



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION SPECIAL MEETING

Wednesday, November 6, 2023

6:30 p.m.

MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois 60521
(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – September 6, 2023

4. PUBLIC HEARINGS

- a) Case HPC-14-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 6)

5. SIGN PERMIT REVIEW

- a) Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign
- b) Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign
- c) Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign

6. PUBLIC COMMENT

7. NEW BUSINESS

- a) Preservation Incentive Applications for a Historically Significant Structures Property - Alternative Zoning Regulations and Accessory Structures

8. OLD BUSINESS

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

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.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

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

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, September 6, 2023**

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

PRESENT: Commissioners Sarah Barclay, Shannon Weinberger, Frank Gonzalez, William Haarlow, and Jim Prisby

ABSENT: Commissioner Chris Elder and Chairman John Bohnen

ALSO PRESENT: Bethany Salmon, Village Planner

Commissioner Prisby asked for a motion to appoint him as the Chairman Pro Tem for tonight's meeting. A motion was made by Commissioner Weinberger, seconded by Commissioner Gonzalez to appoint Commissioner Jim Prisby Chairman Pro Tem for the September 6, 2023 Historic Preservation meeting. The motion carried by a roll call vote of 5-0 as follows:

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

Approval of Minutes – July 20, 2023

Chairman Pro Tem Prisby asked for comments on the draft of the July 20, 2023 Historic Preservation Commission meeting minutes. Commissioner Weinberger made a motion, seconded by Commissioner Barclay, to approve the draft meeting minutes of the July 20, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 5-0.

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

Approval of Minutes – August 2, 2023

Chairman Pro Tem Prisby asked for comments on the draft of the August 2, 2023 Historic Preservation Commission meeting minutes. Commissioner Barclay made a motion, seconded by Commissioner Weinberger, to approve the draft meeting minutes of the August 2, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 5-0.

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

Public Hearing

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

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 18-2023.

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to open the Public Hearing for Case HPC-18-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 5-0 as follows:

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

Chairman Pro Tem Prisby asked for any members of the public wishing to speak to stand and be sworn in.

Ms. Salmon provided a brief summary of the process for consideration of the fifth round of properties, containing two properties, to be discussed. Ms. Salmon introduced each proposed property for the list and the Commission briefly discussed the appropriate criteria item to qualify the property for inclusion. Discussion followed relating to information on the individual properties. The public hearing transcript detailing items of discussion for each property is included in Attachment 1. Commissioners identified appropriate criteria items for each property.

Chairman Pro Tem Prisby asked again for any members of the public wishing to speak to stand and be sworn in.

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to close the public hearing for Case HPC 18-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 5-0 as follows:

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

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to recommend Village Board approval for the inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC 18-2023: 108 S. Adams and 322 N. Garfield. The motion carried with a roll call vote of 5-0 as follows:

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

Signage

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

Robby Whitehead from Olympic Sign Company was present to address the Commission. Mr. Whitehead provided a brief overview of the two (2) proposed wall signs. The first wall sign contains non-illuminated letters applied to the façade, which will be painted by the client prior to the sign installation. The second sign, on the side of the building will be a re-face with a repainting of the frame and installation of an aluminum panel within the frame. The existing lighting will remain that are low temperature shining down on the sign.

Commissioner Gonzalez clarified that the existing frame will be repainted and the sign insert will be changed. There were no further questions or concerns about the application.

Commissioner Weinberger made a motion, seconded by Commissioner Barclay, to approve Case A-27-2023 – 22 W. First Street – Images Med Spa – Sign Permit Review -Installation of Two (2) Wall Signs as submitted. The motion carried with a roll call vote of 5-0 as follows:

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

Public Meetings

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

Michael and Grace Whalen, property owners, described the scope of work as a two (2) story side addition providing additional living space for the family. Jenna Edelmayer, architect from Michael Abraham, explained that the owners are seeking relief of bulk zoning regulations as part of the Historic Overlay District program. Ms. Edelmayer stated that the owners were very interested in preservation the structure, preserving the streetscape and back yard open space, allowing light into the home, and a design that would keep with the character of the house.

Michael Abraham stressed the rear setback and FAR relief were very important because of the small size of the lot. The extra side yard relief sought would need to be obtained by seeking a variance but the HPC must approve the appearance of the addition.

Commissioner Weinberger stated the application is fabulous, the addition looks great and that she is in full support of the request.

Commissioner Haarlow agreed that everything about the application is very appealing.

Chairman Pro Tem Prisby stated that he liked the project and the lot size is a challenge. He stated that he is in favor of the project and that is why the HOD program was put into place. Commissioner Gonzalez stated the project looked good.

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to approve Case HPC-15-2023 – 24 E. Eighth Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, General Fee Waivers, including Zoning Application Fees, and Expedited Processing – Construction of a Rear and Side Addition on the Existing Single-Family Home. The motion carried with a roll call vote of 5-0 as follows:

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

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

Joel Rafferty, the project architect of Michael Abraham Architecture as well as Blake and Katelyn Geoffrion, the property owners, were present to address the Commission. Mr. Rafferty, stated the application is requesting side yard setback relief through the Historic Overlay District (HOD) program for an addition to an existing, non-conforming structure. The setback requested is ten (10) feet instead of the thirteen (13) feet allowable by the Zoning Code. The proposed structure would be designed in keeping with the house.

Chairman Pro Tem Prisby clarified the application purposes to build up on the existing shed and use the relief of the side yard set-back to build out.

Mr. Rafferty confirmed there is no plumbing in the existing structure but currently contains a fire place and once had a porch attached. Mr. Rafferty noted that all other standard zoning requirements of a non-HOD lot including height, FAR, building and lot coverage were met. The only relief requested under the HOD is the three (3) foot setback. It was noted that there are no other plans for changes or additions to the house and the pool project is separate from this request.

Commissioner Weinberger stated that the project looks fabulous and is the type of proposal the HOD program was designed for.

Chairman Pro Tem Prisby said he liked the plan, it tied in well with the house and the symmetry looks good. He does not have a problem with the plan and stated it was a good example of an HOD project.

Commissioner Haarlow stated that he never considered a playhouse being part of the program. He stated it is a large lot, the proposed structure looks great and he did not have any issues.

Commissioner Gonzalez stated he was good with the project.

Commissioner Weinberger made a motion, seconded by Commissioner Barclay, to approve Case HPC-16-2023 – 132 E. Fifth Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of Detached Accessory Structure / Pool House as submitted. The motion carried with a roll call vote of 5-0 as follows:

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

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

Randy King, the project architect, stated that no zoning variations were being requested. The application resulted from the new homeowners not being able to move their bed to the second floor via the existing staircase. Mr. King described the addition to home on the interior side of the lot to allow for construction of a mudroom and a new staircase allowing better access to the basement and second floor. Mr. King stated the space added to the kitchen would allow for a table. The kitchen would be remodeled and a relocated first floor bathroom was proposed. The second story floor plan will be increased by 165 square feet and walls needed to be re-worked to allow for the new staircase and increase vertical space. The project will also include the repair of the front porch that is currently in disrepair. The materials will be in keeping with the historic house and the elevations of the exterior side and front will remain relatively unchanged.

Chairman Pro Tem stated the FAR requirements were met, the request included amenities of a modern home and the application is what the HOD program was intended for.

Commissioner Weinberger stated she appreciated that the original staircase would remain.

Commissioner Haarlow stated that there was concern that the house would be lost and that this is a great plan that includes changes that will help preserve the home. He added that the changes would not impact any street views.

Ms. Salmon clarified that the HPC would be making two (2) motions, one to approve the expedited processing and permit fees, and the second motion to recommend the rebate and matching grant to the Village Board.

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to approve Case HPC-17-2023 – 136 N. Washington Street – Preservation Incentive Application for a Historically Significant Structures Property – Request for a Building Permit Fee Waiver and Expedited Processing for Construction of an Addition to the South / Side Elevation and Exterior Improvements as submitted. The motion carried with a roll call vote of 5-0 as follows:

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

Commissioner Barclay made a motion, seconded by Commissioner Gonzalez, to recommend approval by the Village Board Case HPC-17-2023 – 136 N. Washington Street – Preservation Incentive Application for a Historically Significant Structures Property – Request for Property Tax Rebate and Matching Grant

for Construction of an Addition to the South / Side Elevation and Exterior Improvements as submitted. The motion carried with a roll call vote of 5-0 as follows:

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

PUBLIC COMMENT

No public comments were shared

NEW BUSINESS

Ms. Salmon shared that the Village has officially launched its 150th Anniversary Donor Campaign to raise funds for the Memorial Building plaza and roof railing projects. Donations are now being accepted and donors will be provided a pin sign to display in their yard. Donations can be made at various levels and accepted on-line or at Village Hall by check or credit card. Donations are tax deductible and information is available on the Village website.

Ms. Salmon also shared that the Village Board approved the restoration of the Memorial Building bell in the clock tower and a new carillon. Further discussion took place about the significance of restoring the original bell and clarifying the at the board approved the bell restoration and carillon project using existing funds and the plaza and roof rail projects would utilize donations raised in the campaign. It was also stated that the Library has committed to a significant donation amount.

Commissioners asked how the projects will be marketed and visually presented to the public so they can see what their donations are going to be used to construct. Ms. Salmon stated she would take these concerns back to those involved. Commissioners agreed the social media push and visual aspects of the campaign would be very important. Commissioner Haarlow added a buck slip to be included in water billing is in the works and it is hoped to get the renderings printed in the Hinsdalean. The Commissioners explored various ways that downtown businesses could support the campaign and possibly the collection process. Commissioner Haarlow stated that in an attempt to give residents a sense of how far along the campaign is, the website may include the installation of small sections of the roof rail as a type of "donation thermometer".

Ms. Salmon will include the topic of accessory structures and the HOD in the New Business for the next meeting.

OLD BUSINESS

a) Amendments to Title 14 – Status Update – No Updates

b) Robbins Park Historic District Gateway Signs

Ms. Salmon stated she emailed Commissioners, the Village Board Members and the Plan Commission Chair and Co-Chair, with the three (3) options from Parvin Clauss for the Historic District Gateway signs. The options can be revised and the signs would not need to go through the sign permit process.

Ms. Salmon noted there was an error on the image provided and the text would actually say "Historic District". Options A or C seemed to be preferred over Option B with the arm.

Once a final design was agreed upon, Parvin Clauss would provide a final cost estimate that could be presented to the board to be included in next year's budget. Ms. Salmon added that all seven signs can be included as one proposed budget item or the proposal can be to install the signs in stages.

Commissioner Weinberger stated that she prefers the first option, A, because it best matches the existing toppers. Other Commissioners seemed to be in agreement with Option A but with the revision of a rounded edge to more closely match the edge of the toppers and a fluted post. Ms. Salmon will take the changes back to Parvin Clauss and hopefully have those changes ready to bring to the next HPC meeting.

c) Sixth Street Improvement Project - No Updates

Adjournment

Commissioner Weinberger made a motion, seconded by Commissioner Haarlow, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of September 6, 2023.

The meeting was adjourned at 7:38 p.m. after a unanimous voice vote of 5-0.

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-18-2023,)
 Consideration of Properties)
 for Inclusion on the)
 Historically Significant)
 Structures Property List)
 In the Historic Overlay)
 District.)

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

BOARD MEMBERS PRESENT:

MR. JIM PRISBY, Chairman Pro-Tem;
 MS. SHANNON WEINBERGER, Member;
 MR. BILL HAARLOW, Member;
 MR. FRANK GONZALEZ, Member; and
 MS. SARAH BARCLAY, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner.</p> <p>3 _____</p> <p>4 CHAIRMAN PRISBY: Let's get started.</p> <p>5 Call the September 6th, 2023,</p> <p>6 Historic Preservation Commission meeting to</p> <p>7 order at 6:30.</p> <p>8 Roll call vote.</p> <p>9 MS. SALMON: Commissioner Barclay?</p> <p>06:31:15PM 10 MS. BARCLAY: Here.</p> <p>11 MS. SALMON: Commissioner Weinberger?</p> <p>12 MS. WEINBERGER: Here.</p> <p>13 MS. SALMON: Commissioner Gonzalez?</p> <p>14 MR. GONZALEZ: Here.</p> <p>15 MS. SALMON: Commissioner Haarlow?</p> <p>16 MR. HAARLOW: Here.</p> <p>17 MS. SALMON: Commissioner Prisby?</p> <p>18 CHAIRMAN PRISBY: Here.</p> <p>19 MS. SALMON: Commissioner Elder is</p> <p>06:31:26PM 20 absent and Chairman Bohnen is absent.</p> <p>21 CHAIRMAN PRISBY: All right. First</p> <p>22 thing, public hearing.</p>	<p style="text-align: right;">4</p> <p>1 MS. SALMON: Commissioner Haarlow?</p> <p>2 MR. HAARLOW: Aye.</p> <p>3 MS. SALMON: Chairman Prisby?</p> <p>4 CHAIRMAN PRISBY: Aye.</p> <p>5 So during this public hearing we</p> <p>6 will consider various properties proposed for</p> <p>7 inclusion on the Historically Significant</p> <p>8 Structures Property List in the Historic Overlay</p> <p>9 District. If anyone in the audience wishes to</p> <p>06:34:54PM 10 speak on this matter in general or regarding any</p> <p>11 particular property on the list, please stand,</p> <p>12 raise your right hand, and be sworn in.</p> <p>13 (No response.)</p> <p>14 Staff overview.</p> <p>15 MS. SALMON: This is our fifth round of</p> <p>16 properties up for consideration for our</p> <p>17 Historically Significant Structures List. To</p> <p>18 remind the Commission, we have two properties</p> <p>19 being brought forward today. I'll go through</p> <p>06:35:29PM 20 each of them.</p> <p>21 To remind the Commission, we are</p> <p>22 supposed to be determining if these properties</p>
<p style="text-align: right;">3</p> <p>1 This is for Case HPC-18-2023,</p> <p>2 consideration of properties for inclusion on the</p> <p>3 Historically Significant Structures Property</p> <p>4 List in the Historic Overlay District, Round 5.</p> <p>5 Let's see here. This is the fifth list of</p> <p>6 properties brought before us for review.</p> <p>7 Do we have a motion to open the</p> <p>8 public hearing?</p> <p>9 MR. HAARLOW: I move to open the public</p> <p>06:34:21PM 10 hearing for Case HPC-18-2023, consideration of</p> <p>11 properties for inclusion on the Historically</p> <p>12 Significant Structures Property List in the</p> <p>13 Historic Overlay District.</p> <p>14 CHAIRMAN PRISBY: Second?</p> <p>15 MS. WEINBERGER: Second.</p> <p>16 CHAIRMAN PRISBY: Roll call vote.</p> <p>17 MS. SALMON: Commissioner Barclay?</p> <p>18 MS. BARCLAY: Aye.</p> <p>19 MS. SALMON: Commissioner Weinberger?</p> <p>20 MS. WEINBERGER: Aye.</p> <p>21 MS. SALMON: Commissioner Gonzalez?</p> <p>22 MR. GONZALEZ: Aye.</p>	<p style="text-align: right;">5</p> <p>1 meet at least one of the criteria listed in</p> <p>2 Section 14-7-3, which, I believe, was Exhibit 4</p> <p>3 in your packet. All you need to do is determine</p> <p>4 if one of them are.</p> <p>5 So if there aren't any questions, I</p> <p>6 can move forward and go through the properties</p> <p>7 and then we can determine if there's any</p> <p>8 commentary.</p> <p>9 CHAIRMAN PRISBY: All right.</p> <p>06:36:00PM 10 MS. SALMON: So the first property that</p> <p>11 we have on the list today is 108 South Adams</p> <p>12 Street. This property is located on the west</p> <p>13 side of town in the R-4 single-family district.</p> <p>14 It is believed that this house was constructed</p> <p>15 in 1876 and features the Italian architectural</p> <p>16 style. It was determined in the Reconnaissance</p> <p>17 Survey that was done in 1999 as significant; and</p> <p>18 because of its location, it wasn't added into</p> <p>19 any other surveys, just because of its location</p> <p>06:36:33PM 20 in the village after the Reconnaissance Survey.</p> <p>21 We are lucky enough that the</p> <p>22 homeowner and the Historical Society have given</p>

