VILLAGE OF Hinsdale Est. 1873

MEETING AGENDA

HISTORIC PRESERVATION COMMISSION
Wednesday, January 4, 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. ROLL CALL

3. APPROVAL OF MINUTES – December 7, 2022

4. FINDINGS AND RECOMMENDATIONS

a) Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation

5. SIGN PERMIT REVIEW

a) Case A-1-2023 – Sign Permit Review – 50 S. Washington Street, Unit 101 – Caviar & Chevre – Installation of One (1) Permanent Window Sign

b) Case A-2-2023 – Sign Permit Review – 14 W. First Street – Elevare MD – Installation of One (1) Wall Sign and One (1) Projecting Sign

6. PUBLIC COMMENT

7. NEW BUSINESS

8. OLD BUSINESS

a) Amendments to Title 14 – Status Update
b) Village of Hinsdale 150th Anniversary Celebration
c) Robbins Park Historic District Gateway Signs

9. 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. 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 Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly 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, December 7, 2022

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, December 7, 2022 at 6:39 p.m., roll call was taken.

PRESENT: Commissioners Sarah Barclay, Shannon Weinberger, Alexis Braden, William Haarlow, Jim Prisby and Chairman John Bohnen

ABSENT: Commissioner Frank Gonzalez

ALSO PRESENT: Bethany Salmon, Village Planner

Approval of Minutes – October 5, 2022

Chairman Bohnen asked for comments on the draft of the October 5, 2022 Historic Preservation Commission meeting minutes. Commissioner Weinberger noted a correction to be made to page two (2). The draft minutes will be changed from a comment made by Commissioner Barclay, who was absent from the meeting, to a comment made by Commissioner Braden.

Commissioner Weinberger made a motion, seconded by Commissioner Haarlow, to approve the draft meeting minutes of the October 5, 2022 Historic Preservation Commission meeting minutes subject to the correction made on page two (2) discussed. The motion carried with a unanimous voice vote of 6-0.

Public Hearings

a) Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 07- 2022.

Carl and Cynthia Curry were present to address the Commission. Mr. Curry provided a brief synopsis of the more than year-long renovation of the residence with complete historical context. Mr. Curry stated the renovation required a lot of thought, work and effort to restore the residence back to the architect's original intentions. Mr. Curry went on to state that much thought and effort was also put into the landscape of the challenging lot with its unusual shape and many grade changes to keep it in line with the architect's vison.

Chairman Bohnen stated that the house turned out very well.

Mr. Curry stated they worked with the Village to address the challenges of the non-opening windows and preserving the louvers. Mr. Curry went on to state the landscape required a great deal to time and effort because work on it could not begin until after all of the work was completed on the house.

Commissioner Braden stated that she toured the home and noted that it is similar to other mid-century modern homes.

Ms. Curry stated that the staircase and the deck above the garage, which were both included in the original home plans but were never constructed, were added to the home as part of the restoration. Ms. Curry also stated that the sliding glass door to the patio and solar panels were also added.

Commissioner Haarlow stated that it was great to see the home restored. Commissioner Haarlow confirmed that the wall on the south is a common wall with the abutting property and is covered in different brick on

each side to match the corresponding properties. To get clarification for the landmark designation, Commissioner Haarlow asked which lot the wall actually sits on. Ms. Curry responded that the wall is partly on the 701 Taft property and partly on the abutting property. Ms. Curry added that they have been in discussion with the developer of the abutting property who assured them that the current owners have no intention to remove the wall. Ms. Curry asked the Commission if the wall being located on both properties would impact the landmark designation. Chairman Bohnen stated that he did not believe it would and suggested that the ownership of the wall be memorialized somehow.

Commissioner Haarlow shared that the landmark designation may work as a benefit to preserve the wall. Commissioner Haarlow confirmed that the shared landscape wall actually connects to the wing wall of the home. Ms. Curry stated that the limestone material on the wall indicates that there must have been some sort of collaboration between the two (2) property owners at the time of the wall construction.

Chairman Bohnen asked Ms. Salmon to briefly review the process of the HPC landmark approval. Ms. Salmon shared that the HPC would review the information presented tonight and determine if the criteria for landmark designation status has been met. Ms. Salmon added the applicants have high-lighted the criteria items that they felt have been met on the application. Ms. Salmon stated that the HPC's decision tonight would be used to write a findings report that would be brought to the next HPC meeting. If approved at the next meeting as a procedural item, the case would move forward to the Village Board for official approval.

The Commission asked Ms. Salmon to read through each of the criteria items to allow for the discussion of items to be part of the formal record. Ms. Salmon read aloud five (5) of the six (6) items that the applicant felt had been met under the General Category, four (4) of the four (4) items that the applicant felt had been met under the Architectural Category and one (1) of the six (6) items that the applicant felt had been met under the Historic Significance Category.

Commissioner Braden asked Ms. Salmon to clarify the interpretation of item number two (2) under the Historic Significance Category. Commissioner Braden stated that based on the information provided in the biography portion of the packet describing the contributions of Mr. Avedisian, related to the restoration of the Statue of Liberty and Ellis Island combined with his wife's contributions related to the founding the Lake Geneva Floating Opera and both of the Avedisians being major benefactors of the Lyric Opera in Chicago, were factors that could be interpreted as meeting the second criteria item under the Historic Significance Category.

Ms. Salmon stated that the HPC can agree to add this as a met criteria item. Brief discussion took place by the Commission that since item number two (2) was checked in the General category that they felt item number two (2) under Historic Significance Category should be also checked.

Chairman Bohnen closed the hearing of the case. Chairman Bohnen asked if anyone from the audience wished to share any comments. Some inaudible comments were made by an attendee that did not step up to the podium. Chairman Bohnen re-opened Case HPC-07-2022 for the purpose of taking a vote.

A motion was made by Commissioner Braden, seconded by Commissioner Weinberger, to approve Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation to continue the findings for a period of forty-five (45) days. The motion carried by a roll call vote of 6-0 as follows:

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

Chairman Bohnen closed the hearing of Case HPC-07-2022.

b) Case HPC-08-2022 – 425 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

Please refer to **Attachment 2** for the transcript for Public Hearing Case HPC- 08- 2022.

Chairman Bohnen opened the hearing of Case HPC-08-2022 – 425 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District and asked for the applicant to approach the podium.

Kate Romeo, the property owner, was present to address the Commission. Ms. Romeo stated she purchased the property approximately one (1) year ago and the property was marketed to them as a "tear down". The Romeo family was drawn to Hinsdale for the walkability and great schools and they look forward to raising their daughter in the forever home they intend to build. Ms. Romeo stated that she worked with the architect and general contractor to design a home that would not only meet the family's needs but also blend in well with the existing, beautiful neighborhood.

Commissioner Braden asked if the listing agent provided any details about the home, if the home was toured prior to the purchase, if any information was provided to her about the architect, and if the listing agent disclosed that the home was in a historic district. Ms. Romeo replied she was not provided any of that information about the home and that they were not permitted to walk through the home. Commissioner Braden asked who the listing agent was. Chairman Bohnen stated he believed Kris Berger was the listing agent. Commissioner Braden asked Ms. Romeo if her broker, Bryan Bomba, informed her that the home was located in a historic district or share information about the architect of the home, Phillip Duke West. Ms. Romeo stated this information was not shared with her. Commissioner Braden briefly shared some information about the home's architect and his connection to Hinsdale.

Chairman Bohnen clarified that this home should not be confused with the home across the street which was run down. Chairman Bohnen stated that this home is not run down.

Commissioner Weinberger asked for clarification on the reason why the potential buyers of the home were not allowed to tour the home. Ms. Romeo stated the home was marketed as a tear down and the owner was not comfortable with potential buyers walking through the home and did not feel it was necessary since the home was being sold as a tear down.

Commissioner Braden asked if Mr. Bomba shared that an appearance before the HPC would be required before the home was torn down. Ms. Romeo stated that discussion did not take place.

Commissioner Weinberger stated that as a member of the HPC, it is very difficult to approve the demolition of a home that was listed as a "contributing" in Hinsdale on the 2008 survey and designed by a prominent architect. Commissioner Weinberger added that she struggles with approving a demolition of a home that can be saved and modified to make it conducive to a modern family, as demonstrated in the previous case review, 701Taft Road.

Commissioner Braden stated that she believed if the survey completed in 2008 was done today, 425 E. Seventh St would definitely be listed as "significant". She went on to express that realtors and contractors should do a better job educating themselves and informing clients about the process of the series of hearings required to demolish homes marketed as tear-downs.

Chairman Bohnen stated that between twenty-five (25) and thirty (30) percent of the Hinsdale housing stock has been lost to tear downs since the 1980s. Chairman Bohnen added that the process has more recently shifted from tearing down homes in poor condition to buyers searching for desirable lots in which salvageable homes sit on for the purpose of tearing them down and re-building new homes. Chairman Bohnen stated that the HPC has a difficult time supporting the effort to tear down a salvageable or even livable home, especially within the historic district, to utilize the lot for construction of a new home. He went on to explain that it is a charter of the HPC to represent the surrounding neighbors' rights to retain the character of the neighborhood.

Commissioner Prisby stated he appreciated some of the material choices, such as the stone and slate color, which helps blend the home with the area. Commissioner Prisby expressed concern about the windows on the west side elevation looking very modern. He wondered what else could be done from a design point of view to modify the plan to better blend it with other neighborhood homes. Commissioner Prisby stated that he did like the single garage on the front, the walk, and the roof. Commissioner Prisby shared a concern about the placement of the house so near to the center of the lot, leading to the homes on Oak St. and County Line Road looking directly onto the side of the house instead of open space.

Brad Lewis, the architect of the home, approached the podium. Mr. Lewis stated the placement of the house was driven by the desire to not see any part of the garage space. The design included a quaint, meandering path to a motor court and a hidden garage was utilized but those features required the house to be further setback. Mr. Lewis stated that the interesting features of both the west and east elevations are positives for the neighbors and the west side features also allow for more light to enter the home that would not have been possible without the motor court.

After further consideration of existing conditions and an appreciation for the thoughtful design of the motor court with architectural details, Commissioner Prisby stated he is not as concerned about the view from the neighbors as he was initially.

Chairman Bohnen stated that by the Zoning Code, homes with modern features are not allowed in the historic district. Chairman Bohnen stated that the two (2) story window façade on the west side of the house is a modern feature that does not meet the criteria of the historic district. Chairman Bohnen expressed that he felt the home was good looking but requested the architect revise the west side window façade to better meet the characteristics of a home in a historic district.

Mr. Lewis explained that the design of the window wall came from a request by the homeowner to have an office space with lots of differing views. Mr. Lewis also stated that he felt that adding a gable to this part of the home to match the other gables in the home design would be more typical and less interesting in the end.

Chairman Bohnen acknowledged the need for architectural styles to be creative and develop over time but asked what style the curtain wall of windows was. Mr. Lewis stated the home design leans to the English architecture overall but the curtain wall was added as a more up to date feature for the home. Mr. Lewis went on to explain that it is a fine line to design homes fitting for the area, desired by the client as well as contain desirable features for future homeowners.

Commissioner Haarlow shared that other homeowners have come in front of the HPC with similar windows and that they have been asked to add a band course to break up the glass without losing much of the light exposure. He added that if the homeowner would be agreeable to making that minor change, it would go a long way with HPC. Mr. Lewis stated that he would take a second look at the window wall.

Chairman Bohnen said that a re-design is a necessary for the window wall because it is in conflict with what the code states because the windows are interpreted as being modern. Chairman Bohnen expressed appreciation for Mr. Lewis' willingness to look into a change of design and added that a re-design is required by code.

Commissioner Prisby stated that if this home was in a different location and the HPC was not reviewing it, that the members would likely all be in agreement that it is fine, well designed house. He added that because this group is charged with protecting the historic district, it is their responsibility to take the position of requesting the window design be changed.

Mr. Lewis stated that Ms. Romeo would be willing to make the requested change so he proposed adding a limestone panel to make the windows look a little more traditional.

Commissioner Barclay asked for clarification from Mr. Lewis about how this window wall worked with the rooms above and below it. Mr. Lewis explained that there is a portion of the wall that only appears to be glass giving the illusion of uninterrupted glass.

Chairman Bohnen stated that the window wall design is not a new topic for the HPC and is increasingly utilized by architects in town as a signature feature. Mr. Lewis replied that he can re-design the windows to break it up. Chairman Bohnen asked Commissioner Prisby to provide input.

Chairman Prisby stated that there are a few ways the window wall can be broken up and the limestone panel is one of them. He went on to state that he still has concerns with the flat roof and square design of that portion of the home, making it look modern. Commissioner Prisby said that he would prefer to see some drawings of a few options to help him visualize it fully. He also said it would not be reasonable to expect Mr. Lewis to share drawings of other design options at tonight's meeting. Commissioner Prisby added that the applicant has gone through every other step of a long process to get to this point and they are in "eleventh hour" and being asked to make design changes.

Chairman Bohnen stated that applicants and their design team are being encouraged to come to the HPC much earlier in the process to identify concerns sooner and avoid last minute design changes. Chairman Bohnen said he wishes this applicant would have done this.

Commissioner Prisby added that there has been more cases coming to the HPC earlier in the process and with Title Fourteen it is his hope that this early collaboration is increasingly utilized.

Commissioner Weinberger stated that she had some concerns about the west elevation where the office and courtyard are. She is concerned about the potential view into that entire area from a home on Oak Street. Mr. Lewis said that the area of concern contains a stair case. Commissioner Prisby added that the future designers of the Oak Street lot will address that problem with their home design.

Commissioner Braden verified the builder of the home is Courtyard Custom Homes by Peter Corluka.

Commissioner Haarlow said that he appreciated the design of the motor court, disguised garage doors, and the design of the single car garage up front styled as a carriage house and the fact that it gave a nod to the Zook house next door. He also stated that he appreciated the willingness to make changes to the west elevation to make it less problematic for the HPC.

With no further questions or comments, a motion was made by Commissioner Haarlow, seconded by Commissioner Prisby to approve Case HPC-08-2022 – 425 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion failed by a roll call vote of 0-6 as follows:

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

A motion was made by Commissioner Haarlow, seconded by Commissioner Braden, to approve Case HPC-08-2022 – 425 E. Seventh Street – Application for a Certificate of Appropriateness to construct a new Single-Family Home in the Robbins Park Historic District as amended per discussion. The motion carried by a roll call vote of 6-0 as follows:

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

Chairman Cashman closed the public hearing.

<u>Sign Permit Review</u>

a) Case A-34-2022 – Sign Permit Review – 50 S. Washington Street – Virgil Catherine Galley – Installation of One (1) Projecting Sign and Permanent Window Signs

Chairman Bohnen noted that the sign was installed without approval.

Catherine Ponakala, owner of the gallery, was present to address the Commission. Ms. Ponakala stated the when she took over the space, the landlord stated that she could put up the sign for the gallery on the existing brackets where a sign for previous business had been. Ms. Ponakala said that she took down the sign once she was made aware that a permit was needed and left the vinyl window sign in place as she began to work with staff on the permit process. Ms. Ponakala stated that she since discovered the existing sign bracket is too low to meet code and is requesting to re-locate the sign and bracket. Ms. Ponakala stated that a code compliant option would be to move the bracket sign to above the awning, although it would be less visible to customers.

Ms. Ponakala explained that the space is small and tricky for clear signage. She added that a protruding sign with a clean, classic, simple design would be very beneficial. Ms. Ponakala designed the proposed sign in keeping with the protruding sign of the business located down the street from the gallery.

The HPC clarified that the proposed sign is a protruding sign on a bracket that would be raised from the current height to a higher height but keeping the sign under the canopy.

Commissioner Prisby stated that because of the recess of the business entry door and window, the planter box at the entry, and the slope of the sidewalk, the window signage is not very visible from the street. Commissioner Prisby stated that for those reasons, he has no issues with the window sign and believes a blade sign at the existing bracket height would be necessary for a business at that location.

Commissioner Weinberger stated that re-locating the sign to be code compliant would cause confusion to customers as to which door to use for the gallery due to the small size of a shared entry.

Commissioner Prisby asked Ms. Salmon if there is a path to using the existing bracket, at the existing height due to the unique features of the space. Ms. Salmon explained that the sign application proposes using the existing bracket but moving it up and over due to the fact the current location protrudes into the right of way at a height that is too low. Ms. Salmon went on to state that there are liability issues with the existing height because the sign is in the right of way.

