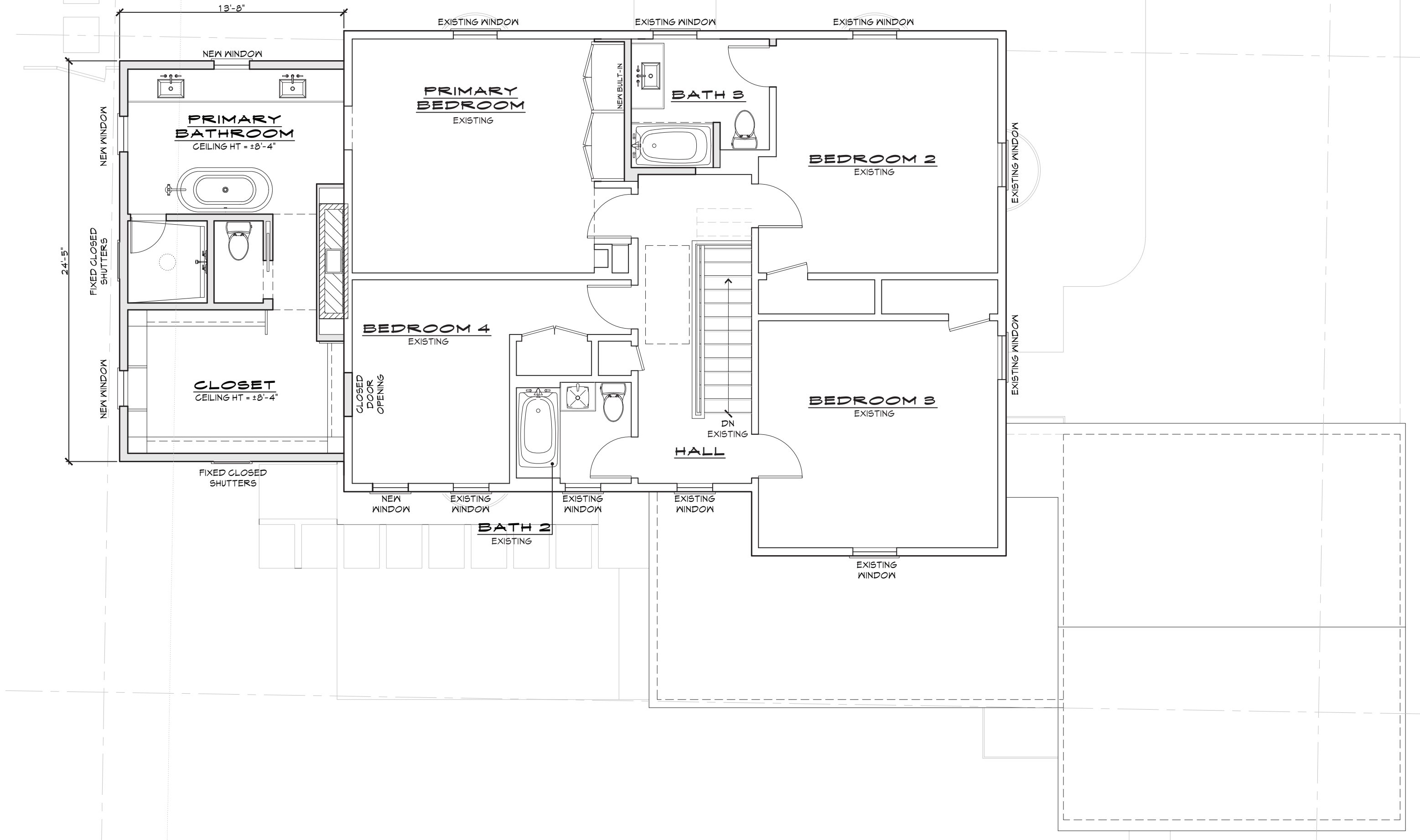


The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE







The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE



The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE



The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE





FRONT ELEVATION

VIEW FROM DRIVEWAY (NE CORNER OF LOT):
THE FRONT FACADE FACES NORTH
TOWARDS 8TH STREET



FRONT ELEVATION

VIEW FROM STREET (CENTERED ON LOT):
THE FRONT FACADE FACES NORTH
TOWARDS 8TH STREET

The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE



FRONT ELEVATION

VIEW FROM FRONT YARD (NW CORNER OF LOT):
THE FRONT FACADE FACES NORTH
TOWARDS 8TH STREET



FRONT ELEVATION

VIEW FROM FRONT YARD (NW):
EXISTING ONE-STORY SUNROOM TO BE REMOVED

The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE



SIDE ELEVATION

VIEW FROM BACKYARD (SW CORNER OF LOT):
EXISTING ONE-STORY SUNROOM TO BE REMOVED



REAR ELEVATION

VIEW FROM BACKYARD (CENTERED ON LOT):
THE REAR FACADE FACES SOUTH

The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE



EXISTING MATERIALS

VIEW OF EXISTING MATERIALS IN SHADE:
NEW MATERIALS WILL BE SELECTED TO
MATCH THESE EXISTING MATERIALS



EXISTING MATERIALS

VIEW OF EXISTING MATERIALS IN SUN LIGHT:
NEW MATERIALS WILL BE SELECTED TO
MATCH THESE EXISTING MATERIALS

The Whalen Residence

24 E. 8th Street
Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: September 1, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

RE: Case HPC-16-2023 – 132 E. Fifth Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Detached Accessory Structure / Pool House

FOR: September 6, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale received a Preservation Incentive application from Blake and Katelyn Geoffrion, the property owners, requesting approval of alternative zoning regulations, a building permit fee waiver, and expedited processing to allow for the construction of an addition onto an existing non-conforming detached structure located at 132 E. Fifth Street. The detached structure will serve as a pool house and will be constructed in conjunction with a swimming pool on the property. The project architect is Michael Abraham Architecture.

Per the Village Code, approval of a Preservation Incentive Certificate is required prior to undertaking any project utilizing Preservation Incentives and that involves any exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

Background

The existing single-family home at 132 E. Fifth Street was approved for inclusion on the Historically Significant Structures Property List on March 16, 2023 by Ordinance No. O2023-06.

The subject property is a through lot with frontages off of Fifth and Sixth Streets. The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-1 Single Family Residential District.

The two-story house was constructed in 1881 and features a stucco exterior and front porch entrance feature. In 1927, the house was remodeled by R. Harold Zook. The building is classified as a Contributing with Alterations Structure according to the 2007 Robbins Park II Survey and Potentially Contributing / Historically Significant according to the 1999 Reconnaissance Survey.

Request and Analysis

The applicant has submitted a Preservation Incentive application requesting approval of alternative zoning regulations, a building permit fee waiver, and expedited processing to allow for the construction of an addition to the existing non-conforming detached accessory structure / shed for use as a pool house at the rear of the property located at 132 E. Fifth Street. The applicant also intends to construction an in-ground pool, which does not require the use of any alternative zoning regulations and meets all Zoning Code requirements.



MEMORANDUM

No changes are proposed to the exterior of the house. A site plan, building elevations, floor plans, plat of survey, and photos of the existing home have been submitted for review.

The proposed pool house will provide additional indoor and outdoor living spaces. The proposed interior includes a covered open porch (veranda), living room area, laundry, and a powder room. A three foot tall stucco garden wall and walkway will be constructed to the south of the structure to provide a path to the powder room. With the addition, the area of the structure will increase in size from approximately 197 square feet to 387 square feet.

As shown on the proposed plans, the addition and renovation to the existing detached accessory structure has been designed to match the architectural style of the historic home. Elements incorporated into the design to match the house include stucco, dark bronze windows and a metal door with divided lites, bronze metal roofing, and a timber lintel. The proposed elevations also show arched openings into the covered veranda, hanging copper coach lights, and a metal finial on the roof.

The applicant is requesting to reduce the west interior side yard setback for the addition to the non-conforming accessory structure from 13.6' to 10'. At least 50% of the exterior walls of the existing structure will be preserved to maintain the non-conforming 4.1' interior side setback. The proposed plan meets all other bulk zoning requirements. The proposed pool and all other accessory structures are located outside of the 35' secondary front yard setback off of Sixth Street.

The Historic Preservation Commission has the authority to approve the requested alternative zoning regulations, a building permit fee waiver, and expedited processing. Final approval by the Board of Trustees is not required for these Preservation Incentive application types.

Process

Pursuant to Title 14, Section 14-7-4, various Preservation Incentives are available to applicants regarding properties approved for inclusion on the Historically Significant Structures Property List within the Historic Overlay District, subject to application and conformance with program requirements. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if the exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties, including, but not limited to stormwater runoff impacts.

A completed application shall be reviewed by the Historic Preservation Commission at a public meeting for consideration as to the issuance of a Preservation Incentive Certificate. For applications seeking a waiver of fees, expedited process, or alternative bulk standards, where a majority of the then-sitting members of the Historic Preservation Commission finds that a Preservation Incentive Certificate should be granted, the Certificate shall be issued by the Village Manager or his or her designee.



MEMORANDUM

For applications requesting a grant or property tax rebate, the vote of the Historic Preservation Commission shall be advisory, and a recommendation shall be forwarded to the Board of Trustees. If the Historic Preservation Commission does not recommend approval of an application requesting a grant or a rebate, with at least four (4) affirmative votes, the application is denied and will not proceed to the Board of Trustees. Upon receipt of a recommendation from the Historic Preservation Commission, the affirmative vote of four (4) or more members of the Board of Trustees is required for approval of a Preservation Incentive Certificate involving a grant or rebate. The Board of Trustees approval of such grant or rebate shall specify the specific amount approved in the case of a grant or number of approved years in the case of a Property Tax Rebate. Upon Board of Trustees approval, a Preservation Incentive Certificate shall be issued by the Village Manager or his or her designee.

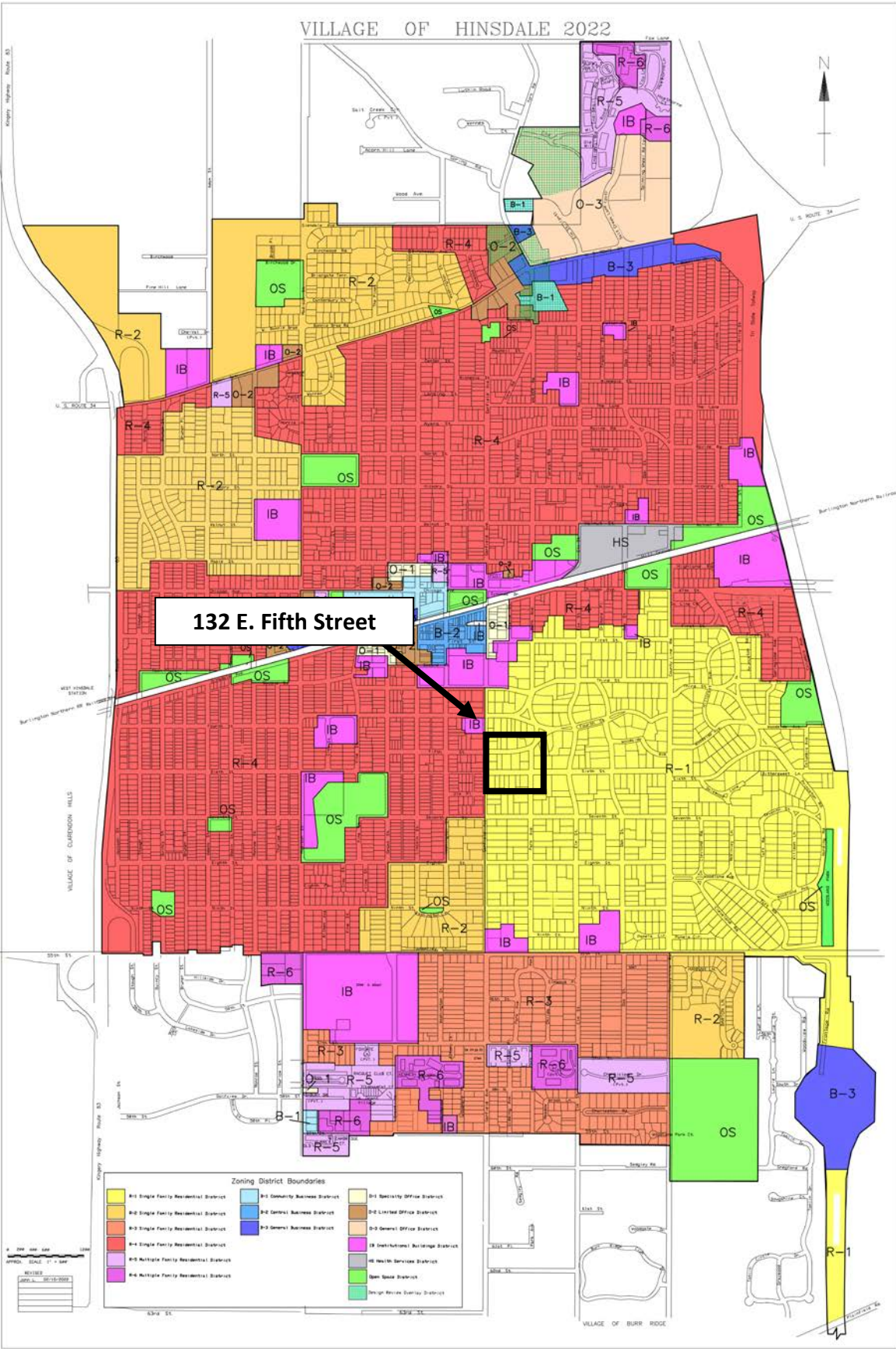
Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either grant the Preservation Incentive Certificate, affirm its denial, or remand the matter back to the Historic Preservation Commission for further proceedings.

The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement on a form previously developed by staff and approved by the Board of Trustees governing the terms and conditions of any Preservation Incentive received.

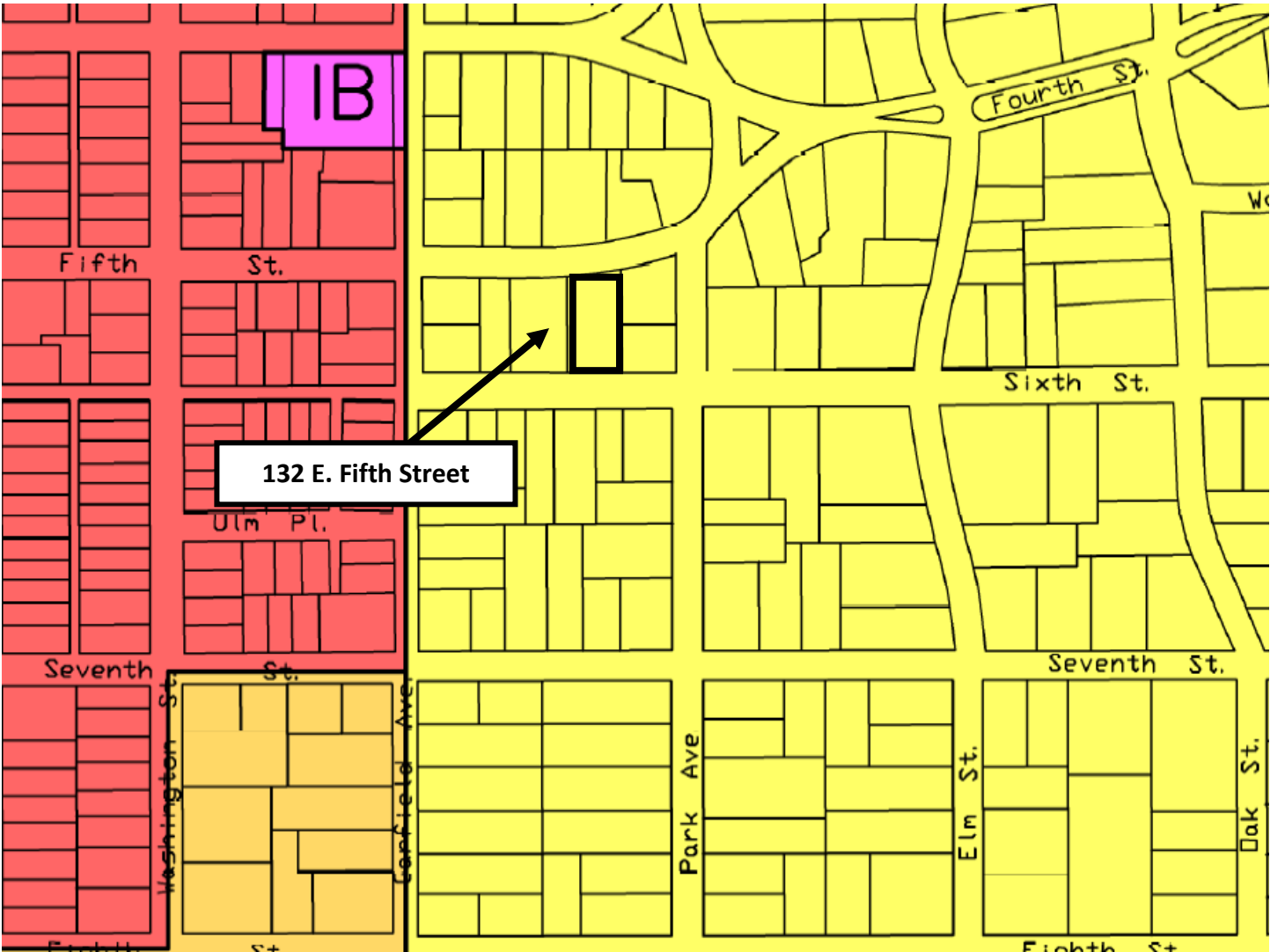
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Historically Significant Structures Property Information
6. Preservation Incentive Review Criteria - Village Code Title 14, Section 14-7-5(F)
7. Historic Overlay District Bulk Zoning Regulations Comparison Summary
8. Preservation Incentive Application and Exhibits

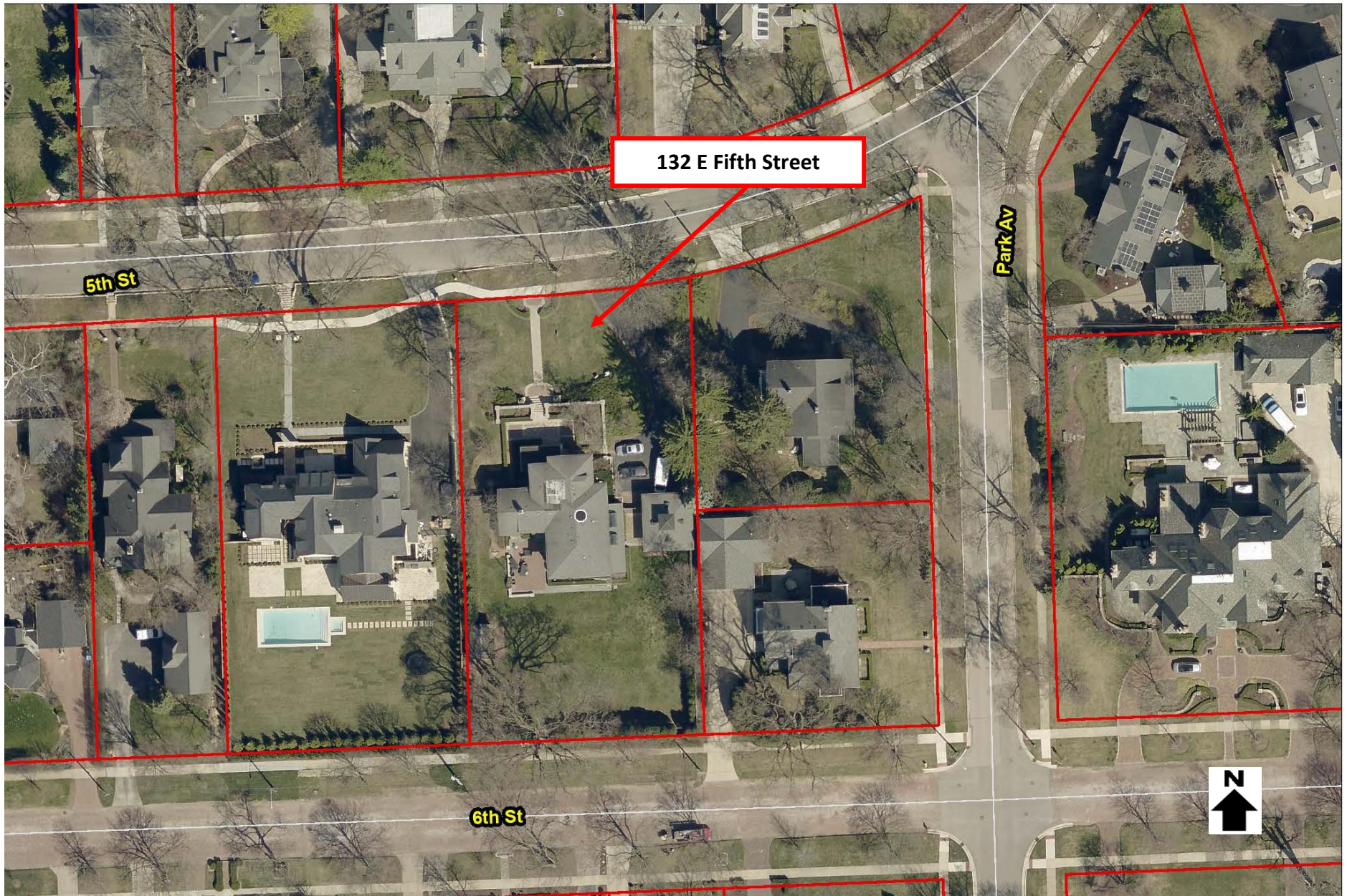
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – 132 E. Fifth Street



Birds Eye View – 132 E. Fifth Street



Birds Eye View – 132 E. Fifth Street



Street View – 132 E. Fifth Street



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 132 E. Fifth Street	
County DuPage	
PIN / Parcel Number 09-12-223-005	
Zoning District R-1 Single Family Zoning District	
Land Use Single Family	
Historic Name John W. Bushnell House	
Architect N/A	
Date Constructed 1881	
Architectural Style No Style (Altered)	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) – Potentially Contributing / Historically Significant • Robbins Park II (2007) – Contributing with Alterations 	

House at 425 E. Eighth Street (1937) and the John Allbright House at 632 S. Elm Street (1934). The house on Elm Street has been rated potentially significant, and the house on Eighth Street has been rated significant and may potentially be eligible for listing on the National Register. Both houses are listed on the Illinois Historic Structures Survey. There is also one residence—the Russell T. Elwell House at 425 E. Seventh Street—with only Richard Schmidt listed as the architect.