<p style="text-align: center;">6</p> <p>1 us a vast amount of information on this house.</p> <p>2 It was, actually, previously</p> <p>3 occupied by Mr. Hess, who was pretty monumental</p> <p>4 in the beginning of Hinsdale's history. So they</p> <p>5 did provide quite a bit of information and</p> <p>6 background.</p> <p>7 This house is also for sale, if</p> <p>8 anyone in the audience would like to purchase</p> <p>9 it. It does have a Hinsdale Historical Society</p> <p>10 plaque already. We do have quite a bit of</p> <p>11 information on this house.</p> <p>12 Some of the material in here was</p> <p>13 also included -- it was included in some of the</p> <p>14 marketing materials for its current sale.</p> <p>15 CHAIRMAN PRISBY: Anyone?</p> <p>16 MS. WEINBERGER: There is a lot of fun</p> <p>17 history on this one.</p> <p>18 CHAIRMAN PRISBY: A lot.</p> <p>19 MS. SALMON: I should mention, it was</p> <p>20 also a house, I believe, designed by Oliver</p> <p>21 Stough, who was instrumental in a lot of the</p> <p>22 original home designs in town.</p>	<p style="text-align: center;">8</p> <p>1 history was also referenced in one of Mary</p> <p>2 Sterling's books, so we did have a lot of</p> <p>3 information on this house as well.</p> <p>4 I believe this is also a house</p> <p>5 designed by Oliver Stough or constructed by him.</p> <p>6 We were lucky, we did have some old photos. We</p> <p>7 didn't have exact dates on some of these photos</p> <p>8 but I know this, obviously, is polarized a</p> <p>9 little bit earlier.</p> <p>10 MR. HAARLOW: Because of Oliver Stough,</p> <p>11 I'd say it meets Criteria No. 2.</p> <p>12 MS. WEINBERGER: I think I would add 3.</p> <p>13 It's on a major -- It's on Garfield, it stands</p> <p>14 out. It's pretty true to its original facade.</p> <p>15 CHAIRMAN PRISBY: So we're thinking 2</p> <p>16 and 3. Okay.</p> <p>17 MS. SALMON: Okay. Those are the</p> <p>18 houses up for inclusion. I am working with at</p> <p>19 least six or seven or more other property owners</p> <p>20 for coming forward in the future. We still have</p> <p>21 quite a bit of interest and more people coming.</p> <p>22 CHAIRMAN PRISBY: Wonderful.</p>
<p style="text-align: center;">7</p> <p>1 MS. WEINBERGER: So I would say it</p> <p>2 meets 1, 2, and 5.</p> <p>3 CHAIRMAN PRISBY: I'm okay with that.</p> <p>4 MR. GONZALEZ: That's fine.</p> <p>5 MS. SALMON: Any other criteria or</p> <p>6 should we move onto the next one?</p> <p>7 So the next property on our list</p> <p>8 for consideration tonight is 322 North Garfield</p> <p>9 Avenue. This is, actually, just up the block</p> <p>10 from village hall, located in the R-4 single-</p> <p>11 family district. It's believed to also be</p> <p>12 constructed in 1869, so it's a pretty early</p> <p>13 build as well. It features the L-Form</p> <p>14 architecture.</p> <p>15 This house has been pretty</p> <p>16 documented as well, it's considered significant,</p> <p>17 and historically significant in the 1999</p> <p>18 Reconnaissance Survey and it is contributing in</p> <p>19 the North Hinsdale Survey from 2005.</p> <p>20 We are lucky also that we were</p> <p>21 given additional information from the homeowner</p> <p>22 and Historical Society and this house and its</p>	<p style="text-align: center;">9</p> <p>1 Are there any members of the public</p> <p>2 that wish to speak on this matter or any</p> <p>3 particular property tonight?</p> <p>4 (No response.)</p> <p>5 Terrific. At this time, unless</p> <p>6 anyone has anything further to say, we are going</p> <p>7 to close the public hearing and the</p> <p>8 commissioners will discuss this matter.</p> <p>9 Do we have a motion to close the</p> <p>10 public hearing?</p> <p>11 MS. WEINBERGER: Move to close the</p> <p>12 public hearing for Case HPC-18-2023,</p> <p>13 consideration of properties for inclusion on the</p> <p>14 Historically Significant Structures Property</p> <p>15 List in the Historic Overlay District.</p> <p>16 CHAIRMAN PRISBY: Second?</p> <p>17 MR. GONZALEZ: Second.</p> <p>18 CHAIRMAN PRISBY: Roll call vote.</p> <p>19 MS. SALMON: Commissioner Barclay?</p> <p>20 MS. BARCLAY: Aye.</p> <p>21 MS. SALMON: Commissioner Weinberger?</p> <p>22 MS. WEINBERGER: Aye.</p>

<div>10</div> <div> <div>1</div> <div>MS. SALMON: Commissioner Gonzalez?</div> </div> <div> <div>2</div> <div>MR. GONZALEZ: Aye.</div> </div> <div> <div>3</div> <div>MS. SALMON: Commissioner Haarlow?</div> </div> <div> <div>4</div> <div>MR. HAARLOW: Aye.</div> </div> <div> <div>5</div> <div>MS. SALMON: Chairman Prisby?</div> </div> <div> <div>6</div> <div>CHAIRMAN PRISBY: Aye.</div> </div> <div> <div>7</div> <div>Motion carries. Next thing to do</div> </div> <div> <div>8</div> <div>Bethany.</div> </div> <div> <div>9</div> <div>MS. SALMON: Next thing to do -- As of</div> </div> <div> <div>06:41:24PM</div> <div>10</div> <div>right now, no one stated any conflicts of</div> </div> <div> <div>11</div> <div>interest, so we can move forward with making the</div> </div> <div> <div>12</div> <div>group recommendation, which is on, I believe,</div> </div> <div> <div>13</div> <div>Page 2 of your packet to group them together.</div> </div> <div> <div>14</div> <div>So someone can make that motion</div> </div> <div> <div>15</div> <div>towards the bottom of Page 2.</div> </div> <div> <div>16</div> <div>CHAIRMAN PRISBY: So we need someone to</div> </div> <div> <div>17</div> <div>make a motion just --</div> </div> <div> <div>18</div> <div>MS. SALMON: Just to approve them.</div> </div> <div> <div>19</div> <div>CHAIRMAN PRISBY: For both?</div> </div> <div> <div>06:41:48PM</div> <div>20</div> <div>MS. SALMON: Yes.</div> </div> <div> <div>21</div> <div>CHAIRMAN PRISBY: Do we have a motion?</div> </div> <div> <div>22</div> <div>MR. HAARLOW: I move to recommend to</div> </div>	<div>12</div> <div>STATE OF ILLINOIS)</div> <div>) ss:</div> <div>COUNTY OF DU PAGE)</div> <div> <div>I, KRISTI LANDOLINA, Certified</div> <div>Shorthand Reporter, Registered Professional</div> <div>Reporter, and Notary Public in and for the</div> <div>County DuPage, State of Illinois, do hereby</div> <div>certify that previous to the commencement of the</div> <div>examination and testimony of the various</div> <div>witnesses herein, they were duly sworn by me to</div> <div>testify the truth in relation to the matters</div> <div>pertaining hereto; that the testimony given by</div> <div>said witnesses was reduced to writing by means</div> <div>of shorthand and thereafter transcribed into</div> <div>typewritten form; and that the foregoing is a</div> <div>true, correct and complete transcript of my</div> <div>shorthand notes so taken aforesaid.</div> </div> <div> <div>IN TESTIMONY WHEREOF I have</div> <div>hereunto set my electronic signature this</div> <div>25th day of September, A.D. 2023.</div> </div> <div> <div>/s/ Kristi Landolina</div> <div>KRISTI LANDOLINA, CSR, RPR</div> <div>C.S.R. No. 84-004611,</div> <div>Notary Public, DuPage County</div> </div>
<div>11</div> <div> <div>1</div> <div>the village board approval of the following</div> </div> <div> <div>2</div> <div>properties for inclusion on the Historically</div> </div> <div> <div>3</div> <div>Significant Structures Property List in the</div> </div> <div> <div>4</div> <div>Historic Overlay District under Case</div> </div> <div> <div>5</div> <div>HPC-18-2023, 108 South Adams Street and</div> </div> <div> <div>6</div> <div>322 North Garfield Avenue.</div> </div> <div> <div>7</div> <div>CHAIRMAN PRISBY: Do we have a second?</div> </div> <div> <div>8</div> <div>MS. WEINBERGER: Second.</div> </div> <div> <div>9</div> <div>CHAIRMAN PRISBY: Roll call vote.</div> </div> <div> <div>06:42:13PM</div> <div>10</div> <div>MS. SALMON: Commissioner Barclay?</div> </div> <div> <div>11</div> <div>MS. BARCLAY: Aye.</div> </div> <div> <div>12</div> <div>MS. SALMON: Commissioner Weinberger?</div> </div> <div> <div>13</div> <div>MS. WEINBERGER: Aye.</div> </div> <div> <div>14</div> <div>MS. SALMON: Commissioner Gonzalez?</div> </div> <div> <div>15</div> <div>MR. GONZALEZ: Aye.</div> </div> <div> <div>16</div> <div>MS. SALMON: Commissioner Haarlow?</div> </div> <div> <div>17</div> <div>MR. HAARLOW: Aye.</div> </div> <div> <div>18</div> <div>MS. SALMON: Chairman Prisby?</div> </div> <div> <div>19</div> <div>CHAIRMAN PRISBY: Aye. Motion carries.</div> </div> <div> <div>20</div> <div>(Which were all of the</div> </div> <div> <div>21</div> <div>proceedings had in the</div> </div> <div> <div>22</div> <div>above-entitled cause.)</div> </div>	

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**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: October 27, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-14-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 6) – Public Hearing

FOR: November 6, 2023 Historic Preservation Commission Meeting

Summary

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

Five (5) properties are being brought forward for consideration on the Historically Significant Structures Property List, all of which are located in DuPage County. All of the properties are located in the established Historic Overlay District, included in Exhibit 1. Property owners have given consent to be listed on the Historically Significant Structures Property List.

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

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

Background

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



MEMORANDUM

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

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

Evaluation Criteria

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

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

Review Process

Pursuant to Chapter 7 of Title 14 of the Village Code, the Historic Preservation Commission shall, using existing Village studies, historical materials and maps, and their own expertise, consider additional properties for inclusion on the Historically Significant Structures Property List at a public hearing or hearings pursuant to the procedures set forth in Section 14-1-4(C) of Title 14. Public notice was provided in The Hinsdalean on October 5, 2023. The Historic Preservation Commission shall determine whether each property possesses one or more of the criteria set forth in Section 14-7-3(B) and make a recommendation to the Board of Trustees as to whether each property included on the Initial List should be included on the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the List. The Board of Trustees may also remand the Initial List, or individual properties on the Initial List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

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



MEMORANDUM

Attachments

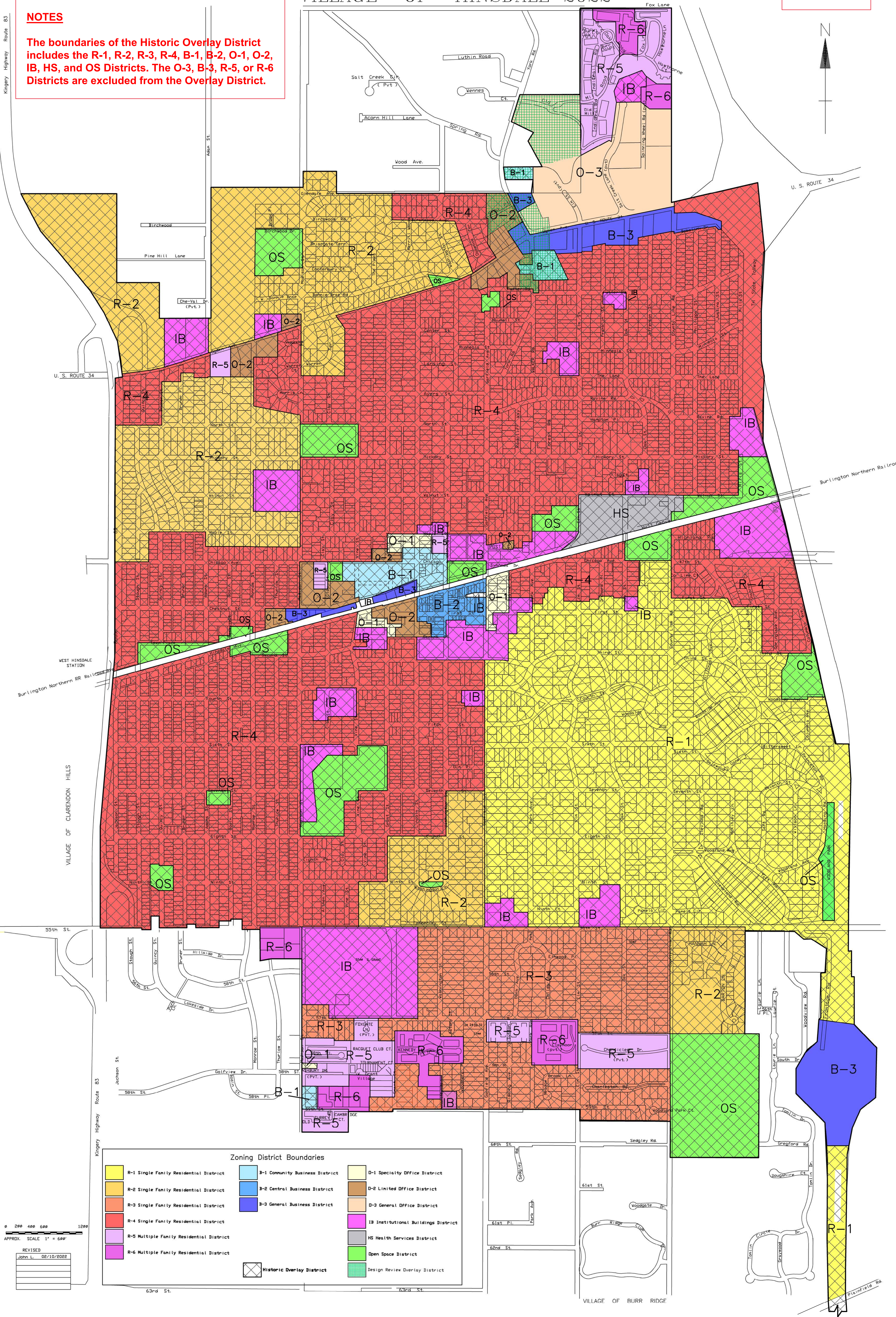
1. Exhibit 1 - Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2 - Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List
3. Exhibit 3 - Hinsdale Historic Surveys - Evaluation Information / Definitions
4. Exhibit 4 - Review Criteria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

VILLAGE OF HINSDALE 2022

Exhibit 1

NOTES

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



Zoning District Boundaries

R-1 Single Family Residential District	B-1 Community Business District	O-1 Specialty Office District
R-2 Single Family Residential District	B-2 Central Business District	O-2 Limited Office District
R-3 Single Family Residential District	B-3 General Business District	O-3 General Office District
R-4 Single Family Residential District		IB Institutional Buildings District
R-5 Multiple Family Residential District		HS Health Services District
R-6 Multiple Family Residential District		OS Open Space District
		Design Review Overlay District
		Historic Overlay District

Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
232 S. Clay Street	c. 1898-1915	American Foursquare			Reconnaissance Survey (1999) - Significant; Town of Hinsdale Survey (2001) - Potentially Significant / Contributing; Additional information provided by the Hinsdale Historical Society and Homeowner	Single-Family	R-4	09-12-103-016	DuPage
202 E. Fourth Street	1886	Queen Anne - Free Classic		William Hinckley House	Designated Local Landmark (Ord. No. O2003-60); Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II (2007) – Significant; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 2, Mary Sterling, 1997; Additional information provided by the Hinsdale Historical Society and Homeowner	Single-Family	R-1	09-12-224-005	DuPage
306 N. Garfield Avenue	c. 1890	Queen Anne			Reconnaissance Survey (1999) - Contributing; North Hinsdale Survey (2005) - Significant; 2014 Building Permit - Construction of an Addition on the North Elevation; 2019 Building Permit - Construction of Porte Cochere on South Elevation	Single-Family	R-4	09-01-314-015	DuPage
134 S. Park Avenue	c. 1904	Colonial Revival		Charles G. Root House	Designated Local Landmark (Ord. No. O2002-59); Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I (2002) – Significant; 2016 Certificate of Appropriateness Approval - First and Second Floor Rear Addition	Single-Family	R-1	09-12-207-017	DuPage
408 S. Washington Street	c. 1910	Craftsman			Reconnaissance Survey (1999) - Significant / Historically Significant; Town of Hinsdale Survey (2001) - Significant	Single-Family	R-4	09-12-125-010	DuPage

Hinsdale Historic Surveys – Evaluation Information & Ratings Definitions

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

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

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

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

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

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

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



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

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

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

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

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST PROPERTY INFORMATION SHEET

<p>Address 232 S. Clay Street</p>	
<p>County DuPage</p>	
<p>PIN / Parcel Number 09-12-103-016</p>	
<p>Zoning District R-4 Single Family Zoning District</p>	
<p>Land Use Single-Family</p>	
<p>Historic Name N/A</p>	
<p>Architect N/A</p>	
<p>Date Constructed c. 1898-1915</p>	
<p>Architectural Style American Foursquare</p>	
<p>Past Historic Surveys / Historic Significance</p> <ul style="list-style-type: none"> Reconnaissance Survey (1999) – Significant Town of Hinsdale Survey (2001) - Potentially Significant / Contributing Additional information provided by the Hinsdale Historical Society and Homeowner 	
<p>Additional Photos</p> <div style="text-align: center;">  </div>	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 232

DIRECTION S

STREET Clay

ABB ST

PIN

LOCAL SIGNIFICANCE RATING PS

POTENTIAL IND NR? (Y OR N) N

Criteria

CONTRIBUTING to a NR district?
(C or NC) C

Contributing secondary structure?
(C or NC) C

LISTED ON EXISTING SURVEY?
(IHSS, NR, etc.)