Commissioner Prisby asked how the gallery sign relates to the sign from the previous business, in terms of size and such. Ms. Ponakala was not sure and Ms. Salmon stated that no documentation of a sign permit application or approval could be located for the sign displayed by the previous business. No one was able to estimate how long the sign was displayed by the previous business owner.

Ms. Ponakala asked if any protruding sign could be installed, she added that she would be open to other suggestions. Ms. Salmon stated that the code mandates there be an eight (8) foot clearance from the bottom of the sign to the sidewalk. Discussion took place that the proposed location is not ideal but code compliant for the existing gallery sign size and better than no sign.

Commissioners Braden and Prisby stated that the recess makes the situation challenging in terms of sign visibility and code. It was asked if it would be possible to hang the sign bracket from the awning bracket but nobody was certain if that could be done. It was also suggested the building owner remove the awning to provide a more visible, code compliant sign. Ms. Ponakala did not believe the building owner would be open to removing the awning. Further discussion took place about changing the bracket size but it was determined that would not result in better visibility.

Commissioner Prisby made a motion, seconded by Commissioner Barclay, to approve Case A-34-2022 – Sign Permit Review – 50 S. Washington Street – Virgil Catherine Galley – Installation of One (1) Projecting Sign and Permanent Window Signs as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

b) Case A-35-2022 – Sign Permit Review – 28 E. First Street – Visual Comfort & Co. – Installation of Permanent Window Signs

Jeri Flood, representing Circa Lighting/Visual Comfort and Co, was present at the meeting to address the Commission. Ms. Flood stated that all Circa Lighting Stores will become Visual Comfort and Co. as part of a rebranding process. Ms. Flood reminded the group that she was at the September meeting for the wall sign approval and tonight's application is related to the door and window signage at the front and rear of the store. Ms. Flood stated that these signs will be simple and tasteful text to communicate store hours, store name and U.R.L. address. Ms. Flood approached the Commission to provide an up-close example which will appear as etched glass and described as elegant, minimalist, and non-intrusive. Ms. Flood stated the square footage of all eight (8) signs total 10.45 square feet and when combined with the wall sign already approved still come in under the allowed 25 square feet. Further inaudible information was shared by Ms. Flood.

Commissioner Haarlow asked if the sign at the rear was the standard logo for the company. Ms. Flood responded that it is one of several logos used by Visual Comfort and Co.

With no further concerns or questions, Commissioner Prisby made a motion, seconded by Commissioner Weinberger, to approve Case A-35-2022 – Sign Permit Review – 28 E. First Street – Visual Comfort & Co. – Installation of Permanent Window Signs as submitted. The motion carried by a roll call vote of 6-0 as follows:

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

Public Comment

Some local high school senior level students were attending the meeting as part of an AP Government class assignment. Brief inaudible discussion took place related to their attendance.

New Business

Commissioner Braden has been in communication with homeowners and rehab contractors who want to be on the Overlay list. She stated that interested parties are asking about the lag time and lead time of the process. Commissioner Braden wondered if it would be possible to expedite the process of approval without getting on the meeting schedule, which can take a good amount of time, but not violate the Open Meetings Act.

Ms. Salmon confirmed that a public hearing does need to take place due to the options for zoning variations. Ms. Salmon stated that the first list needs to be completed by February or March and she has been working with interested parties but there remains some minor details that still need to be resolved and that there is a great need for volunteer assistance taking the photographs of properties.

Ms. Salmon stated that she currently has forty-two (42) addresses on the first list which is now closed to enable the process to move forward. Ms. Salmon has been working with the attorney on the various details. Ms. Salmon shared that the template for the notice still needs to be developed as an example of one of the details to be developed. It was stated that because this list will be the first group to go through this process, it may take longer than subsequent lists but the extra time is necessary to get the details worked out and accurate. Ms. Salmon estimated the public hearing for the first list to take place in February.

Further discussion took place about when the notices of the hearing needed to be made, that all forty-two addresses on the list would appear at the February meeting, the HPC would vote on all the cases which would move forward to the Village Board for two (2) required readings. Ms. Salmon clarified this first list would likely be the largest group and that future groups would likely be smaller and move through the process more quickly.

It was stated that after Board approval, an ordinance would be created to include the forty-two (42) properties and a notice of inclusion be would drafted for each and recorded with the county, and the building permit application process can begin likely in March.

Ms. Salmon restated that help will be needed to collect exterior photos of each home on the list and an updated list of addresses was provided to the HPC. Commissioner Braden asked if the most updated list can be shared with the Historical Society so the research process can begin to assist with the process.

Ms. Salmon responded yes, any information that could be provided would be much appreciated because the Village has very limited information on some properties. It was agreed Ms. Salmon would be willing to meet in upcoming days with the members of the Historical Society to discuss the specifics of research needed and to keep the process as efficient as possible.

Commissioner Weinberger stated that after the process for the first list was completed, she would like to see any remaining Zook owners not on the first list should be approached by the Village about being part of the next list.

Old Business

a) Amendments to Title 14 – Status Update

Staff and Commission had no further discussion on this topic. All items of concern related to the process were addressed in the above section for "New Business".

b) Village of Hinsdale 150th Anniversary Celebration

Commissioner Weinberger requested that the HPC be able to review any items happening in or around Village Hall related to the 150th Celebration. Ms. Salmon responded that anything that would be done to the building would be brought to the HPC as part of the exterior review process and possibly certificate of appropriateness as well as going to the Plan Commission as part of the formal process. Ms. Salmon confirmed that would be the process for any landscaping and front patio changes being discussed in celebration planning meetings.

Commissioner Braden asked that non-profits that are expected to participate in the celebration activities be supported financially.

Ms. Salmon stated that the next 150th Celebration planning meeting is December 21, 2022. Chairman Bohnen asked who was heading the Celebration Planning. Ms. Salmon responded that Andrianna Peterson, the new Village Assistant Manager has that role.

c) Robbins Park Historic Gateway Signs

Ms. Salmon stated that there are no updates to share at this time.

Adjournment

Commissioner Prisby made a motion, seconded by Commissioner Weinberger, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of December 7, 2022.

The meeting was adjourned at 8:23 PM 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-07-2022,)
701 Taft Road)
Local Landmark)
Designation.)

REPORT OF PROCEEDINGS had and testimony taken at the Public Hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission, on the 7th day of December, 2022, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SARAH BARCLAY, Member;

MS. ALEXIS BRADEN, Member;

MR. BILL HAARLOW, Member;

MS. SHANNON WEINBERGER, Member; and

MR. JIM PRISBY, Member.

Attachment 1

ALSO PRESENT:
MS. BETHANY SALMON, Village Planner;
MR. CARL CURRY, Applicant;
MS. CYNTHIA CURRY, Applicant.

CHAIRMAN BOHNEN: We are going to have two public hearings tonight, and so I ask anybody that's going to speak to these subjects, please stand now and be sworn in.

(Oath administered en masse.)

CHAIRMAN BOHNEN: The first case is HPC-07-2022, 701 Taft Road, the application for a local landmark designation, the Currys.

Would you like to step forward and give us a little synopsis of your journey with this.

MR. CURRY: Thank you. We are here tonight to hopefully get your support in terms of historic recognition status. It's been a little over a year and a half trying to restore this Keck home on Taft Road in Hinsdale and I think we were fortunate that it came upon us as

a result of a friendship my wife had with the previous owner but I'm not sure we quite understood to do it correctly and keep it in complete historical context with what the architect probably had in mind when he built it and what it requires today in terms of living in it, really requires a lot of thought, a lot of work and a lot of effort.

I think, as we look back now in hindsight, now that the project has been completed, we feel good because most people feel that we have accomplished that and that was probably the goal.

And then the other part of the house, which was really important to us, was the landscaping because it sits on a very unusual lot because it bends around in that area and it's got a very small backyard and it's got a lot of height changes as a result of that. So to do the landscaping correctly, but also do that consistent probably with what someone like Keck and Keck would have liked and wanted on

that piece of property with that house became a large effort for us as well.

So I would say between completing the house and the property, we spent a great deal of time digging through that and I think we accomplished that, so I think those were kind of some of the key design elements of what we tried to achieve.

CHAIRMAN BOHNEN: It turned out very well.

MR. CURRY: Well, thank you.

CHAIRMAN BOHNEN: I have to compliment you. I mean the whole theory we love the idea of commemorating important houses, but we also know that people have to live in those houses so it's important in your endeavor that you were conscience of some of the things that had to be modified and so that a new owner comes along and they will enjoy living in a house like that.

MR. CURRY: We appreciate the village gave us special dispensation because all of the windows, none of them actually provide egress

out to the outside. None of them open. They just have these louvers associated with them and then the village was kind enough actually to say they thought of it of being historical significance they didn't want that changed so that is an element that probably by today's standard you wouldn't find.

CHAIRMAN BOHNEN: So the project is completed?

MR. CURRY: Yes.

CHAIRMAN BOHNEN: You've exhaled?

MR. CURRY: That's right.

CHAIRMAN BOHNEN: How long did it take you?

MR. CURRY: I think it was about a year and eight months in total because I'm trying think about that.

MS. CURRY: About a year and a half.

MR. CURRY: Yes, somewhere in that range. But I think what was kind of surprising even when we finished the house up, we actually probably spent another three, three and a half

1 months on the landscaping, wouldn't you say?
2 MS. CURRY: Yes, I would.
3 MR. CURRY: And it couldn't really be
4 done concurrently because of the amount of
5 regrading that was going on and the work that
6 was associated with that so we couldn't kind of
7 work those in tandem.
8 We ended up taking out about 40
9 truckloads of dirt from that site because it had
10 gotten so over-sod -- overdriven, or whatever
11 the right word is, over time, that lost
12 completely the look of what the house and how it
13 should sit on the property so that ended up
14 being a really key element in terms of starting
15 the whole landscape process, so we have taken a
16 deep breath.
17 MS. CURRY: And then, of course, you
18 uncover things, like the louvers, which the Keck
19 brothers are so well known for, had to come out
20 and find the right party that could fix them,
21 whatever needed to be fixed and put them back in
22 again, so it really was a labor of love.

1 MR. CURRY: Yes.
2 CHAIRMAN BOHNEN: If I may ask, is this
3 a hobby that you intend to continue pursuing?
4 MS. CURRY: This was house Number 6 for
5 us.
6 MR. CURRY: Cynthia would say yes. I
7 would probably say we have had enough right now.
8 Give us a little time.
9 MS. BRADEN: I toured the home at your
10 event that you hosted with home crafters; it was
11 lovely.
12 My family owned an Eichler in
13 California. Joseph Eichler is a very renowned
14 mid-century architect at the time and spending
15 time at my family Eichler and then in your Keck
16 and Keck, there were a lot of similarities and I
17 love seeing it.
18 MS. CURRY: Thank you. We love our
19 current home but being in the Keck, it's a
20 wonderful home. We are hoping the right person,
21 maybe our kids will be the ones moving into it.
22 We did add the two things, and you

1 will see it in your packet, the staircase, the
2 circular staircase was planned for the property
3 as well as the deck above the garage. The
4 garage of course became her studio and then they
5 added the new garage, we added those two
6 features, per what the Kecks would have wanted.
7 And then the only thing we really
8 did to change things was that the sliding glass
9 door to the big patio as well as the solar
10 panels. We added solar panels to it so it's a
11 very smart house.
12 MR. HAARLOW: May I ask you about the
13 wall on the south end of the property.
14 As I recall -- so I grew up a
15 couple houses south of your home and at the time
16 it was owned by the Avedisions, so I think may
17 have been the original owners.
18 MS. CURRY: Yes, they were.
19 MR. HAARLOW: So it's great to see it
20 restored because it certainly was not maintained
21 in more recent years and that is very
22 challenging all the erosion and everything along

1 as Taft bends down, so kudos. Kudos. Thank
2 you.
3 That wall to the south appears to
4 almost be a common wall with the property to the
5 south of you and your side if faced with your
6 brick and the south side of the wall is faced
7 with the brick of the home to the south.
8 MS. CURRY: Yes.
9 MR. HAARLOW: In terms of a landmark
10 designation, is that wall actually on your
11 property, their property, is it split down the
12 middle, do you know?
13 MR. CURRY: I think when we talked with
14 the developer of that home.
15 MS. CURRY: We have been working pretty
16 close with -- once we bought the house and
17 realized checking on the wall, it's a little bit
18 on ours and a little bit on their's and we were
19 concerned because we like the division and we do
20 not want to lose our portion of the wall because
21 we like it.
22 Bill McNaughton is the builder

there, it's gone through a couple of different owners. The current owner who's had it for a bit now. We actually tried to buy it to see if we could save that one too because we knew someone who wanted to do it but they were going to take it down. He guaranteed us that the wall will stay, that whoever the current owners are, which is kept very secret for some reason, so we've made that pretty clear and we have been working closely with them. I don't know if that would impair anything we are doing today to make this a historic because we have that shared wall. Is that an issue?

CHAIRMAN BOHNEN: I don't think it is. The only thing we would caution you would be you're attempting to sell the home or if you're family doesn't move into it, the issues with those kind of walls can be very, very sticky things if they are not commemorated because on your plat of survey you would not contain the whole wall as I understand.

MR. CURRY: That's right.

MS. CURRY: We don't know the history of it. We tried to find out of when that house was built.

CHAIRMAN BOHNEN: That was Manns' house?

MS. BRADEN: No, it wasn't Manns, the one behind it.

MS. CURRY: I know (inaudible) moved into it.

MS. BRADEN: This was the Tudor that just came down a couple of weeks ago.

MR. HAARLOW: That house was the Wilsons. They lived there for decades and decades.

MR. CURRY: So I think it's a really good question. Because I think that we have this agreement with the developer if they want to retain their side of the wall and maintain it but for historic purposes, it's a good question in terms of --

CHAIRMAN BOHNEN: All the best thoughts of the developer don't necessarily translate

into the closing of the transaction. Probably be a good idea to memorialize that in some form and get an easement perhaps.

MR. CURRY: Yes. Thank you.

MR. HAARLOW: I would think it would be important and with the landmark designation that would provide an additional, I think, degree of security that that common wall would stay. So rather than seeing it as a problem, I view it as potentially a benefit in terms of the landmark designation.

MS. CURRY: Glad you see it that way.

MR. CURRY: Well -- and what is important if you think about the wall that that juts into that leads into the backyard, that wall, believe it or not, that's probably about 20 feet in height. It's an extremely high wall and I think the architect did that very intentionally in terms of trying to bring attention to what that corner was going to look like and how the house ran into that so if you were to lose that, I think you lose an important

part of the architecture there.

MR. HAARLOW: Well, it connects to the wing wall that runs off the actual structure, doesn't it?

MS. CURRY: It does. And it's interesting you say that because there must have been collaboration at one point because there is a limestone that continues down so the owners of the addition as well as the Wilsons must have thought it's a good idea.

CHAIRMAN BOHNEN: Well, again, forewarned, forearmed. I have seen similar situations and they can be remedied but it's better to handle it in the front.

Now, Bethany, so as we understand it, we have not had an application for landmarking before us in many years.

MS. SALMON: So the last landmark designations we had were in 2017 and then we had two this year including this one.

CHAIRMAN BOHNEN: What we do at this point is formulate a report.