Philip Duke West (b. May 2, 1905, Calumet, MI – d. November 16, 1974, Palm Desert, CA) was a local Hinsdale architect who was educated at the University of Michigan (B.S. Arch, 1929) and was employed as a designer, draftsman, and superintendent at a number of prestigious Chicago architecture firms including Holabird & Root (1926-1930), Philip Maher (1930-1931), and Schmidt, Garden & Erickson (1944-1945). Additionally, he was the chief architect for Butler Brothers (1945-1947). In 1947 in Hinsdale, he started his own firm, Philip Duke West, and designed and built his office at 33 E. First Street

In 1950, Philip Duke West designed a number of prominent buildings in the 1930s, 1940s, and 1950s, including the Hinsdale Police and Fire Station Building at 33 E. First Street (1935), the Sinnissippi Farm, Oregon, Illinois (1950), the Kankakee (Illinois) Daily Journal Building (1951), and the Oak Park (Illinois) YMCA (1953-1954). In addition to his own office and the Police and Fire Station, other buildings designed by Philip West in Hinsdale include the International Style professional office building at 111 S. Lincoln Street (1955—since demolished). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom &

Associates. This is the firm that designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.

There are ten residences designed by Philip Duke West in the survey area. Four of these designs are rated significant: the R. M. Dilworth House at 730 S. County Line Road (1939); the Frank Mayer House at 731 S. Elm Street (1940); the George Bunker House at 740 S. Elm Street (1940); and the John N. Nelson House at 430 E. Seventh Street (1938).

R. Harold Zook (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings were charmingly unique and superbly crafted. They often displayed signature features including thatched roofs, spiderweb-leaded-glass v-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street. From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have

survived, 92 buildings spread over several communities have been authenticated as Zook designs, among them, 80 homes and 12 municipal/commercial structures.

Zook designed four homes in the Robbins II Survey Area. Three of these residences are exceptional Tudor Revival designs: the W. W. Thompson House at 325 E. Eighth Street (1928); the Marshall Keig House at 444 E. Fourth Street (1929); and the Houston Hiatt House at 405 E. Seventh Street (1927). All three of these houses may also be potentially eligible for the National Register. In 1927, Zook remodelled the house at 132 E. Fifth Street, originally built in 1881.

LOCAL BUILDERS

Among the local contractors and builders working in Hinsdale, one name in particular stands out for the quality of housing built for prominent village residents. Adolph Froscher was a German immigrant born in Hamburg in 1843. He came to Hinsdale in 1869 and worked throughout the community as a contractor and builder. Among the substantial residences he built throughout the village are the Merrill, Robbins, Matthews, W. H. Knight, Collins, Raymond, and Childs homes. He also built his own home at 314 S. Washington Street in 1888, where he resided with his wife, Dora. Froscher served on the Village Board of Trustees in the late 1890s [HTB, 20]. There are four houses built by Adolph Froscher in the Robbins II survey area: the Matthews House at 106 E. Eighth Street (1888); the Collins House at 513 S. Garfield Street (1887); the J. C. S. Merrill House at 222 E. Sixth Street (1892); and William Robbins' "Woodside" at 425 E. Sixth Street (1864).

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #
DIRECTION
STREET:
ABB
PIN
LOCAL SIGNIFICANCE RATING
POTENTIAL IND NR? (Y or N)
CRITERIA
Contributing to a NR DISTRICT?
Contributing secondary structure?
Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION
CONDITION HISTORIC FUNCTION
INTEGRITY REASON for SIGNIFICANCE
SECONDARY STRUCTURE
SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN
DETAILS NO OF STORIES
DATE of construction ROOF TYPE
OTHER YEAR ROOF MATERIAL
DATESOURCE FOUNDATION
WALL MATERIAL (current) PORCH
WALL MATERIAL 2 (current) WINDOW MATERIAL
WALL MATERIAL (original) WINDOW MATERIAL
WALL MATERIAL 2 (original) WINDOW TYPE
WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	Bushnell, John W. House
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO		LANDSCAPE	Midblock on south side; house on rise; front sidewalk; side driveway; similar setbacks; mature trees
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PHOTO INFORMATION

ROLL1	2
FRAMES1	30, 29, 28
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Fiftheast 132.JPG

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	11/1/2006
SURVEYAREA	ROBBINS II



Many past residents of the house at 132 E. Fifth, Hinsdale, have stopped by to reminisce about happy times spent in the house. (Photo for The Doings by Steve Bittinger)

Photograph from 1993 article by Mary Sterling in THE DOINGS



Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 132

STREET E. Fifth Street

ADDITIONAL PHOTOS OR INFORMATION

Historic Information

According to the Hinsdale Historical Society, the house was constructed in several stages:

“East wing—original structure, fieldstone foundation, 6” pine board floors, old tall windows, ‘lift-off’ door hinges

West wing—said to be bar moved to and attached to original home around 1900. Basement shows clearly a separate structure. Attic roof is shallow and may date from his period, as it appears too shallow for typical 1881 style.

South wing and porch—added in 1927. Dining room contains woodwork typical of Zook, who is by tradition the architect.

Entire exterior reworked by Zook at same time as addition of south wing, door casings, window crowns are replaced.

Kitchen—substantially remodeled in 1936 after a major fire.”

Recent Alterations

Front porch altered (round arch arcade replaced); replacement windows; stucco wall at front

PRESERVATION INCENTIVE REVIEW CRITERIA - VILLAGE CODE TITLE 14, SECTION 14-7-5(F)

14-7-5: PRESERVATION INCENTIVES PROCESS AND REQUIREMENTS:

F. Design Criteria and Development Standards for Properties in the Historic Overlay District Utilizing Preservation Incentives. A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if it complies with the following standards

1. The exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation as follows:
 - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
 - d. Most properties and structures change over time; those changes that have acquired historic significance in their own right shall be retained and preserved;
 - e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
 - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties. Such adverse impacts include, but are not limited to, stormwater runoff impacts.
3. All other Village code requirements must be met.

Comparison of Standard Bulk Regulations and Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List in the Historic Overlay District

	Existing Bulk Regulations - Section 3-110 [Refer to the footnotes in Section 3-110(I) & Article 10 for Non-Conforming Precode Structures and Lots]				Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List - Section 8-205	
	R-1	R-2	R-3	R-4	R-1 / R-2	R-3 / R-4
A. Maximum Height						
(a) Feet					Not applicable	Not applicable
(i) Smallest side yard provided of 14' or less		30'				
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the difference between the smallest side yard provided and 14'				
(iii) Smallest side yard of more than 24'		32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'				
(b) Stories	3	3	3	3		
B. Maximum Elevation						
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'		35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'		Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'					
(c) Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'					
C. Minimum Lot Area and Dimensions ^{1,2}						
1. Total Lot Area (Square Feet)	30,000	20,000	15,000	10,000	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size
2. Lot Area Per Unit (Square Feet)	30,000	20,000	15,000	10,000		
3. Lot Width						
(A) Interior Lot	125'	100'	70'	70'		
(B) Corner Lot	125'	100'	80'	80'		
4. Lot Depth	125'	125'	125'	125'		
D. Minimum Yards ^{2,3,4,5,6}						
1. Front ^{7,8,9}	35'	35'	35'	35'	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.

2. Side Yards ⁹							
(A) Corner Lot ^{8,10}							
(i) Corner Side	35'	35'	35'	35'	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less	
(ii) Interior Side	10'	10'	8'	8'	10'	6'	
	or 6' plus 10% of lot width in excess of 50', whichever is more						
(B) Interior Lot ¹⁰							
(i) Minimum Per Yard	10'	10'	8'	8'	10'	6'	
	or 6' plus 10% of lot width in excess of 50', whichever is more						
(ii) Minimum Total	30% of lot width up to, and including, 125' plus 35% of lot width in excess of 125'						
3. Rear ^{9,11}							
(A) Corner Lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'	10% lot depth, minimum 15'	15'	
(b) Interior lot	50'	50'	25'	25'	25'	15'	
E. Maximum Floor Area Ratio ^{12,13}							
1. Lots with a total lot area less than 10,000 square feet		0.25 plus 1,100 square feet			Not applicable	Not applicable	
2. Lots with a total lot area 10,000 square feet to 20,000 square feet		0.24 plus 1,200 square feet					
3. Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,000 square feet					
F. Maximum Building Coverage ¹⁴							
1. Maximum combined total principal and accessory uses	25%	25%	25%	25%	25% of lot area	25% of lot area	
2. Maximum total accessory uses	10%	10%	10%	10%	10% of lot area	10% of lot area	
G. Maximum Lot Coverage	50%	50%	50%	50%	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties	

Please note properties on the Historically Significant Structures Property List and utilizing alternative bulk regulations are subject to additional regulations included in the footnotes in Section 3-110(I) and may be subject to the regulations for non-conforming precode structures and non-conforming lots in Article 10.

MICHAEL ABRAHAM
ARCHITECTURE

148 BURLINGTON STREET
CLARENDON HILLS, ILLINOIS 60514
PHONE (630) 655.9417

August 8, 2023

RE: HOD Preservation Incentive Application – 132 E. 5th Street

To Historic Preservation Commission and Village staff,

The owners of 132 E. 5th Street, Blake and Katelyn Geoffrion, are seeking approval for HOD Preservation incentives to allow for a reduction of side yard requirements along with permit fee waivers, and an expedited permitting process.

The proposed work consists of a remodeling and adding on to the existing non-conforming accessory structure (play house) in the rear. Along with a new pool. The lot is a through lot and per zoning, the rear yard is considered a secondary front yard in terms of setbacks. The HOD relief asked for will reduce the side yard requirements for the addition to the accessory structure to 10' from 13.5'. This accessory structure is not in the rear 20% of the lot and currently must follow required setbacks for a principal structure. The existing structure is 197 sf enclosed with a proposed increase of 190 sf. The average height will also be increased from +/-10.5' to 14.8'.

The existing accessory structure is currently used as a play house, with vaulted ceilings and a small cozy fireplace. The gable roofed structure is clad in painted wood shingles and covered in ivy. The structure currently encroaches in the side yard setback, rendering it non-conforming. The new addition will follow the HOD side yard setback and all other zoning regulations. It is proposed to increase the size of the main entertainment room, add matching wings for a powder room and laundry and a covered veranda towards the new pool. The height will be increased as well with a new hipped roof. The proposed elevations of the pool house show matching of materials and details with the house. Such as the white stucco, dark bronze windows, and timber lintel detailing.

Attached to this letter are existing photographs, plans, and renderings which show our design intent to create an accessory structure that maintains quality of the original home.

We are hopeful that the proposed design is in keeping with the intent of the Historic Overlay District and that the Commission considers approval for the owner's request for preservation incentives.

Sincerely,

Joel Rafferty
630.655.9417 ext. 305

HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address	
PIN(s)	
Zoning District	Land Use
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input type="checkbox"/> Approved for inclusion on the Historically Significant Structures Property List <input type="checkbox"/> Request to be added to the Historically Significant Structures Property List	<input type="checkbox"/> Fee Waivers <input type="checkbox"/> Alternative Zoning Regulations <input type="checkbox"/> Expedited Processing <input type="checkbox"/> Property Tax Rebate <input type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name	Company
Address	City / State / Zip
Phone	Email
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name	Company
Address	City / State / Zip
Phone	Email
PROJECT DETAILS	
Property Size (Square Feet)	Building Size (Square Feet)
Total Cost of Exterior Improvements	Cost of Eligible Improvements
Estimated Work Start Date	Estimated Work End Date

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I agree to allow Village representatives to make all reasonable inspections and investigations of the property. I agree to comply with all Village of Hinsdale codes and ordinances. I certify that all exterior improvements will be completed in compliance with program requirements and in conformance with the terms, conditions, and approved plans set forth in the Preservation Incentive Agreement.

Blake Geoffrion
Printed Name of Applicant

Signature of Applicant

7/27/23
Date

Blake Geoffrion
Printed Name of Property Owner

Signature of Property Owner

7/27/23
Date

FOR OFFICE USE ONLY:	
Case Number	HPC / Board Approval Date
Conditions of Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Final Inspection Date

TABLE OF COMPLIANCE

Address of property: _____

The following table is based on the _____ Zoning District.

You may write "N/A" if the application does not affect the building/ property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking Front Yard Setback			
Parking Corner Side Yard Setback			
Parking Interior Side Yard Setback			
Parking Rear Yard Setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

CERTIFICATION

The Applicant (and Owner, if different) certifies, acknowledges and agrees that:

1. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The Owner of the property, if different from the Applicant, states that they consent to the filing of this application and that all information contained in this application is true and correct to the best of their knowledge.
2. The Applicant understands that an incomplete or nonconforming application will not be considered. In addition, the Applicant understands that the Village may require additional information prior to the consideration of this application.
3. The Applicant and/or Owner shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
4. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant(s) shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten (10) days following the change, and that failure to do so may be grounds for denial of the application.
5. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989, unless otherwise waived as part of this application process.
6. The Owner of the property and, if different, the Applicant are jointly and severally liable for the payment of the applicable application fees. By signing the application, the Owner has agreed to pay said fees, unless otherwise waived, and to consent to the filing and foreclosure of a lien against the property for the fee plus costs of collection, if the account is not settled within thirty (30) days after the mailing of a demand for payment.

On the 27 day of July, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

APPLICANT SIGNATURE

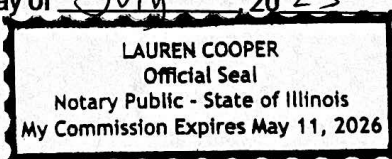
BLAKE GEORGIN
Printed Name of Applicant

[Signature]
Signature of Applicant

7/27/23
Date

SUBSCRIBED AND SWORN to before me this 27 day of July, 2023

[Signature]
Notary Public Signature & Seal



PROPERTY OWNER SIGNATURE (IF DIFFERENT FROM APPLICANT)

Printed Name of Owner

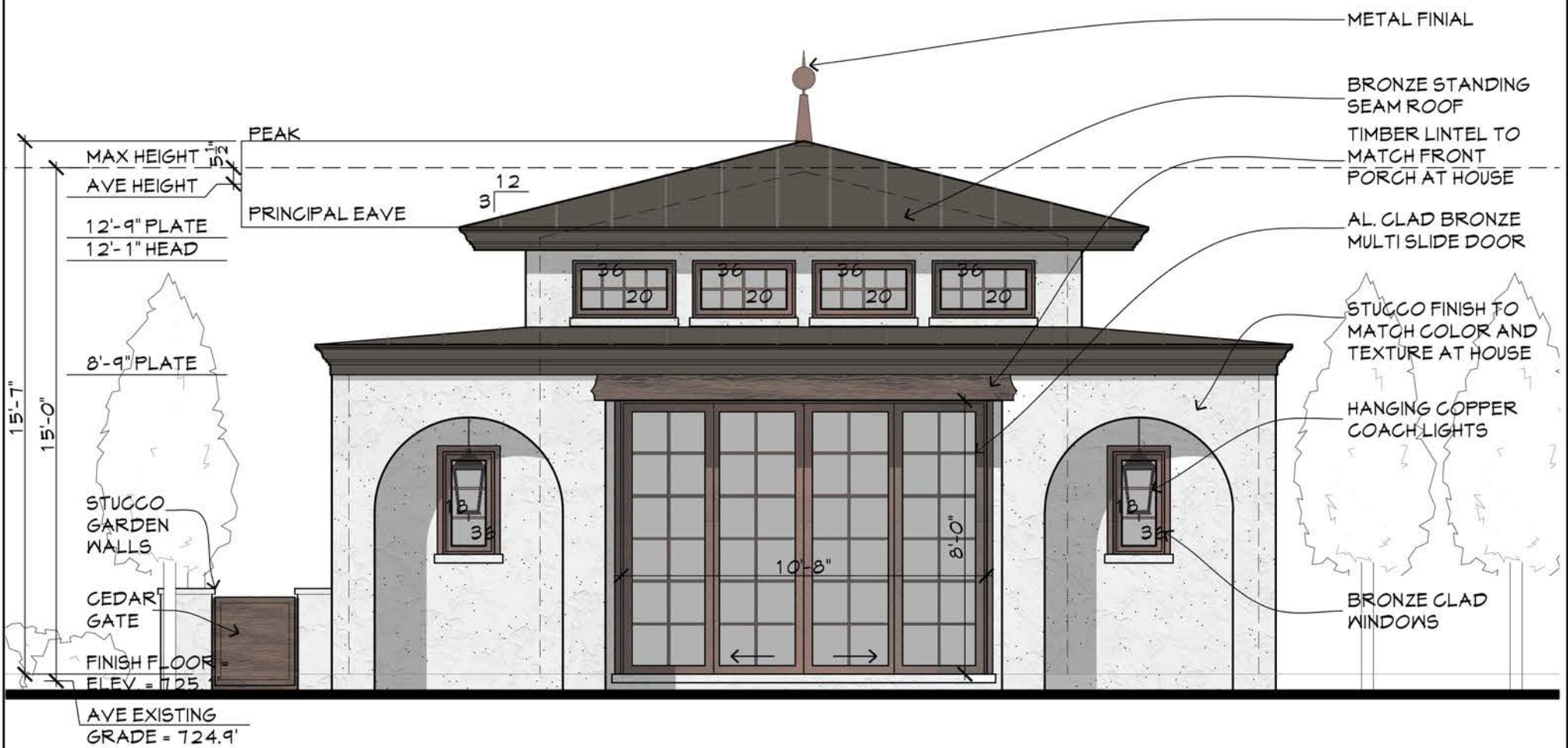
Signature of Owner

Date

SUBSCRIBED AND SWORN to before me this ____ day of _____, 20____.

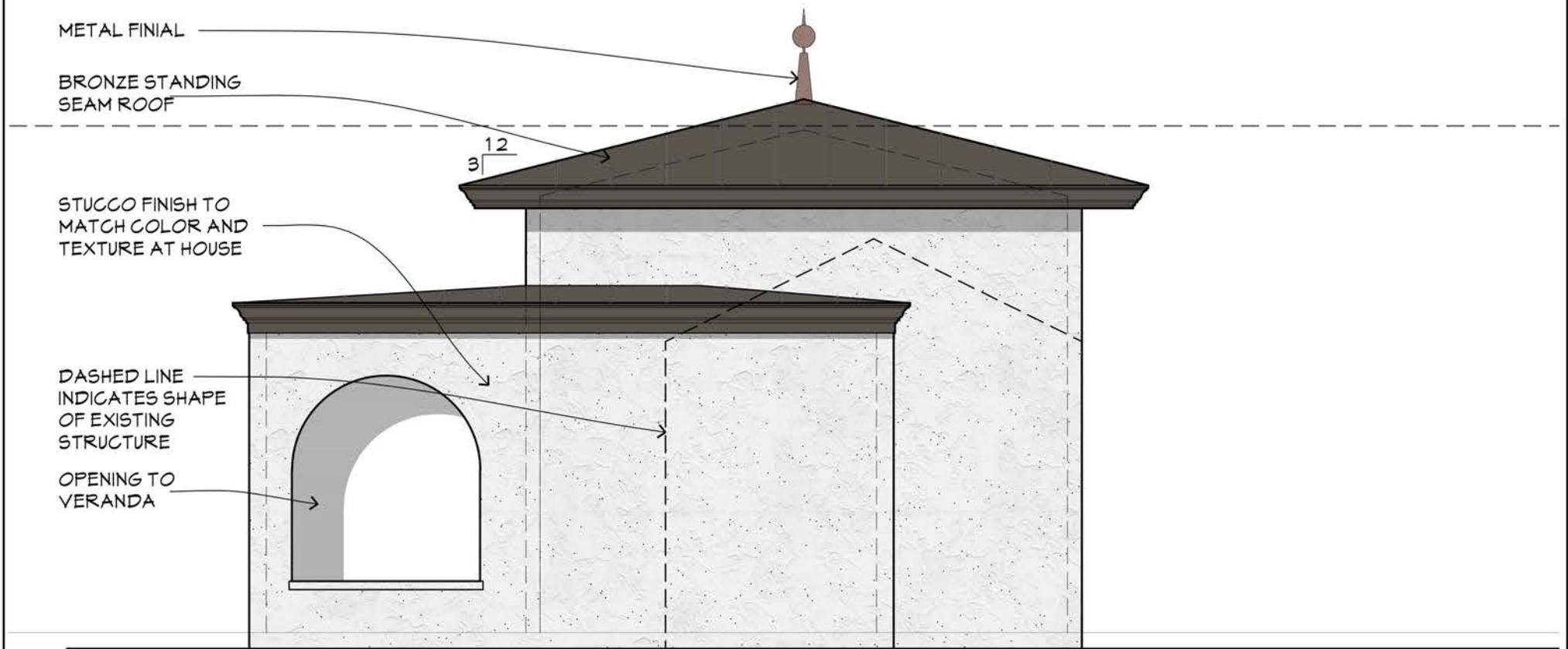
Notary Public Signature & Seal

MICHAEL ABRAHAM
ARCHITECTURE



EAST ELEVATION

SCALE: 1/4" = 1'-0"