GENERAL INFORMATION

CATEGORY building

CONDITION good

INTEGRITY minor alterations

SECONDARY STRUCTURE detached garage

SECONDARY STRUCTURE 2

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION American Foursquare

OVERALL SHAPE OR PLAN rectangular

ARCHITECTURAL CLASSIFICATION2

NO. OF STORIES 2.5

ORIGINAL CONSTRUCTION DATE c. 1915

WINDOW MATERIAL, TYPE(S)

DATE SOURCE surveyor

wood

EXTERIOR WALLS (current) wood

double hung 1/1

EXTERIOR WALLS (original) wood

PORCH enclosed full front

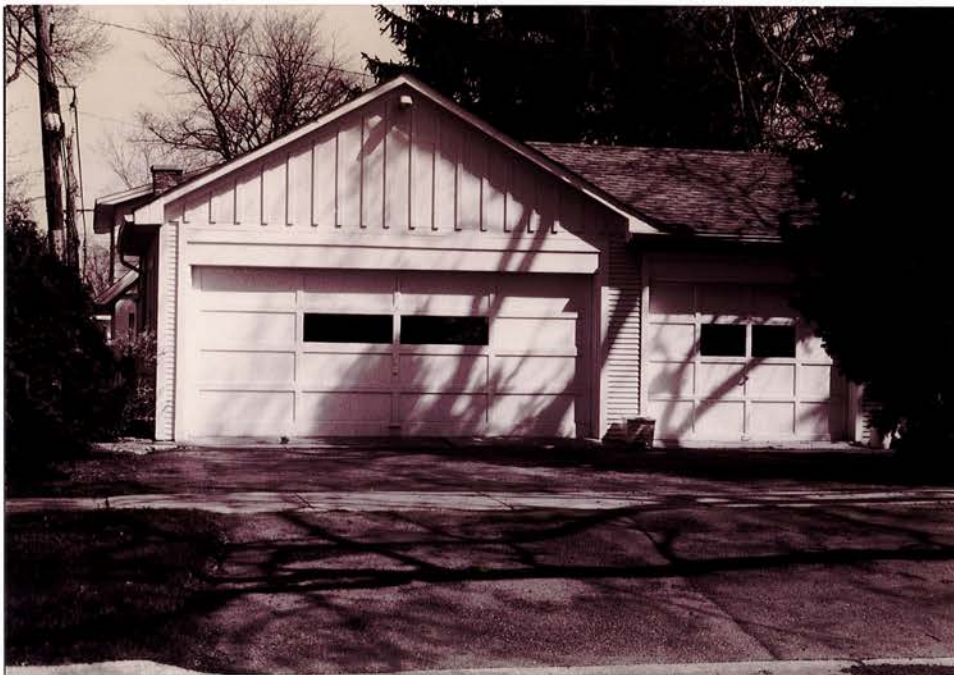
ROOF (type and materials) hipped

asphalt shingle

FOUNDATION concrete block

SIGNIFICANT FEATURES Pilasters on front porch; wood siding; front dormer

ALTERATION(S) 1934 enclosed front porch and room addition [Hinsdale Doings 11/29/1934]; stair railing missing



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

LANDMARK LIST

COST OLD SIGNIFICANCE RATING

ADDITIONAL INFORMATION:

Reason for Significance: Handsome example of an American Foursquare type typically found in suburban residential areas.

SURVEY AREA

LANDSCAPE FEATURES

PHOTOGRAPHIC INFO

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

232 S Clay ST

Hinsdale Historical Society

House History Research Program

Findings Sheet

232 South Clay Street

Current Resident/Owner: Rene and Gus Wonais

Street Address: 232 South Clay Street, Hinsdale, Illinois

Street Address Prior to 1932: 62 South Clay Street

Property Index Number: 09-12-103-016

Legal Description of Property: Lot 16 in Block 9 in J. I. Case's Addition to Hinsdale

Year in which home believed built: 1908

First owner: William Braun

Research Completed by: Katharine Korte Andrew, 2023

Previous Owners:

2021-present	Rene and Gus Wonais
2009-2021	James and Diane Nelson
1986-2009	Jeanette and James De Phillips / Jeanette and William M. McDowell
1960-1986	George J. and Marguerite H. Lehner
1941-1960	Marion Braun Schaper and L. H. Schaper
1908-1941	William Braun

Reasons for Concluding Year in Which House was Built (Refer to Attached Worksheets)

The research to find the history of a Hinsdale home involves searches of DuPage County records in order to disclose all of the owners of the lot on which it stands since private property was recognized in the area, and the assessed values during the period of years when the house was erected. The identification of the year the house was erected is based on the significant increase in a particular year in the assessed value for the lot on which it stands. If the assessed value of a lot is to be \$25 in one year, such as 1908, and in the following year is several hundred dollars higher, there is reason to believe that something was built there in 1908. The assessed value of a lot in any year is based on its condition in the preceding year.

To find the age of the home at 232 South Clay Street, DuPage County records of assessed values were reviewed for the period between 1900 and 1960, and reveal that in 1908, the lot was assessed at \$60.00 and in 1910 it was assessed at \$600.00. This indicates that the property increased in value significantly between 1908 and 1910. However, the tax assessment records for 1909 are incomplete, leaving a gap in the record to determine the assessed value and age. However, looking at old city directories, we can see "Wm. Braun" listed as living at the corner of Clay and 4th Street in the 1909 directory. This helps determine the age, since the data in this directory was collected at the end of 1908. Given this, the increase in value between 1908 and 1910, it is safe to conclude that the home was built in 1908.

Other Information of Interest

Previous Residents

The first resident of 232 South Clay was William Braun (1872-1940). He was born in 1872 in Sinsheim, Rhein-Neckar-Kreis, Baden-Württemberg, Germany and arrived in the United States around 1890. He married Sophie Rosenwindale, also a German immigrant, on 17 May 1905. They had two children together, Frank C. Braun and Marion Braun, which they raised in 232 South Clay. William worked as a carpenter and contractor throughout his life in Hinsdale.

The second owner of the home was William's daughter, Marion, and her husband, Leonard H. Schaper, who was an insurance underwriter. They raised their son, William Schaper, in the home.

Property Transaction Worksheet by Grantor

Compiler: Katharine Korte Andrew, Society Manager

Document Number	Grantor (Seller)	Grantee (Buyer)	Instrument	1. Date of Instrument 2. Date of Filing	Property Description
R2021-164792	Nelson, James Nelson, Diane	Wonais, Constantine J. Wonais, Irene M. Wonais Trust	Deed	10/20/2021 11/10/2021	Lot 16 in Block 9 in J. I. Case's Addition to Hinsdale
R2009-132908	De Phillips, James De Phillips, Jeanette McDowell, Jeanette	Nelson, James Nelson, Diane	Deed	8/7/2009 8/26/2009	Same as above.
R1986-019798	Lehner, George J. Lehner, Marguerite H.	McDowell, Jeanette McDowell, William M.	Deed	2/12/1986 3/3/1986	Same as above.

Property Tax Worksheet

Compiler: Katharine Korte Andrew, Society Manager

Year	Person Whose Name Assessed	SubDivision of Lot	Lot	Block	Valuation	Total Tax	Remarks
1960	L. H. Schaper		16	9	\$7,820.00	\$315.40	Paid by George Lehner
1951	L. H. Schaper		16	9	\$8,850.00	\$220.46	
1945	Marion Braun Schaper		16	9	\$1,560.00	\$102.18	Paid by L. H. Schaper
1941	William Braun		16	9	\$1,560.00	\$107.64	Paid by L. H. Schaper
1940	William Braum		16	9	\$1,560.00	\$107.64	
1930	Wm. Braun		16	9	\$2,380.00	\$154.94	
1920	William Braun		16	9	\$900.00	\$77.67	
1910	William Braun		16	9	\$600.00	\$32.97	
1909	Property Tax Book for Hinsdale is missing from DuPage County Archives						
1908	H. M. Fox		16	9	\$60.00	\$5.64	Paid by Wm. Braun
1907	Pet. Hoffmann		16	9	\$60.00	\$4.58	
1906	H. M. Fox		16	9	\$63.00	\$4.68	
1905	H. M. Fox		16	9	\$60.00	\$4.42	
1904	Property Tax Book for Hinsdale is missing from DuPage County Archives						
1903	H. M. Fox		16	9	\$60.00	\$1.37	
1902	Property Tax Book for Hinsdale is missing from DuPage County Archives						
1901	H. M. Fox		16	9	\$60.00	\$1.92	

1900	H. M. Fox		16	9	\$51.00	\$1.83	
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Other Sources

City Directories

1907 Telephone Directory

- No one listed at 62 Clay

1909 *Doings* Directory (from information compiled in 1908)

- Braum, Wm. 4th & Clay sts. carpenter.

Downer's Grove Township Assessors Records

Year Built: 1898

Grade: 1.65

Exterior: Frame

Style: 2 Story

Living Area: 2,397

Full Baths: 3

Basement: Partial

Basement SF: 780

Garage SF: 580

Additions and modifications:

- 2003: front porch modified
- 1988: 2nd back addition
- 1976: 1st back addition
- 1972: 20x11ft garage added onto original garage

Newspaper Articles

"Local Happenings," *The Hinsdale Doings*, 29 November 1934. Accessed at the Hinsdale Historical Society Archives, 302 South Grant Street, Hinsdale, Illinois; "232 South Clay Street," House Files Collection.

"William Braun is building an addition on his home at 232 South Clay Street. The improvement will include an additional room, and space for an enclosed entrance to his first floor and basement in the rear."

1910 Census

Lists William, Sophie, Frank, and Mary Braun living at 62 South Clay Street in May 1910.

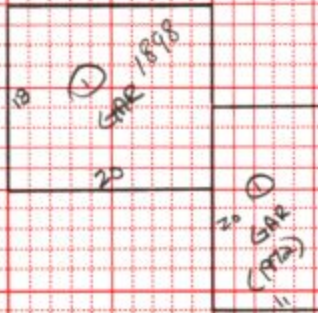
1920 Census

Lists William, Sophie, Frank, and Mary Braunb living at 62 South Clay Street with a roomer Edw Hilderbrandt

PPN:

09-12-103-016

**Downers Grove Township Assessor's
Office Property Improvement Sketch**




December 1919 - Sanborn Fire Insurance Map from Hinsdale, Du Page
And Cook Counties, Illinois.

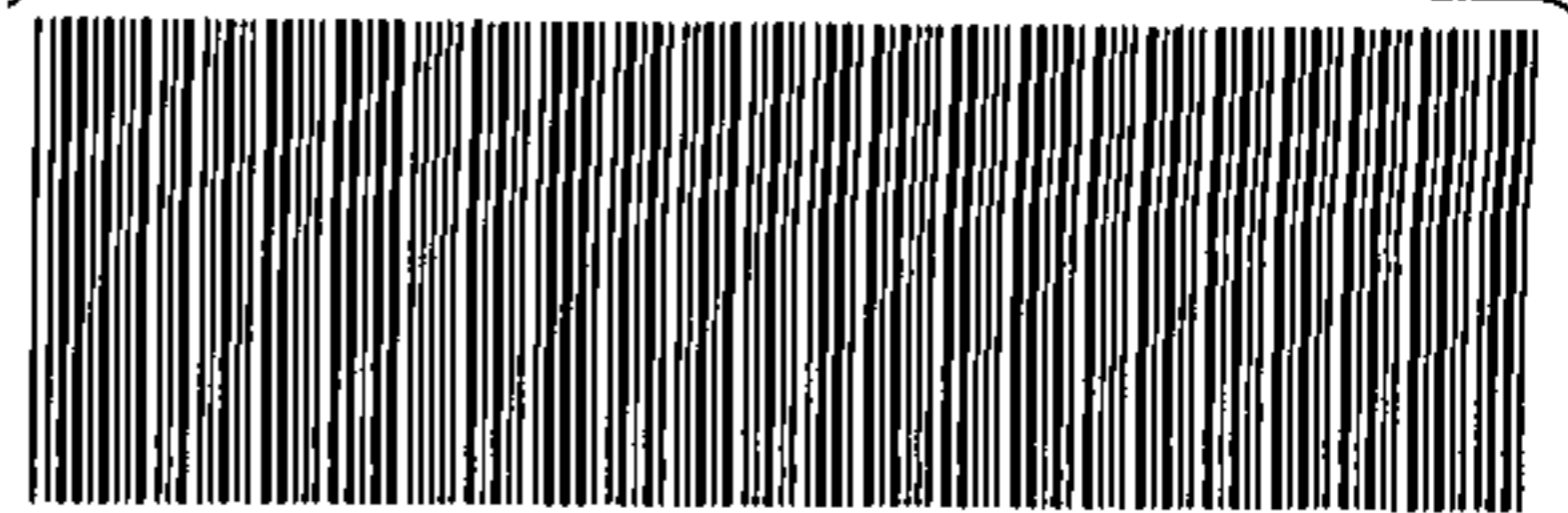
CHESTNUT

DEC. 1919
HINSDALE
ILL.



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 202 E. Fourth Street	
County DuPage	
PIN / Parcel Number 09-12-224-005	
Zoning District R-1 Single Family Zoning District	
Land Use Single-Family	
Historic Name William Hinckley House	
Architect N/A	
Date Constructed 1886	
Architectural Style Queen Anne	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Designated Local Landmark (Ord. No. O2003-60) • Reconnaissance Survey (1999) - Significant / Historically Significant • Robbins Park II (2007) – Significant • Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Vol. 2, Mary Sterling, 1997 • Additional information provided by the Hinsdale Historical Society and Homeowner 	



J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

DEC. 19, 2003

3:59 PM

OTHER

09 - 12 - 224 - 005

005 PAGES

R2003 - 478127

VILLAGE OF HINSDALE

ORDINANCE NO. O2003- 60

**AN ORDINANCE DESIGNATING 202 EAST FOURTH STREET
AS A HISTORIC LANDMARK
(HPC CASE No. 05-2003)**

WHEREAS, the Village is authorized pursuant to Division 11-48 2 of the Illinois Municipal Code, 65 ILCS 5/11-48 2-1 *et seq*, to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance, and

WHEREAS, Title 14 of the Village Code of Hinsdale establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts, and

WHEREAS, Samuel and Christina Eddins (the "Applicant"), are the legal owners of the building located 202 East Fourth Street in the Village and legally described in Exhibit A attached

to and made part of this Ordinance by this reference (the "Subject Building"), and they have filed an application seeking to designate the Subject Building, as a historic landmark (the "Application"), and

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on December 9, 2003, to consider the Application, and

WHEREAS, after review of all information presented at the December 9, 2003, public hearing, the Commission recommended approval of the Application, as set forth in the Commission's Findings of Fact in HPC Case No 03-2003, and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on December 16, 2003, considered the Application as recommended by the Commission, and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the findings and recommendation of the Commission and of the Zoning and Public Safety Committee and determined that it is in the best interests of the Village and its residents to establish the Subject Building as a designated landmark,

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows

Section 1 Recitals The foregoing recitals are incorporated into and made a part of this Ordinance by this reference

Section 2 Designation as Historic Landmark The nomination of the Subject Building as a historic landmark is hereby approved and the Subject Building is hereby designated as a historic landmark The Subject Building shall hereafter be subject to the requirements of Chapter 5 of the Title 14 of the Village Code, as amended from time to time

Section 3 Notice to Owner of Record and Building Commissioner The Village Clerk is directed to send notice of the historic designation of the Subject Building to the Applicant, as owner of record, and to the Village Building Commissioner, which notice shall include a copy of this Ordinance

Section 4 Recordation The Village Clerk is directed cause a copy of this Ordinance be recorded promptly in the office of the DuPage County Recorder of Deeds

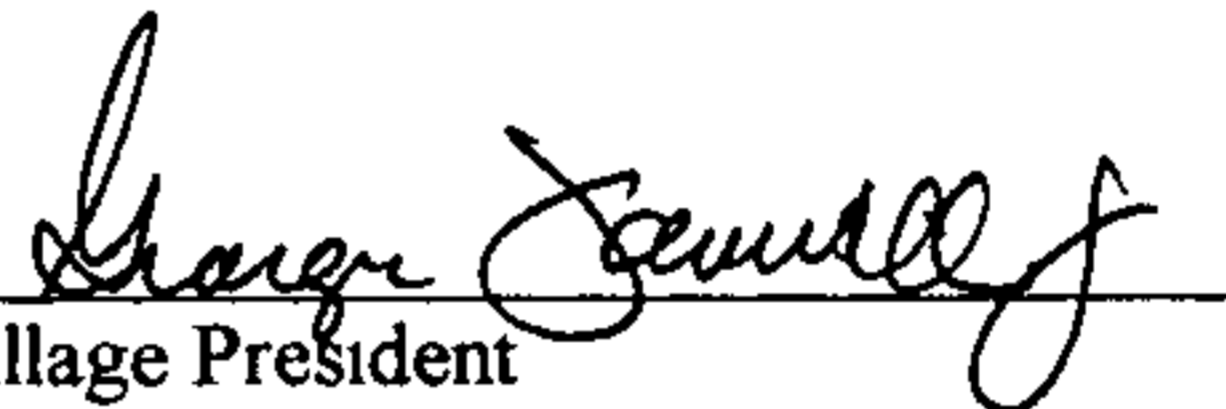
PASSED this 16th day of December 2003

AYES TRUSTEES LENNOX, BLOMQUIST, WOERNER, JOHNSON AND ELLIS.