1 MS. SALMON: Correct. So the next
2 steps would be we review it tonight and we want
3 to make sure the historic preservation
4 commission agrees that it meets the standards
5 for the criteria for approval, which if you look
6 at their application packet, they've highlighted
7 the ones that they think they meet based on the
8 material included in here, you would affirm that
9 tonight, and then we would go right to findings
10 report, which would come back for formal review
11 at the next meeting. The applicants don't need
12 to attend that meeting. It's more of a
13 procedural item. And then we forward this to
14 the village board for official approval.
15 MS. BRADEN: Could you read off the
16 criteria. Much of what we did for the Frank
17 Lloyd Wright a couple of months ago. It's
18 helpful in reading the synopsis, I think we
19 already checked some boxes off.
20 MS. SALMON: So according to -- this is
21 the criteria listed in Chapter 3 Title 14, so
22 Section 14-3-1. It is the applicants'

1 understanding that they are meeting the criteria
2 that the proposed landmark has significant
3 character, interest, or value as part of the
4 historic aesthetic or architectural heritage of
5 the village, the state of Illinois or the United
6 States.
7 It's closely identified with a
8 person or persons who significantly contributed
9 to the development of the village, the state of
10 Illinois or the United States.
11 Represents notable efforts of, or
12 is the only known example of work by a master
13 builder, designer, architect, architectural
14 firm, or artist and individual accomplishment
15 has influenced the development of the village,
16 the state of Illinois or the United States.
17 It is an established or familiar
18 visual feature due to its unique location or its
19 singular physical characteristics.
20 I'll skip the ones that aren't
21 checked here.
22 Is a type or associated with a use

1 once common but not rare, and is a particularly
2 fine or unique example of a utilitarian structure,
3 and possesses a high level of integrity or
4 architectural significance.
5 So those were the general
6 requirements.
7 MS. BRADEN: What about (inaudible) --
8 MS. SALMON: Yes. And then there's two
9 more criteria sections. There's architectural
10 criteria and then historical significance. So
11 all four of the architectural criteria are
12 checked here. I can read those as well.
13 The proposed landmark represents
14 certain distinguishing characteristics of
15 architecture inherently valuable for the study
16 of a time period, type of property, method of
17 construction, or use of materials.
18 Embodies elements of design,
19 detail, material, or craftsmanship of
20 exceptional quality.
21 Exemplifies or is one of the few
22 remaining examples of a particular architectural

1 style in the terms of detail, material, and
2 workmanship which has resulted in little or no
3 alteration to its original construction.
4 Is, or is part of, a contiguous
5 grouping that has a sense of cohesiveness
6 expressed through a similarity of style, time
7 period, type of property, method of
8 construction, or use of materials.
9 Does everyone agree with those?
10 And then the last one that's been
11 checked here is for historic significance, which
12 is an exceptional example of an historic or
13 vernacular style, or is one of the few such
14 remaining properties of its kind in the village.
15 And it's our understanding this is
16 the only Keck and Keck home in the village of
17 Hinsdale.
18 MS. CURRY: Yes. Unless there's
19 something not identified.
20 MS. SALMON: Correct.
21 MS. BRADEN: Now, Bethany, see bullet
22 point Number 2. Has a strong association with

1 the life or activities of a person or persons
2 who has of have significantly contributed to or
3 participated in the historic events of the
4 United Stated, state of Illinois and so on.
5 How can you interpret that?
6 Because when I'm reading about the bio, which
7 was so helpful, of both Mr. and Mrs. Avedision,
8 his work with the Statue of Liberty, Ellis
9 Island, obviously, and then her work with Lyric
10 Opera, Lake Geneva Opera, how -- how -- that
11 that could be, I feel like, that could be
12 interpreted in a couple of different ways. So
13 if they lived in the home while they were doing
14 all of this worthwhile work, wouldn't that be
15 eligible? How do you read into that?
16 MS. SALMON: So the commission can
17 agree to add additional items here of a
18 criteria. So if you think the two people that
19 lived in the house -- I think we actually may
20 have added a similar one for the Bagley home
21 once we learned something about the Bagleys.
22 MS. BRADEN: We did.

1 MS. SALMON: So we can do the same
2 thing here where if the commission agrees upon
3 it, we can add that criteria to their landmark
4 designation.
5 MS. WEINBERGER: I actually had the
6 same question. It's also under the A, general,
7 it is checked off and it's closely identified
8 with the person or persons who significantly
9 contributed is already checked off there. I
10 think it should be checked off under historic
11 significance as well.
12 MS. BRADEN: I agree.
13 CHAIRMAN BOHNEN: Anybody else have any
14 comments?
15 (No response.)
16 MS. WEINBERGER: Thank you. I know
17 it's a lot of work.
18 MR. CURRY: You're welcome.
19 MS. CURRY: Thank you.
20 MS. WEINBERGER: You've done such a
21 wonderful job.
22 MS. CURRY: It's a labor of love. It's

1 for the village. We need more of these.
2 CHAIRMAN BOHNEN: Truly do appreciate
3 it.
4 So we will, between now and our
5 next meeting, we will sit down and write our
6 report and bring the report to the next meeting,
7 vote on it and then it passes to the board of
8 trustees.
9 MS. SALMON: Correct. In all cases for
10 landmark designations, they get approved by the
11 board and then an ordinance is actually recorded
12 at the county. So this will be recorded in Cook
13 county because that's where the house is
14 located.
15 MS. CURRY: May I just add one thing?
16 Bethany, thank you.
17 MS. SALMON: You're welcome.
18 CHAIRMAN BOHNEN: That will close out
19 hearing HPC-07-2022.
20 And now we have a second hearing of
21 the evening, HPC-08 --
22 MS. SALMON: Chairman, do you want to

1 vote on this still, add a vote.
2 CHAIRMAN BOHNEN: You want a vote now?
3 MS. SALMON: You want to vote now and
4 then we will vote for the findings separately.
5 And just in case, because we do
6 have people in the audience, I don't know if
7 there's anyone that would want to speak about
8 this.
9 CHAIRMAN BOHNEN: Is there anybody in
10 the audience that cares to speaks about the Keck
11 and Keck?
12 UNIDENTIFIED PERSON: Kudos. It's
13 amazing you have brought it to life and made it
14 liveable for a modern family.
15 CHAIRMAN BOHNEN: Which is the best of
16 both worlds.
17 This is a home that's historic,
18 it's being landmarked and it's not in our
19 historic district. So for a lot of folks they
20 often ask if they have an older home that is
21 worthy of reconditioning but it's not in the
22 historic district, is there a way for us to

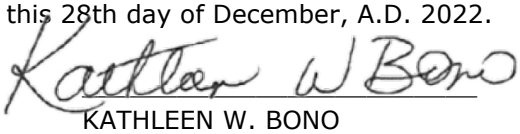
1 preserve it and have it acknowledged, and of
2 course there is. I have known Cynthia and Carl
3 for many, many years, very civic minded. We
4 applaud them for taking on this project. It
5 takes a village. Okay. Then we will open the
6 hearing again.
7 MS. SALMON: You should be voting on
8 that.
9 CHAIRMAN BOHNEN: So we will open the
10 hearing HPC-07-2022 in order to take a vote to
11 proceed further in getting our landmarking
12 procedure done.
13 MS. BRADEN: I move to approve
14 HPC-07-2022, 701 Taft Road for an application
15 for landmark, local landmarking designated
16 status. I move to continue our findings for the
17 45-day period to select the criteria that's
18 needed for the village and the state to move
19 forward.
20 Second?
21 MS. WEINBERGER: Second.
22 CHAIRMAN BOHNEN: Roll call vote I

1 believe you want.
2 MS. SALMON: Commissioner Barclay?
3 MS. BARCLAY: Aye.
4 MS. SALMON: Commissioner Weinberger?
5 MS. WEINBERGER: Aye.
6 MS. SALMON: Commissioner Braden?
7 MS. BRADEN: Aye.
8 MS. SALMON: Commissioner Haarlow?
9 MR. HAARLOW: Aye.
10 MS. SALMON: Commissioner Prisby?
11 MR. PRISBY: Aye.
12 MS. SALMON: Chairman Bohnen?
13 CHAIRMAN BOHNEN: Aye.
14 (WHICH, were all of the
15 proceedings had, evidence
16 offered or received in the
17 above entitled cause.)
18
19
20
21
22

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

I, KATHLEEN W. BONO, Certified Shorthand Reporter, 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.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 28th day of December, A.D. 2022.



KATHLEEN W. BONO
C.S.R. No. 84-1423
Notary Public, DuPage County

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
HPC-08-2022,)
425 East Seventh)
Certificate of)
Appropriateness.)

REPORT OF PROCEEDINGS had and testimony taken at the Public Hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission, on the 7th day of December, 2022, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SARAH BARCLAY, Member;

MS. ALEXIS BRADEN, Member;

MR. BILL HAARLOW, Member;

MS. SHANNON WEINBERGER, Member; and

MR. JIM PRISBY, Member.

Attachment 2

ALSO PRESENT:
MS. BETHANY SALMON, Village Planner;
MS. KATE ROMEO, Applicant;
MR. BRAD LEWIS, Applicant's Architect;
MR. PETER CORLUKA, Applicant's Builder.

(Oath administered en masse.)

CHAIRMAN BOHNEN: Okay. So we will close that hearing, HPC-07-2022, and open hearing HPC-08-2022, 425 East Seventh Street, an 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.

Whoever will speak to us, please approach the podium.

MS. ROMEO: Good evening, Chairman Bohnen and Historic Preservation Commissioners and the village representative. My name is Kate Romeo and together with my husband Anthony, we thank you for your time and effort to reviewing our application. We also have a special thank

you to Ms. Salmon for all of your guidance as we navigated this process.

We purchased 425 East Seventh Street approximately one year ago with plans to build our forever home. The property was marketed and sold to us as a teardown.

We were drawn to Hinsdale because of the walkability, the families and of course, the great schools. We look forward to raising our young daughter here in the village.

Together with our architect team, led by Brad Lewis of Schwarz Lewis, and our general contractor, Pete Corluka of Courtyard Custom Homes, we endeavor to design a really beautiful home that met our family's needs but also blended in seamlessly with the existing and very beautiful surrounding neighborhood.

Our awesome team is here tonight to discuss the plans for the home, answer any questions you might have and we look forward to the discussions and ultimately to being Hinsdale residents. Thank you.

We have our team here as well, too. I know you have the plans, renderings.

MS. BRADEN: When you purchased the home, did the realtor give you any details, did you tour the home prior, did you know about the architect?

MS. ROMEO: No. In fact, when we purchased the home, we were not permitted to tour the home.

MS. BRADEN: Who was the listing agent of the house?

CHAIRMAN BOHNEN: Brian Baum.

MS. ROMEO: That was our agent and it was not actually on MLS at the time. Brian Baum was actually our broker.

CHAIRMAN BOHNEN: It was listed with Kris Berger.

MS. ROMEO: I just don't remember.

MS. BRADEN: Did Brian tell you about the historic district or anything about the architect Phillip West?

MS. ROMEO: No.

MS. BRADEN: He was a very prominent architect in Hinsdale. In fact, his studio was on First Street where Hinsdale Furriers was and it's an international style building there, plus he did a lot of homes in town which many are historic significant so I was just curious if your listing agent gave you any details on that prior to purchase?

MS. ROMEO: No.

CHAIRMAN BOHNEN: This was McLagan's house, was it not?

MS. ROMEO: It was.

CHAIRMAN BOHNEN: Right across the street was -- the one across the street was rundown, this one was not. This one was listed by Kris Berger.

MS. WEINBERGER: I'm confused as to why you wouldn't be able to tour the home that you want to purchase.

MS. ROMEO: It was the homeowner's decision. She did not feel comfortable having people in her home and she did not feel that it

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was necessary given the fact that it was being marketed and sold to be torn down.

CHAIRMAN BOHNEN: All right.

MS. BRADEN: Brian didn't say anything that you'd have to come before HPC or it's a historic district? Just curious.

MS. ROMEO: We didn't have that discussion, no.

MS. WEINBERGER: I will start by saying we are the Historic Preservation Commission and it's very hard for us, for me, to approve a demolition of a home that shouldn't be torn down. It was listed as significant in the 2008 survey and as Commissioner Braden noted that the architect is one of our own Hinsdale architect of the day and I think that with what we just saw from the Taft house, a house that needs a lot of work can still be a liveable home after a lot of work, so I have a very hard time approving the demolition.

MS. BRADEN: And I might add that that was in 2008, the survey. I very well think if

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this survey was done again in this day and age, it would definitely be historically significant.

I think this is a larger conversation, and I always talk about this, that -- and putting onus on realtors and builders, people coming from out of town purchasing homes just because it's marketed as a teardown by a realtor, doesn't mean that it's a teardown. And I'm not saying that's bad on you, I'm saying that as you are coming to town, you are not from here, I think that realtors and builders should inform their clients on what they are going to have to do, that you have a series of hearings and that this is a historically significant home.

CHAIRMAN BOHNEN: What we are confronting, again, many of us have been involved in the village for many years and the teardown phenomenon started back in the '80s. If you have been reading the recent articles in Crane's, we have lost perhaps 25, 30 percent of our housing stock since the '80s and so a lot of

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homes that were torn down perhaps were deemed to be torn down because of their condition but now the builders are out searching for lots and whether or not there's a livable house on the lot or not makes a difference to them. The price of land has gotten absolutely crazy and so a house like this, which I'm familiar with, I have known the McLagans most of my life, this was a perfectly salvageable house.

Last meeting we talked about 425 Eighth Street the Albright house most recently owned by Sextons, that house is coming down. Again, huge lot, house absolutely livable, historical, livable period, the way it is now, and yet the builders are having a hard time finding lots to build new houses.

So as the Historic Preservation Commission we find that perfectly good houses are now being torn down and in fact we find it very hard to get behind this. It's not anything personal to you or to your team but when we are in our historic district specifically, there are

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strong feelings about this and certainly when we lose a house, we want to make sure that what takes its place has a chance of being called historical at some point in time, has a chance to blend into the neighborhood.

I preach this until I'm blue in the face but the neighbors of this house have rights too. They bought their houses predicated on the neighborhood and now through no fault of their's, their neighborhood is changing and so my opinion is though this house may come down, the Sexton house may come down, but the neighbors that are next door, across, they have rights too and we represent their rights. We represent their rights to try and adjudicate what takes the place of the existing house so that the new product will hopefully enhance the neighborhood. Undoubtedly, we don't want it to detract the neighborhood, and that the new product will be built of a quality that stands a chance to become historic in its own right 50 years down the road and so that's our mission,

1 happens to be the charter of what this
2 commission does and again, I don't want anyone
3 to take anything personally, we try hard to get
4 emotionally behind this kind of thing.
5 Having said that, is there anybody
6 else that wants to prattle on about --
7 MR. PRISBY: Why do you always look at
8 me first? Look the other way. I guess I can
9 start with a few things.
10 I'll start with something positive.
11 Thank you for some of the material choices;
12 stone and the slate color I think it blends in
13 with some of the other things I have seen in the
14 area.
15 A few things that bother me, if we
16 are open for discussion, I'm looking at the
17 cover sheet, the rendering, the left side or
18 what would be the west side has essentially what
19 looks like a box with very tall glass windows,
20 glass fenestration with a bit limestone
21 surround, and it looks fairly modern, which is
22 part of our charter is to keep things from

1 looking modern in this district, and so I'm
2 wondering if there's something that could be
3 done to make that look less modern that one
4 piece is one thing.
5 There are elements I do like with
6 the single garage in the front and walkway but
7 this are some areas as I'm looking at the site
8 plan and looking at the aerial view of this
9 site. The house that's there now is pretty much
10 in line with the houses on the two corners on
11 the east and west and it's a fairly shallow
12 depth house and when I look at the plat of
13 survey, it kind of illustrates that, that the
14 house is drawn to the front, and when I look at
15 the proposed site plan, it looks like the --
16 because you have that single car garage out
17 front, which I think is a nice architectural
18 detail, that's even set probably because of the
19 turnaround driveway, what looks like at least
20 ten feet behind what's the average of the block
21 as the starting location for the house and then
22 with the depth of the one car and then the

1 driveway passing between that and the house we
2 now have a mass of a house that is set pretty
3 much in the center of the lot and when I take
4 that image and look back on the aerial view, I'm
5 now concerned about the houses that are on
6 County Line and on Oak Street that are now going
7 to be looking directly into the sides of this
8 house as opposed to what they have now, which is
9 just open space.
10 I wonder what the other
11 commissioners think of that kind of view for
12 those neighbors. I have a concern with that.
13 Now granted it's a deep lot, in the middle of
14 the block they are building a new home, they
15 need space, it's going to go back farther
16 regardless and I don't want to get too heavy-
17 handed here.
18 I like the design with the garage
19 in the front. I think it's a nice architectural
20 element. I have seen this, it looks like a
21 coach house or something similar. I have done
22 things similarly in other areas. I just wonder

1 if it's affecting the location of the house on
2 the site negatively and pushing the main mass of
3 the house back into the center of this lot which
4 is now essentially in the middle of the block.
5 MS. BRADEN: Would it be helpful if
6 Mr. Lewis approached the podium? He's your
7 architect, correct?
8 MS. ROMEO: Yes. That's fine. I was
9 just waiting for a question that he can answer.
10 MR. LEWIS: I'm Brad Lewis, the
11 architect.
12 MS. WEINBERGER: When you look at the
13 house on County Line, it's set back, I think
14 that's 636. They have almost -- their backyard
15 sight line goes pretty far, almost all the way
16 over to south Oak and with that house now it
17 will be immediately in their backyard.
18 MR. PRISBY: But the one on County Line
19 I'm less worried about only because they already
20 have what looks like a garage or coach house
21 back on that property line. I'm more concerned
22 about Oak Street.