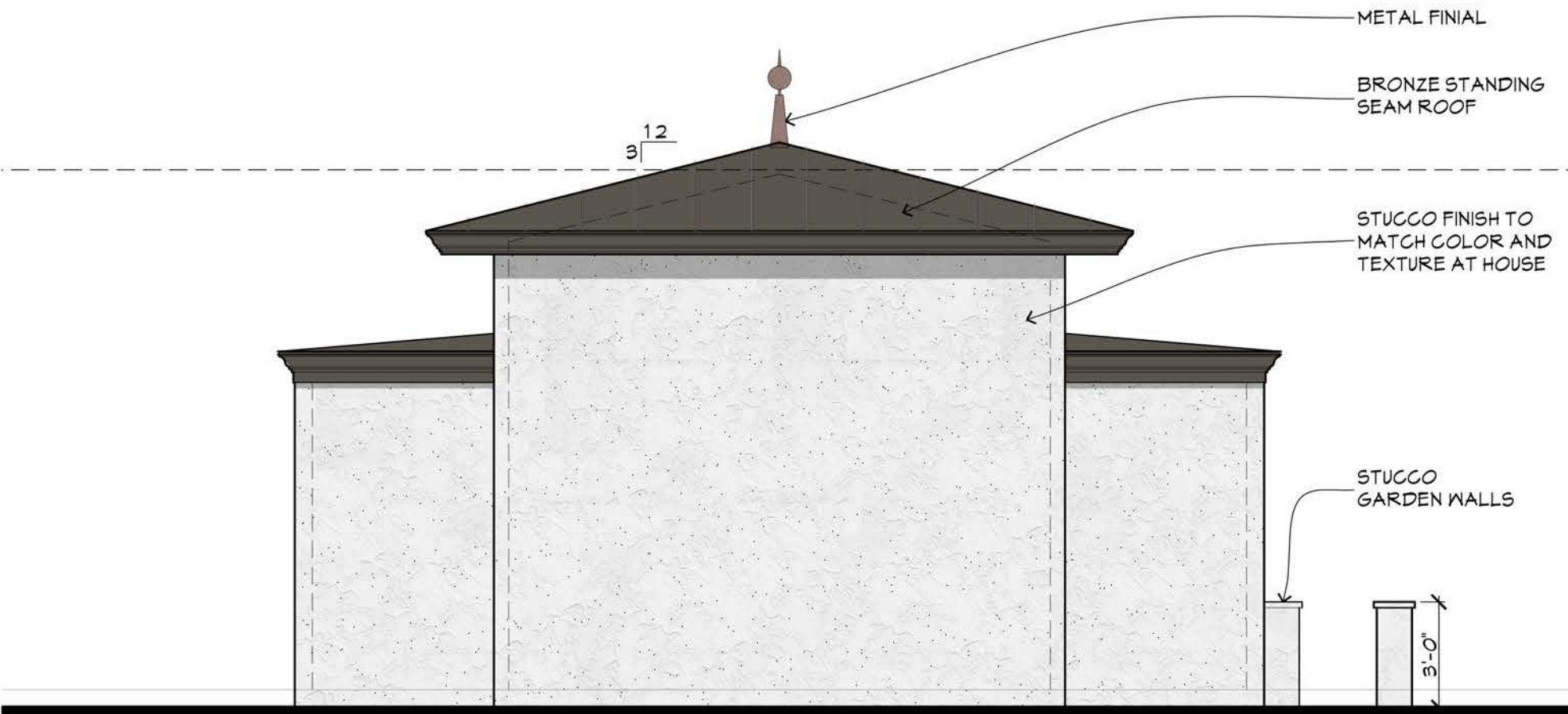
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

8.9.2023

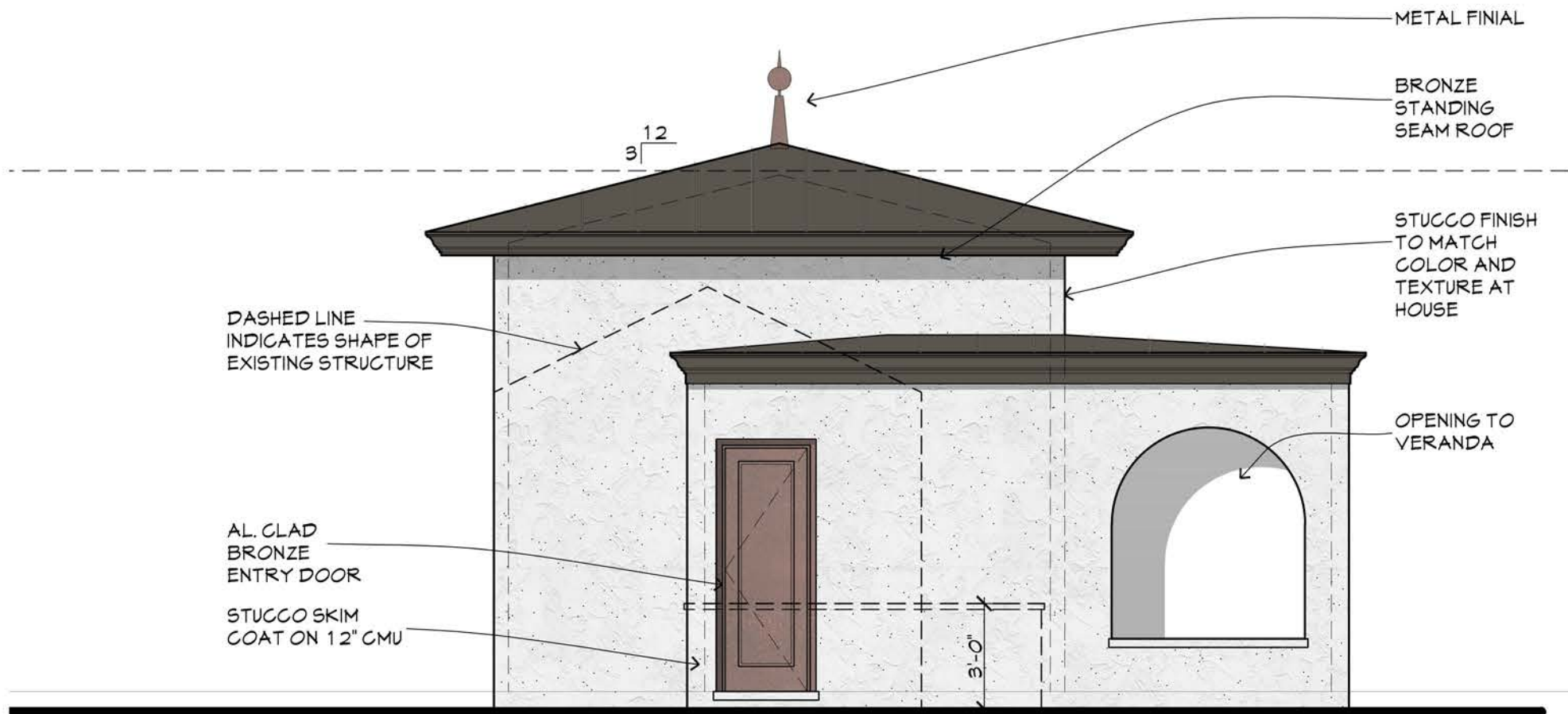
THE GEOFFRION RESIDENCE
132 EAST FIFTH STREET
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE



WEST ELEVATION

SCALE: 1/4" = 1'-0"



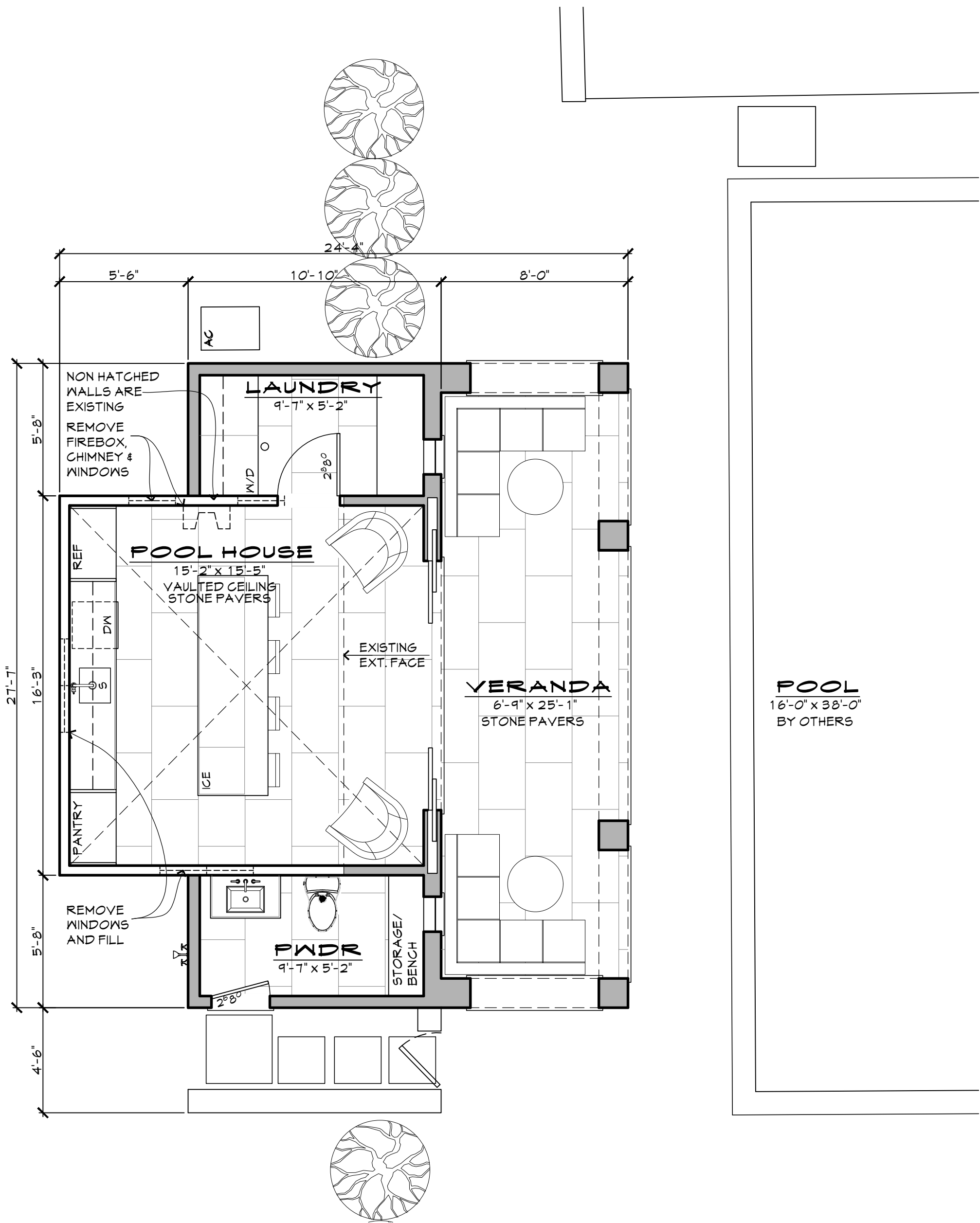
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

8.9.2023

THE GEOFFRION RESIDENCE
132 EAST FIFTH STREET
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE



POOL HOUSE PLAN

SCALE: 1/4" = 1'-0"