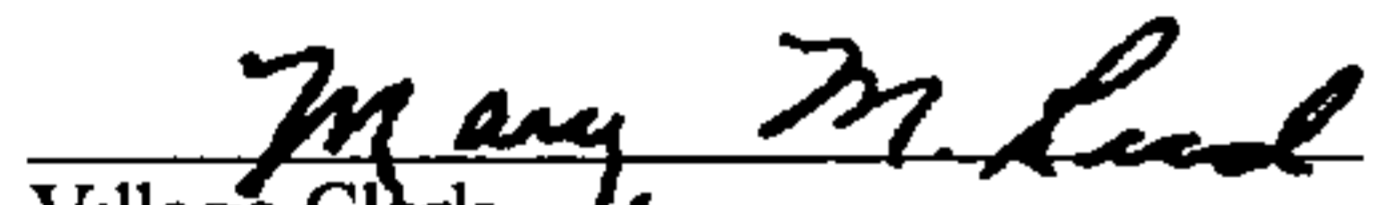
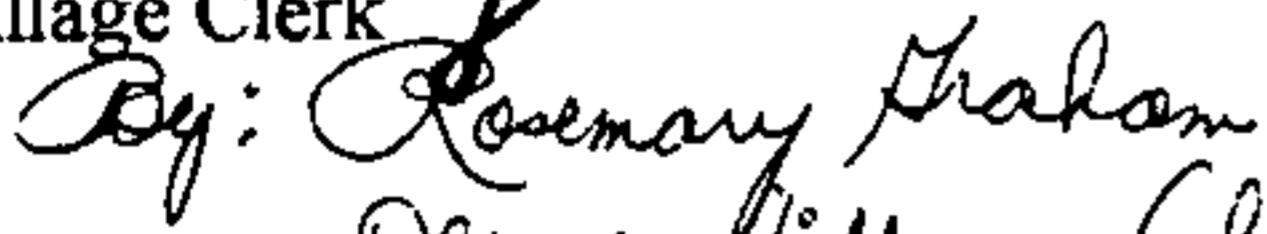
NAYS NONE

ABSENT TRUSTEE WILLIAMS

APPROVED this 16th day of December 2003


Village President

ATTEST


Village Clerk
By: 
Deputy Village Clerk



P:\data\ord&res\hpc2003\202efourth-hpc-05-2003 doc

(Village of Hinsdale
19 E Chicago Ave
Hinsdale IL 60521)

EXHIBIT A

Legal Description

LOT 1 (EXCEPT A TRIANGULARE PARCEL OF LAND IN SAID LOT DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAILOR'S RESUBDIVISION, THENCE NORTHEASTERLY 69 45 FEET ON THE SOUTHERLY LINE OF SAID LOT 2, THENCE SOUTH 35 28 FEET TO A POINT, THENCE WESTERLY 49 77 FEET TO THE PLACE OF BEGINNING) IN SAILOR'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1960 AS DOCUMENT 957905 AND CORRECTED AND RE-RECORDED APRIL 1, 1960 AS DOCUMENT 960165, IN DUPAGE COUNTY, ILLINOIS

Commonly known as 202 East Fourth Street, Hinsdale, Illinois 60521

Property Identification Number. 09-12-224-005



**VILLAGE
OF HINSDALE** FOUNDED IN 1873
19 EAST CHICAGO AVENUE
HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000
Village Website <http://www.villageofhinsdale.org>

POLICE DEPARTMENT 789-7070
FIRE DEPARTMENT 789-7060
121 N M SYMONDS DRIVE

VILLAGE PRESIDENT
George L. Faulstich, Jr

TRUSTEES
William K. Blomquist
John R. Ellis
Laura Johnson
Robert A. Lennox, Jr
Cindy Williams
Michael Woerner

STATE OF ILLINOIS)
)
COUNTIES OF DU PAGE)
 AND COOK)

I, Mary M. Reed, do hereby certify that I am duly qualified and elected Village Clerk of the Village of Hinsdale, Illinois in whose custody are the records of the Village of Hinsdale

And, I do further certify that the attached is a true and correct copy of

AN ORDINANCE DESIGNATING 202 EAST FOURTH STREET AS A HISTORIC LANDMARK
(HPC CASE NO 05-2003)

WITNESS my hand and seal this 17TH day of December, 2003

Mary M. Reed

Village Clerk

By: *Rosemary Mahan*
Deputy Village Clerk



Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	202
DIRECTION	E
STREET:	Fourth
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	Y
CRITERIA	C
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	HHS/plaque; Arch Walks; landmark



GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	REASON for SIGNIFICANCE	Impressive Queen Anne residence with wraparound front porch and round three-story corner tower.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne - Free Classic	PLAN	Irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1886	ROOF TYPE	Hipped
OTHER YEAR	c. 1905	ROOF MATERIAL	Wood - shingle
DATESOURCE	HHS/plaque	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Wrap around
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	Stained Glass
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung/fixed
		WINDOW CONFIG	1/1
SIGNIFICANT FEATURES	Irregular massing and multiple rooflines; varied wood shingles and cladding; 3 story round front tower; wraparound porch with paired Ionic columns; east side porte cochere (no longer used); historic wood double hung & stained glass windows		
ALTERATIONS	House has undergone restoration work----porch restoration, some windows may be replacement (historically appropriate; skylights; 1st story west side porch enclosed (historic); 2 story rear addition (1988); 1 story addition; wood shingle roof		

HISTORIC INFORMATION

PERMITINFO: See continuation sheet.

HISTORIC NAME	Hinckley, William House
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	

HISTORIC INFO

Historic photograph of original house (before c. 1905 renovation) in PICTURESQUE HINSDALE. Article on house in Mary Sterling's HINSDALE'S HISTORIC HOMES (VOL. 2).

LANDSCAPE

Midblock on south side of curving residential street; front sidewalk; side driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	1
FRAMES1	18, 17, 16
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\FourthEast202.JPG

SURVEY INFORMATION

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

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 202

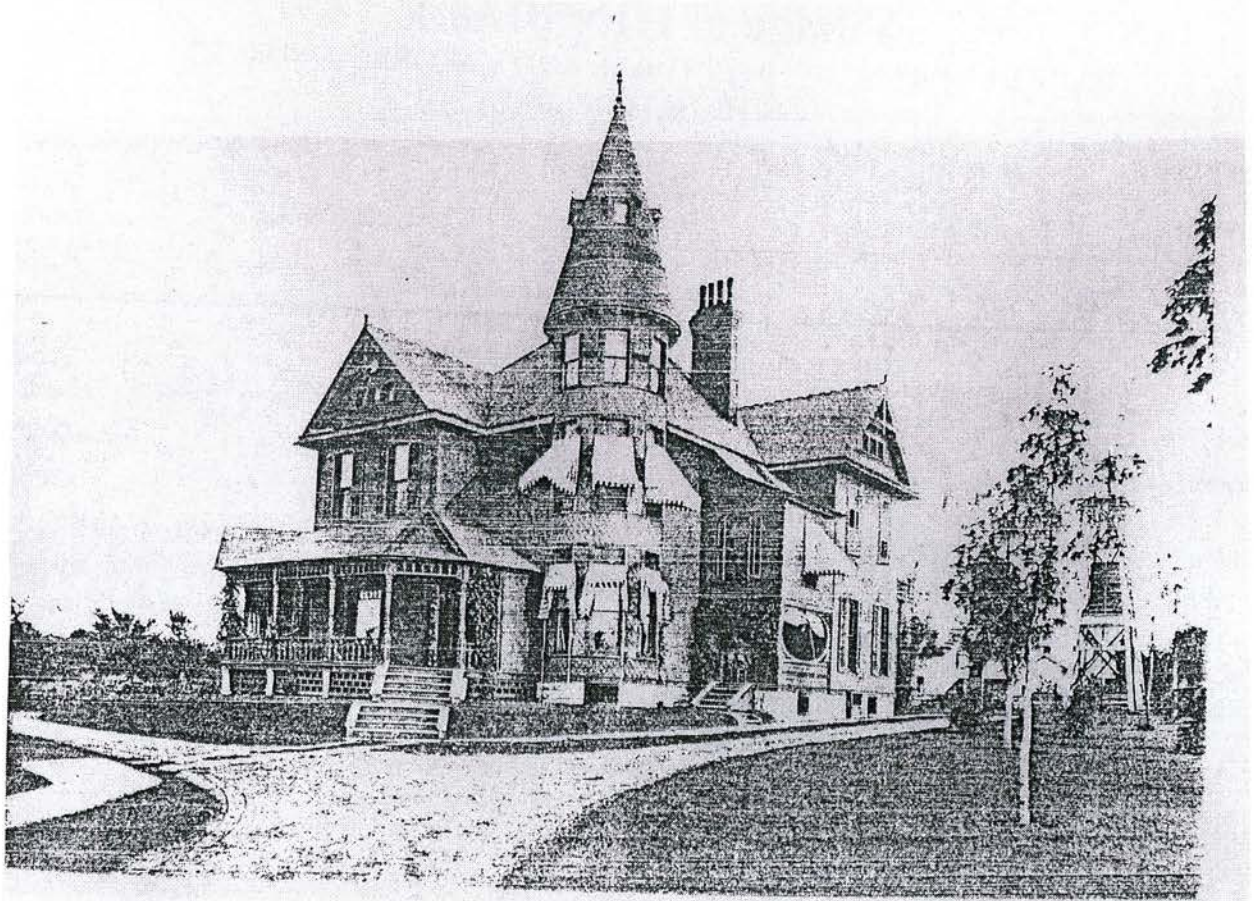
STREET E. Fourth Street

ADDITIONAL PHOTOS OR INFORMATION

Permits

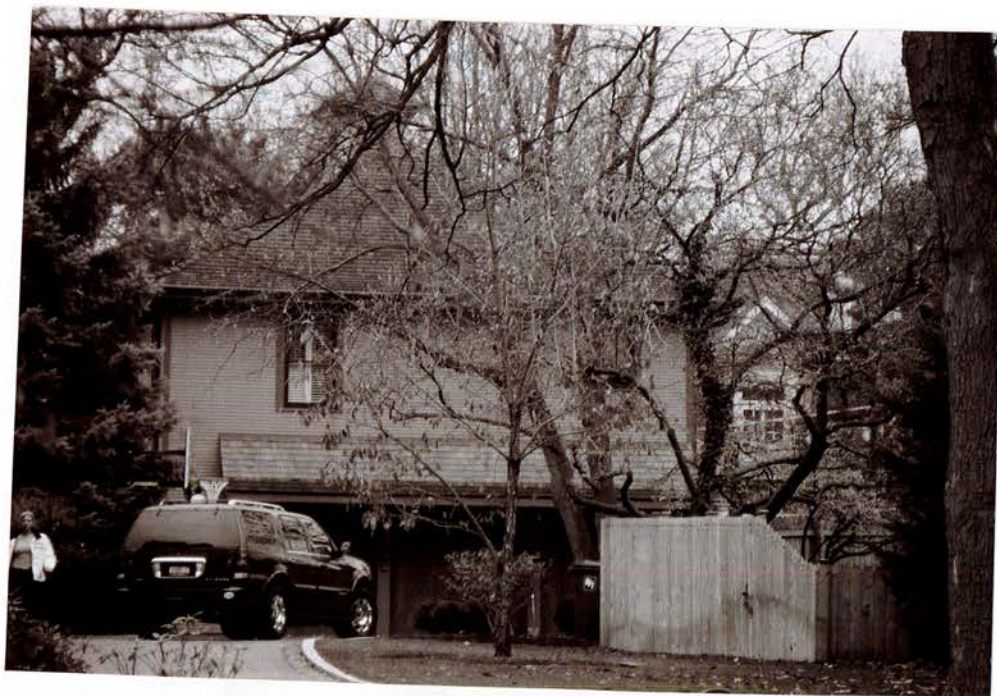
Ordinance #2003-60 (2003)--designated landmark; HABS documentation (2003); Remodeling (c. 2006)--no permits, but notations on HABS drawings for gut remodel of 1st floor bathroom, entire 3rd floor; #13953 (1988)--2 story 4 room add (\$40,000); B04-00094 (2004)—alterations (\$175,000); B9710519 (1997)—1 story greenhouse addition; #5912 (no date)—alts to family room (including replacement windows--\$2200)





Residence of Wm. Hinckley, 5th Ave. and Elm St.

**Photograph of original house from PICTURESQUE HINSDALE
(copy of photo is on file at the Hinsdale Historical Society)**



were built throughout the country until 1930. After 1930, during the modern period, popular house types included the Ranch and the Split Level. There are 20 examples of 20th-century popular types in the survey area including American Foursquare, Bungalow, Ranches, and Split Levels.

The following sections describe the high-style architecture, 19th-century vernacular house types, and 20th-century popular house types represented in the Robbins II survey area. Only styles and types that have at least two examples, of which at least one must be rated significant, are discussed in detail. The examples of these styles and types chosen for illustration are, in most cases, those ranked locally significant. In some cases it was not possible to illustrate all the significant-ranked buildings in a particular style because there were several.

HIGH-STYLE ARCHITECTURE

The survey area contains a mix of high-style buildings dating from the late 19th and early part of the 20th centuries. Of the 267 buildings surveyed, 228 can be categorized as high-style architecture. The most popular historic styles in the survey area are the Colonial Revival and (63 examples, including five Colonial Revival Cottages) and the Tudor Revival style (22 examples, including one Tudor Revival Cottage). Other common historic styles include Craftsman and Craftsman Bungalow (19), French Eclectic (18), Classical Revival (seven), Queen Anne (four) and Queen Anne-Free Classic (two), Shingle Style (four), and Dutch Colonial Revival (four). Other historic styles that have three or fewer examples include Italianate (two), Prairie Style (three), Italian Renaissance (two), Gothic Revival (one), Cape Cod (one), Mediterranean Revival

(one), and Spanish Colonial Revival (one). There are 61 residential structures that are classified as Neo-Traditional. These are new homes that have been designed to resemble historic styles. Some of them are very faithful reproductions of historic styles while others are more creative in their interpretation. Unfortunately, no matter how skilled the architect, these homes do not add to the historic character of the community. The trend to demolish authentic historic homes in Hinsdale and replace them with re-creations has been accelerating in recent years.

QUEEN ANNE

Queen Anne style houses were built all over the country from 1880 until approximately 1910. The style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw. Its roots are found in styles prevalent during the Elizabethan and Jacobean periods in England. It is characterized by asymmetry and irregularity in overall shape, facades, and roofs. The Queen Anne house often has gables, dormers, round or polygonal towers, and wings with full or wrap around porches.

A variety of materials and patterns are used to break up the surface of the walls. Shingles and clapboard are often combined, sometimes with brick masonry. The simpler examples, built after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago), frequently have classical or square columns. These later examples are sometimes referred to as Free Classic Queen Anne-style houses.

Among the 19th-century high-style residential structures in the survey area, the Queen Anne style has the most examples, with four early Queen Anne residences and two Free Classic houses. Both of the Queen Anne-Free Classic

examples—the Hinckley House at 202 E. Fourth Street (1886/c. 1905) and 612 S. Garfield Street (1904)—have been ranked as locally significant.

The William Hinckley House, a towering Queen Anne residence on Fourth Street, was originally constructed in 1886. Initially, the



202 E. Fourth Street

house exhibited many of the characteristic features of Queen Anne residential architecture from the 1880s. The turned columns, balustrade, and frieze of the front porch, the tall, steeply pitched conical roof and fish scale shingles on the corner tower were typical elements. Around 1905, the house was renovated, and several Free Classic elements were added. Most obvious are the paired Ionic columns on the front porch, and the lowered roof on the corner tower. These new features, along with the enclosed gables that resemble triangular pediments, give the house a more classical appearance that was popular at the turn of the 20th century. The house was designated as a local landmark in December of 2003.

A more modest example of the Queen Anne-Free Classic style can be found at 612 S. Garfield Street. The massing resembles the Gable Front vernacular type, but the detailing,

including the Palladian window centered in the top gable, the cornice returns, and the wrap around porch with simple, round



612 S. Garfield Street

columns and triangular pediment, is characteristic of Free Classic architecture. The house is listed on the Illinois Historic Structures Survey.

SHINGLE STYLE

The Shingle Style, popular between 1880 and 1900, is a variable style that borrows characteristics from several other styles. Many are closely related to the Queen Anne style with a facade that is usually asymmetrical, with irregular, steeply pitched rooflines having cross-gables and multi-level eaves. Others have Colonial Revival or Dutch Colonial Revival-style features such as gambrel roofs, classical columns, and Palladian windows. Large porches are also common. The distinguishing feature that sets this style apart is the use of continuous wood shingles cladding the roof and walls and wrapping the house like a skin. Shingled walls may curve into recessed windows. Sometimes even porches and stair rails are covered with shingles. There are four Shingle Style houses in the Robbins II survey area. The two significant rated examples are 138 E. Fourth Street (c. 1895) and the S. Delano House at 725 S. Garfield Street (1905).

HISTORIC SITES RESEARCH PROGRAM
FINDINGS SHEET

Present Resident/Owner Charles W. and Mary D. Foxwell
Street Address 202 East Fourth St. Date Submitted 2/17/92
General Description of Property Pt. Lot 1, Block 12 of Sailor's Resub.
Year in which home believed built 1886 Year enclosed picture was taken _____
First Owner Anna R. Hinckley
Subsequent Owners and Dates of Ownership

<u>Anna R. Hinckley</u>	<u>12/1/1886 - 1/1/1897</u>
<u>(the house was sold in 1897 by</u>	
<u>Wm. S. Hinckley)</u>	
<u>Thomas C. Blaney</u>	<u>1/1/1897 - 2/23/1906</u>
<u>Alson E. Barnhart</u>	<u>2/23/1906 - 12/20/1907</u>
<u>Elizabeth S. Barnhart</u>	<u>12/20/1907 - 8/31/1953</u>
<u>Edward L. Cleary</u>	<u>8/31/1953 - 4/21/1956</u>
<u>(the house was sold to Cleary by</u>	
<u>Gracia M.F. Barnhart, possibly</u>	
<u>sister or daughter of Elizabeth)</u>	
<u>Stewart Sailor</u>	<u>4/21/1956 - 3/1/1970</u>
<u>A. Bruce Matthews</u>	<u>3/1/1970 - 6/10/1975</u>
<u>James P. Driscoll</u>	<u>6/10/1975 - 9/11/1986</u>
<u>Heritage Standard Bank & Trust</u>	<u>9/11/1986 - 12/16/1986</u>
<u>Charles W. Foxwell</u>	<u>12/16/1986 - present</u>

Reasons for concluding year in which house built (Refer to worksheets)

A dramatic rise in the assessed valuation of real estate usually indicates the addition of improvements, usually a house, during the previous year. In this instance, the assessed valuation for lot 1 increased from \$400 in 1886 to \$1100 in 1887, from which we may infer that a house was built on lot 1 in 1886.