1 CHAIRMAN BOHNEN: Let's see. Oak
2 Street that would be Julie Laux's new house.
3 MS. BRADEN: Correct, the Shahs.
4 MR. PRISBY: It will be the most
5 forward house in the district. The one on the
6 corner is the north the one to the north not the
7 corner lot.
8 MR. LEWIS: I'll jump in on that.
9 Again, the thought process behind the carriage
10 house, which is exactly what we had intended it
11 to look like.
12 One of the thoughts from Anthony
13 was that he did absolutely not want to see the
14 garages or garage space at all. So that's when
15 we took this concept of a carriage house and we
16 pulled it forward and then we thought instead of
17 bringing the driveway around the garage, what if
18 we create this -- I'm always big about how you
19 perceive a house.
20 Typically, you just come home, you
21 drive in and you are there. But what we wanted
22 people to do or wanted Kate and Anthony to do,

1 come home, kind of meander through the front
2 yard, come through this little courtyard and
3 then they are into this motor court.
4 So the idea was to create this
5 really quaint drive through and then a really
6 cool motor court. So then pulling that forward
7 then did force the house back. So then by
8 forcing the house back a little bit, then we
9 started to look at houses across the street and
10 they have these big huge setbacks and one of my
11 favorite streets, I love to drive down that
12 street, I love how they sit back.
13 So our thought was we would like to
14 contribute to that so we felt like pushing the
15 house back was not a bad thing it was a good
16 thing and No. 1 they were always big about not
17 creating this house that was in their face.
18 Kate was always about -- I kept pushing for a
19 little more modern house, I'm not going to lie
20 to you, but Kate kept pushing me to go a little
21 bit more traditional and so they were really
22 cognizant of that and so I think the driveway

1 coming around the back pushing forward and the
2 mass of the house being back I think are all
3 going to be positives rather than a negative but
4 I do understand what you are saying about the
5 neighbors and that is a concern.
6 The thing that I think that we have
7 done for the neighbors is that we have created
8 this motor court and then on the other side of
9 the house we created an interior porch. So on
10 that side there's just as much interest on that
11 side elevation as the front elevation and that
12 courtyard on the left-hand side that thing is
13 doing all kinds of things for us.
14 What's always a problem with a
15 house where the back of the house faces south is
16 houses like that have a tendency to be dark
17 because north light does not give you a very
18 bright house and from day one, what we wanted
19 was this light, bright house with as much sun
20 coming into the house as possible. So when that
21 sun rotates around garage being on the right-
22 hand side we are going to get sunlight coming

1 into that house all day long, and then that
2 courtyard is even going to allow for us to get
3 light into areas that we typically wouldn't.
4 So, you know what, there was just
5 all kinds of reasons that we did that, but I do
6 understand what you are saying about the
7 neighbors so I'm hoping that that relief will
8 help.
9 MR. PRISBY: So a few things on that.
10 One, I think I even kind of mentioned, I've
11 recently done something very similar with a
12 carriage house out in front and I did a little
13 different driveway scenario. I do like the
14 architecture detail and the thought on that and
15 I think it helps keeps a house looking from kind
16 of a standard boring house. I don't have a
17 problem with that.
18 My problem was more of the view
19 from the neighbors and as I continue to review
20 this, the one thing I think you have going for
21 you, and you're in support of this, is where you
22 have your motor court right now is essentially

1 facing the house on County Line what looks like
2 -- is that a detached garage in the back of that
3 lot or is that a cabana or something.
4 MR. LEWIS: Yes, there is a detached
5 garage.
6 MR. PRISBY: So the view from their
7 house isn't really looking at your garages, it
8 already has something on their own lot to block
9 that view. So from that standpoint, I don't
10 mind where the motor court is; I think that's an
11 appropriate place for it. And I guess the house
12 that's one off the corner off of Oak, is that a
13 new home? It's pulled forward. It looks like
14 it's a small, older home.
15 MS. ROMEO: It's an older home there.
16 CHAIRMAN BOHNEN: You are talking about
17 the Zook?
18 MR. PRISBY: No. The empty lot next to
19 it that may get consolidated into one lot.
20 CHAIRMAN BOHNEN: Could.
21 MR. PRISBY: Okay. So I guess from
22 that standpoint, I'm a little less worried about

1 the view.
2 CHAIRMAN BOHNEN: I'm like a broken
3 record somethings. By charter, by zoning, we
4 are not allowed to approve anything modern built
5 in the historic district. It says it right in
6 our code.
7 MR. LEWIS: Again, Kate wouldn't allow
8 me to do it.
9 CHAIRMAN BOHNEN: We wouldn't either.
10 MR. LEWIS: And I see that today.
11 CHAIRMAN BOHNEN: Don't blame Kate.
12 I have a problem with the window
13 facade on the west side of the house. We have
14 watched fenestration grow over the last ten
15 years. I think the house on Oak Street
16 illustrated about as much glass as a person
17 could put on a house let alone on one end of a
18 house, but for the life of me when I see your
19 design on that two-story glass facade that
20 screams modern to me and I'm not sure that in my
21 mind, I don't believe it meets the criteria of a
22 historic district; I don't think it's

1 compatible. Whether or not somebody wants it or
2 not, that's not my call obviously.
3 I think at some point, I personally
4 have to put the brakes on on this fenestration.
5 We just see it start wider, bigger, seeing right
6 through houses and I don't like the look of it
7 personally.
8 But now I'm starting to see so much
9 of it in the historic district that in my mind
10 if I allow one more, all of a sudden it's going
11 to be precedent, it's not going to be an
12 exception. And again, I think you designed a
13 really good looking house here, I really I do.
14 I think you could employ your
15 talent a little better, in my mind, if we
16 address that big two-story glass facade on the
17 west end. It's just my opinion, I don't know
18 whether any of the other commissioners agree
19 with me or not, but I think it's a detraction
20 now.
21 MR. LEWIS: Okay. You know what, I'll
22 just explain a little bit.

1 So the whole idea when we started
2 out on this was that Kate, that's her office up
3 in the front, and so Anthony's office is in the
4 back. So the motor court is between their two
5 offices and so Kate wanted to be able to sit in
6 this little glass jewel box in the front and
7 look out the front and into her office and I
8 guess to catch Anthony work on the other side,
9 so that's how that corner kind of developed and
10 there were some images that kept popping up over
11 and over again from Kate that she liked that
12 image, so that's just kind of how that developed
13 and I get what you are saying. Because it is a
14 flat roof where everything else -- we have
15 gables everywhere, that it seems -- again, I
16 think that it will not be out of place.
17 I think the idea of looking through
18 it and that you are going to see trees and stuff
19 en masse, I think it will be very interesting
20 and I thought it was interesting that we didn't
21 do the gable, however, doesn't mean we can't
22 look at possibly turning the gable. I'm afraid

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1 that would have been typical so that's kind of
2 why I didn't go down that path.
3 CHAIRMAN BOHNEN: I'm hearing you. I
4 guess part of me likes typical because I live in
5 the historic district and I'm used to looking at
6 architecture that is recognizable to me.
7 I acknowledge the fact that
8 architecture grows; I was an architect minor in
9 school, and that everybody has an opportunity to
10 take ideas and push them forward, that's how
11 styles develop. I don't understand what style
12 you and your fellow architects are trying to
13 promote by having these curtain walls of glass.
14 MR. LEWIS: I would say the house, if
15 we had to say that there was a style influence,
16 more English style houses. You do see the flat
17 parapet, the flat roofs with parapet walls on a
18 lot of historical houses, so it's not like it's
19 not been done; I have seen images of that.
20 So again, the curtain wall however
21 is not, that's more of a modern issue. And I'm
22 not going to lie to you, I am trying to

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1 modernize this house. I wasn't trying to be
2 completely traditional. I was trying to bring
3 it a little bit more up-to-date of the things
4 that were going on as well. So I'm trying to
5 walk a fine line of creating something for her
6 that people are going to want in the future and
7 that what she's going to want to live in. So I
8 am walking a fine line with it, I agree and it's
9 tough.
10 MR. HAARLOW: So one of the things that
11 -- several folks have come in front of us and
12 they have a two-story curtain wall like that and
13 each time this commission has asked if the owner
14 would consider introducing a band across that so
15 you still have basically as much glass as
16 before, sometimes it's because it's where the
17 staircase turned or whatever and most of the
18 owners have said that's something that we are
19 willing to consider.
20 At the end of the day, Kate, you
21 are the owner, but I think that would go a long
22 way, particularly with the flat roof on the west

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1 end to not taking away -- I mean, no one is
2 going to mistake that for being a traditional
3 design on the west end because it isn't; it's
4 modern.
5 As John has pointed out, it is in
6 the historic district and this is our charge, so
7 if that's something that you all would at least
8 be will to consider, I think that would make us
9 a lot more agreeable to the plan. I'm just
10 throwing it out there.
11 MR. LEWIS: You know what, I will think
12 about that. I'm serious. I think that that --
13 if you guys are having an issue with it, we will
14 take a look at it. I think that's fair.
15 CHAIRMAN BOHNEN: I think we have to.
16 My reading of the code it says that it runs
17 contrary to what our code because I interpret it
18 as being modern, so I appreciate you looking
19 into it but I think it's something we probably
20 need to do. At some point we have to draw the
21 line on this.
22 MR. PRISBY: Agree. I would state that

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1 if this was somewhere else and we weren't
2 reviewing this, it's a fine, nice house, but
3 when we sit on this side of the table, right,
4 our charge is with protecting the historic
5 district.
6 MR. LEWIS: I think Kate is willing to
7 make that modification. So what we can do with
8 that is we can put a limestone panel across that
9 which even is a little bit more traditional in
10 nature.
11 MS. BARCLAY: What do you see when you
12 look in? Like if this were built right now,
13 there's two stories, right, there's a bedroom
14 right above?
15 MR. LEWIS: Yes.
16 MS. BARCLAY: But it's all glass,
17 correct?
18 MR. LEWIS: Yes. They are called
19 spandrel panels, so it just makes it look like
20 it's solid glass. Again, kind of a selfish
21 thing on my part. I wanted that.
22 CHAIRMAN BOHNEN: We have an architect

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1 in town who has pushed this glass surface for
2 the last seven or eight years beyond where we
3 have advised him, continues to push it. He has
4 yet to come up with a name for the style of this
5 architecture and so it's now taken up his name
6 in town when people look at these houses, they
7 say, oh, that is the work of such and such. It
8 isn't being looked upon as a good thing as far
9 as people's appreciation of his work. I'm not
10 so sure he recognizes that yet but this is not a
11 new subject is what I'm trying to tell you. I'm
12 not trying to be capricious. This kind of
13 pushes that envelop and I think it's a good time
14 to talk about it.
15 MR. LEWIS: I think we can work with
16 that. I really do. We can break that up.
17 CHAIRMAN BOHNEN: Jim, would you have
18 any thoughts on that?
19 MR. PRISBY: I mean, there are ways of
20 doing it, certainly. The limestone panel is
21 one. I have still a little bit of a concern
22 with how this piece with the kind of a flatter

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1 roof with the rectangular limestone surround
2 still may look a little modern but again, until
3 you see it, you don't really know, and I tend to
4 like to draw things out as well, examine it,
5 explore it, look at options. It's not something
6 I would expect him to be able to give us a
7 definitive answer tonight that's for sure.
8 MS. BRADEN: We would have to see --
9 MR. PRISBY: My thinking this is the
10 home review at this point. This is the eleventh
11 hour for them. They have gone through every
12 other step in the process to get here.
13 MR. LEWIS: And it's not an easy
14 process.
15 MR. PRISBY: I know.
16 CHAIRMAN BOHNEN: Again, we would
17 simply say that our wish is that you folks
18 appear before us sooner as you are developing
19 plans so we can talk about these things so you
20 don't have to redraft it. That's what we have
21 been trying to encourage our applicants and our
22 architects to do so it doesn't look like -- we

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1 need to see the final drawing before it dawns on
2 us that we don't particularly care for that
3 window.
4 Be that as it may, that isn't what
5 happened here. It's not really falling totally
6 on your shoulders, it's part of the process
7 that's yet to be understood in the village.
8 MR. PRISBY: It's getting better
9 though. We have had more people recently, last
10 couple of years, get to us early in the process.
11 As we do the Title 14 changes that we have been
12 talking about, that will become mandatory,
13 hopefully, to get in front of us early, so that
14 will fix some of these problems.
15 MS. WEINBERGER: I do have a question
16 on the west elevation like in your office and
17 then it wraps around into a courtyard, that
18 there's another very expansive fenestration area
19 to what Commissioner Prisby's point to what may
20 happen eventually on south Oak, that home may
21 have a view into that whole space. We have had
22 that conversation on a couple of houses that

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1 have come before us with all this fenestration
2 that a home may not be built yet but there may
3 be a home at some point looking directly into
4 whatever that goes to.
5 MR. LEWIS: That's a staircase inside
6 that glass.
7 MR. PRISBY: And, Shannon, you know
8 what ends up happening is the people who will
9 design the house on that other lot or the
10 consolidated lots, that's their problem to deal
11 with.
12 MS. BRADEN: Who is the builder?
13 MS. ROMEO: Pete Corluka.
14 MS. BRADEN: Right. And you are with
15 Courtyard?
16 MR. CORLUKA: Yes, Courtyard Homes.
17 MS. BRADEN: Can you state your name
18 into the microphone, it may not have been heard.
19 MR. CORLUKA: Peter Corluka, owner of
20 Courtyard Homes.
21 MS. BRADEN: Thank you.
22 CHAIRMAN BOHNEN: Okay. Any further

1 remarks?
2 MR. HAARLOW: I would just state think
3 we all really appreciate not seeing big garage
4 doors on the street facade and the single car
5 garage treated as a coach house is a really nice
6 detail and that single car garage seems to in
7 some way make a nod to the garage of the home to
8 the west, right, the Zook, and that's really
9 nice.
10 When I opened this up, I thought --
11 I immediately saw that, understand the idea, and
12 think it's really great and I think we are
13 grateful that you will consider the fenestration
14 on that really large curtain. I would echo what
15 I think is the sentiment of the commission
16 overall that we feel like that one western block
17 is problematic for us.
18 MR. LEWIS: I think we are good with
19 that.
20 CHAIRMAN BOHNEN: So now is when we do
21 our demolition motion. Don't be sad when you
22 hear the vote. Then we will do our vote on the

1 house.
2 As to demolishing the existing home
3 at 425 East Seventh Street, may I have a motion
4 about the demolition being sought?
5 MS. SALMON: Can I make one suggestion.
6 Based on some previous meetings that we have
7 had, it's possible to vote in the affirmative
8 and then if you do not want to, vote nay and
9 I'll do a roll call vote because it keeps it
10 cleaner.
11 The motion would be I move to
12 approve and then you could always vote no. It
13 makes it easier than if you put the motion in
14 the negative.
15 MR. HAARLOW: I'll move to approve Case
16 HPC-08-2022, 425 East Seventh Street application
17 for a certificate of appropriateness to demolish
18 a single-family home.
19 CHAIRMAN BOHNEN: Second, please.
20 MR. PRISBY: I'll second.
21 CHAIRMAN BOHNEN: Roll call vote.
22 MS. SALMON: Commissioner Barclay?