8.9.2023

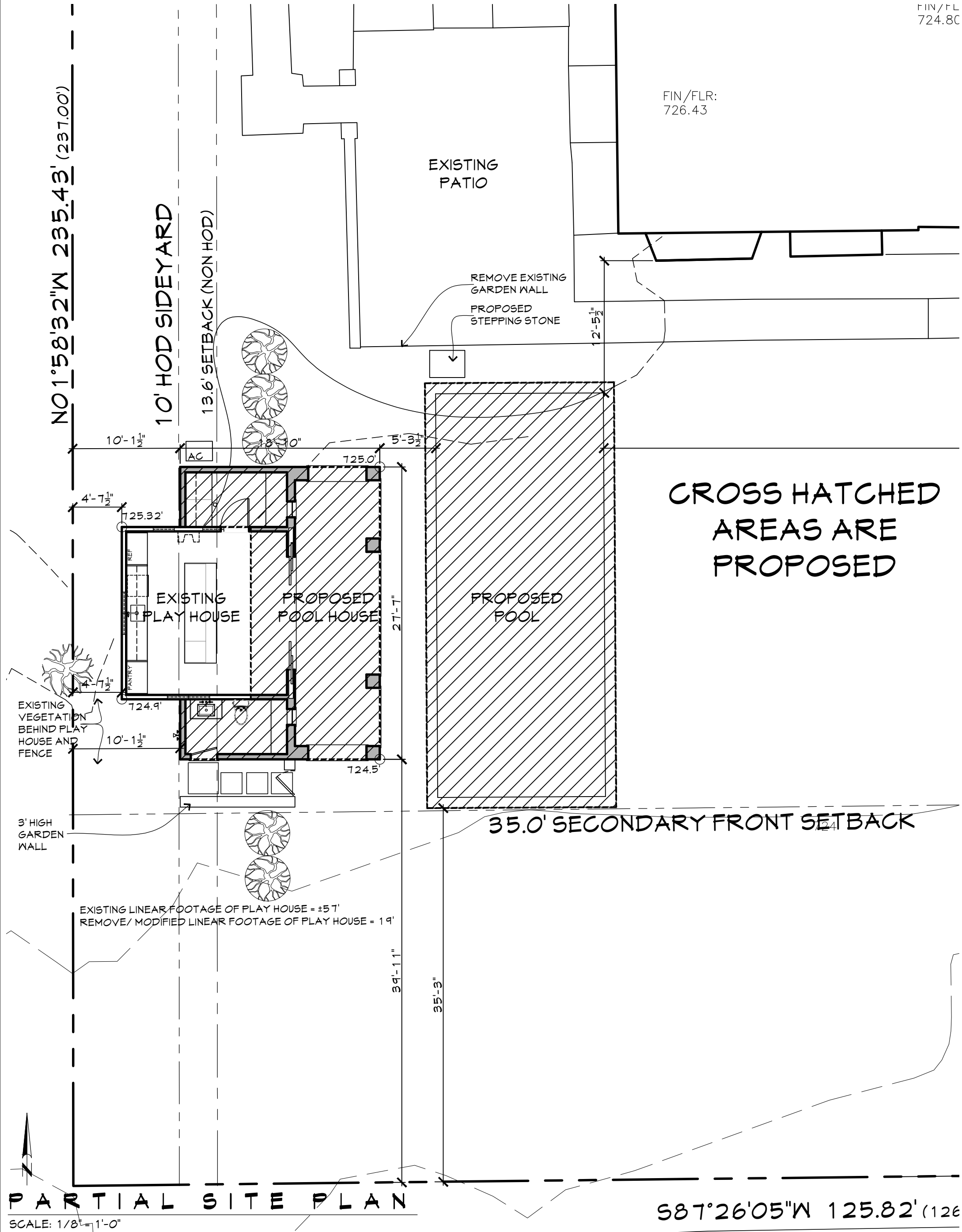
THE GEOFFRION RESIDENCE

132 EAST FIFTH STREET
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE

FIN/FL
724.80

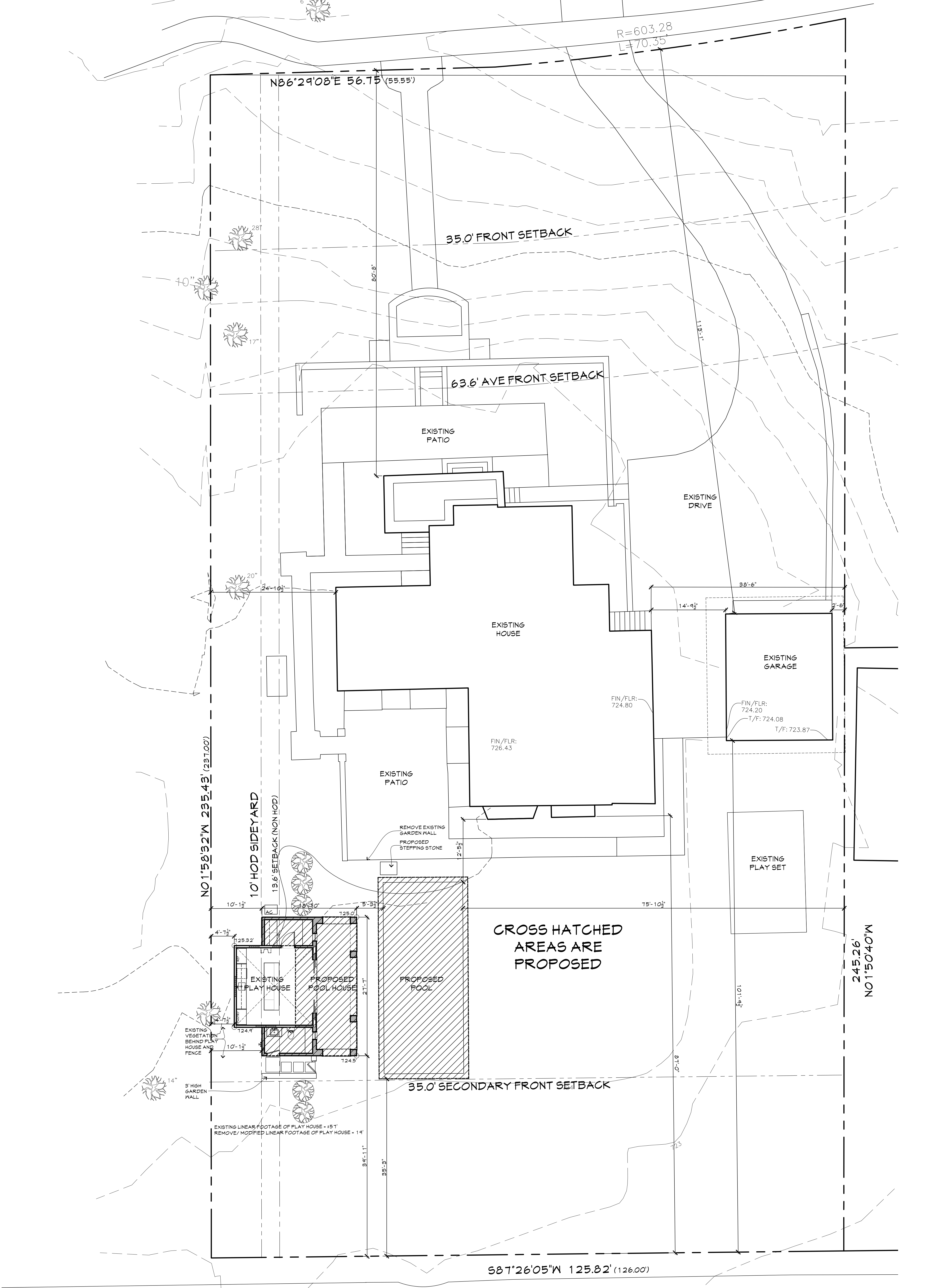
FIN/FLR:
726.43



8.21.2023

THE GEOFFRION RESIDENCE

132 EAST FIFTH STREET
HINSDALE, IL

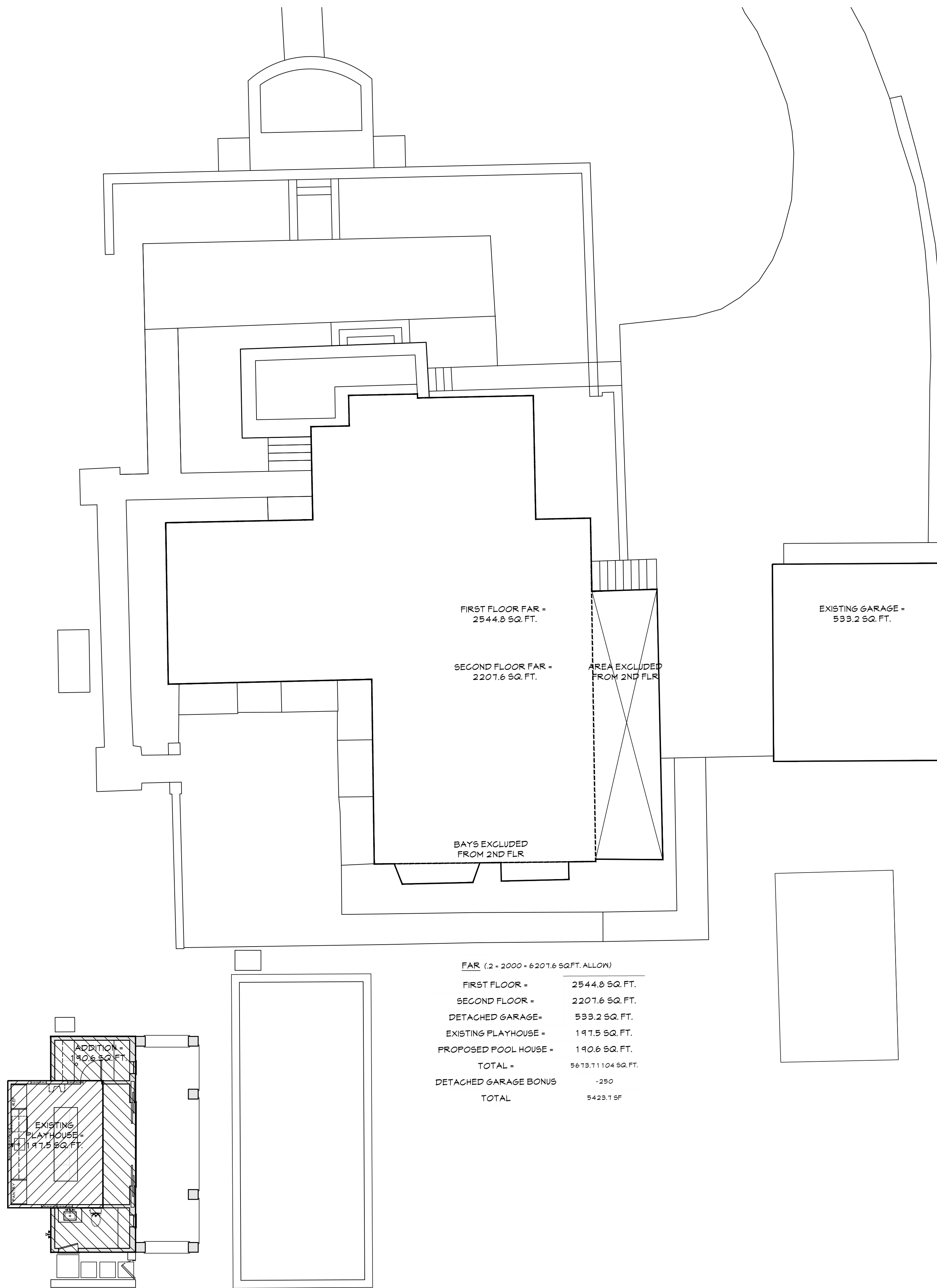


ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

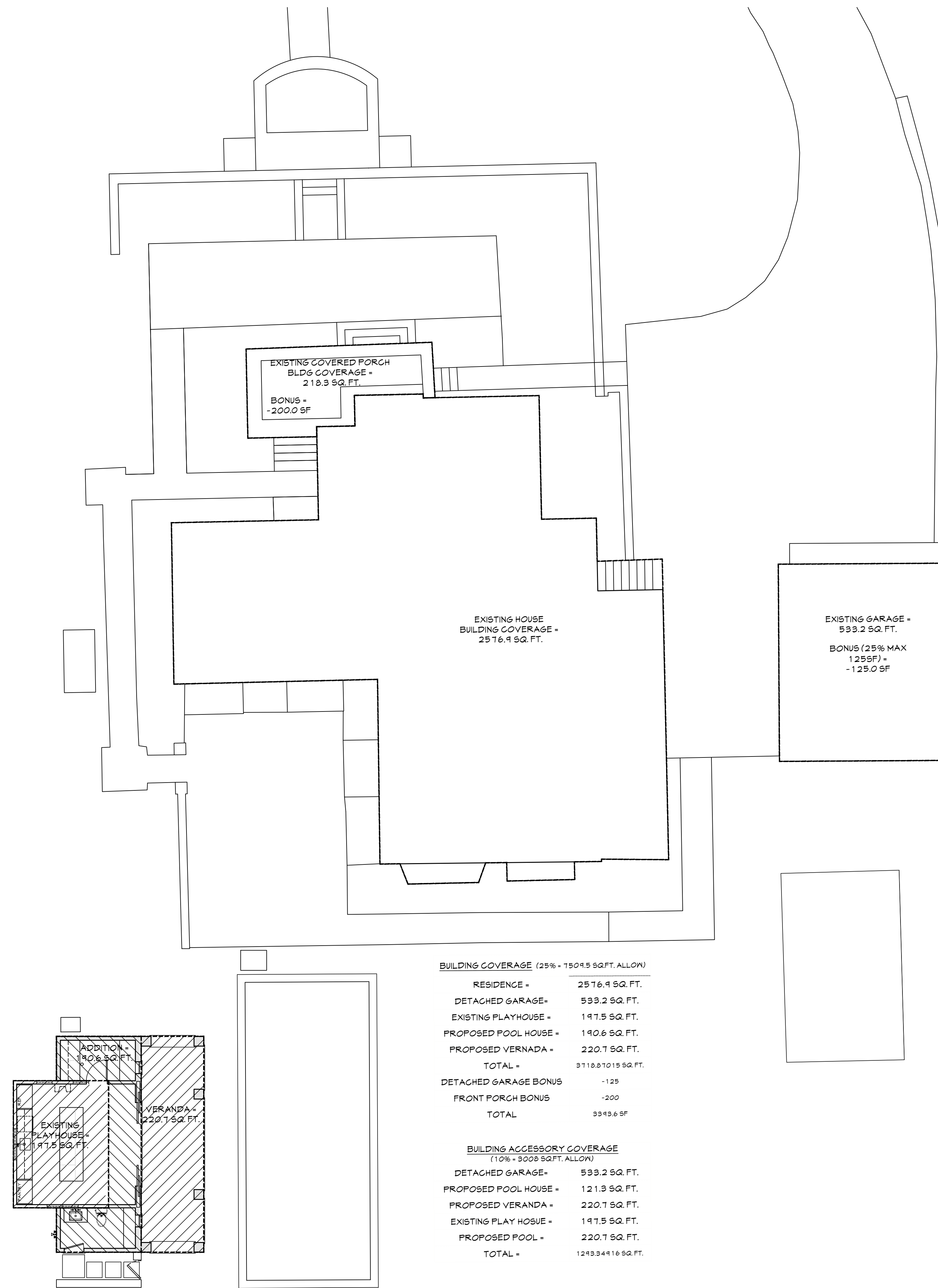
THE GEOFFRION RESIDENCE
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE

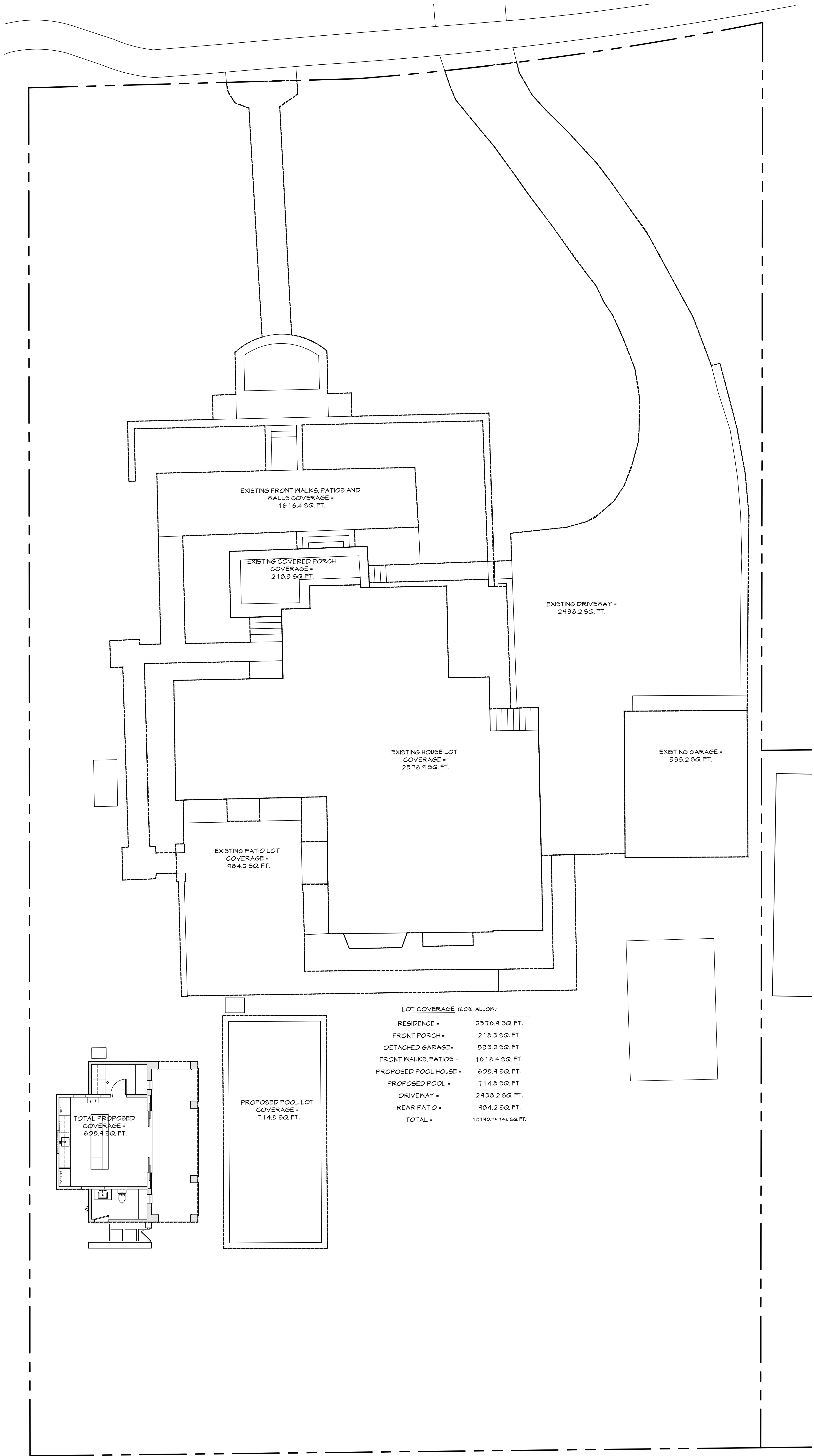
8.21.2023



FIRST FLOOR FAR OVERLAY
SCALE: 1/8" = 1'-0"



FIRST FLOOR BUILDING COVERAGE OVERLAY
SCALE: 1/8" = 1'-0"



LOT COVERAGE OVERLAY

SCALE: 1/8" = 1'-0"

THE GEOFFRION RESIDENCE
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE

6.21.2023

MICHAEL ABRAHAM
ARCHITECTURE



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING FIREPLACE



EXISTING INTERIOR

7.27.2023

THE GEOFFRION RESIDENCE
132 EAST FIFTH STREET
HINSDALE, IL

MICHAEL ABRAHAM
ARCHITECTURE



FRONT OF HOUSE



REAR OF HOUSE

7.27.2023

THE GEOFFRION RESIDENCE
132 EAST FIFTH STREET
HINSDALE, IL



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: September 1, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

RE: Case HPC-17-2023 – 136 N. Washington Street – Preservation Incentive Application for a Historically Significant Structures Property – Request for a Building Permit Fee Waiver, Expedited Processing, Property Tax Rebate, and Matching Grant – Construction of an Addition to the South Side of the Existing Single Family Home and Exterior Improvements

FOR: September 6, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale received a Preservation Incentive application from Andrew O'Connor and Kathleen Lambert, the property owners, requesting approval of a building permit fee waiver, expedited processing, a property tax rebate, and matching grant to allow for the construction of an addition to the south (side) elevation and other exterior improvements to the existing single-family home located at 136 N. Washington Street. The project architect is Architects By Design, P.C.

Per the Village Code, approval of a Preservation Incentive Certificate is required prior to undertaking any project utilizing Preservation Incentives and that involves any exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.

Background

The existing single-family home at 136 N. Washington Street was approved for inclusion on the Historically Significant Structures Property List on August 15, 2023 by Ordinance No. O2023-22.

The property is located on a corner lot in the R-4 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-4 Single Family Residential District.

The building is classified as a Significant Structure according to the 2005 North Hinsdale Survey and Significant / Historically Significant according to the 1999 Reconnaissance Survey. The house is also referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997.

Constructed in 1883, the house features T-Form Vernacular style architecture with Italianate / Gothic Revival details. Significant features include a front porch with a low-pitched roof extending the full width of the house, 2/2 historic windows with decorative corner blocks, verge board in the front and side gables. Alterations include an early second floor rear addition and porch alterations, a 1-story rear porch addition in 1976, a window bay addition on the south elevation in 1983, and a detached garage in 2001.



MEMORANDUM

The house was originally built for Dr. Frederick H. Lan View, one of Hinsdale's earliest physicians, a founder of the Hinsdale Unitarian Church, and a president of the Illinois Medical Association. Two separate entrances are located on the front of the building, which one lead to his doctor's office and the other to his residence.

Request and Analysis

The applicant requests approval of a Preservation Incentive for a building permit fee waiver, expedited processing, a property tax rebate, and matching grant to allow for the construction of an addition to the south side elevation and exterior improvements to the existing single-family home located at 136 N. Washington Street. The proposed project is compliant with all Zoning Code requirements for the R-4 District and does not require approval of any alternative zoning regulations for properties in the Historic Overlay District.

A site plan, plat of survey, building elevations, interior floor plans, photos, and cost estimates for the proposed exterior work have been submitted for review.

Building Addition / Exterior Improvements – Two small additions are proposed on the south elevation, which faces the interior side yard. On the first floor, 272.2 square feet of floor area will be added to provide a mudroom, bathroom, interior stair to the second floor and basement, and a breakfast room extension. On the second floor, 165 square feet of floor area will be added to provide a new bay window for the master bedroom, an interior staircase, and the vertical extension of the existing one-story window bay window that will become part of a secondary bedroom. The front porch will also be evaluated in the field to determine the extent of repairs needed. Any repairs or replacement of materials will match the existing conditions.

The proposed work and additions are in keeping with the existing architectural style and materials of the existing house. Details incorporated into the design include matching trim, siding, fascia, soffit, verge board in the side gable, and asphalt roof shingles.

A summary of the work and cost estimates has been provided by the project architect is included below. The cost estimate does not include any work proposed to the front porch.

Exterior Work	Cost
Excavation / Demo	\$19,000.00
Concrete Foundation	\$15,000.00
Framing Labor	\$15,000.00
Framing Materials	\$9,000.00
Windows	\$19,000.00
Roofing	\$3,500.00
Exterior Doors	\$3,000.00
Insulation	\$5,000.00
Siding	\$14,000.00
Stone Base	\$5,000.00
Soffit / Fascia / Gutters	\$3,500.00
Light Fixtures	\$1,750.00
TOTAL	\$112,750.00



MEMORANDUM

Property Tax Rebate - Property owners may be eligible to receive a rebate for the Village portion of their property tax bill in exchange for substantial exterior alterations, rehabilitation, or restoration work over a maximum period of five (5) years. A minimum investment of \$50,000 on eligible exterior improvements is required. If approved, a rebate may be provided to the property owner after the project is complete, passes final inspections, contractors or other involved companies have been paid, the property tax bill installment is paid, and a Reimbursement Request Form is submitted to the Village. Benefits may be transferred to subsequent property owners.

The property owner is eligible for the property tax rebate as the proposed eligible work exceeds \$50,000. For reference, in 2022, the Village portion of the property tax bill for 136 N. Washington Street was \$1,035.68 of the total property tax bill of \$14,111.28. The property owner could possibly be rebated an estimated \$5,178.40 or more over 5 years based on the 2022 amount of the Village portion of the bill. The actual amount for the Village portion of a property tax bill may vary annually due to changes in the assessed value or other factors.

Matching Grant - The Village Board may approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project provided by the Village, with a minimum investment of \$20,000 from the applicant. Funds are reimbursed to the applicant after all work is completed, inspected, and approved by the Village and after all contractors or other companies have been paid by the applicant.

The property owner is eligible for \$10,000 in grant funding provided by the Village. After removing the minimum investment of \$50,000 on eligible exterior improvements to qualify for the property tax rebate from the total project costs of \$79,427.91, \$29,427.91 in exterior costs is left over to qualify for the matching grant. A maximum of \$10,000 can be provided per project by the Village with a minimum investment of \$20,000.

Historic Preservation Commission Review & Approval - Projects shall be reviewed according to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Standards for Rehabilitation to ensure that a historic building's integrity, significant elements and character is retained and appropriately repaired.

Staff recommends that the Historic Preservation Commission provide two separate motions for this project.

One motion should state that the Commission moves to approve the Preservation Incentive request for a Building Permit Fee Waiver and Expedited Processing. The other motion should have the Commission move to recommend approval of the Preservation Incentive request for a Property Tax Rebate and Matching Grant to the Village Board.

The Historic Preservation Commission has the authority to approve the requested permit fee waiver and expedited processing. Final approval by the Board of Trustees is not required for these Incentive types. The Historic Preservation Commission shall provide a recommendation to the Village Board for applications requesting a matching grant or property tax rebate, with final approval granted by the Village Board.

Process

Pursuant to Title 14, Section 14-7-4, various Preservation Incentives are available to applicants regarding properties approved for inclusion on the Historically Significant Structures Property List within the Historic Overlay District, subject to application and conformance with program requirements. Applications for Preservation Incentives shall conform to the applicable standards and review process set forth in Village Code Title 14, Section 14-7-4 and Section 14-7-5.



MEMORANDUM

A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if the exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on a property on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties, including, but not limited to stormwater runoff impacts.

A complete application shall be reviewed by the Historic Preservation Commission at a public meeting for consideration as to the issuance of a Preservation Incentive Certificate. For applications seeking a waiver of fees, expedited process, or alternative bulk standards, where a majority of the then-sitting members of the Historic Preservation Commission finds that a Preservation Incentive Certificate should be granted, the Certificate shall be issued by the Village Manager or his or her designee.

For applications requesting a grant or property tax rebate, the vote of the Historic Preservation Commission shall be advisory, and a recommendation shall be forwarded to the Board of Trustees. If the Historic Preservation Commission does not recommend approval of an application requesting a grant or a rebate, with at least four (4) affirmative votes, the application is denied and will not proceed to the Board of Trustees. Upon receipt of a recommendation from the Historic Preservation Commission, the affirmative vote of four (4) or more members of the Board of Trustees is required for approval of a Preservation Incentive Certificate involving a grant or rebate. The Board of Trustees approval of such grant or rebate shall specify the specific amount approved in the case of a grant or number of approved years in the case of a Property Tax Rebate. Upon Board of Trustees approval, a Preservation Incentive Certificate shall be issued by the Village Manager or his or her designee.

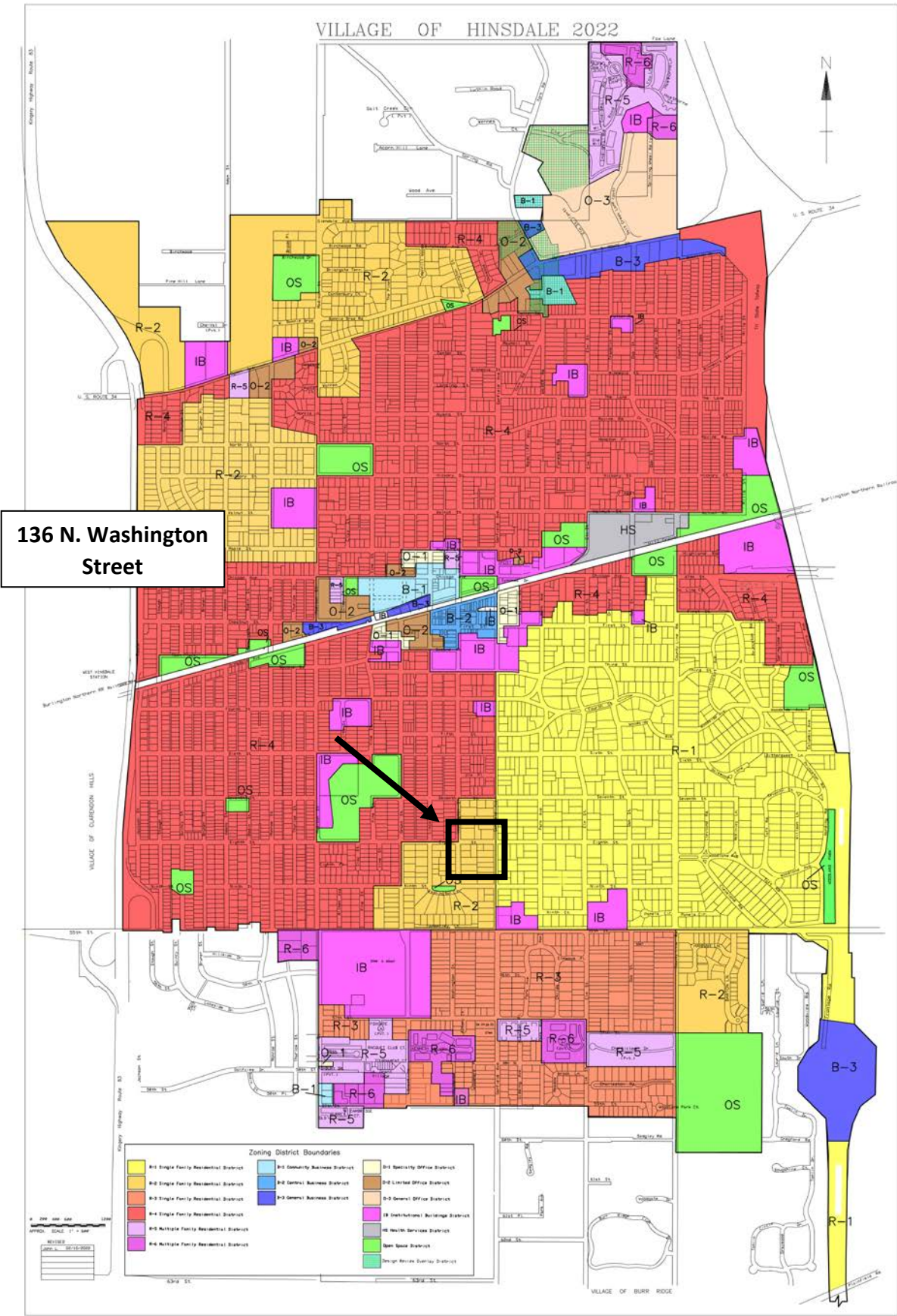
Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either grant the Preservation Incentive Certificate, affirm its denial, or remand the matter back to the Historic Preservation Commission for further proceedings.

The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement on a form previously developed by staff and approved by the Board of Trustees governing the terms and conditions of any Preservation Incentive received.