Other information of interest about Owners, changes to property or structure, architectural style, etc.

The Queen Anne style of the house was popular in Hinsdale during the period 1885-1890 which adds support to the 1886 construction date.

HISTORICAL SOCIETY USE

Society Representative _____

Reviewed and accepted by Historic Sites Committee _____

Chairman and Date _____

Board Approval _____

President and date _____

Comments if any _____

PROPERTY TRANSACTION WORKSHEET BY GRANTEE

Legal Description of Property Pt. Lot 1, Block 12 of Sailor's Resub.

Date Completed 2/17/92

Document Number	Grantee (Buyer)	Grantor (Seller)	Instrument	1. Date of instrument 2. Date of filing	Consideration	Book/ Page No.	Property Description
15309	Ackerman, Wm. K.	William Robbins	W.D.	6/10/1872 6/26/1872	5,000	210 300	L1+2 B12 Wm. Robbins
36429	Hinckley, Anna R.	Wm. K. Ackerman	W.D.	9/11/1886 9/20/1886	3,000	53 619	L1+2 B12 Robbins Park Add.
67335	Blayney, Thos. C.	Wm. S. Hinckley	W.D.	11/1/1897 9/6/1898	1,800	83 220	L1-B12 Robbins Park Add.
86804	Barnhart, Alson E.	Thos. C. Blayney	W.D.	2/23/1906 3/23/1906	16,000	98 102	L1-B12 Robb. Park Add.
91758	Barnhart, Eliz. S.	Alson E. Barnhart	W.D.	12/20/1907 12/26/1907	1.00	98 629	L1-B12 Robb. Park Add.
694568	Clarry, Edw. L.	Grace M.F. Barnhart	Tis D.	8/31/1953 9/9/1953	45,000	715 308	L1-B12 Robb. Park Add.
799915	Sailor, Stewart	Edw. L. Clarry	W.D.	4/21/1956 5/11/1956	10.-	833 219	PT 1+3 E.L. Clarry Resub.
870-8110	A Bruce Matthews	Stewart. Sailor	W.D.	3/1/1970 3/18/1970	10.-		PT 1 Sailor Resub. 42-38-1
875-30741	Driscoll, James P.	Matthews, AB		6/10/75 6/25/75	10.-		PT 1 Sailor Resub.
109324	Heritage Stand/BAT	Driscoll, James P.		9/11/86			PT 1 Sailor Resub.
87-045615	Foxwell, Chas W.	Heritage St. BAT		12/16/86			

PROPERTY TAX WORKSHEET

Legal Description of Property _____

Date Completed[illegible]

DUPAGE
BOARD OF
REALTORS

UNITED
MULTIPLE
LISTING OFFICE

HINSDALE
CLARENDON HILLS
OAK BROOK



NO RESPONSIBILITY ASSUMED FOR ACCURACY OF THE INFORMATION CONTAINED HEREIN

LISTING OFFICE Porterfield & Co.		Office Ph. 325-3800	
Owner Matthews, A. Bruce &		Address 202 E. 4th St., Hinsdale	
Home Ph. 323-7482			
Tenant /Marjorie N.		Ph.	
Taxes 2711.		Yr. '74	
Spec. Assm't		Mtg.	
Recep. 22.9 x 9.9 + Bay - Parquet floor		By	
Living Rm. (2) 15 x 15 - 21.8 x 23.2		Fpl. LR - Cherry Wood	
Dining Rm. 15 x 22.9 - Built-in China Cupboard - Beamed Ceiling & Lovely Paneling			
Kitchen 12.6 x 11.8 - Dishwasher & Disposal, Stove Included		Fam. Rm. 13.11 X 20.11	
Brfst. Rm.		Sun. Room Porch Screened	
Den 9 x 9.6 Stair-landing room		Rec. Room	
Baths (3)		Powder Rm. Yes	
Bedrooms 12.11 x 10.3 + Bay - 15.7 x 14.10 + Bay - MBR 15.10 x 14 - 14.6 x 16 - 9.6 x 14.6			
3rd Floor has 3 bedrooms, bath and attic space.		5/19/75	
Sq. Ft. Liv. Area		Builder	
Basement Full		Heat GHW	
Storms		Screens	
Inter. Finish Hardwood - Plaster		Insulation Full	
Remarks & Inclusions:		Utility Rm.	
All window air-conditioners (5); Swimming Pool, Oval		Water Heater	
Fiber glass approx 12 x 36; separate ice skating rink in back yard,		Landscaping Excellent	
Heater & filter for pool 2 yrs old.		Garage 3 Car (Carriage House)	
Key (yes)		LIST 53-8	
Age 1892		EXP. 56-8	
Lot 140.9 x 225.15 Irreg.		REN.	
Motive		Code SPR5-4	
Poss. June 15		Price 185,000.	
Rms. 14			
Bedr's 5 + 3			
Baths 3 1/2			
Style & Construction Frame Victorian			
Name & Address MATTHEWS - 202 E. 4th St., Hinsdale			
Three Story			

DUPAGE
BOARD OF
REALTORS

UNITED
MULTIPLE
LISTING OFFICE

HINSDALE
CLARENDON HILLS
OAK BROOK



NO RESPONSIBILITY ASSUMED FOR ACCURACY OF THE INFORMATION CONTAINED HEREIN

\$185,000.

MATTHEWS - 202 E. 4th St., Hinsdale

Page 2

SPR5-4

Apartment above garage has living-room, dining room, kitchen, two bedrooms and bath; has own furnace and electric. Water & Gas supplied by and paid for by Main House. - - Special arrangements can be made to show to QUALIFIED CLIENTS ONLY. - Leased till July 1.

1974 tax is based on assessed value of \$33,850. 1975 assessed valuation is \$53,160.

Upstairs hall measures 14.10 x 11.8.

Unusual stained glass in many windows. Original chandeliers in several rooms. A true Victorian property.

Bar room off LR measures 8.10 x 6.

Roof on house and garage is one year old. Both house & garage were painted in 1973. Extremely solid construction.



NO PHOTOGRAPHY PERMITTED FOR VANDALISM OR THE DISSEMINATION OF HATEFUL IDEAS

RECEIVED
JAN 10 1910
HINSDALE

RECEIVED
JAN 10 1910
HINSDALE

RECEIVED
JAN 10 1910
HINSDALE



JOSEPH A. THORSEN

REALTOR

Mrs. Johnson

DATE LISTED 7/20/53	SALESMAN Lytle & Mulac	BEDROOMS (SIZE) 4	NO. CLOSETS	TAXES \$897.76	YEAR 51
LIVING ROOM	FIREPLACE Yes	17.6x14.11	1	FUEL Oil	COST
Recpt Hall-28.4x10.2 Parquet Floor		16.3x15-wash bowl-F.P.	1	TYPE OF HEAT H.W.	
Parlor 15.10x15.1 - Mirror 8x6		13.1x10.5) Wash bowl	1	H.W. HEATER Rudd - 30	
Maids room off Kit 12x7		17x16)	1	TITLE G.P.	
DINING ROOM	BREAKFAST			MOORVE Close Estate	
22x14.10 - Beam Ceiling		2nd floor Hall 15.1x11.10		ATTIC Full - 2 rooms	
5ft oak panel - China Closet		Office on landing-9.8x8			
KITCHEN		NO. OF BATHS & KID		GARAGE	
14.4x11.10 & alcove - pantry & Butlers		one - leg tub		2 car Apt above	
EQUIPMENT Pantry - cabinets		Clay tile-tile floor		DRIVE	
LAVATORY Yes - 9x7 1/2		BASMENT Full	POOR Large front	Cement Circle Drive	
DECORATIONS Needs complete	WALLS Needs complete			MORTGAGE COMMITMENT	
LOT SIZE N.290 W.340 E.349	LANDSCAPING	TREES Rear 245 - 2 1/2 acres	UTILITY ROOM		
FURNISHINGS INCLUDED	CONDITION OF BUILDING Needs repairs				
EST. M. \$	TERMS	HELD BY	Tool house rear yard - poor condition		
UNUSUAL FEATURES - MISCL. DATA	For access call caretaker in garage Mr & Mrs Johnson Hinsdale 3329				
DESIGN Victorian	AGE 70	BUILT BY	RES. & BUS. PHONE Hinsdale-3329		
OWNER'S NAMES	Estate of Gracia M.F. Barnhart Northern Trust Co Executors (see over)				
CONSTRUCTION Frame	NAME BARNHART	STREET 202 East 4th Street	VILLAGE Hinsdale	PRICE & TERMS \$55,000 OFFERS	

Blocks from: R.R. Station & Stores _____ Bus Lines _____ Grade School _____ High School _____

Neighbors and children: North _____ South _____

East _____

West _____

Construction: Foundation stone Floor joists, 1st fl. 2x12 2nd fl. rafters _____ Roof rafters 2x6

Make of heating plant Am Rad - Ideal Red Flash Mc Ilvane oil burner

2 275 tanks

Wall construction wet or dry Wet Condition Fair | Roof _____

Storm windows Some Screens Yes Awnings _____ Easements _____

Recent repairs and cost _____

Note - Contact - Zoll. Hruda or Carhton at Real Estate Dept Northern Trust Co R

Franklin - 2-7070

Insulation: Type _____ Ceiling - Walls _____

Legal information Lot - 1 Blk W. Robbins Park Add.

The Anna R. and William S. Hinckley House at 202 East Fourth Street was built in 1886. It is an excellent example of the Queen Anne style with Free Classic details. The house retains excellent integrity of its historic architectural features and materials. It is also locally known as the Nabisco House.

The Queen Anne style was most popular in America between 1880 and 1900. The name and many of its features came from English Medieval domestic buildings. Strongly influenced by and associated with Richard Norman Shaw and other English architects who were seeking English architectural reform, word of the style "crossed the pond" by way of Americans living and visiting in England and vice versa. It was also featured in contemporary English and American architectural periodicals that circulated in America during the late 19th century. British publications included *Building News* and *the Builder*, while the *American Architect and Building News*, a highly respected American architectural journal also included examples. Many architectural historians feel that the first Queen Anne house to be published in such a journal was the 1874 Watts-Sherman House in Newport, Rhode Island, which was designed by Henry Hobson Richardson.

The Queen Anne became known to many Americans at the 1876 Philadelphia Centennial Exhibition who saw two British examples. Although the Queen Anne in America would evolve into several different sub-types, the two half-timbered office buildings of the British Exhibition Commission received a great deal of attention and were enthusiastically commented upon by the general public, which described them as 'picturesque' and 'charming'.

By the end of the nineteenth century, when an era of reform that included less ornate architecture had settled over the country, the mainstream popularity of the Queen Anne had already declined. Its exuberant, sometimes frivolous features were seen by Americans as extravagant and pretentious. It was not uncommon for homeowners to remove exterior features to give a house a more conservative look.

Although there were basic characteristics found in all, according to well-known authors and architectural historians, Virginia and Lee McAlester, in their book, *A Field Guide to American Houses*, that based on decorative details, there are four sub-types of the Queen Anne. The most prolific of the four, of which the Hinckley House is an example, is the Free Classic. Primarily built in the 1890s, the McAlesters' estimate that over one-third of the Queen Anne homes built during this time had classical features.

By the 1890s, the Colonial Revival style, also seen by the American public at the 1876 Philadelphia Centennial Exposition, had begun to influence American domestic architecture. Although the style, with its classically-inspired features would not become truly popular until the 20th century, it was being built during the same time period as the Queen Anne. As if to predict the America's fondness for the style in the upcoming years, classical details were already being incorporated into many Queen Anne designs built in the 1890s. The Hinckley House contains numerous classical features in its front porch.

The most obvious of the classical features on the Hinckley House is the wraparound porch that extends across the front (north) of and around the east side of the house where it links up with a large porte cochere. The porch roof entablature has a molded frieze and a row of small regularly-spaced dentils. Directly above the dentils is a row of curved wood brackets that resemble those on the front tower. Although the brackets are not classical they do link the porch with the tower. The west end of the porch, where the front entrance is located, is highlighted by a pediment with classical details in relief. The entrance location is further called out by fluted Ionic columns that support the porch roof at this end. The remaining columns on the porch and the porte cochere are in the less-ornate Roman order.

The Anna R. and William S. Hinckley House have an irregular roofline and massing that was common to most Queen Anne homes. Although the main roof is hipped and the overall footprint of the house is rectangular, both are obscured because of gable-roofed dormers and several projecting bays, also with gable roofs. The rounded three-story tower on the northwest (front) corner of the house further disguises the main roof of the house.

The exterior wall surface of the Hinckley House reflects an important characteristic of the Queen Anne Style. Taking its cue from the English, a variety of building materials were used to minimize a smooth wall surface. In addition to wood clapboards, wood shingles were frequently applied to add texture to a wall. The shingles could be a more traditional design known as "coursed" and have a straight lower edge. They could also have a decorative lower edge or be a specific geometric shape. Shingles with different edges and shapes were often used in combination. This can be seen on the front tower of the Hinckley House, where bands and stringcourses of scalloped, diamond-shape, and coursed shingles give the tower a lively wall surface.

A c.1890 photograph of the Hinckley House obtained from the Hinsdale Historical Society shows the house as it is believed to have been built four years earlier. In addition to other differences, the picture shows a porch with fretwork, a turned balustrade and roof posts. The porch is much smaller overall than the one that exists today and is more typical of Queen Annes built in the 1880s. It is believed that the porch that exists today was built c.1900.

The house was built for Anna S. Hinckley by her husband William, whom she married in 1885. Mr. Hinckley was a prosperous Chicago businessman, who, with his brother and partner George, eventually owned numerous lumber planing mills. William and Anna lived with George at 142 East First Street for a time. The 1869 Italianate home, known as the William Whitney House, was nominated to the National Register of Historic Places in 1987.

According to significant research done by well-known Hinsdale historian, Mary Sterling, in 1897 Mr. Hinckley sold the house to Thomas C. Blayney, who owned the house until 1906. During the nine years, it appears he rented it to a Mr. R.D. Richardson and his family. It is not known exactly how long the Richardsons lived in the house although research Ms. Sterling's research indicates that the federal census records lists the family as living there in 1900. Richardson was a president of the Nabisco Biscuit

Company. The 1949 history of Hinsdale by Hugh Dugan, *Village on the County Line*, mentions that a Richardson family member designed the Nabisco Company logo.

In 1906, Thomas Blayney sold the house to Alson E. Barnhart and his family. Barnhart, a western New York native, had a large international type-founding business, Barnhart Brothers and Spindler, in Chicago. The house remained in the Barnhart family until 1953. Between 1953 and 2002, when the current owners, Sam and Christie Eddins, purchased the property, there were five other owners.

It is strongly believed the builder of the Hinckley House was Adolph Froscher, a prominent Hinsdale resident and businessman. Froscher, born in Hamburg, Germany emigrated to America in 1869 and came directly to Hinsdale. A carpenter by trade, Froscher established a large contracting business and built many large homes in Hinsdale. His client list was impressive and included many prominent residents such as George B. Robbins (William Robbins' son), Frederick Schuyler, William and Mary Childs and J.C.F. Merrill. Recognized as a 'substantial' citizen, he served as one Hinsdale's board of trustees. Froscher lived in Hinsdale until his death in 1909.

Froscher's home, built in 1888 still stands at 314 South Washington. Although smaller than the Hinckley House, it has a similar porch design that includes a pediment to one side and paired Ionic columns. Coincidentally, like the Hinckley House the porch is not the original and replaces a porch with decorative spindlework and delicate turned posts.

The Anna R. and William S. Hinckley house at 202 East Fourth Street is a definitive example of the Queen Anne Free Classic. The house has excellent integrity that can be seen in the retention of its historic design features and original materials. It would make a valuable addition to the village as a local landmark.