1 MS. BARCLAY: Nay.
2 MS. SALMON: Commissioner Weinberger?
3 MS. WEINBERGER: Nay.
4 MS. SALMON: Commissioner Braden?
5 MS. BRADEN: Nay.
6 MS. SALMON: Commissioner Haarlow?
7 MR. HAARLOW: Nay.
8 MS. SALMON: Commissioner Prisby?
9 MR. PRISBY: Nay.
10 MS. SALMON: Chairman Bohnen?
11 CHAIRMAN BOHNEN: Nay. So that motion
12 is defeated.
13 Now may I have a motion about our
14 proposed home.
15 MR. HAARLOW: I'll move to approve Case
16 HPC-08-2022, 425 East Seventh Street to
17 construct a new single-family home in the
18 Robbins Park Historic District.
19 CHAIRMAN BOHNEN: Is there any
20 conditions on your motion or not?
21 MR. HAARLOW: I think as part of the
22 motion it should be as amended per our

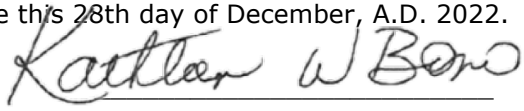
1 discussion.
2 MS. BRADEN: I second.
3 CHAIRMAN BOHNEN: Roll call vote,
4 please.
5 MS. SALMON: Commissioner Barclay?
6 MS. BARCLAY: Aye.
7 MS. SALMON: Commissioner Weinberger?
8 MS. WEINBERGER: Aye.
9 MS. SALMON: Commissioner Braden?
10 MS. BRADEN: Aye.
11 MS. SALMON: Commissioner Haarlow?
12 MR. HAARLOW: Aye.
13 MS. SALMON: Commissioner Prisby?
14 MR. PRISBY: Aye.
15 MS. SALMON: Chairman Bohnen?
16 CHAIRMAN BOHNEN: Aye.
17 Confused? So you can build your
18 house but you can't tear the other one down.
19 MS. ROMEO: We will get it done. Thank
20 you. Thank you.
21 MS. BRADEN: Good luck.
22 MR. PRISBY: Good luck with the house.

(WHICH, were all of the proceedings had, evidence offered or received in the above entitled cause.)

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

I, KATHLEEN W. BONO, Certified Shorthand Reporter, 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.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 28th day of December, A.D. 2022.



KATHLEEN W. BONO
C.S.R. No. 84-1423
Notary Public, DuPage County

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'80s [2] - 7:19, 7:22

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1 [1] - 15:16
14 [1] - 28:11

2

2008 [2] - 6:13, 6:22
2022 [2] - 1:14, 35:18
25 [1] - 7:21
28th [1] - 35:18

3

30 [1] - 7:21

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425 [7] - 1:7, 2:10, 3:3, 8:10, 31:3, 31:16, 32:16

5

50 [1] - 9:21

6

636 [1] - 13:14
6:30 [1] - 1:14

7

7th [1] - 1:13

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84-1423 [1] - 35:21

A

A.D [1] - 35:18
able [3] - 5:18, 21:5, 27:6
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FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE HISTORIC PRESERVATION COMMISSION (HPC)
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

APPLICATION: Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation

PROPERTY: 701 Taft Road, Hinsdale, IL (PIN: 18-07-305-001-0000)

APPLICANT: Carl and Cynthia Curry (the "Applicants")

REQUEST: Local Landmark Designation

HISTORIC PRESERVATION COMMISSION (HPC) REVIEW: December 7, 2022

BOARD OF TRUSTEES 1ST READING: January 3, 2023

SUMMARY OF REQUEST: The Village of Hinsdale has received an application from Carl and Cynthia Curry, the property owners of 701 Taft Road, requesting approval of Local Landmark Designation for the single-family home located at 701 Taft Road. The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, east, south and west in the R-1 Single Family Residential District.

Built in 1958-1959, the house was designed by architects George Fred Keck and William Keck, who are well-known for their passive solar house design and mid-century modern homes constructed throughout the Midwest. The Keck brothers gained recognition for the House of Tomorrow in 1933 and the Crystal House in 1934 at the Century of Progress Exhibition in Chicago. The house is the only known home designed by Keck and Keck in the Village of Hinsdale.

The house features noteworthy architectural details representing Keck and Keck's passive solar design. The exterior of the building includes large Thermopane windows, aluminum louvered vents, a flat roof, light colored brick in an English Bond pattern, cedar siding, and a covered front entryway with decorative breeze blocks.

In 1970, the house was remodeled by plans by designed by Keck and Keck. As part of this renovation, the original garage was converted into a studio space and a new attached garage was constructed off the northeast corner of the structure. The house was recently purchased by the Currys, who have completed an extensive renovation project to restore and preserve the house. The original blueprints called for a rooftop deck above the attached garage and spiral staircase between the lower level and the first floor, which were never constructed. As part of this project, the new owners have constructed the rooftop deck and spiral staircase to match the original design by Keck and Keck.

Keck and Keck designed the house for Armen and Dorothy Avedisian. Armen Avedisian, a first generation Armenian-American, was appointed by President Ronald Regan to chair to the commission in charge of the restoration of the Statue of Liberty and Ellis Island. He also owned successful quarry and road construction companies in Illinois, as well as a bank in Lake Geneva Wisconsin. Dorothy Donian Avedisian was a classically trained opera singer and fine artist that helped raised funds to bring musical arts to Lake Geneva art schools. She was one of the co-founders of the Lake Geneva Floating Opera, an annual event that took place for several decades aboard The Lady of the Lake to raise funds for area children to access touring opera companies. The Avedisians were also major benefactors of the Lyric Opera in Chicago.

PUBLIC HEARING SUMMARY: A public hearing was held on Wednesday, December 7, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on November 8, 2022. The public hearing notice and transcript are attached.

At the public hearing held on December 7, 2022, Carl and Cynthia Curry, the owners of 701 Taft Street, provided an overview of the house and answered questions from the Historic Preservation Commission. No members of the public provided comments at the public hearing.

Mr. Curry stated they have spent over the last year restoring the house and put a lot of effort into retaining the original architectural features. Significant Improvements were made to the backyard, which was challenging due to grading, and the landscaping was designed to align and be compatible with a Keck and Keck design.

Chairman Bohnen stated the project turned out very well. Chairman Bohnen stated the Commission likes to commemorate important houses, but understands that they there are areas where the house needed to be modernized to be made able to be lived in for future owners and recognized that the homeowners took that into account during their project.

Mr. Curry stated that the Village worked with them on code requirements, particularly with the louvered windows. None of the existing windows actually open or provide egress to the outside of the house, which created challenges for the restoration.

Chairman Bohnen asked if the renovation project is now complete and how long it took. Mr. Curry stated they have finally completed the project and it took a little over a year and a half. Mr. Curry noted that after they completed all of the house renovations, it look another three and half months to complete the landscaping, which entailed a lot of re-grading and removing dirt from the site. Ms. Curry then noted that they spent a long time restoring the louvered windows.

Chairman Bohnen asked if they plan to pursue other restoration projects. The Currys noted that this was their sixth house.

Commissioner Braden stated she toured the house during an event held with Homecrafters. Her family owned a home in California designed by Joseph Eichler, another well-known mid-century modern architect. Commissioner Braden noted there were a lot of similarities in these homes and loved seeing their home.

Ms. Curry noted they added two additional items to the home, which were referenced in the packet. The Currys added a spiral staircase and deck above the attached garage, which were both planned for the property by Keck and Keck, but were not constructed. The only other changes were to add rooftop solar panels and sliding glass doors on the rear of the house that connect to the backyard.

Commissioner Haarlow stated he grew up nearby this house and it is great to see the house restored as it was not maintained in more recent years. He asked about the existing brick wall on the south side of the property, which appeared to be partly located on the adjacent lot to the south (707 Taft Road). Ms. Curry confirmed it is split between the two properties. They had been working closely with Bill McNaughton, the builder of the property who recently demolished the former home on the lot, to maintain the wall. The builder guaranteed them that the wall will stay even with the new construction of a home. There was a discussion on if the wall would be preserved by future property owners. It was unclear about the history of the wall and there was a discussion on the previous owners of the lot next door. Commissioner Haarlow hoped that the landmark designation would help preserve the brick wall.

The Commission then proceeded to review the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation, which are summarized in detail in the "Findings" section below.

Ms. Salmon read the criteria selected for the landmark designation. The Commission requested that an additional criteria be selected for the landmark designation under Section 14-3-1(C)(2) for Historic Significance, noting that the structure has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State, or the Village.

In recommending approval of the Landmark Designation, the Historic Preservation Commission determined that one or more of the criteria set forth in Section 14-3-1 have been met. No members of the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.

A motion to recommend approval of the application for Landmark Designation for Case HPC-07-2022 – 701 Road was made by Commissioner Braden and seconded by Commissioner Weinberger. The vote carried by a roll call vote of 6-0 as follows:

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

FINDINGS: In recommending approval of Landmark Designation, the Historic Preservation Commission determined that several criteria set forth in Section 14-3-1 of Title 14 of the Village Code have been met. The following are the summary of Findings of the Historic Preservation Commission and information from the application submitted for consideration, with reference to the significant features in the exterior architectural appearance that should be protected and preserved:

A. <u>General Considerations:</u>

1. *The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State, or the United States.* The Commission found this criteria to be met. The house contains historic and architectural integrity containing mid-century architectural characteristics and a passive solar house design and represents the works of well-known architects George Fred Keck and William Keck. This is the only house in Hinsdale that is known to be designed by Keck and Keck.

2. *The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The house was designed by George Fred Keck and William Keck, architect brothers that are well-known for their mid-century architectural characteristics and a passive solar house design. The Keck brothers gained recognition for the House of Tomorrow in 1933 and the Crystal House in 1934 at the Century of Progress Exhibition in Chicago.

3. *The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State, or the United States.* The Commission found this criteria to be met. 701 Taft Road is a notable example of a house originally designed and later remodeled by Keck and Keck. This is the only house in Hinsdale that is known to be designed by Keck and Keck.

4. *The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.* The Commission found this criteria to be met. The house features noteworthy architectural details representing Keck and Keck's passive solar design. The exterior of the building includes large Thermopane windows, aluminum louvered vents, a flat roof, light colored brick in an English Bond pattern, cedar siding, and a covered front entryway with decorative breeze blocks.

5. *The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.* The applicant did not check this criteria. The Commission did not find this criteria to be met and is not applicable to this case.

6. *The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.* The Commission found this criteria to be met. The house is the only known Keck and Keck designed home in Hinsdale, is a unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.

B. *<u>Architectural Significance:</u>*

1. *The structure, building, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.* The Commission found this criteria to be met. The house features noteworthy architectural details representing Keck and Keck's passive solar design. The exterior of the building includes large Thermopane windows, aluminum louvered vents, a flat roof, light colored brick in an English Bond pattern, cedar siding, and a covered front entryway with decorative breeze blocks.

2. *The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.* The Commission found this criteria to be met. The mid-century modern architectural features are of exceptional quality and represent elements of passive solar design by Keck and Keck.

3. *The structure, building, site, or area exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.* The Commission found this criteria to be met. The house is the only known Keck and Keck designed home in Hinsdale and exemplifies the mid-century modern architectural style. The house has retained many of its original features from when it was originally constructed in 1958-1959. In 1970, Keck and Keck designed plans to remodel the house, which included converting the original garage into a studio space and constructing new attached garage was constructed off the northeast corner of the structure. These features have also been preserved.

The current owners, Carl and Cynthia Curry, have completed an extensive renovation project to restore and preserve the house. The Currys spent more than a year restoring the house and preserving the original architectural features, including the louvered windows. The original blueprints called for a rooftop deck above the attached garage and spiral staircase between the lower level and the first floor, which were never constructed. As part of this project, the new owners have constructed the rooftop deck and spiral staircase to match the original design by Keck and Keck.

4. *The structure, building, site, or area is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property, method of construction, or use of indigenous materials and accents the architectural significance of an area.* The Commission found this criteria to be met.

C. <u>Historic Significance:</u>

1. *The structure, building, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.* The Commission found this criteria to be met. Built in 1958-1959 and later remodeled in 1970, the house has several architectural elements that point to Keck and Keck's passive solar design and mid-century architectural style. The house is known to be the only example of a Keck and Keck designed house in the Village.

2. *The structure, building, site, or area has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The applicant did not check this criteria, but the Commission determined that that the house should also be considered historically significant based on the original owners. Keck and Keck designed the house for Armen and Dorothy Avedisian. Armen Avedisian, a first generation Armenian-American, was appointed by President Ronald Regan to chair to the commission in charge of the restoration of the Statue of Liberty and Ellis Island. He also owned successful quarry and road construction companies in Illinois, as well as a bank in Lake Geneva Wisconsin. Dorothy Donian Avedisian was a classically trained opera singer and fine artist that helped raised funds to bring musical arts to Lake Geneva art schools. She was one of the co-founders of the Lake Geneva Floating Opera, an annual event that took place for several decades aboard The Lady of the Lake to raise funds for area children to access touring opera companies. The Avedisians were also major benefactors of the Lyric Opera in Chicago. The Commission found this criteria to be met.

3. *The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission did not find this criteria to be met and is not applicable to this case.

4. *The structure, building, site, or area is associated with a notable historic event.* The Commission did not find this criteria to be met and is not applicable to this case.

5. *The structure, building, site, or area is associated with an antiquated use due to technological or social advances.* The Commission did not find this criteria to be met and is not applicable to this case.

6. *The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons.* The Commission did not find this criteria to be met and is not applicable to this case.

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Historic Preservation Plan Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended to the President and Board of Trustees approval of Case HPC-07-2022 – 701 Taft Road – Application for Local Landmark Designation.

Signed: _____

John Bohnen, Chair
Historic Preservation Commission
Village of Hinsdale

Date: _____

MEMORANDUM

DATE: December 29, 2022

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 A-1-2023 – Sign Permit Review – 50 S. Washington Street, Unit 101 – Caviar & Chevre – Installation of One (1) Permanent Window Sign

FOR: January 4, 2023 Historic Preservation Commission Meeting

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Summary

The Village of Hinsdale has received a sign permit application from Virgil Catherine Gallery requesting approval to install new permanent window signs and a projecting sign at 50 S. Washington Street. The signs were previously installed without a permit. The existing three-story building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) permanent window sign on the storefront window of the tenant space. The proposed signs are vinyl decals in a white and gold color. The window sign measures 50" wide and 31" tall, with an overall sign face area of 10.76 square feet.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. The proposed sign meets the Village's sign code requirements.

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. The 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:

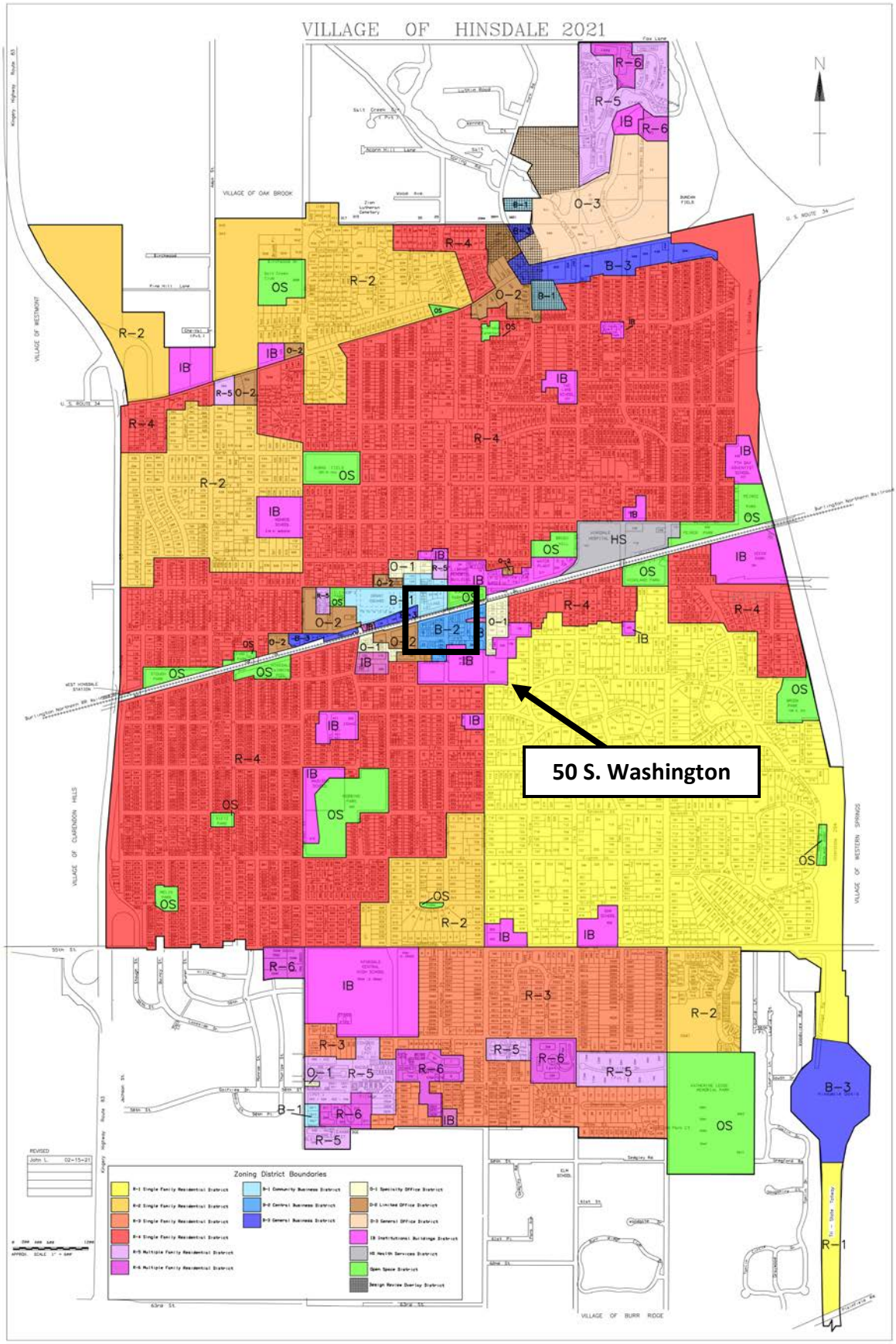
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

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.