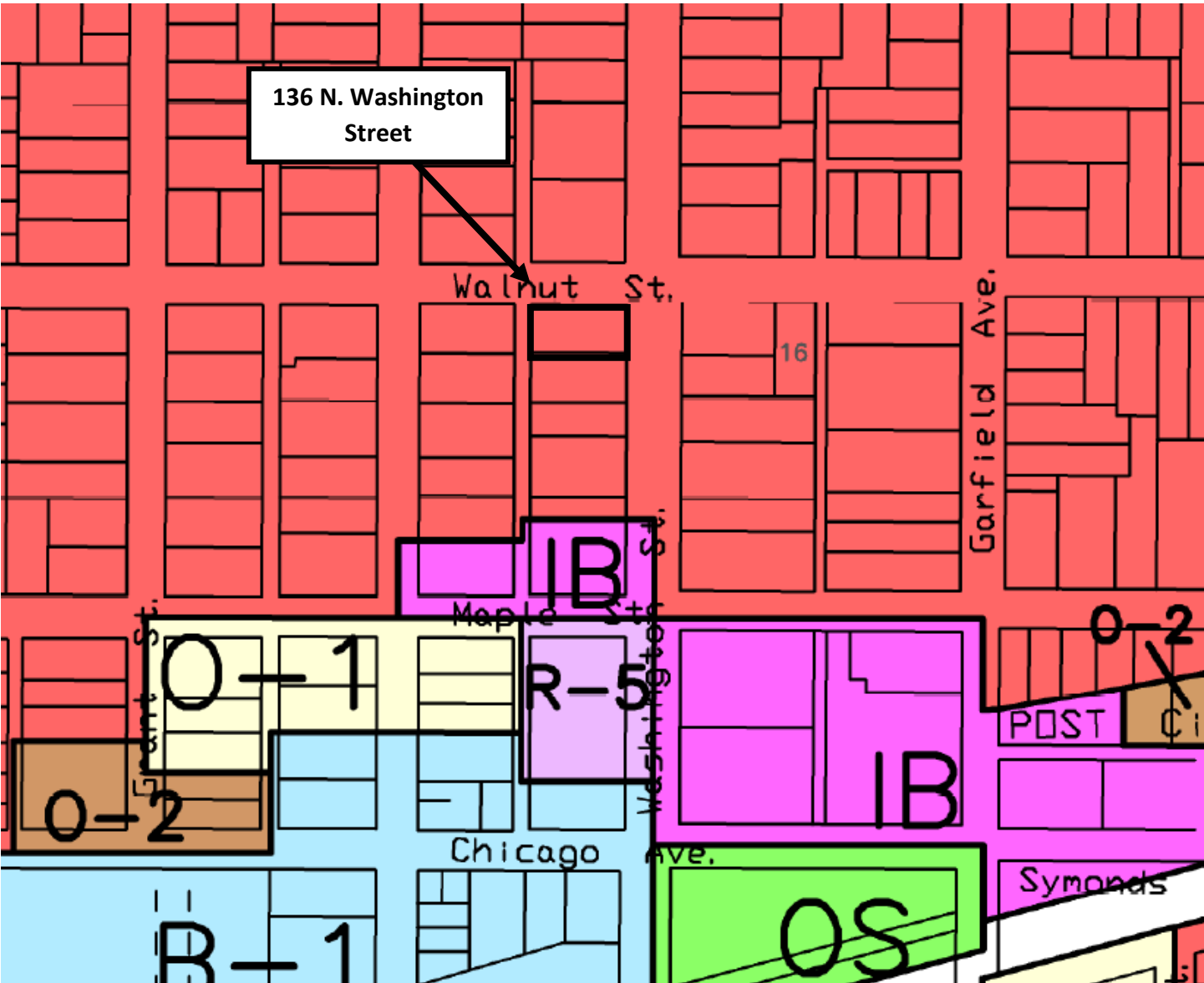
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Historically Significant Structures Property Information Sheets
6. Preservation Incentive Review Criteria - Village Code Title 14, Section 14-7-5(F)
7. Preservation Incentive Application and Exhibits

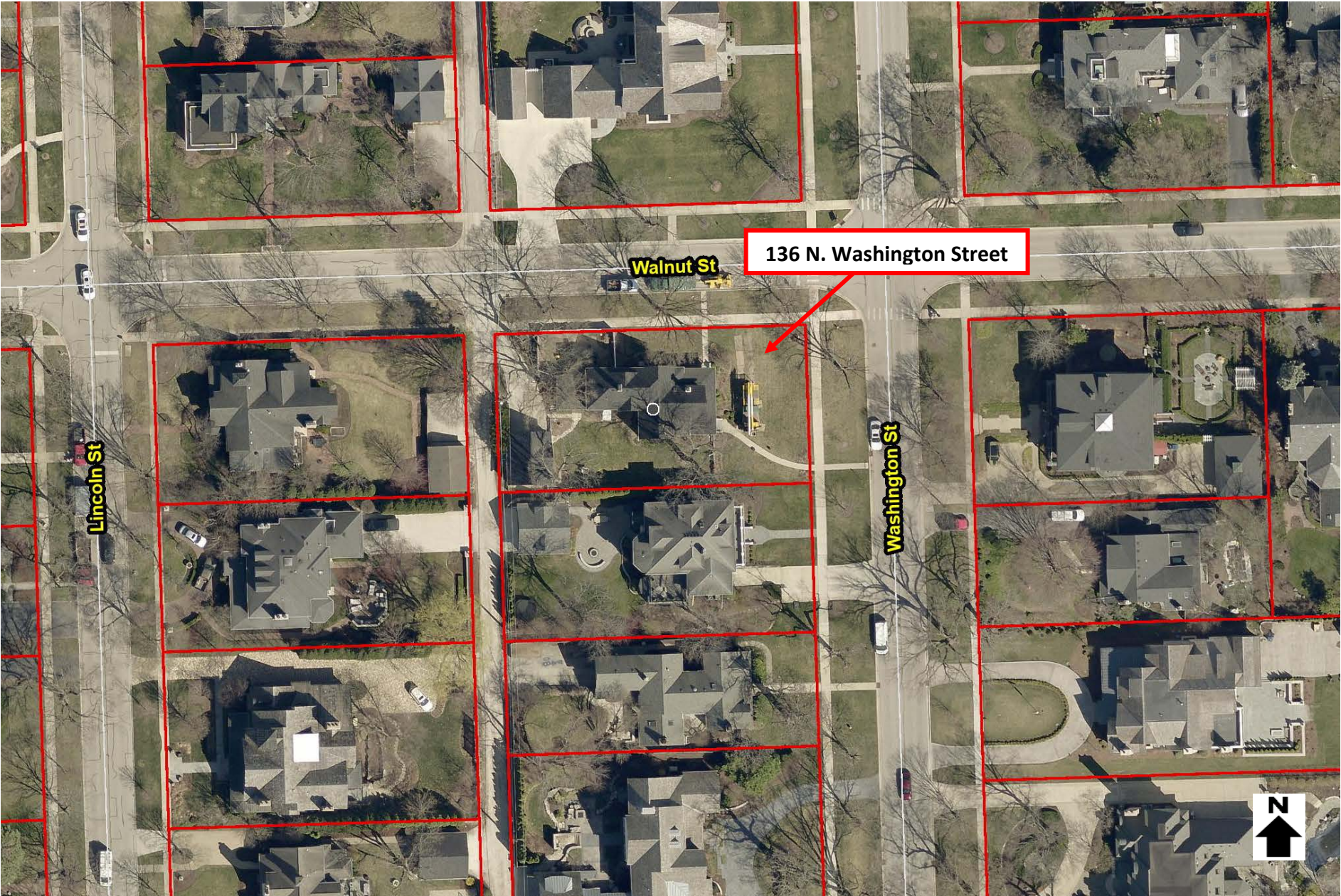
Village of Hinsdale Zoning Map and Project Location



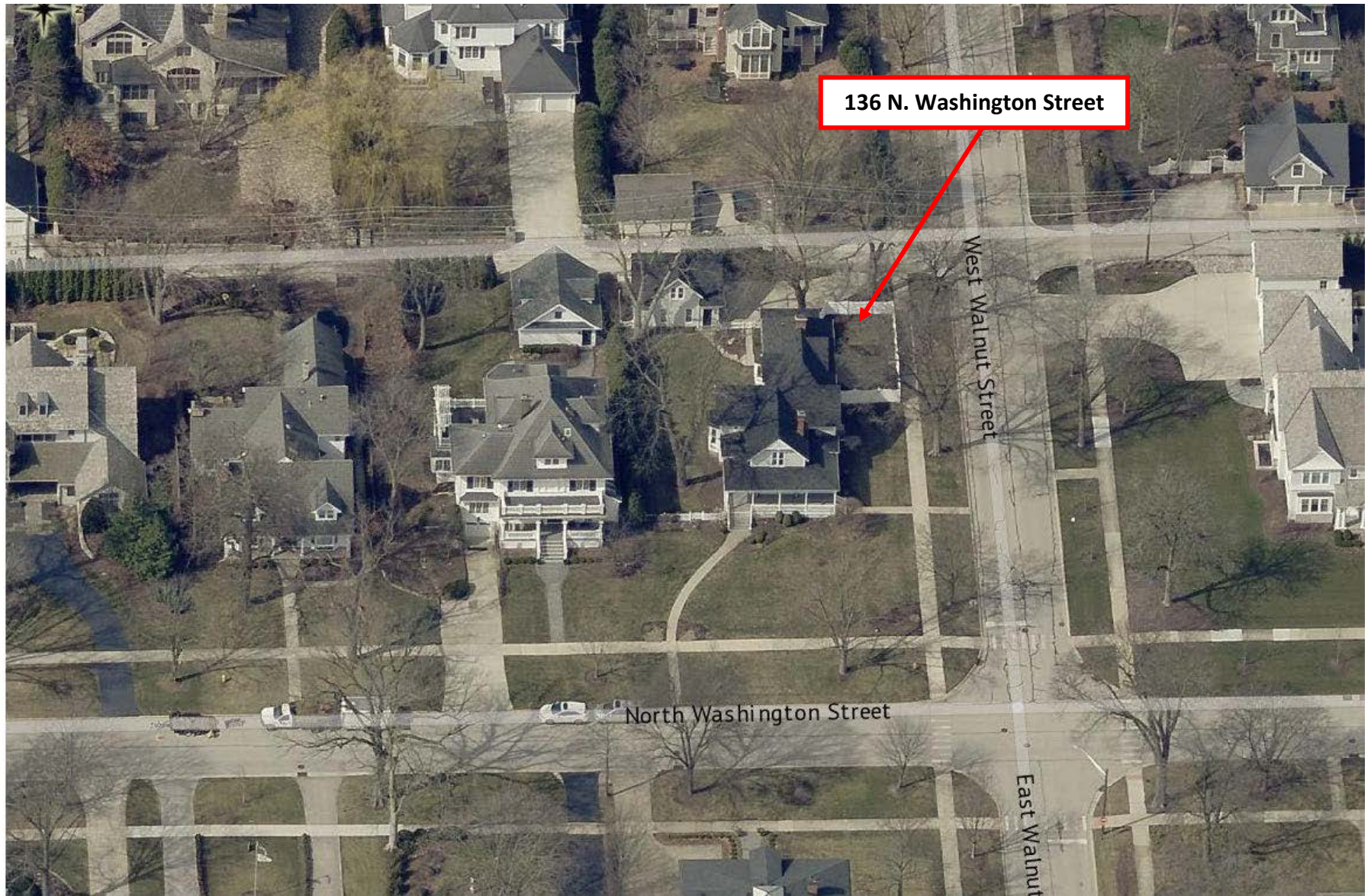
Village of Hinsdale Zoning Map and Project Location



Aerial View – 136 N. Washington Street



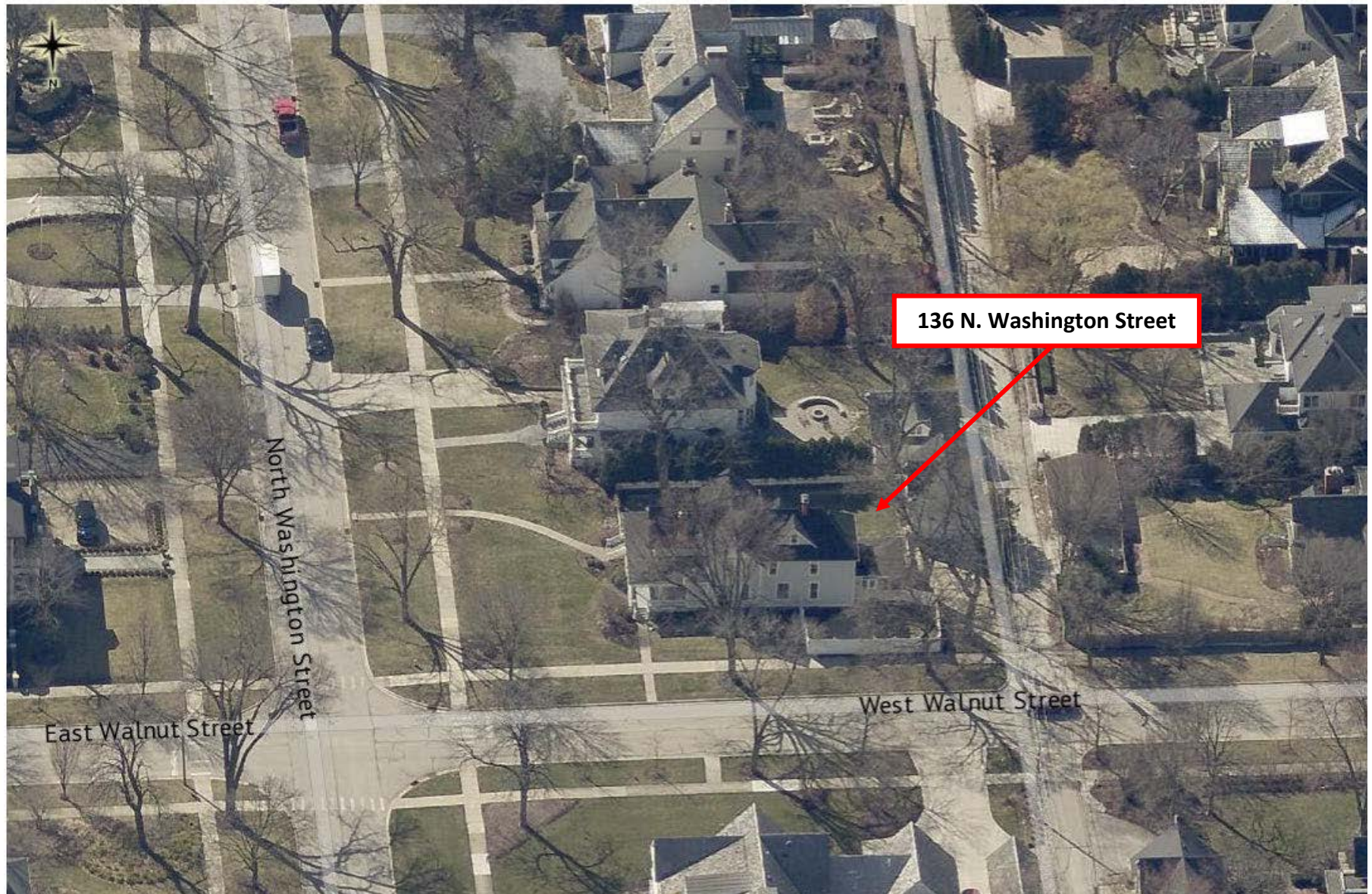
Birds Eye View – 136 N. Washington Street



Birds Eye View – 136 N. Washington Street



Birds Eye View – 136 N. Washington Street



Street View – 136 N. Washington Street



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

PROPERTY INFORMATION SHEET

<p>Address 136 N. Washington Street</p>		
<p>County DuPage</p>		
<p>PIN / Parcel Number 09-01-325-007</p>		
<p>Zoning District R-4 Single Family Zoning District</p>		
<p>Land Use Hinsdale Historical Society</p>		
<p>Historic Name Dr. Frederick H. Lan View House</p>		
<p>Architect N/A</p>		
<p>Date Constructed 1883</p>		
<p>Architectural Style T-Form</p>		
<p>Past Historic Surveys / Historic Significance</p> <ul style="list-style-type: none"> Reconnaissance Survey (1999) - Significant / Historically Significant North Hinsdale Survey (2005) – Significant Additional information provided by homeowner Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 		
<p>Additional Photos</p> <div style="display: flex; justify-content: space-around;">   </div>		

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	136
DIRECTION	N
STREET:	WASHINGTON
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	HHS/plaque; Arch Walks; HPA



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	Well preserved local example of a T-form vernacular house with Italianate and Gothic details.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	T-Form	PLAN	irregular
DETAILS	Italianate/Gothic Revival	NO OF STORIES	2.5
DATE of construction	1883	ROOF TYPE	Combination
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Sterling, Vol. 1, p. 189	FOUNDATION	Parged
WALL MATERIAL (current)	Wood	PORCH	Full front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	2/2, 1/1
SIGNIFICANT FEATURES	Full width front porch with slender columns supporting a low pitched hipped roof; 2/2 historic windows with decorative corner blocks; verge board in front and side gables;		
ALTERATIONS	early 2nd floor rear addition and porch alterations; 1 story rear porch addition (1976); window bay addition on south elevation (1983); detached garage (2001)		

HISTORIC INFORMATION

HISTORIC NAME	Van Liew, Dr. Frederick H. House
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO Dr. Van Liew was a physician and a founder of the Hinsdale Unitarian Church. A second entrance on the front porch led into the doctor's office (Sterling, Vol. 1, p. 189-190).

LANDSCAPE southwest corner of Washington and Walnut; rear alley, front sidewalks, similar setback, mature trees

PHOTO INFORMATION

ROLL1	01
FRAMES1	20-21
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	e:\washington136n.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	11/3/04
SURVEYAREA	NORTH HINSDALE

wood fish scale shingles, but are historically appropriate. Originally a rental property, Sarah Jane and Sanford Hunt purchased the home from Stough in 1874 when it was located at the corner of Hickory and Garfield. According to local historian Mary Sterling, it was moved to its present location sometime between 1891 and 1916. The front porch was enclosed in 1951. This house has been designated a local landmark, is on the Hinsdale Historic Preservation Commission Map, and is included in Sterling, Vol. 2, p. 199.



Dr. Frederick H. Van Liew House, 136 N. Washington Street, 1883

This house is a very well preserved example of a T-Form vernacular type with separate entrances on each wing, one for the residence and one for the doctor's offices. Most impressive is the full-width front porch with slender columns supporting a low-pitched hipped roof. There are two-over-two historic storms and windows with decorative corner block trim, and decorative verge board in the front and side gables. Besides being a homeopathic physician, the first owner,

Dr. Van Liew, was a president of the Illinois Medical Association and a founding member of the Hinsdale Unitarian Church. The house was awarded a Hinsdale Historical Society plaque, is on the Hinsdale Historic Preservation Commission Map, and was featured on an Architectural Walk. It was included in Sterling, Vol. 1, p. 189.

PICTURESQUE STYLES OF THE LATE 19TH CENTURY

The late 19th century saw the flowering of the Queen Anne style throughout the country, and this part of Hinsdale was no exception. The Queen Anne style is the most prevalent of several picturesque styles popular in America from about 1880 to 1910, and has roots in styles found during the Elizabethan and Jacobean eras in England. It is characterized by asymmetry and irregularity in its overall shape, facade, and roof. It often has gables, dormers, towers, and wings, with a partial, full-width, or wraparound porch. A variety of materials and patterns are used to break up the surface of the walls. The earlier homes have milled porch columns and balustrades, while those after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago) often have classical columns and simpler square balusters. These later examples are called Free Classic Queen Anne style houses.

The Queen Anne style is well represented in Hinsdale. There are 16 Queen Anne style homes in the North Hinsdale survey area. The following four are architecturally and/or historically significant and would be good candidates for individual local designation. There are quite a few good examples of the Queen Anne style in the other surveys completed to date in Hinsdale. In the Town of Hinsdale survey area there are 29 Queen Anne houses, 16 of which were ranked significant; in the Robbins survey area there are 31 Queen Anne style houses and eight were ranked significant, and in the Downtown survey there is one Queen Anne style house.

136 N. Washington



The lovely house at 136 N. Washington Street was built in 1883 for one of Hinsdale's earliest physicians, Dr. Frederick H. Van Liew and his wife, Mary. Van Liew was a founder of the Hinsdale Unitarian Church and a president of the Illinois Medical Association.

Dr. Van Liew must have died before the 1900 census that lists Mary H., 70, a widow, born in New York in 1830. At that time three of her four children were still alive. Her two single daughters, Helen and Gertrude, ages 27 and 32 lived in this house with her. They both taught in the Chicago public schools. Also listed at this address is Sarah Hobart, 76, from New York. Presumably this was Mary's older sister who never married. In those days of extended families it was quite common to have single siblings living with you. In addition, George Van Liew, 35, a widower with two children, F. W., 10, and C. B., 8 are also listed here. These must have been Mary's son and two of her grandsons. In the 1907 Directory we see that George had gotten remarried to a nurse and that the entire family lived at what is today 218 E. Hickory Street.

We see the fourth child of Dr. and Mrs. Van Liew died in a tragic accident in 1899. Louis C. Van Liew died of heart failure following a misstep when he plunged into the drip of the exhaust from a steam pump. He had been an architect but was also interested in engineering and had been hired by Rae & Monroe, an engineering firm from Chicago. In 1889 he had married Miss Georgia Wilson, and together they had two sons.

Dr. Van Liew had the house built to his specifications with a second entrance for a doctor's office. Square nails were used throughout, and the original woodwork remains on the first floor. The house was unchanged structurally until the late 1970's, when a bath was put into the doctor's first floor office. Then, in the 1980's, a bath was added upstairs and the kitchen was totally renovated—for the first time in 100 years!

There were six subsequent owners. William G. Gordon owned it from 1892 to 1927. Since the Van Liew family is still in the house in 1900, I conclude they rented it from Gordon before he actually moved into the house. He was an assistant auditor in the treasury department of the C B & Q Railroad. In 1900 Gordon was 62, married to Sarah, 65, for 39 years. He was originally from Massachusetts while Sarah was from Rhode Island. Together they had four children, three of whom were alive in 1900. With them in this house is their unmarried daughter, Helen, 32, a teacher in public schools. Also with them is a twenty-eight year-old servant named Mary Witt from Pennsylvania.