ARS Surveying Service, LLC

108 Lee Lane

Bolingbrook, IL 60440

Phone (630) 226-9200

Fax (630) 226-9234

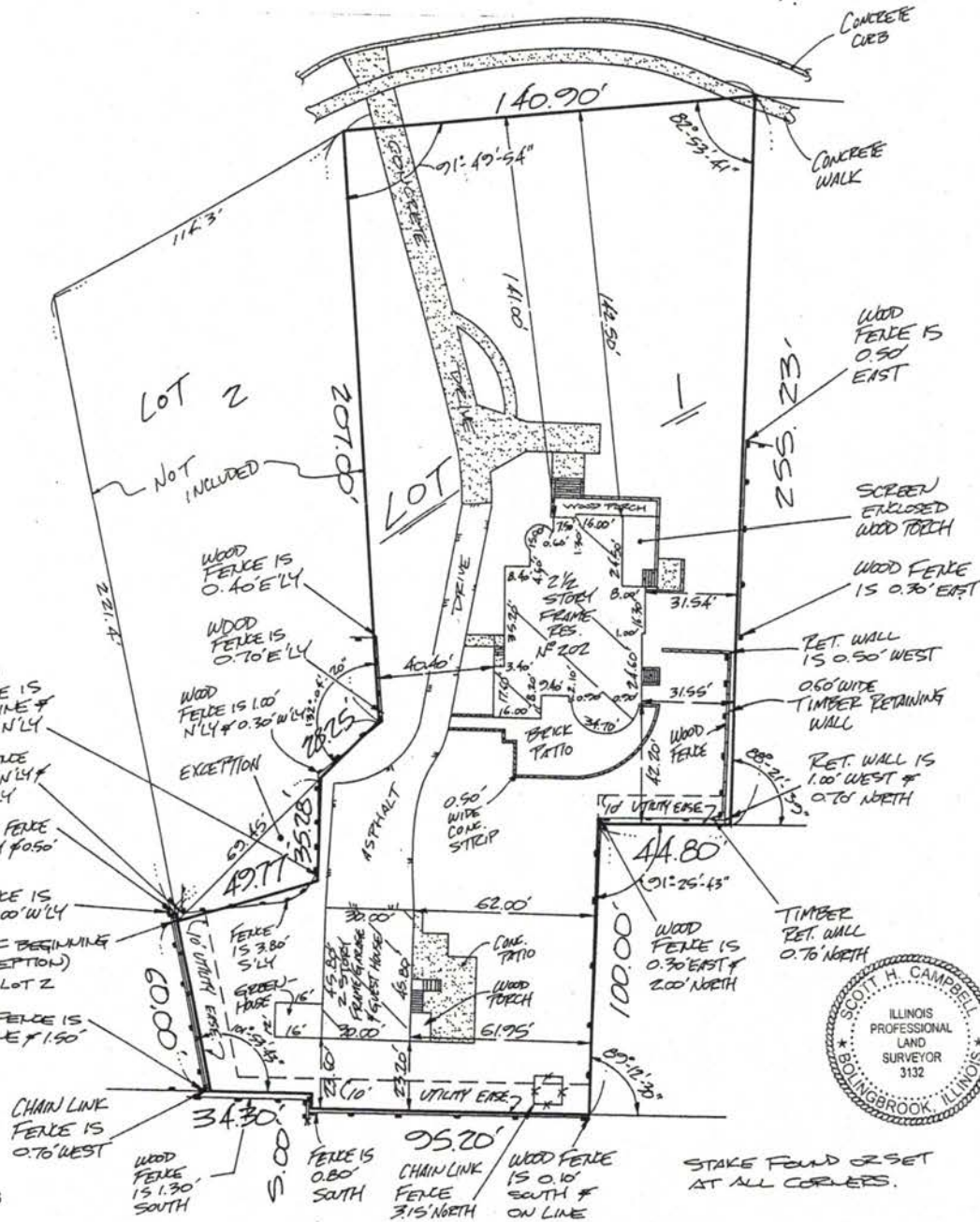
PLAT OF SURVEY

N

Scale 1" = 40'

LOT 1 (EXCEPT A TRIANGULAR PARCEL OF LAND IN SAID LOT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAILOR'S RESUBDIVISION, THENCE NORTHEASTERLY 69.45 FEET ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 35.28 FEET TO A POINT; THENCE WESTERLY 49.77 FEET TO THE PLACE OF BEGINNING) IN SAILOR'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1960 AS DOCUMENT 957905 AND CORRECTED AND RE-RECORDED APRIL 1, 1960 AS DOCUMENT 960165, IN DUPAGE COUNTY, ILLINOIS.

E. FOURTH ST.



STAKE FOUND OR SET AT ALL CORNERS.

State of Illinois }
County of Will } SS

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the plat hereon drawn is a correct representation of said survey.

Dated, this 12TH day of JULY, A.D., 2002, at Bolingbrook, Illinois.

Client FOXWELL Job No. 49726-02

Illinois Professional Land Surveyor No. 3132
License expiration date November 30, 2002
Illinois Business Registration No. 0044574-6

Hinsdale Historical Society | www.HinsdaleHistory.org | 630-789-2600

Courtesy of Hinsdale
Historical Society



Residence of Wm. Hinckley, 5th Ave. and Elm St.

Hinsdale Historical Society | www.HinsdaleHistory.org | 630-789-2600

220 E. Fourth St., Hinsdale
Owners: Sam and Christie Eddins
c. 1890 Historic Photograph

c. 1890

Our old house

Reason for home's moniker finally found

The magnificent blue Queen Anne Victorian at 202 E. Fourth, Hinsdale, now owned by Charles W. and Mary D. Foxwell, was built in 1886 for Anna R. Hinckley. Her husband was William S. Hinckley. She was his third wife. He had been born in 1830 in Delaware, moved to Knoxville, Ill., and then Galesburg. In 1865 he married Jessie Brewster who died in 1874 leaving him with their three children, William, Bessie and Harry. In 1878 he moved to Chicago and married Margaret McFarland that same year. They moved to Hinsdale in November 1880 and Margaret died in 1883. In 1885 he married Mrs. Anna R. Dana. He bought the house while married to Anna.

William and his brother, George Hinckley, owned a lumber planing mill in Chicago, which expanded to more mills. George and his family bought and lived in the William Whitney house at 142 E. First, Hinsdale, in 1882.

When Mr. and Mrs. William S. Hinckley first came to Hinsdale, they lived, together with his children, William and Bessie, at Third and Park. We don't know if this was his second wife, Margaret, or his third wife, Anna. Miss Bessie Hinckley was an early teacher at the Garfield School, located where the Hinsdale Middle School now stands.

William S. Hinckley sold this house to Thomas C. Blayney in 1897. We believe Blayney rented it to the man who gave the house its nickname, the Nabisco House. When doing the research on her house, Mary Foxwell couldn't find any connection with the prior owners and Nabisco. That was enough of a challenge to get me going. She was correct! When researching the record owners, there doesn't seem to be any connection, but I remembered

something about Nabisco from "Village on the County Line" written in 1949 by Hugh Dugan. It's a fascinating book describing early Hinsdale and some of its citizens. There's a section listing prominent Hinsdaleans and their residences. That's where I hit paydirt! Mr. J.D. Richardson is listed as living in this house back in the late 1800s. He was president of the National Biscuit Company. It's said that a member of the Richardson family designed that familiar National Biscuit Company trademark — the Nabisco symbol. Checking the 1900 census, I was lucky to see that Richardson was renting this house. That would explain why his name didn't show up in the legal records in Wheaton for Mary Foxwell to find. They only list owners, not renters.

Richardson, 50, and his wife, M.D., had been married 26 years with four



MARY STERLING

surviving children out of six born to them. He was from Virginia and listed himself as a manufacturer of biscuits. She was from New York and her parents were from England. Because all four of their children had been born in Missouri, it's a safe assumption that the Richardsons had lived there for some time. Listed are sons R.R., 20; Francis, 14; and Robert, 10; and daughter, Elizabeth, 5.

A home that spacious has plenty of room and, as was done in those times, boarders were often aplenty. This home had three unmarried ladies, all of similar backgrounds to Mrs. Richardson — they were born in New York and had parents from England. They were the Ferguson sisters: A.C., 51; A.T., 47; and M.S., 42. I wonder if they are related in some way to Mrs. Richardson? If so, I haven't found the connection. Also in the house were

three young women servants from England: Florence Auty, 29; Anna Graham, 30; and Mary Jansen, 24. The Swedish coachman was William Anderson, 38. As is often the case, the coachman's quarters would probably have been above the coachhouse, which is behind the house and match it beautifully.

In the 1910 census, John D. Richardson and wife, Maria, were living in Hinsdale with daughter, Elizabeth, and one servant, Mary Jansen. Their address at this time is unclear, but it appears they were renting a house on Sixth Street. And what became of the Ferguson sisters? Why they were listed all together still on Second Street. The names behind the initials are Alice, Annie and Marian. Alice and Annie listed no occupation but Marian was a commercial artist. With them was a servant, Florence Lacy, from Virginia.

That solves the Nabisco question because Thomas Blayney owned it, but rented it to Richardson, the Nabisco connection — another mystery solved!

Blayney sold the house in 1906 to Alson E. Barnhart. It remained in his family until 1953. He conveyed title to his wife in 1907, and it was finally sold by their daughter, Gracia M.F. Barnhart, in 1953. From Barnhart's obituary in 1936 we learn much about him and his family. He died at age 90 having outlived six older brothers. Born in Hartfield, near Chautauqua Lake, N.Y., in early manhood he published a newspaper in Independence, Iowa, where his parents had moved from Michigan. He soon moved to Chicago where he and his two brothers started what would become the type founding firm of Barnhart Brothers and Spindler, having many branches and foreign connections. The product

Please turn to HOME on Page 4



This grand Queen Anne Victorian at 202 E. Fourth, Hinsdale, has been known as the Nabisco House since the late 1800s, but finding out why took some real digging. (Photo for The Doings by Steve Bittinger)

of this company were known for their style and quality. Barnhart, treasurer of the company from 1883-1912, was known to be a "careful, competent, economical official."

In 1869 he married Elizabeth French of Griggsville, Ill. They had two children, Myrtle, who died in early childhood, and Gracia, who lived with them for many years. Barnhart sold the business in 1912, at age 66, and didn't "reembark in trade" but "kept busy among the various arts becoming a collector of paintings, rugs and other fine art productions." His wife died the year after his retirement, 1913. Several years later he married Miss Clara Sherwood and they lived on the North Shore of Chicago. We surmise daughter Gracia lived on in this house after her father remarried and moved to the North Shore because Gracia sold the house in 1953 to Edward L. Cleary.

Gracia was listed in the telephone directories at this house, although records indicated she also owned the Whitney House at 142 E. First, Hinsdale, from 1915 to 1925. The Whitney House is the one mentioned earlier, owned by the brother of the man who had this house built. It's a small, sometimes confusing world, isn't it? Edward L. Cleary bought this house in 1953, selling to Stewart Sailor in 1956.

There's a funny story about the pets the Sailor family kept. They had a pet monkey, which was kept in the children's bedroom, and a pet lion who lived in the basement. One day the lion surprised a bridge party across the street at Chick Highley's house. It seems the lion decided to go for a walk. When the card players looked up, there was a lion watching them, a few feet away, through the picture window. Talk about an attention-getter!

In 1970 A. Bruce Matthews bought the house and in 1975 sold it to James P. Driscoll. In 1986 Charles W. and Mary D. Foxwell became its owners.

Take the time to stroll past this house and enjoy its commanding posi-

tion on the large lot. The lovely house has had a few additions that only add to its charm. The Foxwells were told that Dressler did a substantial addition in the 1960s, and in 1988-89 the Foxwells added a third bath to the second floor and redid the master bathroom. They also switched the positions of the family room and kitchen. They succeeded in matching the woodwork and columns in the addition. The house has original natural woodwork throughout and beautiful stained glass windows. Some of the finest glass isn't visible from the street. It's on the second set of doors in the entry. But you can see the workmanship on the upper portion of the first floor windows of the turret on the northwest corner of the house. The coach house has a studio apartment on the first floor and two bedrooms on the second floor.

The Sailor children dropped in for a visit and told the Foxwells how they used to play hide and seek throughout the house in the turrets and tunnels. But the Foxwells haven't found the tunnels. Also, the fireplace on the second floor has been cemented in. The Foxwells wonder if it was ever a functioning fireplace.

If you can answer these questions or have additional information, call the Foxwells or write me and I will pass the information along to them. Mary Sterling, c/o Hinsdale Historical Society, P.O. Box 336, Hinsdale 60521.

I want especially to thank Bev Ericksen, a local genealogy expert, who was an invaluable help in tracing the Hinckley family and its many members and moves throughout the country.

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

seat smarts A window seat offers an ideal spot for curling up with a book, dreaming away an afternoon, or sharing secrets with a friend.

best chest A gently worn chest—left as found by designer Kim Elia—is a timeless spot to store treasured possessions. The chandelier adds a note of elegance to the room.

it's all in the details

Her bedroom is the first real opportunity a girl has to exhibit her decorative personality. Some helpful hints for this space:

Color The teen years are not a time to be shy. Experiment with bold colors. One rule of thumb: If using intense colors on upholstery, choose a more toned-down hue for the walls, and vice versa.

Antiques Not all old pieces are valuable. Don't be afraid to paint or replate inexpensive flea-market finds to introduce a retro look. A silver finish gives an instant modern tone to furniture.

Pattern The classics aren't just for grown-ups. Less serious patterns, like checks and lighthearted flowers, are lively and energetic to match young lifestyles.

with shirred swags and floor-puddling panels drifts around an upholstered headboard. To increase the feminine factor, silk on the bed (and throughout the room) is finished with elegant dressmaker details. Bed pillows, for instance, are laden with ornate touches such as cording, beading, and other trims.

To keep the room youthful, whimsical tiebacks reminiscent of spaghetti straps are used on the traditional formal silk draperies that frame the window seat and echo the pleats of the bed skirt. Cascading sheers with crystal detail soften the geometric checks that blanket the room.

"The window seat and the draperies act almost as a stage in this dramatic room," says the designer. "I was able to take advantage of the high ceiling to create a stunning look."

Two occasional pieces—a French side chair and a cube ottoman—are also upholstered in the room's defining checks. The chair is fitted with a casual slipcover, while the ottoman sports a box-pleated skirt prettied up with ruffles. ➤

Produced by Hilary Rose and Sally Mauer Photographs by Casey Sills



sleeping beauty

In this enticing bedroom retreat, wall-hung antique plates in faded colors add a delicate touch. The window treatment is a combination of shirred swags topped with rosettes and sheer floor-length panels.



KIM ELIA, HINSDALE SHOWHOUSE HINSDALE, ILLINOIS

Serious clotheshorses share a smart shopping practice: When they find a great look, they fill their closets with it. And when interior designer Kim Elia discovered the perfect fabric for the girl's bedroom she was assigned, she decided to forget coordinating patterns and use one fabric exclusively as the springboard for the sun-drenched room's chorus of ruffles and frills. Two hundred yards of daffodil-and-white checked silk later, the room was transformed into a symphony of color and pattern that is delightfully feminine.

"The young lady who is going to live here is a real girly girl," says Elia. "I dialed into her personality and just ran with that, creating a place where she could daydream about the future while enjoying old-world charm."

To match the sunny yellow of the fabric, the walls are painted in a toile-and-stripe design that is tailored but sweet and pretty. An over-the-top half-canopy lavishly embellished ▶

cheerful charm The tub, with its tiles of white with yellow trim, is draped in coordinating silk to give it a feeling of privacy. The same happy silk check was fabricated into a balloon shade at the window.

Hinsdale Historical Society | www.HinsdaleHistory.org | 630-789-2600

202 EAST FOURTH STREET – PRIVATE RESIDENCE



This single-family residence is located prominently at the top of a hill and has a corner tower and a porch with columns and a pediment that make it highly recognizable in the historic Robbins Park subdivision. The house's overall form dates from its original c.1886 construction date but it has many significant features from the time of its c. 1905 remodeling. The property was designated a landmark on December 16, 2003.

The house is a fine example of a Queen Anne style with its wraparound porch with molded frieze, wood dentils and carved brackets. At the front entrance fluted ionic columns support the pedimented porch roof. A rounded three-story tower with a low conical roof is found on the northwest corner of the house. The house has numerous tall gables and a variety of flat and curving wall surfaces as well as decorative shingling. The house also has most of its original windows, including stained glass transoms and groupings of small, square windows in the gable ends. In addition to wood clapboards, wood shingles were used to create a decorative lower edge and to ornament the corner tower. This variety of materials and wall surfaces is typical of the Queen Anne style.

A rear addition was completed in 1985. At the time of landmark designation the property owner was doing extensive restoration and updating of the home and coach house.

HINSDALE PRESERVATION AWARDS

For the second year the Hinsdale Historic Preservation Commission and The Doings are sponsoring the preservation awards program. The program was begun in 1988 by the Hinsdale Historical Society and since then over 100 buildings have been recognized. There are three categories for awards:

Preservation: includes the maintenance, protection, repair and replacement of the structure so that it retains its original exterior historic character.

Exterior Rehabilitation: means restoring a structure's architectural style by removing and/or replacing historically incompatible additions, alterations, or decorative elements.

Compatible Additions: means that the design of the addition recognizes and respects the existing architectural characteristics of the property, including its size, shape, scale, materials, colors and textures. The addition should not change, obscure, damage, or destroy any significant features of the original property.

If possible, you are encouraged to submit "before" and "after" photos.

Deadline for nomination of properties is Monday, March 8, 2004. Nomination forms are available in The Doings newspaper and at the Village Offices. Awards will be presented during the annual Preservation Week Awards Ceremony on Sunday, May 16th.

Can you find me in town?

202 E. FOURTH



Born in 1886, I was christened the Hinckley-Nabisco house and rapidly became the epitome of glamour, function and inspiration to the Hinsdale elite.



Over 5,900 square feet of large rooms, loaded with leaded glass windows, original woodwork, three-dimensional hardwood floors, chandeliers and hardware. Seamlessly blended Mizani designed octagonal family room, kitchen and breakfast room overlooking lush perennial gardens. Set on an acre of private sweeping grounds with views from the front and side screened porches. Through the porte-cochere find a restored double coach house above the three-car garage, an oasis unto itself.

To call this home is to relive history and most certainly is a reminder of gentler times.

\$3,200,000

6-01

Hinsdale Historical Society | www.HinsdaleHistory.org | 630-789-2600

Historic 202 E. Fourth - Hinsdale

The magnificent blue Queen Anne Victorian at 202 E. Fourth Street, now owned by Charles W. and Mary D. Foxwell was built in 1886 for Anna R. Hinckley. Her husband was William S. Hinckley. She was, in fact, his third wife. He had been born in 1830 in Delaware, moved to Knoxville, Illinois and then Galesburg. In 1865 he married Jessie Brewster who died in 1874 leaving him with their three children, William, Bessie and Harry. In 1878 he moved to Chicago and married Margaret McFarland that same year. They moved to Hinsdale in November of 1880, and Margaret died in 1883. In 1885 he married Mrs. Anna R. Dana. It was with Anna that he bought this house.

William and his brother, George Hinckley, owned a lumber planing mill in Chicago which eventually expanded to more mills. George and his family bought and lived in the "William Whitney House" at 142 E. First in 1882. That house was the first Hinsdale structure to be placed on the National Register of Historic Places.