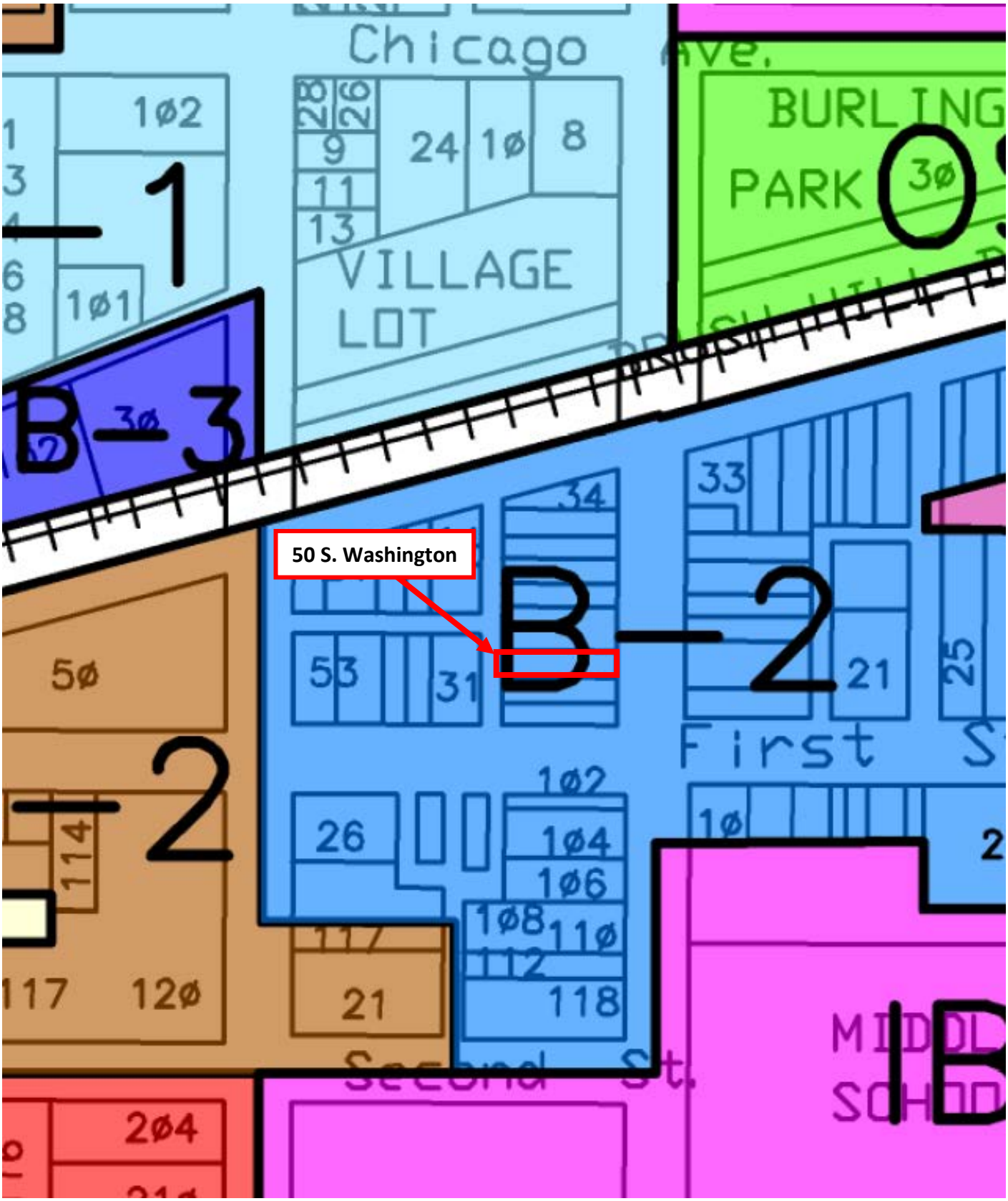
Attachments

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

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Birds Eye View – 50 S. Washington

Street View – 50 S. Washington

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant	**Contractor**
Name: Smreti Didwania	Name: Mike Kovar
Address: 620 N Washington St	Address: 401 Cass Avenue
City/Zip: Hinsdale 60521	City/Zip: Westmont, IL 60559
Phone/Fax: (815) 514-8940 /	Phone/Fax: (630) 901-4176 /
E-Mail: contact@caviarandchevre.com	E-Mail: michaelkovar91@hotmail.com
Contact Name: Smreti Didwania	Contact Name: Michael Kovar

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One B-2

SIGN TYPE: Please Select One Window

ILLUMINATION Please Select One None

Sign Information:

Overall Size (Square Feet): 15 (36 x 60in)

Overall Height from Grade: Ø Ft. ↳ Window Sign

Proposed Colors (Maximum of Three Colors):

❶ White

❷ Gold

❸ N/A

Site Information:

Lot/Street Frontage: 125 x 100

Building/Tenant Frontage: 1,000

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.

Smreti Didwania — Signature of Applicant — Date: 12/4/22

Signature of Building Owner — Date: 12/4/22

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: _____

WISCH RENTAL PROPERTIES LLC.

P.O. Box 269 | Hinsdale, IL | 630-606-0980

12/7/2022

Bethany Salmon
Village Planner
Village of Hinsdale
19 E Chicago Avenue
Hinsdale, IL 60521

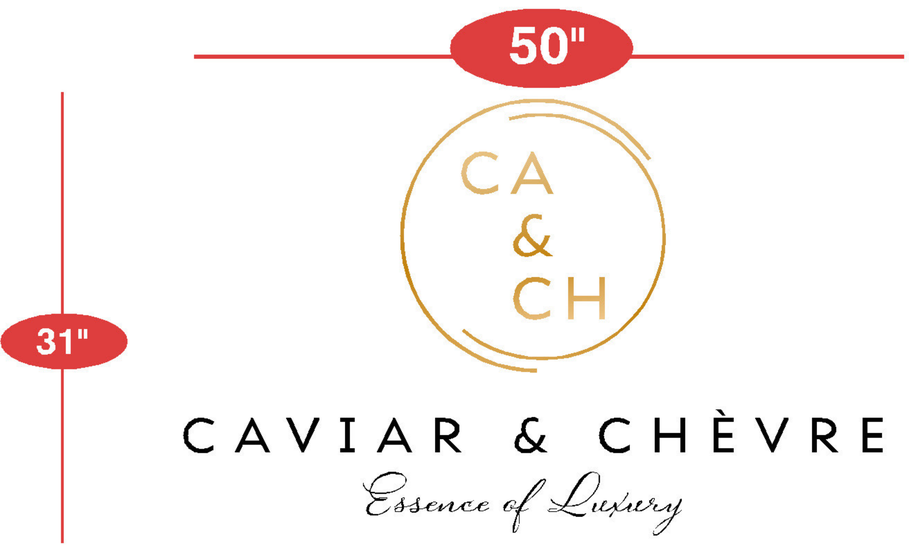
Dear Bethany Salmon:

I, Lee Wisch, am the owner of 50 S. Washington St, Suite 101, Hinsdale, IL 60521. I give permission to Smreti Didwania of Caviar & Chèvre to lease the location for her store starting 12/1/2022. I authorize her to put the window sign for her business, Caviar & Chèvre.

Sincerely,

Wisch Rental Properties LLC.

50 south washington



vinyl cut window lettering
and gold foil polyester film
Installed $350

kovar signs.com 630.901.4176

VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: December 29, 2022

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 A-2-2023 – Sign Permit Review – 14 W. First Street – Elevare MD – Installation of One (1) Wall Sign and One (1) Projecting Sign

FOR: January 4, 2023 Historic Preservation Commission Meeting

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Summary

The Village of Hinsdale received a sign permit application from Legacy Sign Group requesting approval to install one (1) new wall sign and one (1) new projecting sign on the building located at 14 W. First Street. The existing two-story, multi-tenant building is located in the B-2 Central Business District and the Downtown Historic District.

On September 6, 2022, by Ordinance No. O2022-25, the Village Board approved an Exterior Appearance and Site Plan to allow for various improvements to the existing building and site plan, which included changes to the front façade, the replacement of all windows and doors, and the installation of an elevator shaft, rooftop mechanical unit screening, and a dumpster enclosure for Elevare MD.

The Board approved plans showing the renderings of the front façade are attached for review. The applicant is proposing to paint the background of the primary sign band white instead of black. The trim will remain black. The secondary sign band above the entrance door on the right side of the front elevation is to remain black, which is how it was approved as part of the original plans.

Request and Analysis

The applicant is requesting to install one (1) wall sign and one (1) projecting sign on the front façade of the building facing First Street. The proposed wall sign meets the Village's code requirements. The proposed signs are described below:

<u>Wall Sign</u> – The proposed wall sign will be located inside the existing sign band. The sign band background will be painted white and the trim will be painted black. The sign measures 1' 11-3/4" tall and 4' 10.5" wide, with an overall sign face area of 9.6 square feet. The sign consists of illuminated black halo-lit channel letters for "Elevare" with non-illuminated brass channel letters for "MD". An additional line of smaller, non-illuminated stud-mounted letters will be installed below the "Elevare MD" text. With the sign band area included as part of the sign face, the overall area is 19.3 square feet in size.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five

(25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot.

Per Section 9-106, in no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed fifty (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. A rendering has been provided to show what the sign will look like illumined at night.

Projecting Sign – A non-illuminated projecting sign is proposed on the the right of the front elevation and will be mounted next to the existing sign band area. The proposed sign face measures 24" wide and 16" tall, with an overall sign face area of 2.6 square feet. The sign will be mounted onto a metal bracket that extends 36" from the building and provide an 8'-6" clearance from the bottom of the sign to the adjacent sidewalk. The sign consists of a black background and mounting bracket, with white and brass lettering.

One (1) non-illuminated projecting sign is allowed for the tenant and is counted toward the maximum number of signs allowed. Projecting signs are not to exceed three (3) square feet per sign face, with each face having a horizontal dimension of twenty-four inches (24") and a vertical dimension of eighteen inches (18"), nor more than two (2) faces per sign. The bottom edge of the sign shall not be less than eight feet (8') in height and the top edge of the sign shall not be higher than twenty feet (20') or the bottom of any second floor window, whichever is less. Projecting signs shall not extend a distance of more than three feet (3') from the face of the building on which they are located. Projecting signs shall be mounted on a supporting structure of a style, type and material approved by the Village and shall not be mounted on awnings, canopies, or marquees.

Process

Per Section 11-607(D), sign permit applications shall be reviewed and approved by the Plan Commission and do 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. The 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:

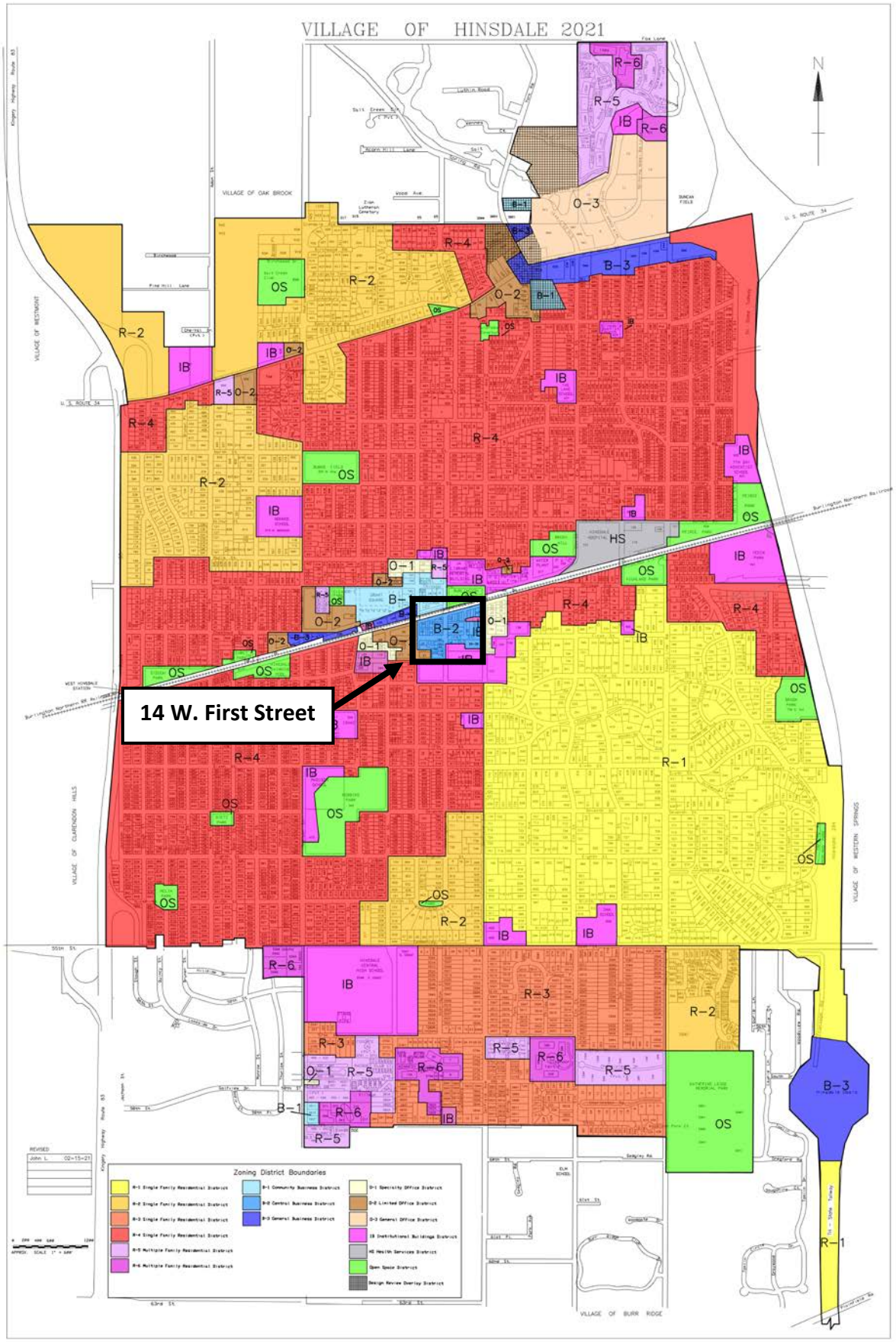
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The 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.