Margaret M. Merrill bought the house in 1927. She is the wife of Bertram Graves Merrill, brother of Doings Newspaper founder Dan Merrill. B. G. worked at the newspaper in the capacity of ad manager except for a twelve year stint in which he served as Game Warden for the nine state area. He later returned to the newspaper where he worked for many years.

Charles L. Russell and his wife, Helen, became the new owners in 1935. Dr. Russell was a naprapath in Chicago.

In 1971 Robert T. Curtis bought the house followed in 1974 by Gary W. Gilleland. Carol and James Davidson bought this lovely Victorian in 1977 and have lovingly cared for it since then.

While working in their back yard, the Davidsons have dug up many old marbles and tin soldiers belonging to a prior occupant, probably a little boy who lived in the 1930's or 1940's. We

uncovered the true owner of those toys on September 30, 1986 when William J. Russell, living in Willowbrook, wrote a warm letter. He explained that he was the son of Dr. and Mrs. Charles Russell, and that he had lived in this house from 1937 to 1959 with his parents and brothers, Charles and John.

After his marriage in 1959, his parents continued to live there until retiring to San Diego, California. He ended his letter, "I remember playing with the marbles and tin soldiers out by the garage in back by the alley." Another mystery solved!

This wonderful Victorian was one of the Hinsdale Historical Society's Historic Preservation Award recipients in 1988.

HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address	136 N. WASHINGTON STREET
PIN(s)	
Zoning District	R-4
Land Use	SINGLE FAMILY DETACHED DWELLING
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input checked="" type="checkbox"/> Approved for inclusion on the Historically Significant Structures Property List <input type="checkbox"/> Request to be added to the Historically Significant Structures Property List	<input checked="" type="checkbox"/> Fee Waivers <input checked="" type="checkbox"/> Alternative Zoning Regulations <input checked="" type="checkbox"/> Expedited Processing <input checked="" type="checkbox"/> Property Tax Rebate <input checked="" type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name	ANDREW O'CONNOR & KATHLEEN LAMBERT
Company	
Address	136 N. WASHINGTON STREET
City / State / Zip	HINSDALE, IL 60521
Phone	862 / 432-0751
Email	aoconnor08@gmail.com
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name	
Company	
Address	
City / State / Zip	
Phone	
Email	
PROJECT DETAILS	
Property Size (Square Feet)	14,025
Building Size (Square Feet)	
Total Cost of Exterior Improvements	Cost of Eligible Improvements
Estimated Work Start Date	Estimated Work End Date

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I agree to allow Village representatives to make all reasonable inspections and investigations of the property. I agree to comply with all Village of Hinsdale codes and ordinances. I certify that all exterior improvements will be completed in compliance with program requirements and in conformance with the terms, conditions, and approved plans set forth in the Preservation Incentive Agreement.

ANDREW O'CONNOR		7/31/23
Printed Name of Applicant	Signature of Applicant	Date
ANDREW O'CONNOR		7/31/23
Printed Name of Property Owner	Signature of Property Owner	Date

FOR OFFICE USE ONLY:	
Case Number	HPC / Board Approval Date
Conditions of Approval <input type="checkbox"/> Yes <input type="checkbox"/> No	Final Inspection Date

TABLE OF COMPLIANCE

Address of property: 136 N. WASHINGTON

The following table is based on the R-4 Zoning District.

You may write "N/A" if the application does not affect the building/ property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)	10,000	14,025	N/A
Lot Depth	125'	165.00'	N/A
Lot Width	80'	85.00'	N/A
Building Height	30'(MEAN) 39.5'(PEAK)	26'(MEAN) 31.75'(PEAK)	25.28'(MEAN) 27.91'(PEAK)
Number of Stories	3	2	2
Front Yard Setback	N/A	N/A	N/A
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	9.50'	24.60'	29.38'
Rear Yard Setback	25.00'	29.29'	44.27'
Maximum Floor Area Ratio (F.A.R.)*	$.24 + 1200 = 4,566$	3,814.5 (27%)	4,231.1 (30%)
Maximum Total Building Coverage*	$25\% = 3,506.25$	2,811.9 (20%)	3,084.1 (22%)
Maximum Total Lot Coverage*	$50\% = 7,012.50$	3,990.5 (28%)	4,262.7 (30%)
Parking Requirements	N/A	N/A	N/A
Parking Front Yard Setback	N/A	N/A	N/A
Parking Corner Side Yard Setback	N/A	N/A	N/A
Parking Interior Side Yard Setback	N/A	N/A	N/A
Parking Rear Yard Setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	N/A	N/A	N/A

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance:

CERTIFICATION

The Applicant (and Owner, if different) certifies, acknowledges and agrees that:

1. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The Owner of the property, if different from the Applicant, states that they consent to the filing of this application and that all information contained in this application is true and correct to the best of their knowledge.
2. The Applicant understands that an incomplete or nonconforming application will not be considered. In addition, the Applicant understands that the Village may require additional information prior to the consideration of this application.
3. The Applicant and/or Owner shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
4. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant(s) shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten (10) days following the change, and that failure to do so may be grounds for denial of the application.
5. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989, unless otherwise waived as part of this application process.
6. The Owner of the property and, if different, the Applicant are jointly and severally liable for the payment of the applicable application fees. By signing the application, the Owner has agreed to pay said fees, unless otherwise waived, and to consent to the filing and foreclosure of a lien against the property for the fee plus costs of collection, if the account is not settled within thirty (30) days after the mailing of a demand for payment.

On the 31st, day of July, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

APPLICANT SIGNATURE

ANDREW O'CONNOR
Printed Name of Applicant

[Signature]
Signature of Applicant

7/31/23
Date

SUBSCRIBED AND SWORN to before me this 31st day of July, 2023.

[Signature]
Notary Public Signature & Seal



PROPERTY OWNER SIGNATURE (IF DIFFERENT FROM APPLICANT)

Printed Name of Owner

Signature of Owner

Date

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Notary Public Signature & Seal

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: ANDREW O'CONNOR & KATHLEEN LAMBERT

Owner's name (if different): _____

Property address: 136 N. WASHINGTON STREET

Property legal description: [attach to this form]

Present zoning classification: ~~IB, Institutional Buildings~~ R-4

Square footage of property: 14,025

Lot area per dwelling: 10,000 MINIMUM

Lot dimensions: 85' x 165'

Current use of property: SINGLE-FAMILY DETACHED DWELLING

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

Approval sought: ☒ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☒ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

REVIEW OF PLANS FOR RESIDENTIAL ADDITION FOR BUILDING PERMIT AND EXTERIOR APPEARANCE AS PART OF HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>29.38' N/A</u>	<u>9.50' N/A</u>

Provided:

Required by Code:

corner side
rear

N/A
44.27'

N/A
25.00'

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

1
N/A

1
N/A

Building heights:

principal building(s):

25.28'

30' (MEAN)

accessory building(s):

N/A

N/A

Maximum Elevations:

principal building(s):

27.91'

39.5

accessory building(s):

N/A

N/A

Dwelling unit size(s):

N/A

N/A

Total building coverage: 22% = 3,084.1

25% = 3,506.25

Total lot coverage: 30% = 4,262.7

50% = 7,012.5

Floor area ratio: 4,231.1

4,566

Accessory building(s):

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):

N/A

accessory building(s):

N/A

Number of off-street parking spaces required: N/A

Number of loading spaces required: N/A

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

[Signature]
Applicant's signature

Andrew O'Connor
Applicant's printed name

Dated: July 31st, 2023

700 Kansas Lane
LA4-6633
Monroe, LA 71203

Thank you for your payment of

Statement date 07/01/2023

Payment due 08/01/2023 Amount due

Your payment of \$3,031.49 is automatically scheduled to be paid on 08/01/2023.

A late fee of \$151.57 may apply if payment received after 08/16/2023.

19860 MSD 8 18223 C -
ANDREW OCONNOR
KATHLEEN LAMBERT
136 N WASHINGTON ST
HINSDALE IL 60521-3420

Mortgage information

Account number 1384770100
Property address 136 N Washington St
Hinsdale, IL 60521
Original principal balance
Unpaid principal balance¹
Maturity date 12/2051
Interest rate 2.37500%

Past payments breakdown

	Paid since last statement	Paid year-to-date
Principal		
Interest		
Total		

Explanation of amount due

	Principal	Interest
Total payment due on 08/01/2023		

Chase MyHomeSM



Your personalized mortgage dashboard - an in-depth view of your mortgage, your home and your neighborhood.
Explore at www.chase.com/ChaseMyHome

Access your account on the go



Download the Chase Mobile[®] app.¹ Visit www.chase.com/Mobile to find out more.

¹Chase Mobile[®] app is available for select mobile devices. Enroll in Chase Online[™] and download the Chase Mobile[®] app. There is no charge from Chase, but message and data rates may apply.

Ways to pay

Convenient and free ways to make your payment:

- Change automatic payments at www.chase.com or back of statement coupon.
- Make your payment at www.chase.com
- Pay by phone with our dedicated number at 1-833-PAY-CHASE (1-833-729-2427).
- Mail your payment with the coupon below.

Resources

- www.chase.com/MyMortgage
- Call customer service 1-866-660-2232 (24/7 automated line)
Monday - Friday 8 a.m. - 8 p.m. (ET)
Saturday 9 a.m. - 6 p.m. (ET)
- Si tiene alguna pregunta o necesita ayuda para traducirla, comuníquese con nosotros llamando al 1-866-660-2232 o visita www.chase.com/Statement





Architects
By Design, P.C.

August 8, 2023
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

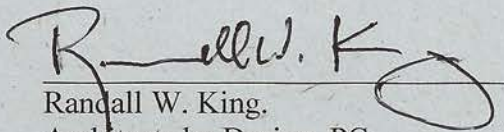
RE: 136 N. Washington Street – an Addition to a Single-Family Detached Dwelling
and Application for Historic Overlay District Preservation Incentive

The proposed scope of the project includes additions to the exterior and interior renovations. The exterior addition of 272.2 sq. ft. on the First Floor consists of a Mud Room, Powder Room, Interior Stair to the Second Floor and Basement, and a Breakfast Room extension. The Second-Floor addition of 165 sq ft. includes a new bay dormer for the Master Bedroom, the Interior Stair from the First Floor, and the vertical extension of an existing one-story bay which will become part of a secondary bedroom. All the proposed exterior areas of work shall use materials, colors, and construction methods which match the existing conditions. These include wood siding (matching the reveal dimension), wood trim and casings, wood fascia and soffit, windows to match the existing exterior frame color, and asphalt shingles to match the existing. The condition of the existing parts of the Front Porch stair shall be evaluated in the field. If any parts are found to be in good condition, then they are to be reused if possible. These include wood treads and risers, wood railings and newel posts, wood trim boards, and wood lattice.

Please find the attached drawings dated July 13 and August 8, 2023.

If there should be any further questions, please feel free to contact me.

Sincerely,


Randall W. King,
Architects by Design, PC



Architects
By Design, P.C.

August 8, 2023
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

RE: 136 N. Washington Street – an Addition to a Single-Family Detached Dwelling
and Application for Historic Overlay District Preservation Incentive

The proposed scope costs of the project the exterior renovations.

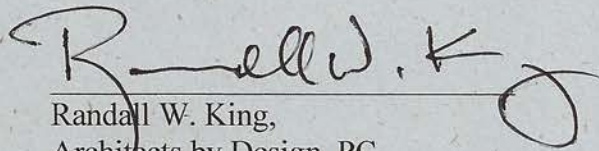
Excavation/Demo	\$19,000.00
Concrete Foundation	\$15,000.00
Framing Labor	\$15,000.00
Framing Materials	\$ 9,000.00
Windows	\$19,000.00
Roofing	\$ 3,500.00
Exterior Doors	\$ 3,000.00
Insulation	\$ 5,000.00
Siding	\$14,000.00
Stone Base	\$ 5,000.00
Soffit/Facia/Gutters	\$ 3,500.00
Light Fixtures	\$ 1,750.00

Total Exterior Project Costs \$112,750.00

This information was taken from the contractor's project costs.

If there should be any further questions, please feel free to contact me.

Sincerely,


Randall W. King,
Architects by Design, PC



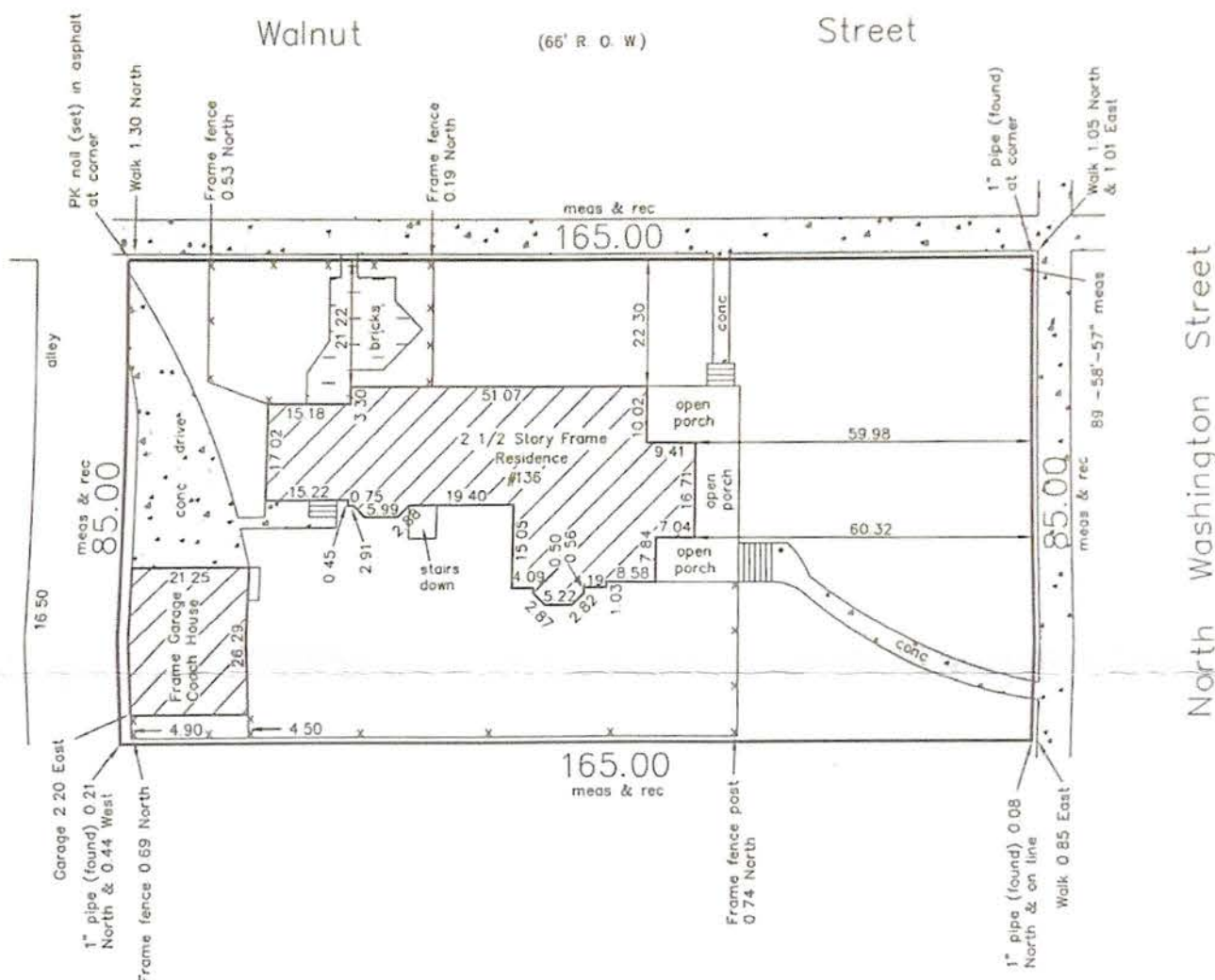
(assumed)

KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

The North 85 feet of Lot 1 in Block 5 in Slough's Addition to the Town of Hinsdale, being a Subdivision of the South half of the Southwest quarter of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 29, 1868 as document 9593, in DuPage County, Illinois.

Address 136 North Washington Street, Hinsdale

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061



LEGEND

meas = measured, S = South
rec = record, E = East, W = West
R.O.W. = right-of-way
conc = concrete, pc = point of curve
pch = porch, N = North

Area of property is approximately 14,025 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately

Surveyed July 14, 20 21

Scale: 1 inch =	30	ft.
Order No.	211061	
Ordered By:	The Fry Group, LLC	



ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

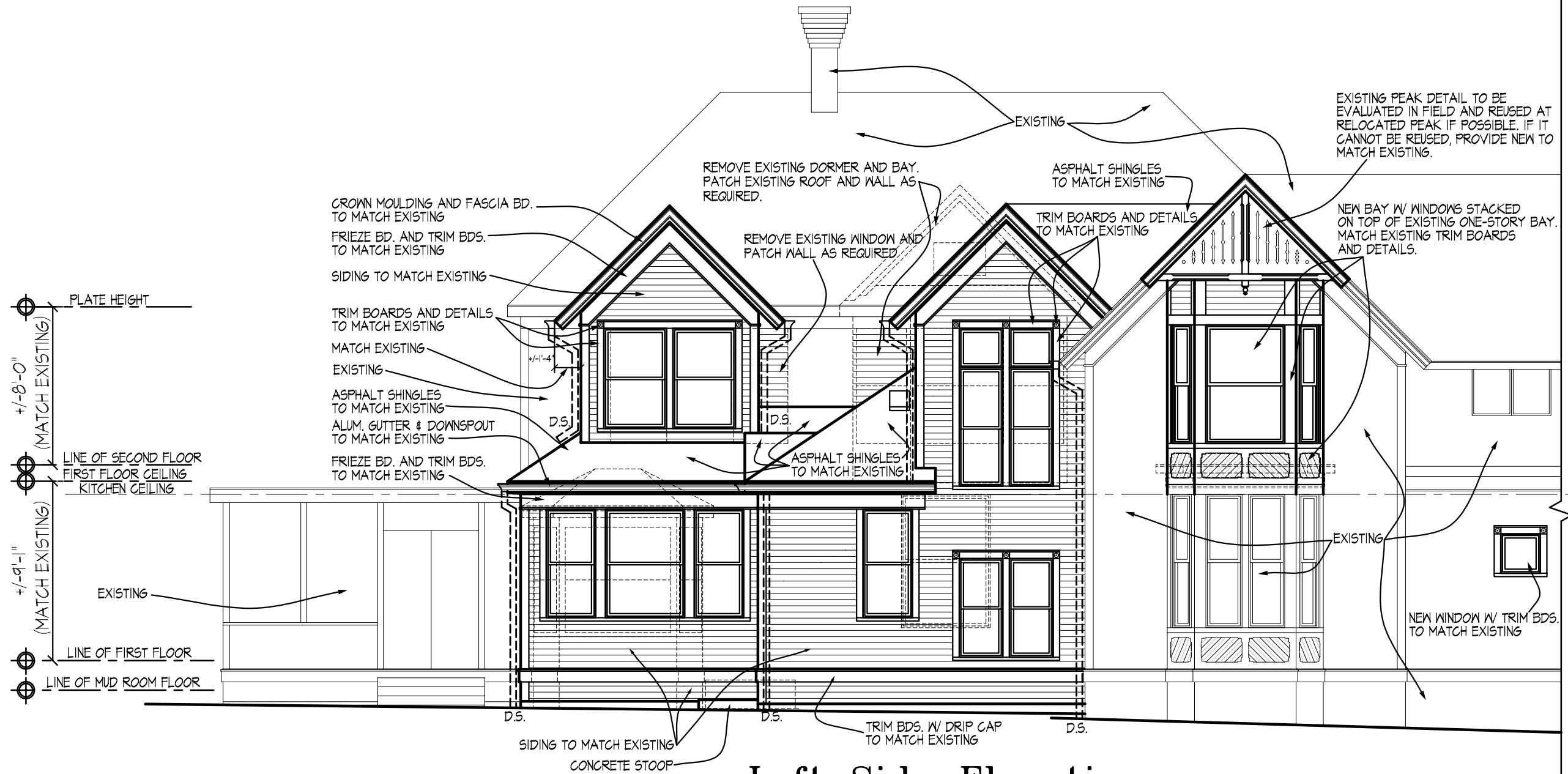
STATE OF ILLINOIS }
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2022




Left Side Elevation

Scale: N.T.S.

101 Ogden Avenue
Clarendon Hills, IL 60514
Phone: (630) 939-4604
Fax: (630) 939-4615

Architects
By Design, P.C.