When Mr. and Mrs. William S. Hinckley first came to Hinsdale, they lived, together with his children, William and Bessie, at Third and Park. I don't know if this was his second wife, Margaret, or his third wife, Anna. Miss Bessie Hinckley was an early teacher at the Garfield School, located where the Middle School now stands.

William S. Hinckley sold this house to Thomas C. Blayney in 1897. We believe Blayney rented it to the man who gave the house nickname, the Nabisco House. When doing the research on her house, the present owner, Mary Foxwell couldn't find any connection with prior owners and Nabisco. That was enough of a challenge to get me going. She was correct! When researching the record owners, then doesn't seem to be any connection, but I remembered something about Nabisco from "Village on the County Line", written in 1949 by Hugu Dugan. It's a fascinating book describing early Hinsdale and some of its citizens. There's a section listing prominent Hinsdaleans and their residences. That's where I hit paydirt! Mr. J.D. Richardson is listed as living in this house back in the late 1800s. He was president of the National Biscuit Company. It's said that a member of the Richardson family designed that familiar National Biscuit Company trademark - the Nabisco symbol. Checking the 1900 census, I was lucky to see that Richardson was renting this house. That would explain why his name didn't show up in the legal records in Wheaton for Mary Foxwell to find. They only list owners, not renters.

Richardson, 50, and his wife, M.D., had been married 26 years with four surviving children out of six born to them. He was from Virginia and listed himself as a manufacturer of biscuits. She was from New York and her parents were from England. Since all four of their children had been born in Missouri, it's safe to assume that the Richardsons had lived there from some time. Listed are sons R.R., 20; Francis, 14; Robert, 10; and a daughter Elizabeth, 5.

A house as spacious as this one had plenty of room, and, as was done in those times, boarders were often aplenty. This home had three unmarried ladies, all of similar backgrounds to Mrs. Richardson, having been born in New York with parents from England. They were the Ferguson sisters, "A.C., 51; A.T., 47; and M.S., 42." I wonder if they are related in some way to Mrs. Richardson? If so, I haven't found the connection. Also in the house were three young servants from England: Florence Auto, 29; Anna Graham, 30; and Mary Jansen, 24. The Swedish coachman was William Anderson, 38. As is often the case, the coachman's quarters would probably have been above the coach

house which is behind the house and matches it beautifully.

In the 1910 Census we again see John D. Richardson and wife, Maria, living in Hinsdale with daughter, Elizabeth, and one servant, Mary Jansen. Their address at this time is unclear, but it appears they're now renting a house on Sixth Street. And what's become of the Ferguson sisters? Why, they're all still together on Second Street. The

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I especially want to thank Bev Erickson of Clarendon Hills, a local genealogy expert, who was invaluable help in tracing the Hinckley family, its many members, and its moves throughout the country.

The Hinsdale Historical Society owes a debt of gratitude to Mary Foxwell who co-chairs the annual Flea Market/Garage Sale and has served for years on the Board of Directors as Membership Chairman.

This house received one of the Hinsdale Historical Society's 1993 Historic Preservation Awards in the residence category.

Source: "Hinsdale's Historic Homes and the People Who Lived in Them" by Mary Sterling



names behind their initials are Alice, Annie and Marian. Alice and Annie list no occupation, but Marian is a commercial artist. With them is a servant, Florence Lacy, from Virginia.

That solves the "Nabisco" mystery. Thomas Blayney owned it and rented it to Richardson who was the "Nabisco connection!"

Blayney sold the house in 1906 to Alton E. Barnhart. It remained in his family until 1953. He conveyed title to his wife in 1907; and it was finally sold by their daughter, Gracia M.F. Barnhart, in 1953. From Barnhart's obituary in 1936 we learn much about him and his family. He died at the age of 90 having outlived six older brothers. Born in Hartfield near Chautauqua Lake, New York, in early manhood he published a newspaper in Independence, Iowa, where his parents had moved from Michigan. He soon moved to Chicago where he and his two brothers started what would become the type founding firm of Barnhart Brothers and Spindler, having many branches and foreign connections. The products of this company were known for their style and quality. Barnhart, treasurer of the company were known for their style and quality. Barnhart, treasurer of the company from 1883-1912, was known to be a "careful, competent, economical official."

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Gracia is listed in the telephone directories at this house, although records indicate she also owned the "Whitney House" at 142 E. First Street, from 1915-1925. The Whitney House is the one mentioned earlier; owned by the brother of the man who had this house built. It's a small, sometimes confusing world, isn't it?

Edward L. Cleary bought this house in 1953, selling to Stewart Sailor in 1956.

an attention-getter! "Lurch the Lion" was brought back home and later than month was given to the Lincoln Park Zoo.

A. Bruce Matthews bought the house in 1970 and sold it to James P. Driscoll in 1975. In 1986 Charles W. and Mary D. Foxwell became its owners.

Take the time to stroll past this house and enjoy its commanding position on the large lot. The lovely house has had a few additions that only add to its charm. The Foxwells were told that Dressler did a substantial addition in the

The Nabisco Estate



This tall and historic estate sits proudly on over an acre of the best. Incredible character fills each room. A large front veranda overlooks Fourth Street--screened porch, portecochere, coach house & working greenhouse.

The main house with its tall ceilings and exquisite custom millwork and exceptional architectural details of past craftsman. Three floors with over 6,000 sq. ft. including 6 bedrooms, a newer glassed wall family room, kitchen and music room. The two story coach house includes a studio and a separate apartment and three car garage. A Historic Preservation Winner!

Truly a one of a kind!

\$2,550,000

Ginny Stewart,
Broker, CRS

630-887-3106 ext.110

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Society's International Realty
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July 31, 1996

Mr. C. Cutler Humiston
5814 Ridgewood Drive
Western Springs, Il 60558-2129

Dear Mr. Humiston,

Thank you so much for your letter of July 19th. I'm honored to be contacted by Mr. Cushing's nephew. Although I never met the gentleman, Marie Homann always spoke so glowingly of him.

The Miss Barnhart you mentioned must have been Gracia M. F. Barnhart who lived at 202 E. Fourth Street. I am enclosing a copy of an article I wrote on that house in 1993. Thanks for mentioning the Hickory Street connection. I'm afraid I don't always make the right connections and I'm grateful you did this one for me.

Please continue to watch my work for other clarifications - I'd appreciate it!

We all miss Marie Homann, especially her cousin Carl who is another friend of ours. He lives in Florida and would probably appreciate a letter if you ever have time. His address is 1618 Ennis Terr. NW
Pt Charlotte, FL 33952

Again, thanks for your letter and please write again or call me if you have any other information. My home address is 735 S. Oak, Hinsdale and my phone is 630-325-3853. Have a happy summer!

Oh, and I am also enclosing an article about a book my son and I published in April that is selling well. There's also a mail order feature I'm sending along, too. (You might guess I am also marketing the book myself!)

Warm wishes
Mary

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TempoDuPage

SUNDAY, JUNE 9, 1996

TO SAVE A CHILD
Our Children's Place
dream come true for ab
and neglected childre
Page 3

When writing about Hinsdale's history, it's all a matter of time

By S.R. Carroll
SPECIAL TO THE TRIBUNE

The history of Hinsdale is intertwined with that of world events in the new book "Hinsdale & the World: One Hundred Years" by mother and son team Mary and Tom Sterling of Hinsdale.

A timeline runs down the inside margin of the book, outlining

things that were happening internationally, sometimes explaining local history.

"A lot of times the timeline tells you what was playing in the local theater," said Tom. "When 'Casablanca' was first shown in the local theater, that was very interesting, because everybody has seen that and how the people were dressed. To compare that to something that someone did

around here helps to picture local history."

Tom, 25, and his mother, Mary, 50, started on the project two years ago. Tom earned his bachelor's degree in American history from Northwestern University and will graduate from the Northwestern University School of Law this spring.

Mary has served for many years on the board of directors

for the Hinsdale Historical Society and has written a monthly column titled "Our Old House" for The Doings, a Hinsdale newspaper. Much of the material in the new book comes from that paper.

The large-size paperback book contains lots of black and white pictures that set the mood, many from the historical society and many others from private collections.

They chose to cover 100 years of Hinsdale history because another author had covered the earliest years of the town.

"We didn't want to compete with him," said Mary, who has lived in Hinsdale for 28 years.

Another unusual addition to the book is a street index at the back and a reference sheet showing pictures of buildings in the downtown along with their addresses, making it easy to look up the history and stories of a

particular structure.

"We took individual photos of buildings, cut them out and pasted them up with the address," said Mary. "It makes for an easy reference tool."

They kept each local history story to no longer than one page.

"We didn't want any one story to overshadow the whole book," she said.

There are lots of fun tidbits of history included, too, like the stories of "blind pigs" (illegal saloons), bootlegging, robberies and celebrity visits.

"We tried to give the book a humorous, upbeat slant," said Mary. "It shows the funnier sides of life through 100 years."

Also included is the history of some surrounding towns, including Oak Brook, Burr Ridge, Clarendon Hills and Western Springs.

Tom said he particularly enjoyed researching some of the

first-person stories of World War II.

"One of my favorites is of Capt. Rod Stewart, who was flying an unarmed transport plane in what he thought was a mock air raid at Pearl Harbor the morning of the attack," he said. "He didn't know what was going on until he got close and had to make a quick landing and quick escape because he was short of fuel."

Mother and son say they worked together well during the project.

"We were able to laugh through most of the project," said Mary.

The new book is available for \$22.75 by mail (735 S. Oak St., Hinsdale, Ill. 60521) or for \$20 at four Hinsdale locations: Little Book Store, 13 W. 1st St.; Schweidlers, 8 E. 1st St.; Hinsdale News Agency, 24 E. Hinsdale Ave.; and Soukup's Hardware, 35 E. 1st St.

How close are you to some of the most advanced specialty medical services? As close as your own backyard. Because that's where you'll find Central DuPage Hospital. And where you'll find a state-of-

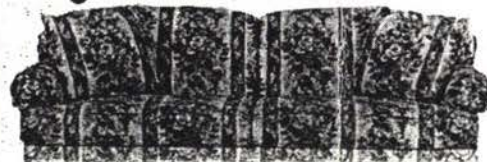
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Choose from
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HOME DIGEST

Greta Garbo's rug and tale of Lurch the Lion

BY BILL CUNIFF
Homelife Reporter

The Hinsdale Decorators Showhouse opens on Monday in the Hinckley House, a 118-year-old Queen Anne — with storybook gables and turrets. The mansion sits atop a one-acre hill.

Fluted ionic columns guard the front entrance. The parlor and living room have pocket doors. A built-in hutch is set in the formal dining room. The six bathrooms are equipped with Kohler fixtures. Some of the light fixtures are original. Up on the third floor, there is the "fairy tale" playroom.

Visitors can watch for four fireplaces, beamed ceilings, stained glass transoms and spectacular woodwork. A coach house is at the back of the property.

Various professional designers will decorate 27 spaces in the mansion at 202 E. Fourth St. For example, Lynn Aseltine Kolbusz of Room Service Ltd. in Glen Ellyn will show off some elegant style in the dining room. Vicky Tesmer of Tres Jolie Art in Chicago is sure to have some fun in the children's playroom. Mary Susan Bicicchi of Interiors by Mary Susan Inc. in La Grange will tune up the music room.

A rug — from the New York apartment of film legend Greta Garbo — is set in the breakfast room, by Jill Davis Interior Decoration in Geneva.

The show will run from Monday through Oct. 24. Hours are 10 a.m. to 3 p.m. Monday through Friday, 6 p.m. to 8 p.m. Thursday and Friday and noon to 4 p.m. Saturday and Sunday. Tickets are \$25, or \$20 in advance.

The Queen Anne was built for William S. Hinckley, and his third wife, Anna. Hinckley made his fortune in the lumber business in Chicago.

Mary Sterling traced all the residence's owners and renters over the years in *Hinsdale's Historic Homes Volume 2* (Sterling Books Ltd.). For a while, the residence was nicknamed the Nabisco House.

"Mr. John D. Richardson is listed as living in this house back in the late 1800s," Sterling said. "He was president of the National Biscuit Company. It's said that a member of the Richardson family designed that familiar National Biscuit Company trademark."

There were also times when the house had boarders, such as the Ferguson sisters, Alice, Annie and Marian. The women's servant was named Florence.



The Hinckley House in Hinsdale, as seen in this 1890 photo, will be the site for the Grace Episcopal Church of Hinsdale Decorators Showhouse.

moved into the mansion in 1956. "There's a funny story about the pets the Sailor family kept," Sterling said. "They had a pet monkey, which was kept in the children's bedroom, and a pet lion, who lived in the basement. On Aug. 2, 1965 the lion surprised a bridge party across the street. It seems the lion had decided to go for a walk. When the card players looked up, there was a lion watching them, a few feet away through the picture window!" Later that month, Lurch the Lion was given to the Lincoln Park Zoo.

The house has had a few additions over the years. In the late 1980s, a third bath was added on the second floor. It was at this time that the owners also switched the positions of the family room and kitchen. "They succeeded in matching the woodwork and columns in the addition," Sterling said.

The house has original natural woodwork throughout and stained-glass windows. "Some of the finest glass isn't visible from the street. It's on the second set of doors in the entry," she said. But you can see the workmanship on the upper portion of the first-floor windows of the turret on the northwest corner of the house. The coach house has a studio apartment on the first floor, with two bedrooms on the second.

Grace Episcopal Church of Hinsdale Decorators Showhouse, 202 E. Fourth St., Hinsdale. (630) 415-2574. www.hinsdaledecoratorsshowhouse.org.

Loose Lion Cub Leaves Village For Chicago Zoo

9-2-65
Lurch, a three-month old lion cub, was accepted Monday as a donation to the animal kingdom at Lincoln Park zoo. He had been loose Sunday, Aug. 2, in Hinsdale and was captured by neighbors and Hinsdale police.

The pet of Charles Sailor, 202 E. Fourth st., Lurch had been chained in his backyard pen. Described as being as large as a boxer dog, the lion had no claws or fangs and was not dangerous.

Hinsdale police and neighbors joined in the 10 p.m. search for the animal. Armed with flashlights, the searchers found the frightened cub in the bushes. With the confusion, Lurch was panicky and nipped the hand of Officer Louis Baumgarten. The minor bite was treated at Hinsdale Sanitarium and hospital emergency room.

Now the cub is caged at the zoo and away from people who can be frightening to animals. His quarters are right next to a Bengal tiger, another new addition to the Lincoln park zoo.



The Hinsdale Historic Preservation Commission Tuesday recommended local landmark status for Samuel and Christina Eddins' house at 202 E. Fourth St. The house's classic features and its visibility impressed commissioners. (Doings photo by Scott Hardesty)

Landmark status recommended for home with unique history

By BRIAN BOYLE
STAFF WRITER

Samuel and Christina Eddins' home at 202 E. Fourth St. is set to become the 12th single-family home landmarked by the village of Hinsdale.

Historic preservation commissioners Tuesday recommended the couple's application for local landmark designation.

"This was a really well done application, really nice," Chairwoman Jean Follett said.

The zoning and public safety committee will review the application Tuesday, Dec. 16.

Adolph Froscher, a prominent Hinsdale resident and businessman, reportedly built the Queen Anne house for William and Anna Hinckley in 1886. The next owner reportedly rented the house to the president of Nabisco sometime between 1897 and 1906. Therefore, the house was known locally as the Nabisco house. The house was remodeled extensively in about 1905, and an addition was put on the rear in 1985.

To be eligible for local landmark designation, a structure must be at least 50 years old and meet certain criteria.

The Eddins think their house has significant character, interest and value. They think the house represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction and use of materials. They also think the proposed landmark embodies elements of design, detail, material or craftsmanship of exceptional quality.

The house is an excellent example of the Queen Anne style with Free Classic details, the application states. The house contains many classical features, the most obvious being the wraparound porch that extends across the front of and around the east side of the home, where it links with a large porte cochere.

"The house has excellent integrity that can be seen in the retention of its historic design features and original materials," the application states. "It would make a valuable addition to the village as a local landmark."

The Eddinses also think the house is an exceptional example of a historic or vernacular style or is one of the few such remaining properties of its kind in the village.

The house retains excellent integrity

of its historic architectural features and materials, the application states.

"I think those are all good," Follett said of the criteria.

Commissioners think the house meets another criteria, that it is an established or familiar visual feature because of its unique location or its singular physical characteristics.

"I think this is a house that almost everyone would say, 'I know that house,'" Follett said.

Commissioners wanted to recognize the house for being built by a prominent Hinsdale resident and businessman and for being inhabited by a president of a major American corporation, but they said they would need documentation.

The property also has a coach house. It's a neat structure, Samuel Eddins said.

"It's interesting, some of the things we found in there — whiskey bottles, derby hats, old books," he said.

The Eddinses, who bought the house in 2002, are remodeling it and the coach house. Among other things, they are having 45 windows restored. They hope to finish next May.

"It's just essentially getting back to the original character of the house," Samuel Eddins said.

Kitchen with Victorian sensibility

By Mary Daniels | Tribune staff reporter

The Hinckley House, an American Queen Anne house with characteristic wood shingle-and-clapboard siding indicative of this architectural style, is the 10th annual Grace Episcopal Church of Hinsdale Decorators' Show House.

Located in what is now the prestigious southeast corner of Hinsdale, the house was built in 1886 for William S. Hinckley (no relation to the water bottlers). Nine families have

been in residence over the last 118 years, including the Sailor family, which kept a menagerie that included a monkey and a lion.