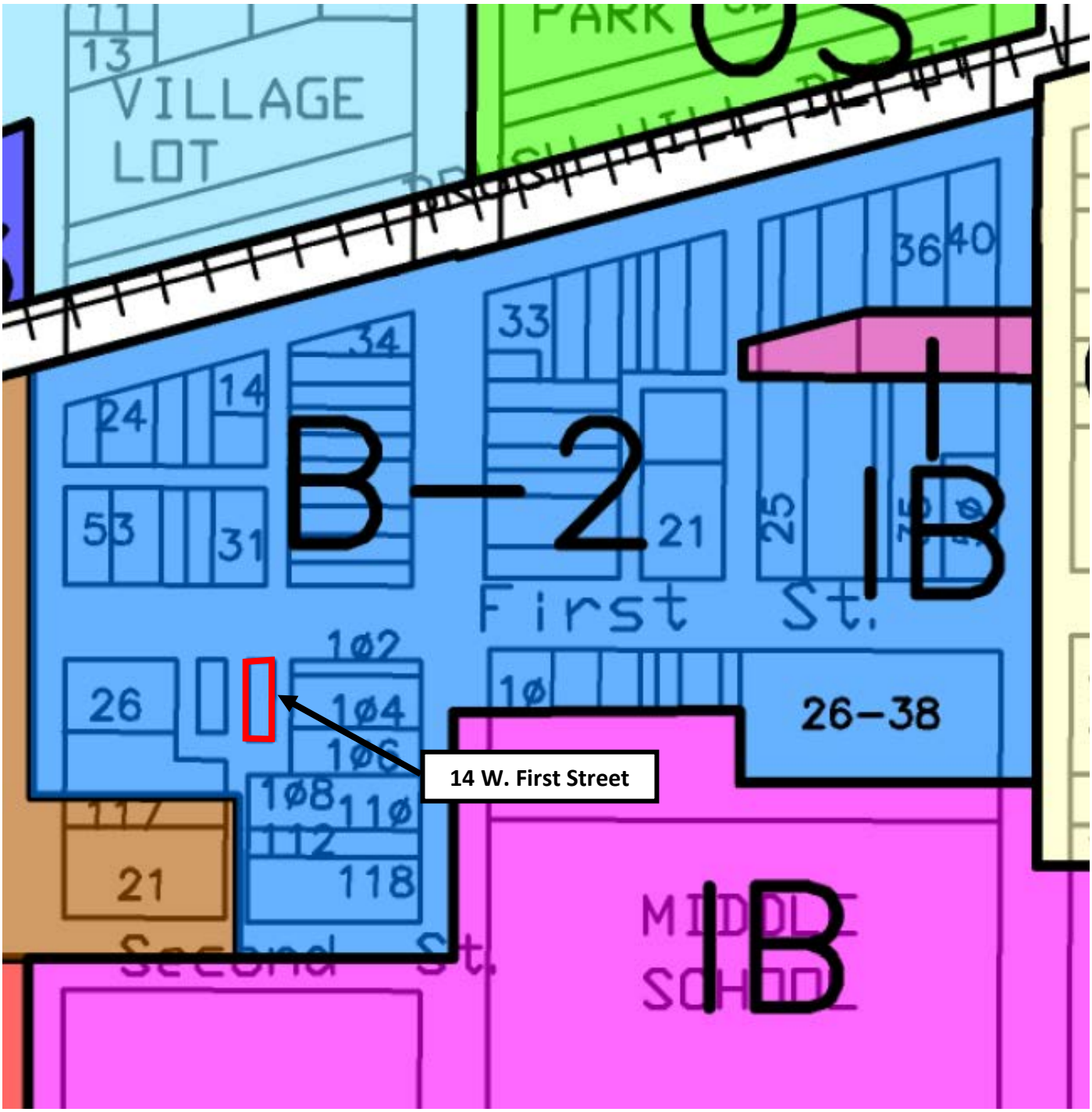
Attachments

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

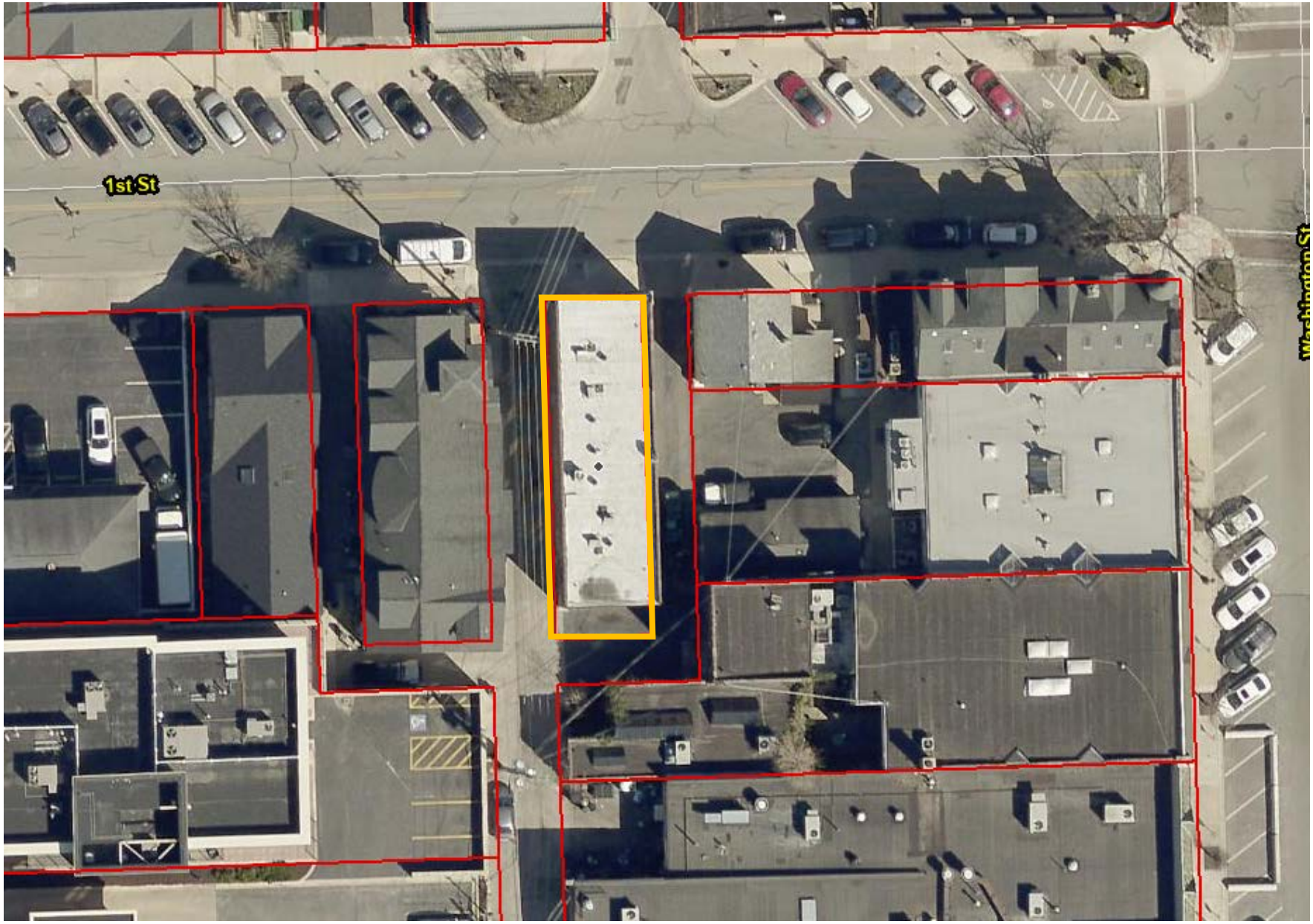
Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



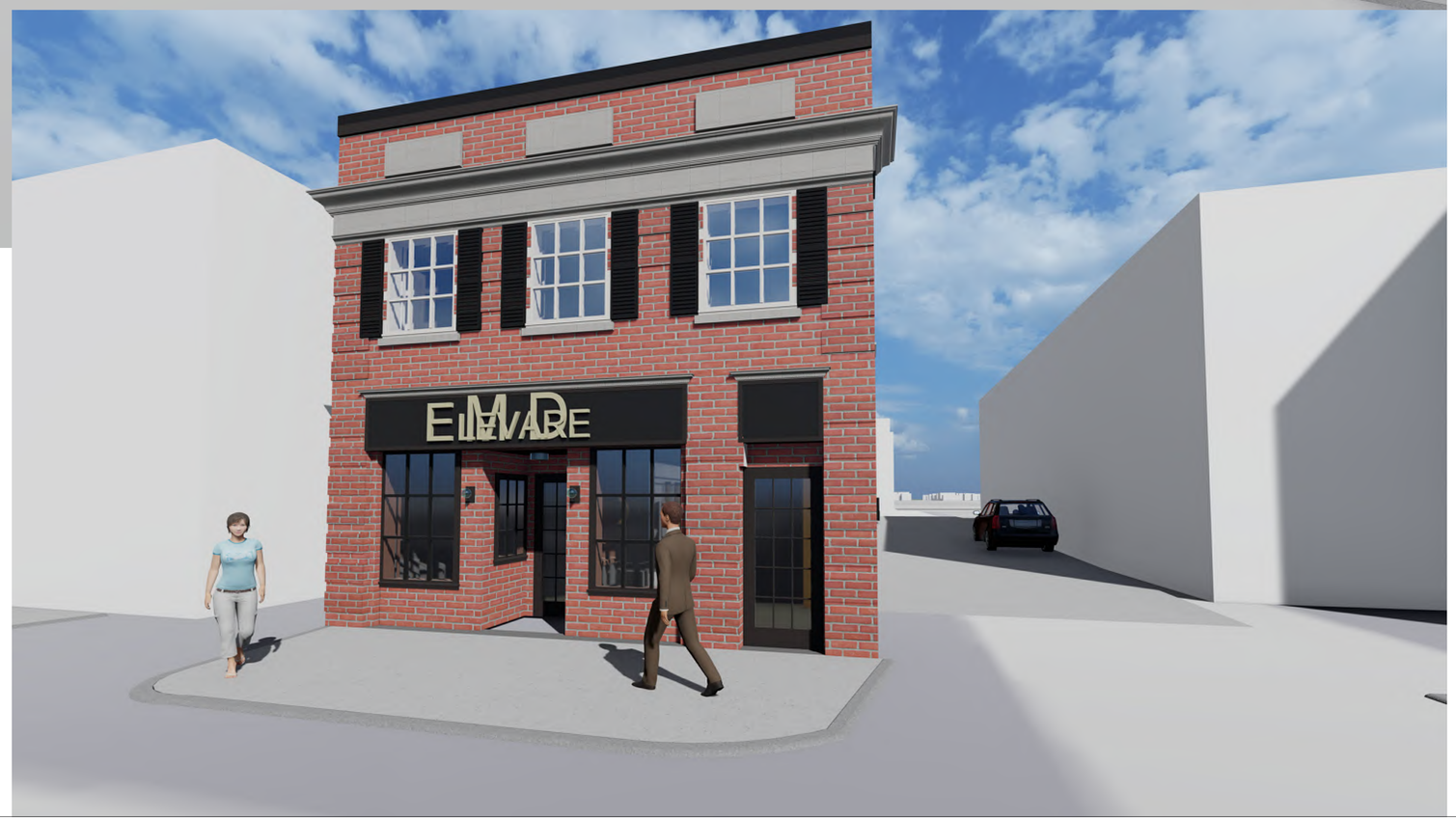
Aerial View – 14 W. First Street



Birds Eye View – 14 W. First Street

Street View – 14 W. First Street

Ordinance No. O2022-25 - Approved Plans of the Front Facade - Exterior Appearance / Site Plan Review



ARCHITECT + DESIGN
KEYSTONE PLANNING+DESIGN
418 CLINTON PLACE
RIVER FOREST, IL 60305

CM + BUILDER
RWE DESIGN BUILD
1303 OGDEN AVE.
DOWNERS GROVE, IL 60515
(630) 734 - 0883

HINSDALE MED SPA

14 W. 1ST ST., HINSDALE, IL

No.	Description	Date
2	IFZ DRAFT	5/16/2022
3	IFZ-HPC-PC	6/08/2022

EXTERIOR COLOR ELEVATIONS

A299

Scale

7/21/2022 3:04:16 AM

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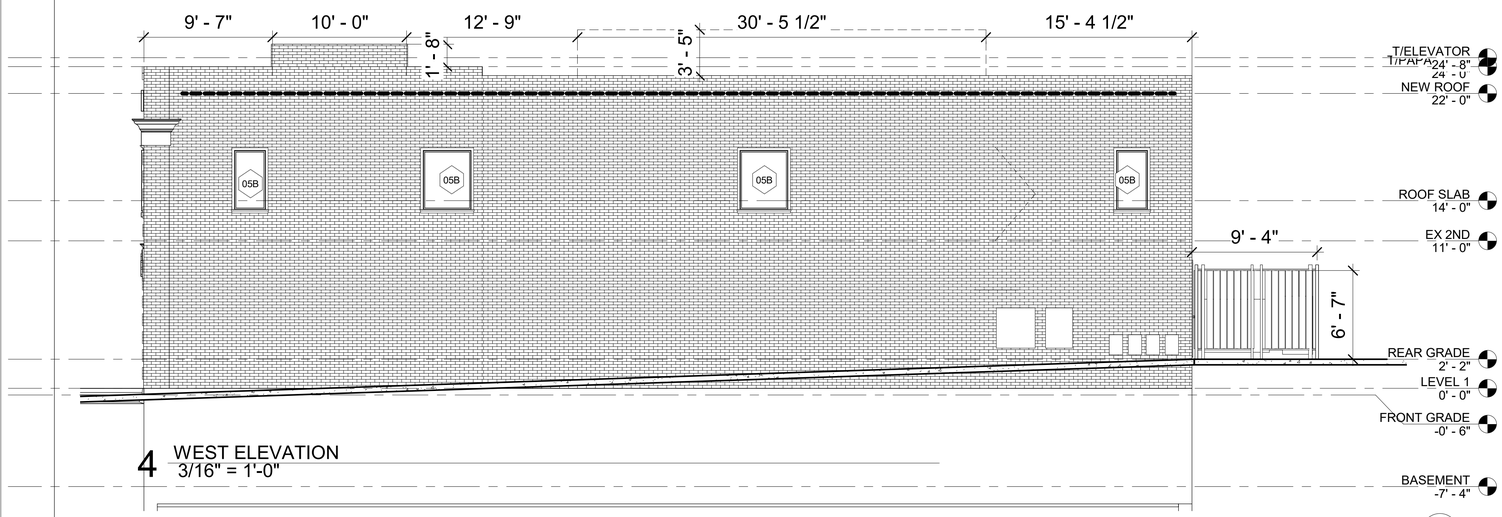
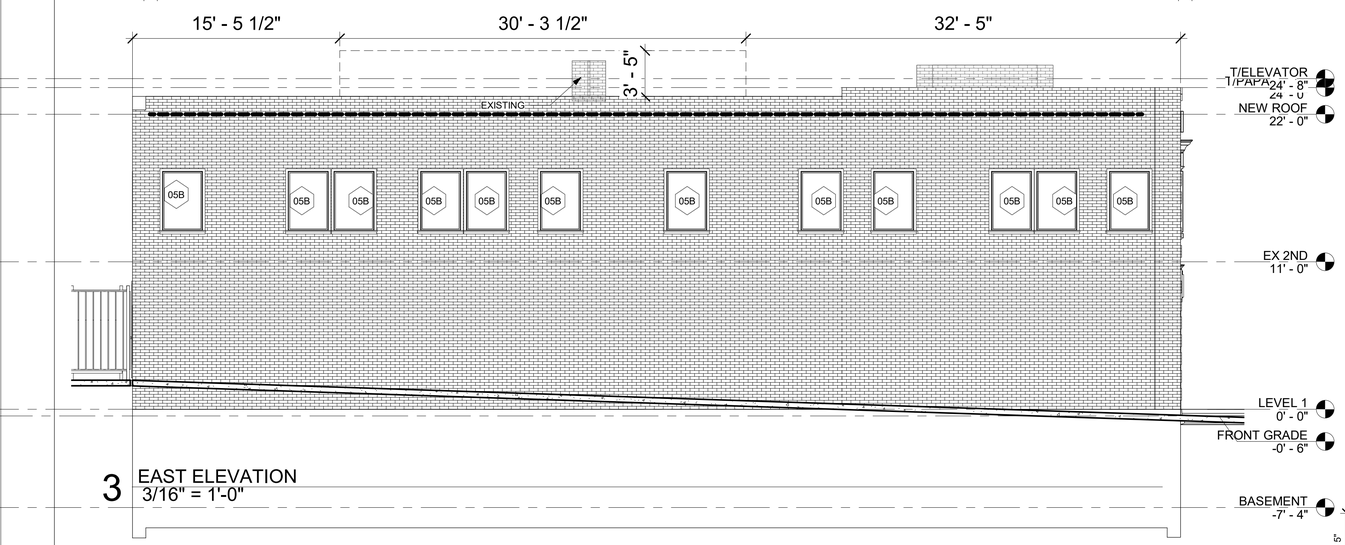
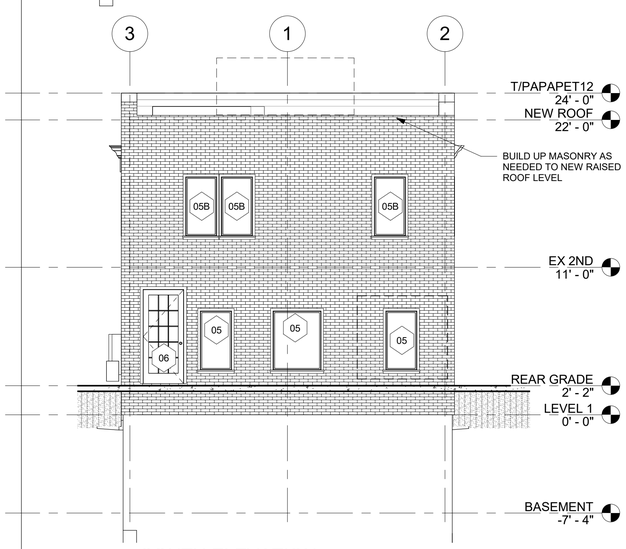