A Proposed Addition To :

The O'Connor Residence

136 North Washington Street
Hinsdale, Illinois 60521

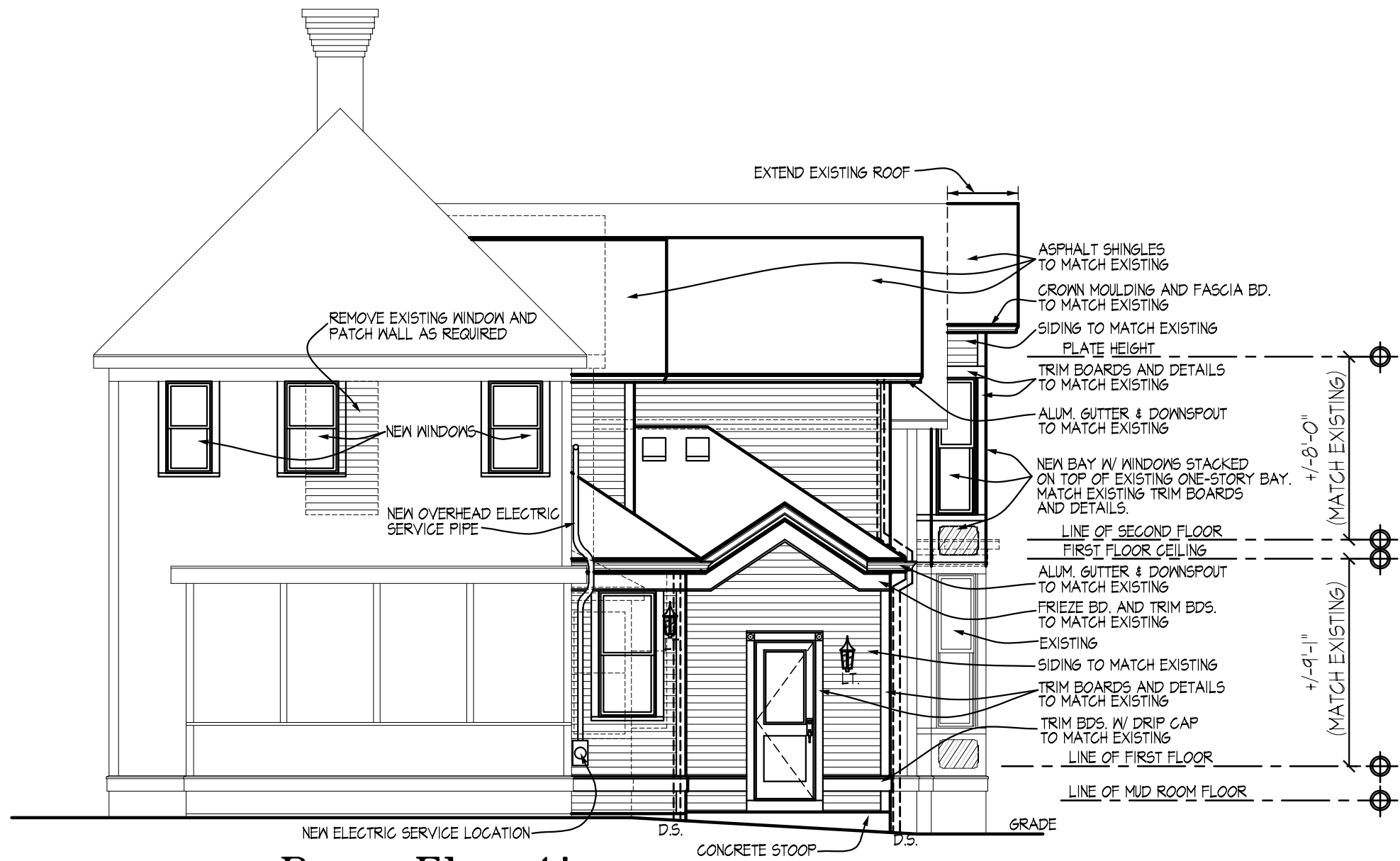
FILE NO:
H22-2878

DRAWN BY:
M.J.H.

DATE:
7-19-23


REVISIONS:

SHEET NO:
A-1
OF 6 SHEETS



Rear Elevation

Scale: N.T.S.



Architects
By Design, P.C.

101 Ogden Avenue
Clarendon Hills, IL 60514

Phone: (630) 939-4604
Fax: (630) 939-4615

A Proposed Addition To :

The O'Connor Residence

136 North Washington Street
Hinsdale, Illinois 60521

FILE NO:
H22-2878

DRAWN BY:
M.J.H.

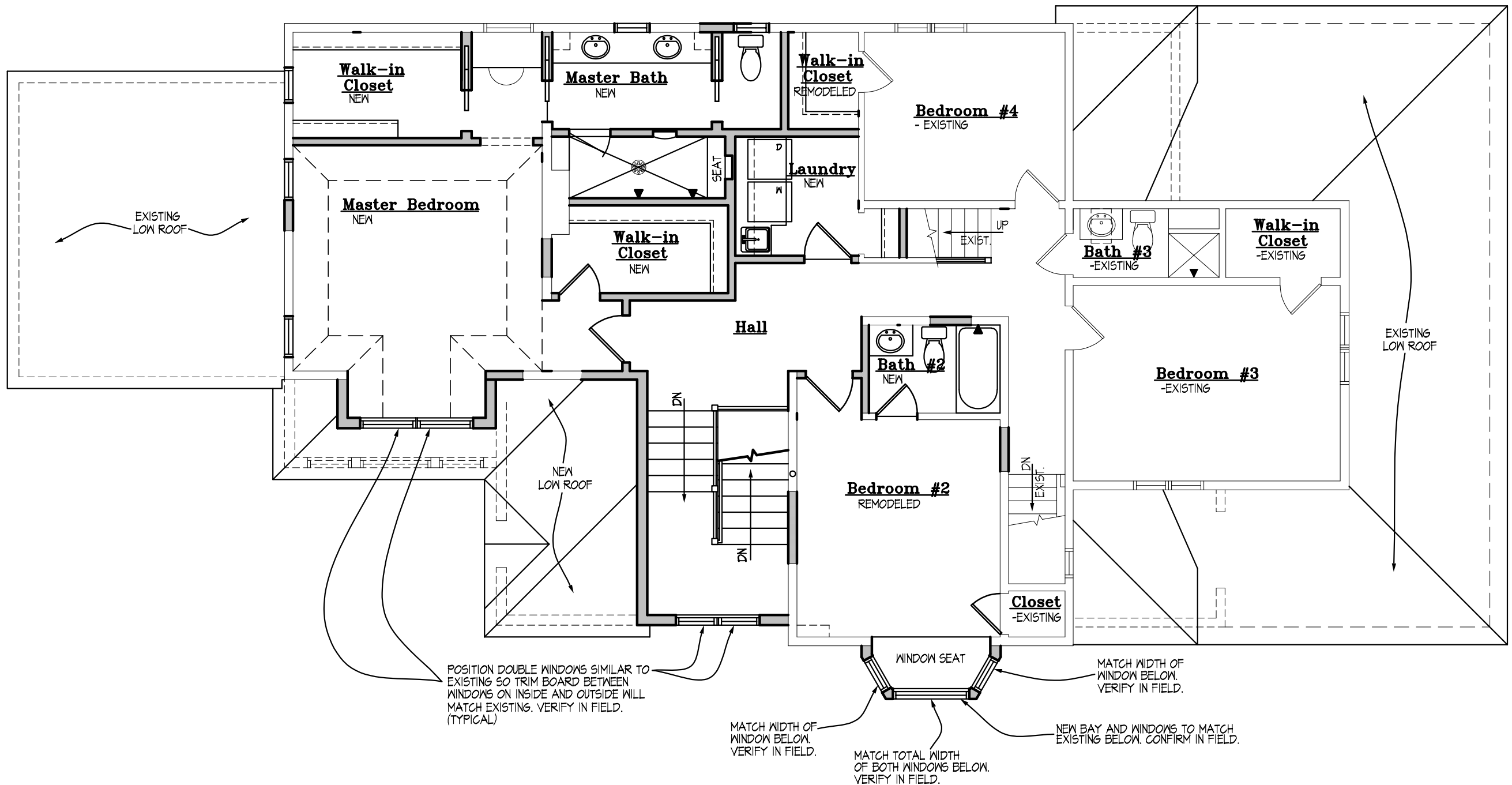
DATE:
7-19-23

REVISIONS:

SHEET NO:

A-2

OF 6 SHEETS



Second Floor Plan

Scale: N.T.S.

North

104 Ogden Avenue
Clarendon Hills, IL 60514

Architects
By Design, P.C.

Phone: (630) 939-4604
Fax: (630) 939-4615

A Proposed Addition To :

The O'Connor Residence

136 North Washington Street
Hinsdale, Illinois 60521

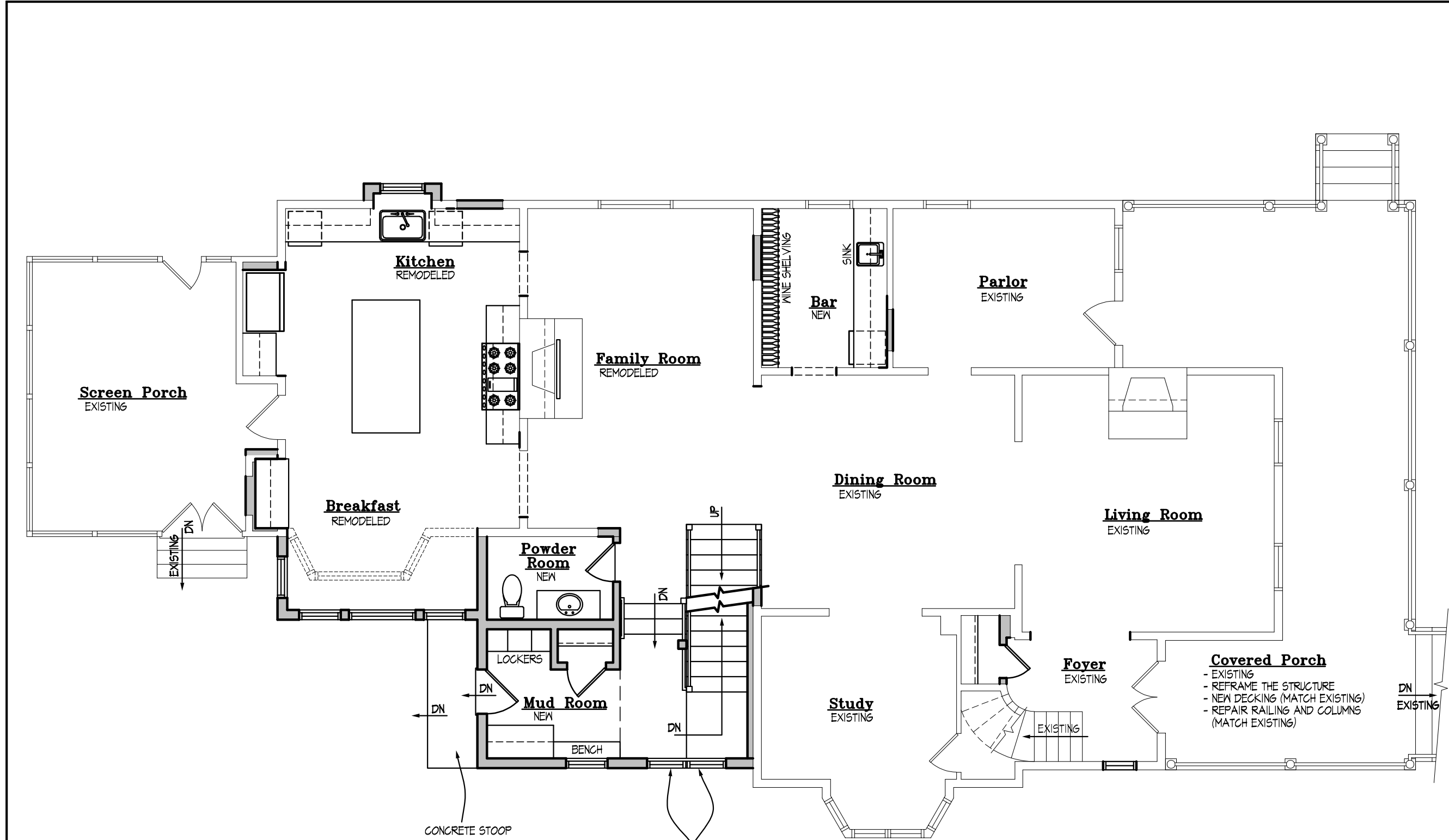
FILE NO:
H22-2878

DRAWN BY:
M.J.H.

DATE:
7-19-23

REVISIONS:

SHEET NO:
A-3
OF 6 SHEETS



First Floor Plan

Scale: N.T.S.

104 Ogden Avenue
Clarendon Hills, IL 60514

Architects
By Design, P.C.

Phone: (630) 939-4604
Fax: (630) 939-4615

A Proposed Addition To :

The O'Connor Residence

136 North Washington Street
Hinsdale, Illinois 60521

FILE NO:
H22-2878

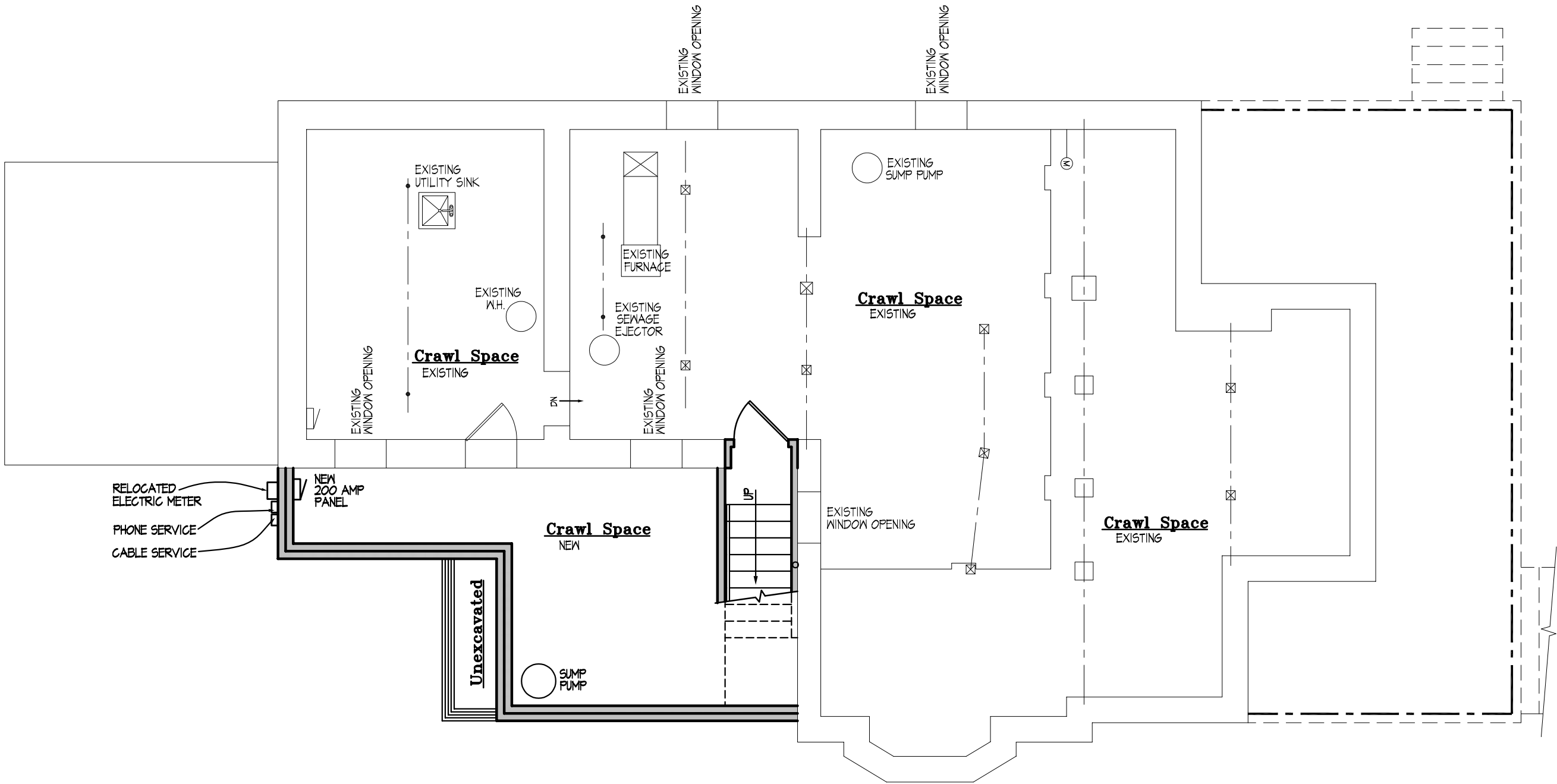
DRAWN BY:
M.J.H.

DATE:
8-8-23

REVISIONS:

SHEET NO:
A-4

OF 6 SHEETS



Foundation Plan

Scale: N.T.S.



Architects
By Design, P.C.

104 Ogden Avenue
Clarendon Hills, IL 60514

Phone: (630) 939-4604
Fax: (630) 939-4615

A Proposed Addition To :

The O'Connor Residence

136 North Washington Street
Hinsdale, Illinois 60521

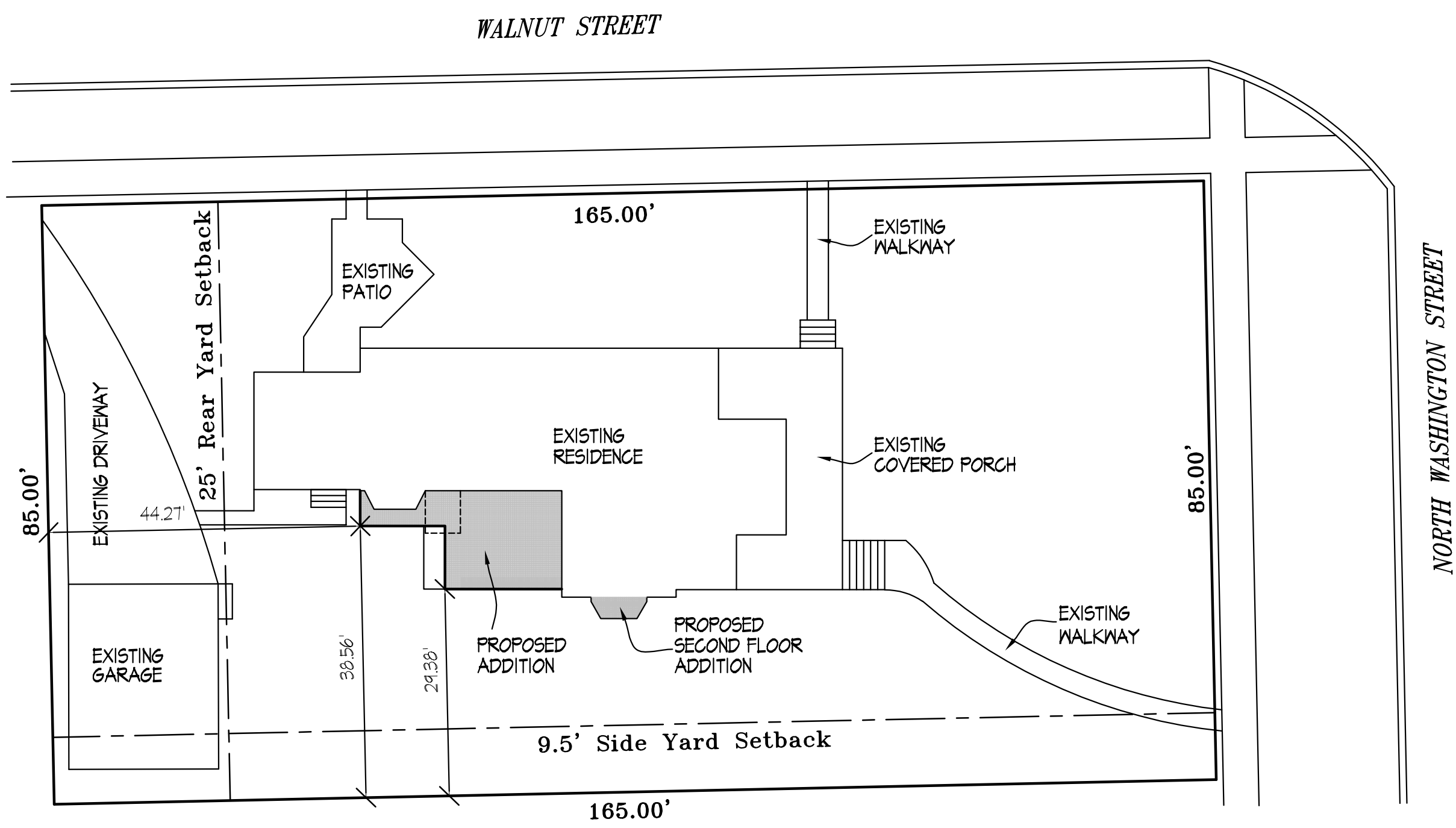
FILE NO:
H22-2878

DRAWN BY:
M.J.H.

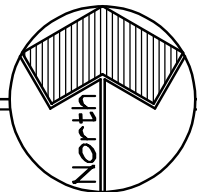
DATE:
8-8-23

REVISIONS:


SHEET NO:
A-5
OF 6 SHEETS



Site Plan



SCALE: N.T.S.



Architects
By Design, P.C.

104 Ogden Avenue
Clarendon Hills, IL 60514

Phone: (630) 523-1604
Fax: (630) 523-1615

A Proposed Addition To :

The O'Connor Residence

136 North Washington Street
Hinsdale, Illinois 60521

FILE NO:
H22-2875

DRAWN BY:
M.J.H.

DATE:
8-8-25

REVISIONS:

SHEET NO:
A-6

OF 6 SHEETS



Existing East Elevation
(Looking West)



Existing South Elevation
(Looking North)



Existing West Elevation
(Looking East)



Existing North Elevation
(Looking South)

104 Ogden Avenue
Clarendon Hills, IL 60514
Phone: (630) 523-4604
Fax: (630) 523-4615

Architects
By Design, P.C.