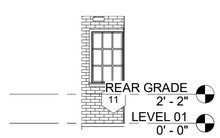
4 WEST ELEVATION
3/16" = 1'-0"



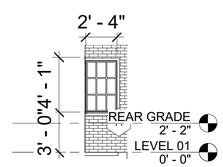
3 EAST ELEVATION
3/16" = 1'-0"



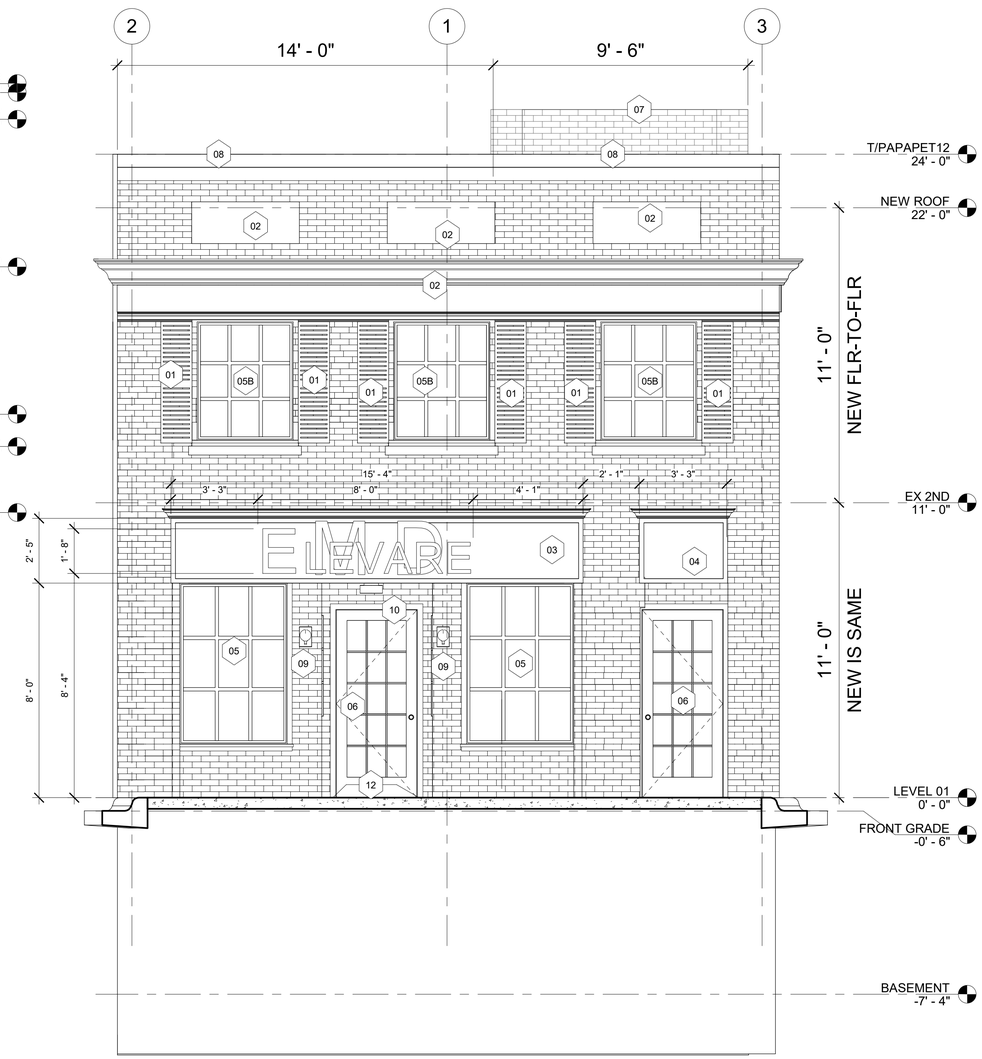
2 SOUTH ELEVATION
3/16" = 1'-0"



5 ENTRYWAY WINDOWS EAST
3/16" = 1'-0"



6 ENTRYWAY WINDOWS WEST
3/16" = 1'-0"



1 NORTH ELEVATION
3/8" = 1'-0"

KEYNOTES - EXT ELEVATIONS

01	EXISTING SHUTTERS, REFINISH TO BLACK PER A310
02	EXISTING LIMESTONE TRIM TO REMAIN
03	EXISTING WOOD SIGNAGE BAND, REFINISH IN BLACK PER A310 AND ADD NEW BACKLIT SIGNAGE
04	NEW WOOD SIGNAGE BAND TO MATCH ADJACENT IN COLOR AND HEIGHT, AND DETAIL SUCH AS MOULDINGS AND DENTAL PATTERN
05	NEW EBONY WINDOWS BY MARVIN, OR EQUAL, TO REPLACE IN-PLACE EXISTING WINDOWS. FIXED GLAZING, DOUBLE PANE, LOW-E, VINTAGE LOOK
05B	NEW STONE WHITE WINDOWS BY MARVIN, OR EQUAL, TO REPLACE IN-PLACE EXISTING WINDOWS. FIXED GLAZING, DOUBLE PANE, LOW-E, VINTAGE LOOK
06	NEW DOORS IN EXISTING OPENINGS, REPLACE IN-KIND, BLACK FINISH COMMERCIAL DOORS, WITH VINTAGE GLASS LITES
07	NEW ELEVATOR SHAFT OVERRUN, AS SHOWN.
08	EXISTING PARAPET HEIGHT AND COPING TO REMAIN
09	NEW EXTERIOR WALL SCONCES, GAS LAMPS WITH ACTIVE FLAME IN FIXTURE.
10	NEW REPLACEMENT CEILING LIGHT IN ENTRY ALCOVE
11	NEW BLACK WINDOWS BY MARVIN, OR EQUAL, TO REPLACE IN-PLACE EXISTING DISPLAY CABINETS, FIXED GLAZING, DOUBLE PANE, LOW-E, VINTAGE LOOK
12	REPLACE EXISTING OUTDOOR STOOP WITH PORCELAIN PAVERS, BASALT BLACK, PER A310

Ordinance No. O2022-25 - Approved Plans of the Front Facade - Exterior Appearance / Site Plan Review

ARCHITECT + DESIGN
KEYSTONE PLANNING+DESIGN
418 CLINTON PLACE
RIVER FOREST, IL 60305

CM + BUILDER
RWE DESIGN BUILD
1303 OGDEN AVE.
DOWNERS GROVE, IL 60515
(630) 734 - 0883

ELEVARE HINSDALE

14 W. 1ST ST., HINSDALE, ILLINOIS

No.	Description	Date
	IFZ DRAFT	5/16/2022
1	IFZ-HPC-PC	6/08/2022
2	IFPermit/IFBid	8/31/2022

EXTERIOR ELEVATIONS

A300

Scale As indicated

8/22/2022 1:51:35 PM

COPYRIGHT KEYSTONE PLANNING + DESIGN, PLLC (KP+D) 2022

To Village of Hinsdale,

I authorize Legacy Sign Group to apply and install our sign at 14 W. 1st Street, LLC.

Regards,

Michael DeWolfe

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Shaun O'Brien

Address: 7933 W Hwy 6

City/Zip: Westville/46391

Phone/Fax: (219) 728 / 5102

E-Mail: mackenzie@legacysigngroup.com

Contact Name: Mackenzie Davies

Contractor

Name: Legacy Sign Group

Address: 7933 W Hwy 6

City/Zip: Westville/46391

Phone/Fax: (219) 728 / 5102

E-Mail: mackenzie@legacysigngroup.com

Contact Name: Mackenzie Davies

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 9.625 (1.98 x 4.875)

Overall Height from Grade: 11 Ft.

Proposed Colors (Maximum of Three Colors):

❶ matte map black

❷ polished brass

❸ white background

Site Information:

Lot/Street Frontage: 33ft

Building/Tenant Frontage: 33ft

Existing Sign Information:

Business Name: Tigers and Tulips

Size of Sign: 9.625 Square Feet

Business Name: _____

Size of Sign: _____ 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.

Mackenzie Davies — Signature of Applicant — Date: 10/31/2022

Mackenzie Davies (agent of owner) — Signature of Building Owner — Date: 10/31/22

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: _____

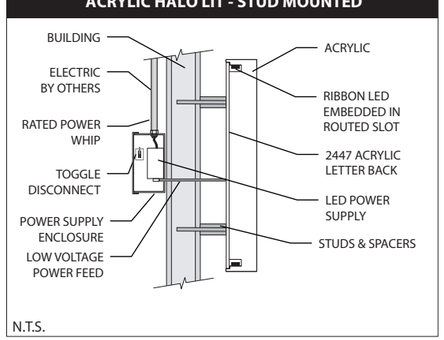
Proposed placement

Proposed - night time view

- **ONE (1) SET OF REVERSE ILLUMINATED CHANNEL LETTERS ("ELEVARE") AND ONE (1) SET OF BRASS LETTERS, MOUNTED TO BUILDING FASCIA**

"MD" = 1/4" DEEP, POLISHED BRASS, STUD MOUNTED FLUSH
"PLASTIC SURGERY..." = 1/4" DEEP, PAINTED MATTE BLACK STUD MOUNTED FLUSH
"ELEVARE" = 1" DEEP PAINTED MATTE, MOUNTED WITH 1 1/2" STAND-OFFS
WHITE LED ILLUMINATION
TRIM PIECE = 1/4" DEEP, PAINTED SATIN MAP BLACK

LED ILLUMINATED CHANNEL LETTER
ACRYLIC HALO LIT - STUD MOUNTED



N.T.S.

SCALE: 1" = 1'

LEGACY SIGN GROUP
7933 W Hwy 6, Westville, IN 46391

PROJECT: Elevare
14 W 1st Street
Hinsdale, IL 60521

REP: Shaun O'Brien 219-406-0218

DATE: 12-19-2022

DRAWING: SO-0378-2D

PROJECT #: 220750

REVISIONS:
1. Revise fascia color on render - no design change
12-19-22 JB

CLIENT APPROVAL: _____

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.

UL CERTIFIED SAFETY-US E525640

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Shaun O'Brien
Address: 7933 W Hwy 6
City/Zip: Westville/46391
Phone/Fax: (219) 728 / 5102
E-Mail: mackenzie@legacysigngroup.com
Contact Name: Mackenzie Davies

Contractor

Name: Legacy Sign Group
Address: 7933 W Hwy 6
City/Zip: Westville/46391
Phone/Fax: (219) 728 / 5102
E-Mail: mackenzie@legacysigngroup.com
Contact Name: Mackenzie Davies

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 9.625 (1.98 x 4.875)
Overall Height from Grade: 11 Ft.
Proposed Colors (Maximum of Three Colors):
❶ matte map black
❷ polished brass
❸ _____

Site Information:

Lot/Street Frontage: 33ft
Building/Tenant Frontage: 33ft
Existing Sign Information:
Business Name: Tigers and Tulips
Size of Sign: 9.625 Square Feet
Business Name: _____
Size of Sign: _____ 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.

Mackenzie Davies — 10/31/2022
Signature of Applicant — Date

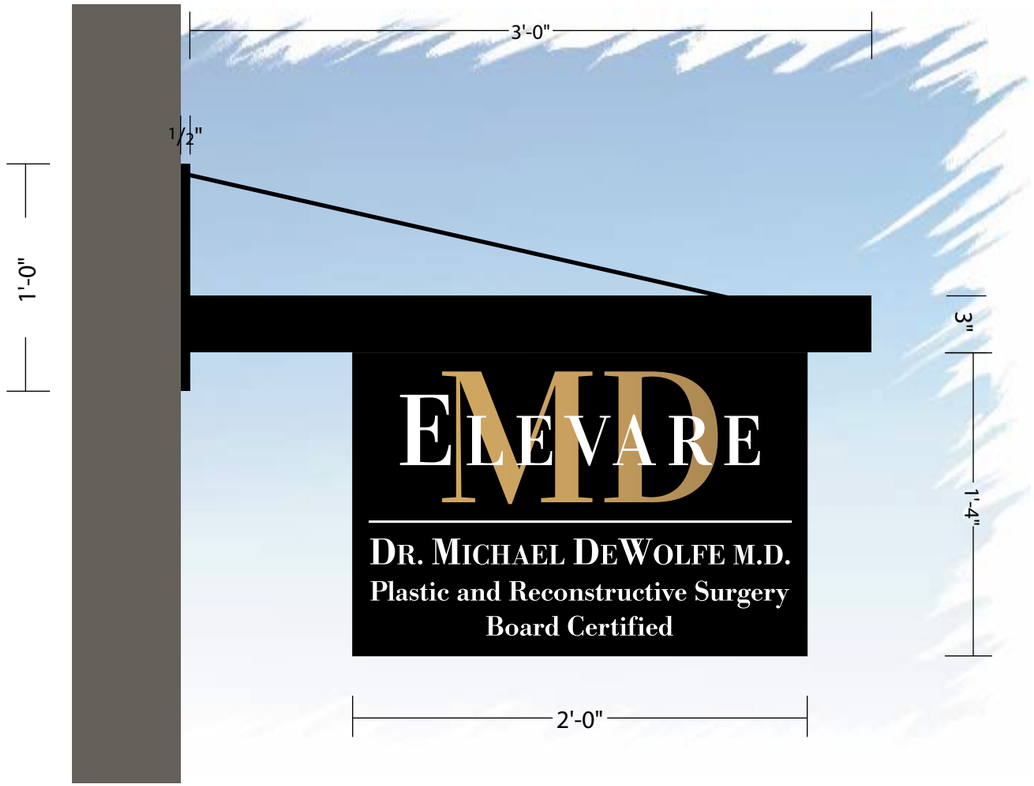
(agent of owner)

Mackenzie Davies — 10/31/22
Signature of Building Owner — Date

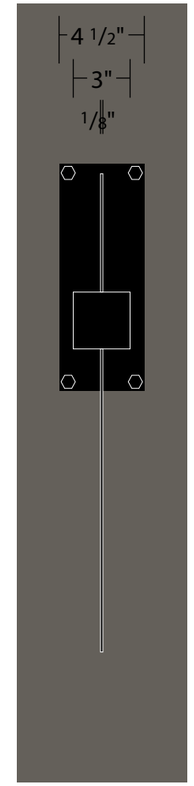
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Face view



Side view

Proposed placement

Proposed placement

- **ONE (1) DOUBLE FACE NON-ILLUMINATED PROJECTING SIGN WITH POLISHED BRASS VINYL COPY**

FACE = ACM PAINTED SATIN MAP BLACK
COPY = ORACAL 7510-351 GOLD-COATED 911 VINYL
AND 3M WHITE CONTROLTAC
MOUNTING BRACKET = PAINTED SATIN MAP BLACK

SCALE: 1 1/2" = 1'

LEGACY SIGN GROUP
7933 W Hwy 6, Westville, IN 46391

PROJECT: Elevare
14 W 1st Street
Hinsdale, IL 60521

REP: Shaun O'Brien 219-406-0218

DATE: 11-9-2022

DRAWING: SO-0378-3

PROJECT #: 220750

REVISIONS:
1. rev font 9-20-22 SO
2. rev copy 9-21-22 SO
3. Redesign face per customer's supplied art 10-7-22 JB
4. rev size 11-7-22 SO
5. Revise size for code 11-9-22 JB

CLIENT APPROVAL: _____

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UL CERTIFIED SAFETY-US E525640