A Proposed Addition To :
The O'Connor Residence
136 North Washington Street
Hinsdale, Illinois 60521

FILE NO:
H22-2873

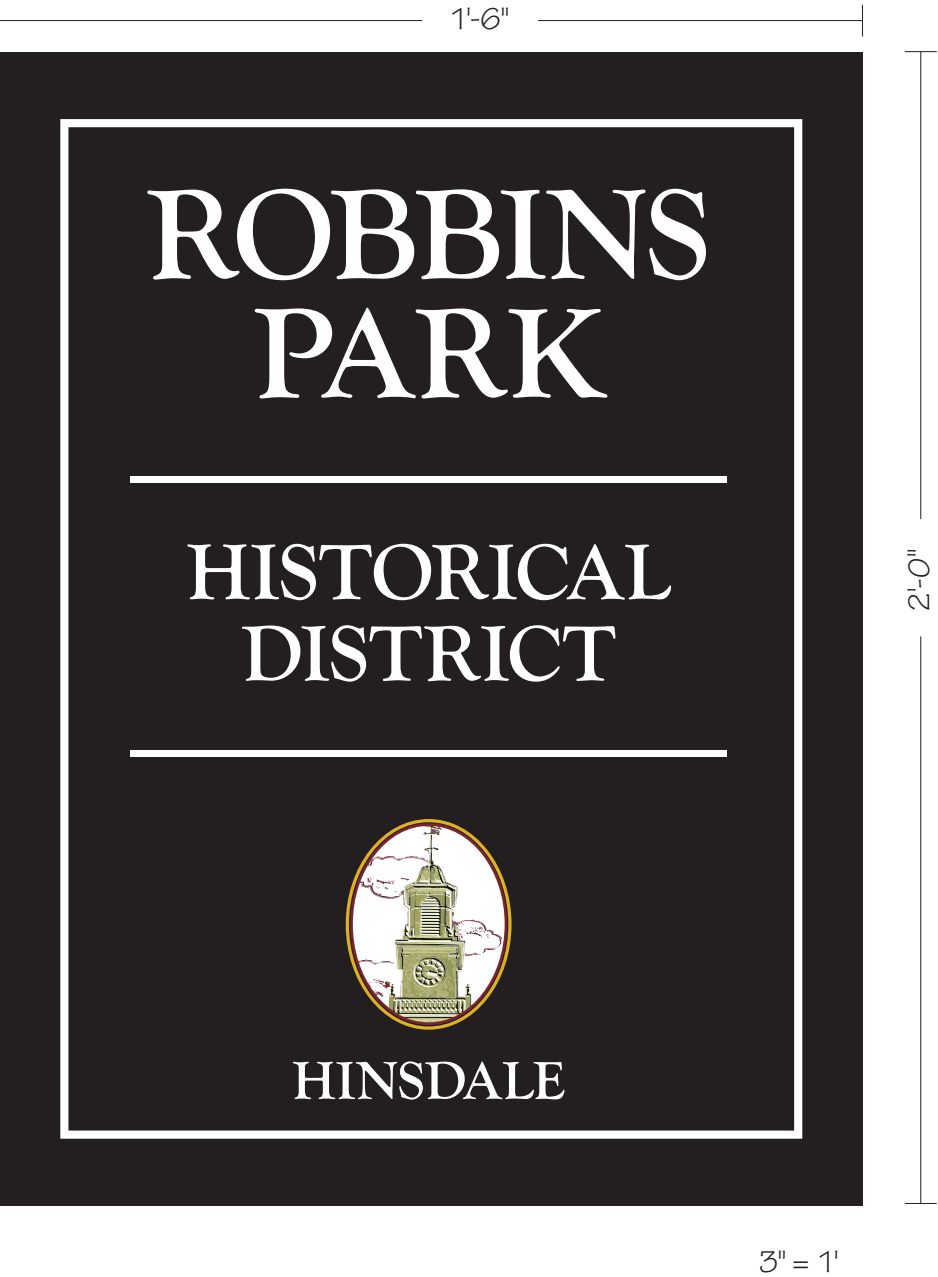
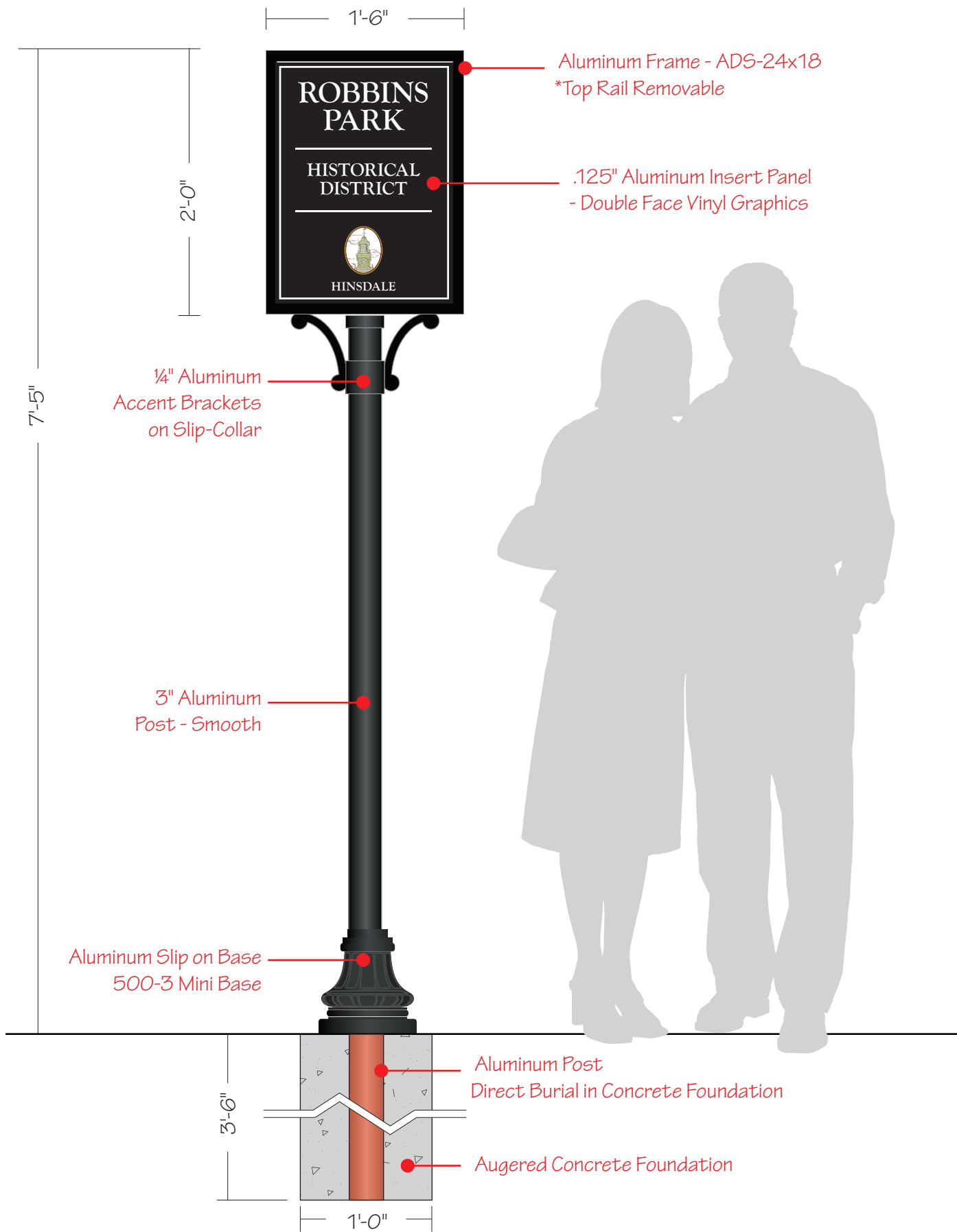
DRAWN BY:
M.J.H.

DATE:
8-6-23

REVISIONS:

SHEET NO:
A-7
OF 7 SHEETS

ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN - OPTION A



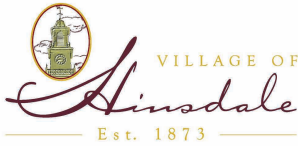
- (7) 2'-0" x 1'-8" Double Face Non-Illuminated Marker Signs**
- Panel:** .125" thk. Aluminum Painted Black - Smooth Satin Finish (Both Sides)
- Graphics:** 3M 7725-10 White Vinyl
- Logo is Full-Color Print on 3M 7725-10 White Viny
- Frame:** ADS24x18 - Aluminum Painted Black
- Post:** 3" Round - Smooth - Painted Black
- Collar:** 1/4" Aluminum Accent Brackets on Slip-Collar - Painted Black
- Base:** Aluminum Slip on Base 500-3 Mini Base - Painted Black
- Mounting:** Direct Burial - 1'-0" dia. x 3'-6" deep Concrete Foundation

Parvin-Clauss
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive■CarolStream■Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

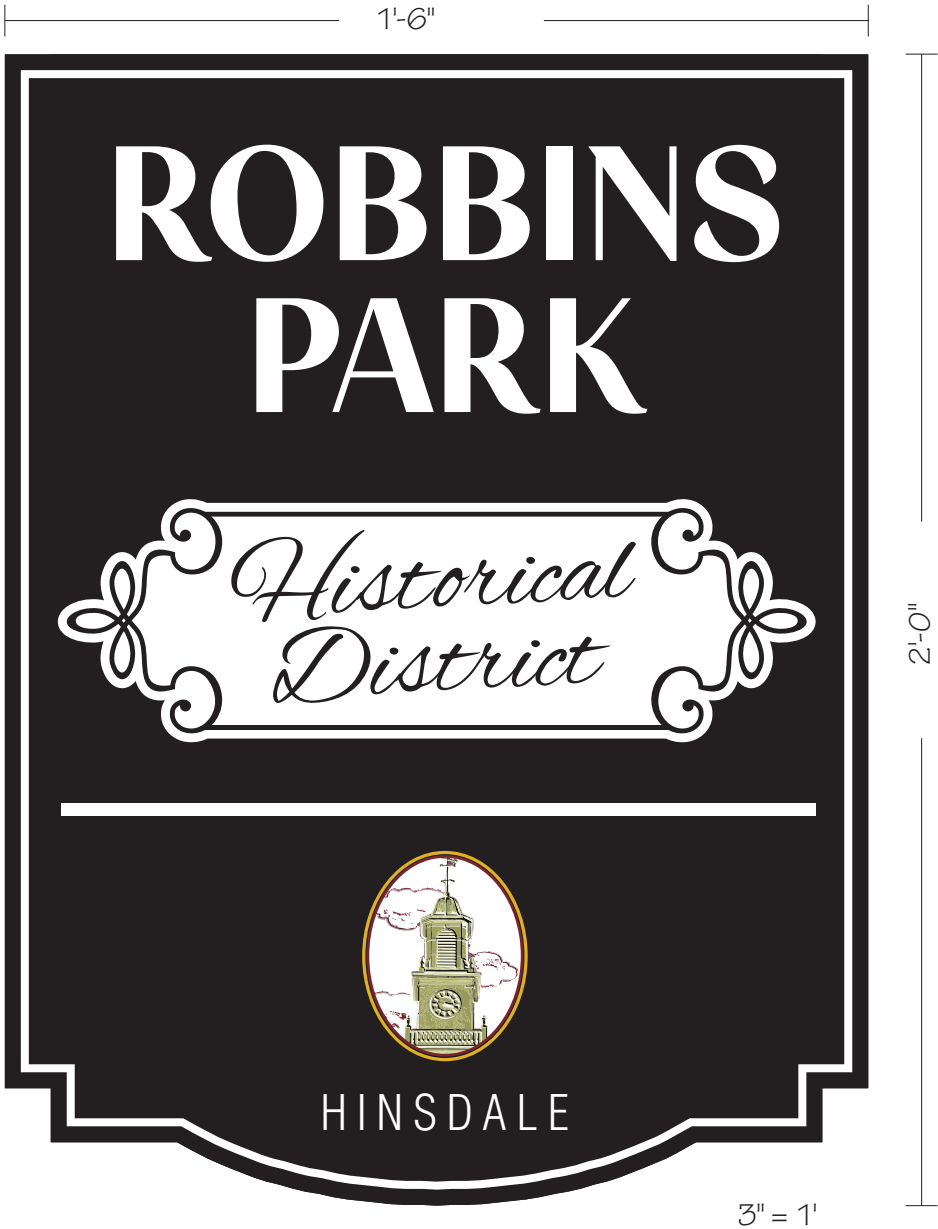
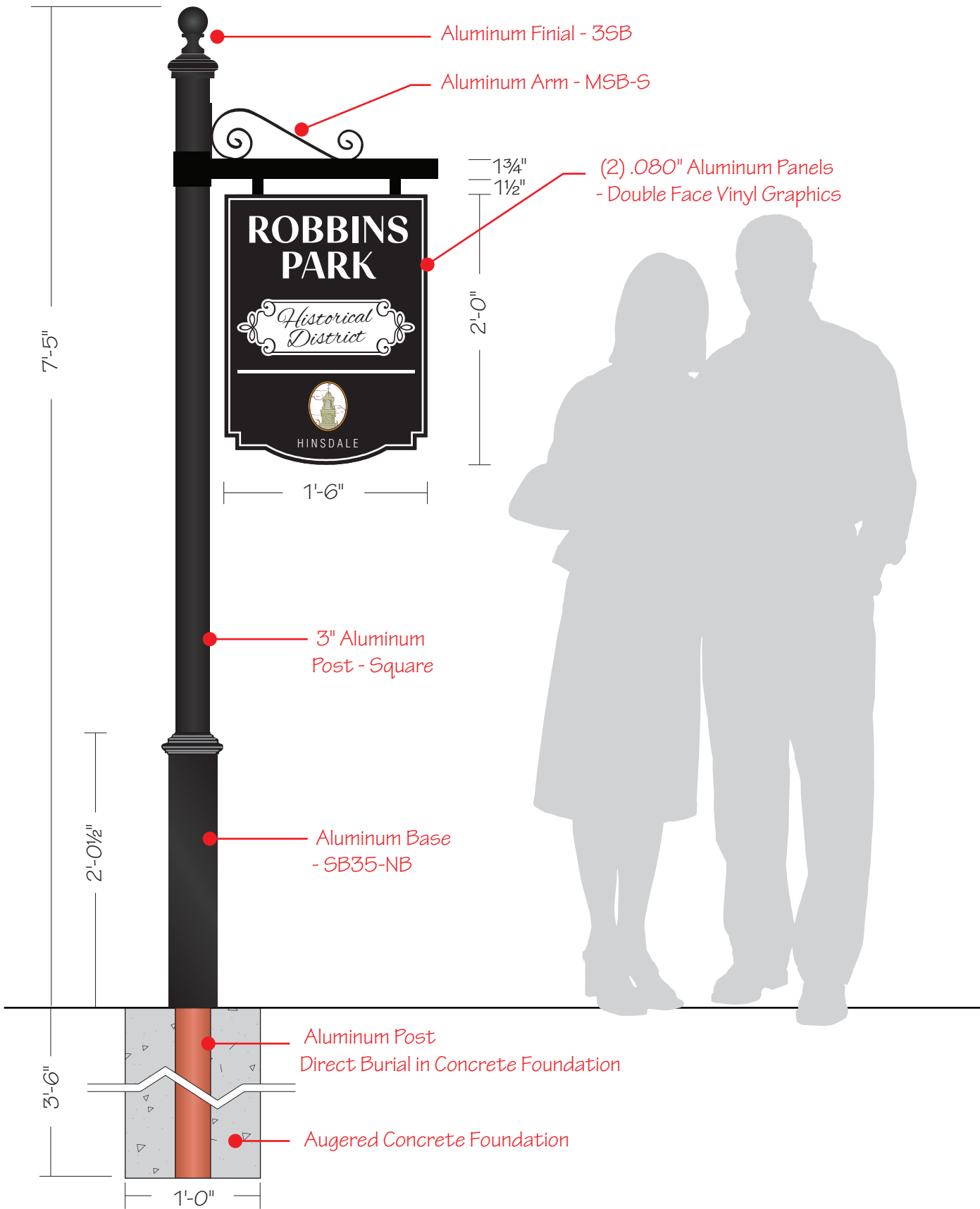
DATE	
AUTHORIZED SIGNATURE	
REPRESENTATIVE	Matt Sopchyk / JK
DRAWN BY	Bill Marlow
DATE	8.02.23
SCALE	1" = 1'
SHEET NO.	2 of 22
ESTIMATE / JOB NUMBER	7778
FILE NAME	hins7778

REVISIONS:

1	
2	
3	
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6	
7	
8	



ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN - OPTION B



(7) 2'-0" x 1'-8" Double Face Non-Illuminated Marker Signs

Panel: .080" thk. Aluminum Painted Black - Smooth Satin Finish (Both Sides)

Graphics: 3M 7725-10 White Vinyl

- Logo is Full-Color Print on 3M 7725-10 White Vinyl

Bracket: MSB-S - Aluminum Painted Black

- Down Bars - Aluminum Painted Black

Post: 3" Square - Smooth - Painted Black

Base: Aluminum Slip on Base SB35-NB Base - Painted Black

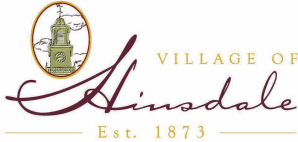
Mounting: Direct Burial - 1'-0" dia. x 3'-6" deep Concrete Foundation

Parvin-Clauss
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive■CarolStream■Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE

8.02.23

SCALE

3/8" = 1'

SHEET NO.

9 of 22

ESTIMATE / JOB NUMBER

7778

FILE NAME

hins7778

REVISIONS:

1

2

3

4

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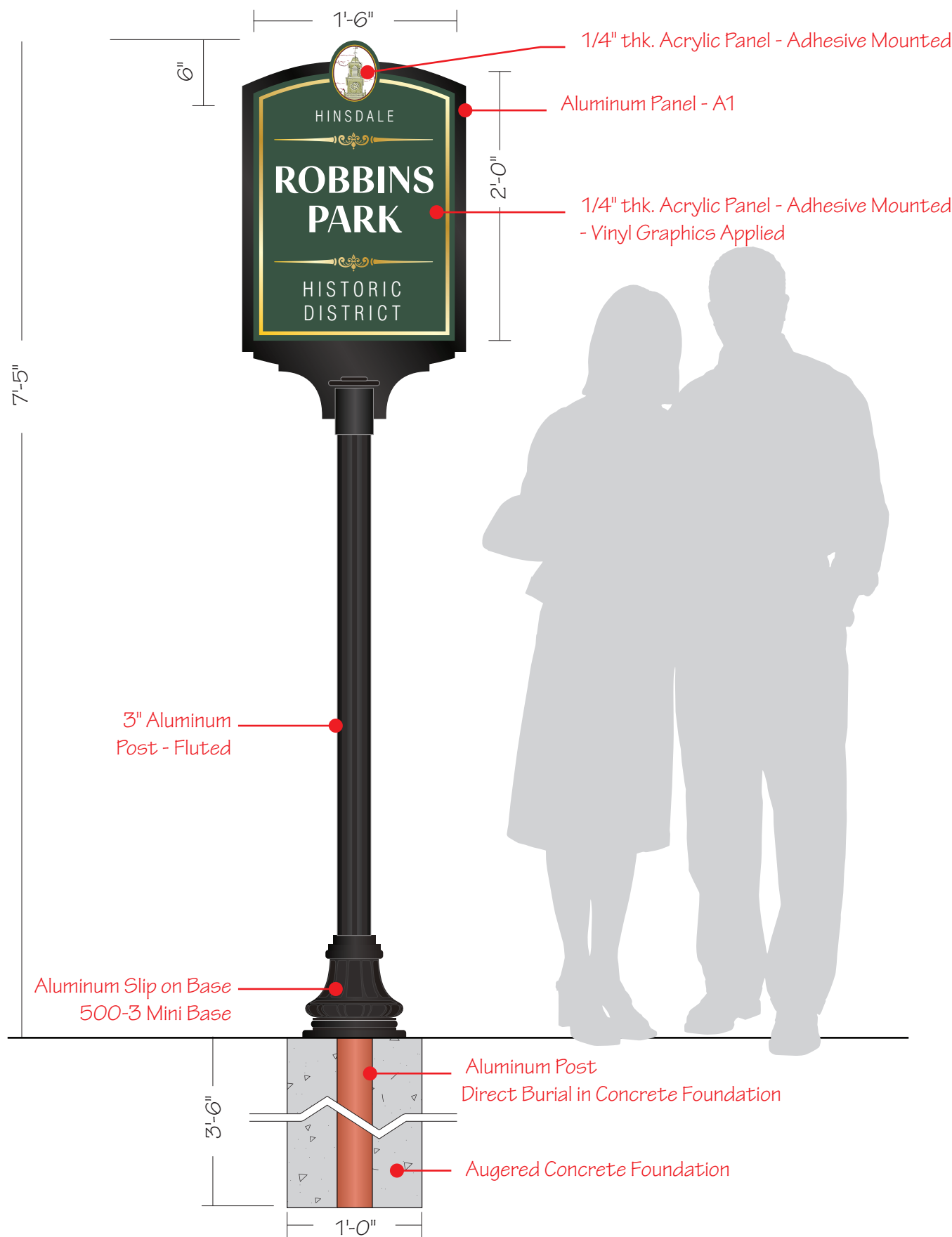
8



Customer is responsible for bringing sufficient power to the location(s) of illuminated signage.

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ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN - OPTION C



(7) 2'-0" x 1'-8" Double Face Non-Illuminated Marker Signs

- Base Panel:** Aluminum Painted Black
- Graphics Panel:** 1/4" thk. Acrylic Painted PMS 7736 Green - Smooth Satin Finish
- Graphics:** 3M 7725-10 White & 7725-131 Satin Gold Vinyl
- Logo Panel:** 1/4" thk. Acrylic Painted PMS 7736 Green - Smooth Satin Finish
 - Logo is Full-Color Print on 3M 7725-10 White Viny
- Post:** 3" Fluted - Painted Black
- Base:** Aluminum Slip on Base 500-3 Series - Painted Black
- Mounting:** Direct Burial - 1'-0" dia. x 3'-6" deep Concrete Foundation

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165TubewayDrive■CarolStream■Illinois60188
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e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE

8.02.23

SCALE

3/8" = 1'

SHEET NO.

16 of 22

ESTIMATE / JOB NUMBER

7778

FILE NAME

hins7778

REVISIONS:

-
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