Early on, the house was rented to J.D. Richardson, then the president of the National Biscuit Co., earning it the sobriquet "The Nabisco House." Restoration efforts were recognized by the Hinsdale Historical Society with the 1993 Historic Preservation Award.

This fall, 27 rooms, including six bathrooms,

have been transformed by 32 interior designers into an epic of a showhouse sure to thrill lovers of Victorian architecture and period decorating with its opulence and grandeur.

One of the highlights is a new kitchen that is still in keeping with the Victorian mood, designed from scratch by Christine Julian of Julian Kitchen Design, Chicago, and accessorized by Jill Davis of Jill Davis Interior Decoration, Geneva.

The Hinckley House'

36 American Queen Anne
202 E. 4th St., Hinsdale

What to look for

Twenty-seven rooms have been lavishly decorated by 32 leading interior designers. Exterior decorating including the classical revival porch, cone turret and landscaping — are in keeping with a grand theme of this style.

Hours through Oct. 24

10 a.m. to 3 p.m.
Sundays through Fridays
5 to 8 p.m. Thursdays
and Fridays

Noon to 4 p.m.
Saturdays and Sundays

Tickets: \$25. Proceeds from the showhouse benefit Chicago area charities.

Seats

No children under 8
House not accessible
for the handicapped

More information:

Call 630-415-257
www.hinsdale
decoratorsshowhouse.



Tribune photo by Margo Cohn

DIAMONDS ARE FOREVER

Julian added fancy "lay-ons" on the custom cabinet doors and atop the hood of the Wolf Sub-Zero stove, in keeping with the ornateness of the Queen Anne style when more definitely was more.

STAMP ACT

The patterned tile on the wall under the hood was chosen by Julian because it "had to be consistent with the style of the period when they used stamped metal on the ceilings."

BEHIND CLOSED DOORS

The custom cabinets by Globe Custom Woodwork Inc., Melrose Park, designed by Julian, are painted and glazed a cream color. While they look period, they have all modern amenities, such as roll-outs and pull-out metal baskets for convenience.

THE STONE AGE

Also with a tip of the hat to history, both the countertops and the country-style sink are soapstone.

SNUG LITTLE ISLAND

The island is natural maple butcher block with a tung oil finish.



Mrs. James Driscoll, Hinsdale, enjoys the space
902 EAST FOURTH

9-27-79

and beauty of her family's turretted Victorian home.

This Victorian home is a legacy from a more elegant era, with skilled craftsmanship and quality material evident everywhere. Built in 1892, its unique cherry, oak and mahogany woodwork serves to highlight the Driscolls' richly carved Victorian furniture.

A handsome, wide, carved staircase leads upstairs from the oak parquet entrance hall. The music room off the main hall has been the setting for many a talent-filled recital. A screened porch where carriages once left their passengers is now a cool family retreat. An outdoor pool nestles unobtrusively towards the back of the house; and the great old coach house has been converted into a cozy, wood-lined contemporary apartment which also will be open for viewing on the house tour. Four of the Driscolls' five children spend most of the year away from home, but return frequently to share the peacefulness of this Victorian retreat.

The HINCKLEY House

WWW.HINSDALEDECORATORSSHOWHOUSE.ORG
630.415.2574

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____

_____ Tickets at \$20 each prior to October 4th
\$25 October 4th - 24th

_____ Total amount enclosed

*Please make checks payable to
Grace Church Show House*

Complete this form and include a self-addressed
stamped business-sized envelope to:

Grace Episcopal Church of Hinsdale
Tickets
120 East First Street
Hinsdale, IL 60521



REACHING OUT IN SERVICE TO OTHERS

2004 GRACE EPISCOPAL CHURCH OF HINSDALE
10TH BIENNIAL DECORATORS' SHOW HOUSE

The HINCKLEY House

202 EAST FOURTH STREET, HINSDALE
OCTOBER 4TH - 24TH

Built in 1886, this American Queen Anne stands out among the Village of Hinsdale's finest estates. View our rejuvenated landscaping and 27 tastefully executed design spaces rich with unrivaled craftsmanship and elegance. This year's Show House exemplifies traditional values with its stately architecture and truly exceptional features fusing yesterday with the conveniences of today:

- These inspiring rooms brimming with a visual parade of color and texture, exceptional ideas and the design industry's current trends,
- A rotunda first floor family room integrating today's lifestyle,
- The state-of-the-art kitchen featuring Sub-Zero and Wolf appliances,
- Six renovated baths highlighting Kohler products including the master bath with fireplace.

HOURS

MONDAY - FRIDAY
10:00 AM - 3:00 PM

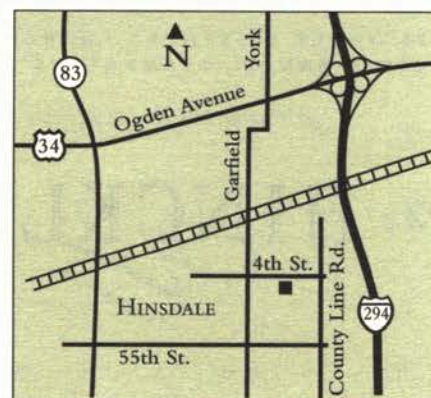
THURSDAY & FRIDAY EVENINGS
6:00 PM - 8:00 PM

SATURDAY & SUNDAY
12:00 PM - 4:00 PM

FOR INFORMATION

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630.415.2574

SHOW HOUSE IS AVAILABLE FOR
CORPORATE ENTERTAINING



TICKET LOCATIONS

ANGELICAN SHOP
120 EAST FIRST STREET, HINSDALE
630-415-2574

AKINS AND ASSOCIATES
26 EAST FIRST STREET, HINSDALE
630-325-3355

DREAM INTERIORS
5122 MAIN STREET, DOWNERS GROVE
630-810-1389

LES TISSUES COLBERT
207 WEST STATE STREET, GENEVA
630-232-9940

MARY SUSAN INTERIORS
22 CALENDAR COURT, LA GRANGE
708-354-5383

ROBIN'S EGG BLUE
5 EAST FIRST STREET, HINSDALE
630-325-1776

TOMS-PRICE HOME FURNISHINGS
303 EAST FRONT STREET, WHEATON
630-668-7878

TRUFFLES
25 WEST JEFFERSON, NAPERVILLE
630-983-9425



The HINCKLEY *House*



2004 GRACE EPISCOPAL CHURCH OF HINSDALE
DECORATORS' SHOW HOUSE

OCTOBER 4-24

Hinsdale Historical Society | www.HinsdaleHistory.org | 630-789-2600

A LITTLE HISTORY

This American Queen Anne was built in 1886 for William S. Hinckley and his third wife, Anna. The characteristic wood shingle and clapboard siding, asymmetrical massing, rich details and corner turret are all indicative of this style. Over the years, there have been significant exterior renovations. The original porch and turret were replaced with a Classical Revival porch and a shallower cone turret. In the sixties, the house was updated with a family room and kitchen addition, which then reversed positions in the late eighties. The interior retains its custom mill-work, art glass windows, and attractive details throughout. The original estate once comprised the entire village block and now sits in grand fashion atop a sloping hill on over an acre of land.

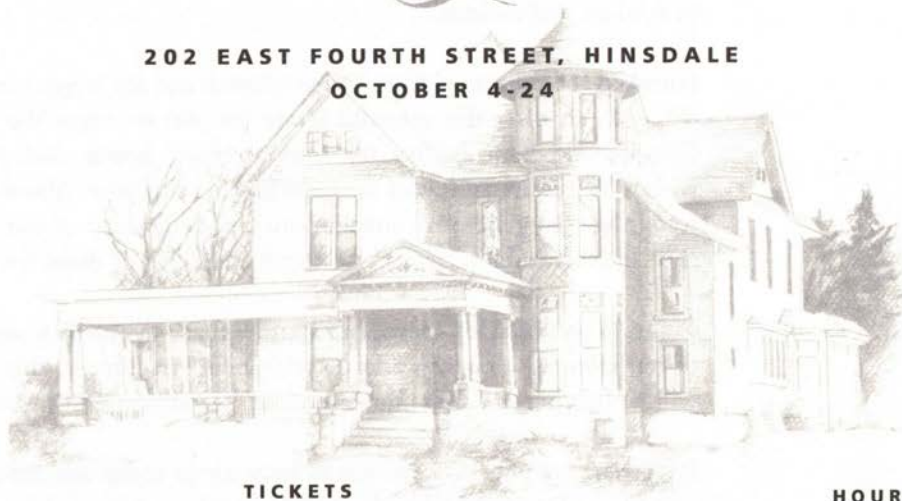


Nine families have been in residence over the past 118 years: Hinckleys, Blayneys, Barnharts, Clearys, Sailors, Matthews, Driscolls, Foxwells, and the current owners, the Eddins. It is believed that Blayney rented the house to J.D. Richardson, then President of the National Biscuit Company. It was during his residence that the house received the nickname, "The Nabisco House". The Sailor family reportedly kept a colorful menagerie of animals that included a monkey and a lion. In 1965, the lion is said to have escaped, surprising a bridge party at a neighboring home. The Foxwell's restoration efforts were recognized by the Hinsdale Historical Society's 1993 Historic Preservation Award. The house was recently granted landmark designation from the Hinsdale Preservation Commission. The Eddins have just completed extensive house and grounds renovations. We hope that you enjoy your visit today to this wonderful home. Your attendance is what truly makes this project a success, and we sincerely thank you for your support.

2004 GRACE EPISCOPAL CHURCH OF HINSDALE
DECORATORS' SHOW HOUSE

The HINCKLEY *House*

202 EAST FOURTH STREET, HINSDALE
OCTOBER 4-24



TICKETS

\$20 each prior to October 4
\$25 October 4 - 24

FOR INFORMATION

www.HinsdaleDecoratorsShowHouse.org
630.415.2574

HOURS

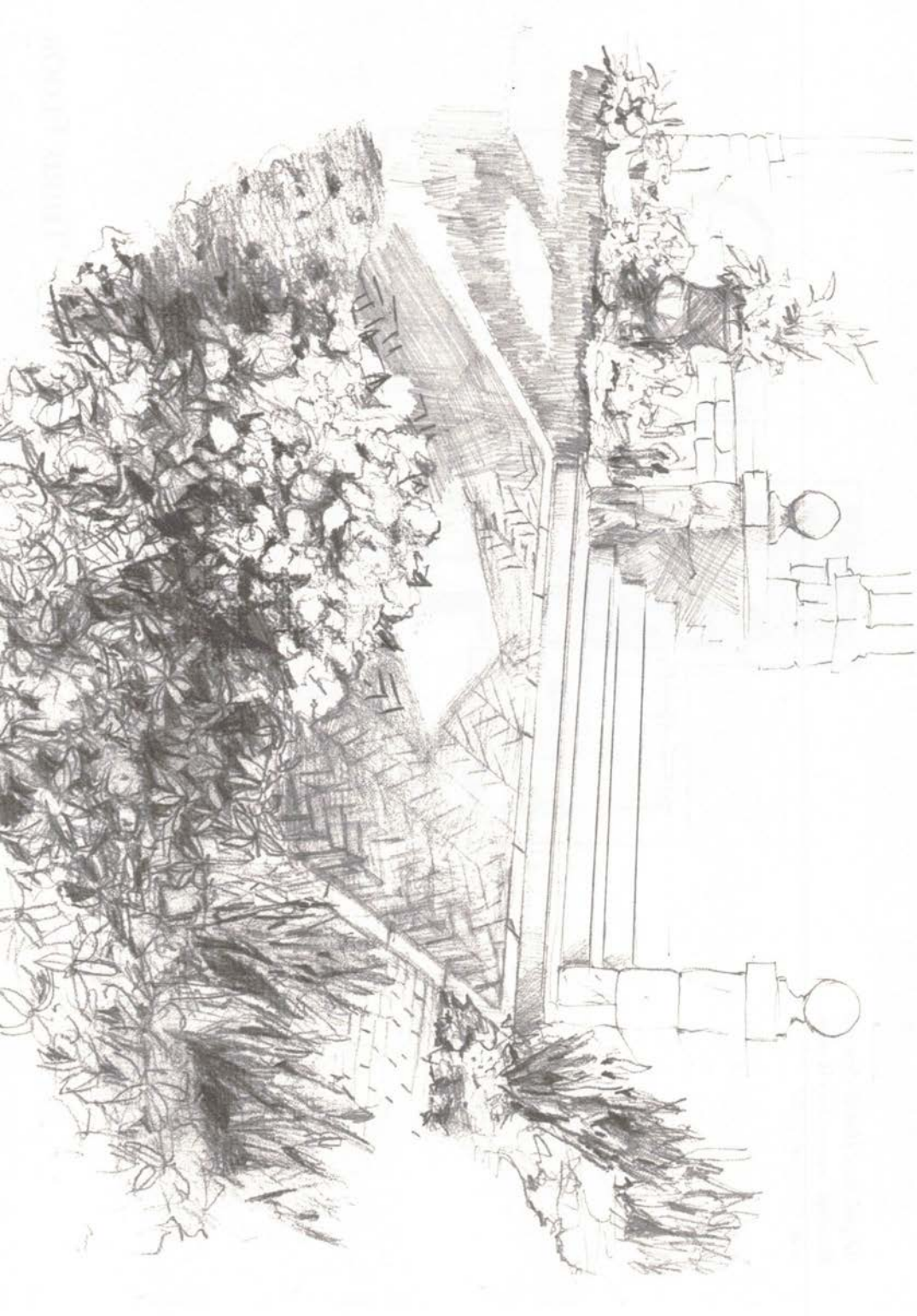
MONDAY - FRIDAY
10:00 AM - 3:00 PM

THURSDAY & FRIDAY EVENINGS
6:00 PM - 8:00 PM

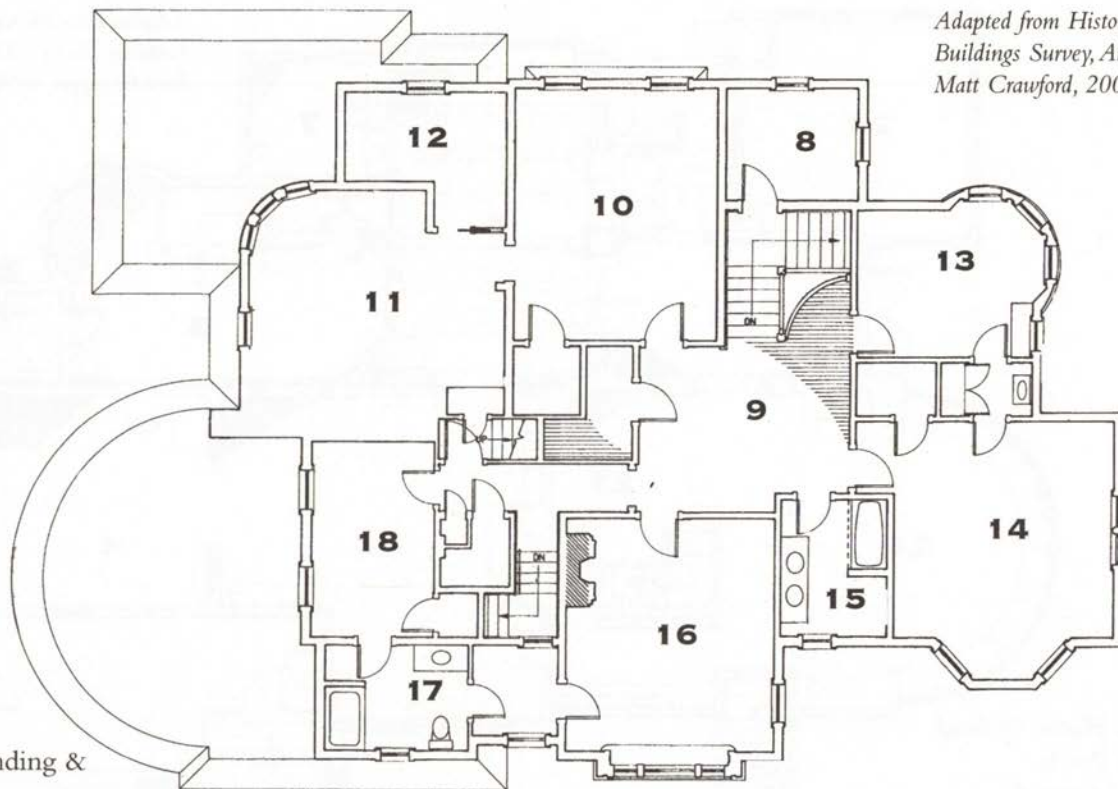
SATURDAY & SUNDAY
12:00 PM - 4:00 PM

SHOW HOUSE IS AVAILABLE FOR
CORPORATE ENTERTAINING

PLEASE NO CAMERAS,
NO CHILDREN UNDER 8
HOUSE NOT HANDICAP-ACCESSIBLE



*Adapted from Historic American
Buildings Survey, Amy Wysocki,
Matt Crawford, 2003*



- 8** Music Room
- 9** 2nd Floor Landing &
Back Hallway
- 10** Master Suite
- 11** Master Bath
- 12** Master Closet
- 13** Boy's Room/Sink
Closet

- 14** Mature Boy's Bedroom
- 15** Boys' Hall Bath
- 16** Girl's Suite-Bedroom
- 17** Girl's Suite-Bath & Closet
- 18** Sitting Room

SECOND FLOOR



*Reaching
Out
in
Service
to
Others*

DEAR VISITOR

Welcome to the tenth Grace Episcopal Church of Hinsdale Decorators' Show House. Over the past sixteen years, the Grace Episcopal Churchwomen have sponsored this community-building project to provide funds for many outreach ministries within the parish, and in the greater Chicago community, serving the needs of families and children.

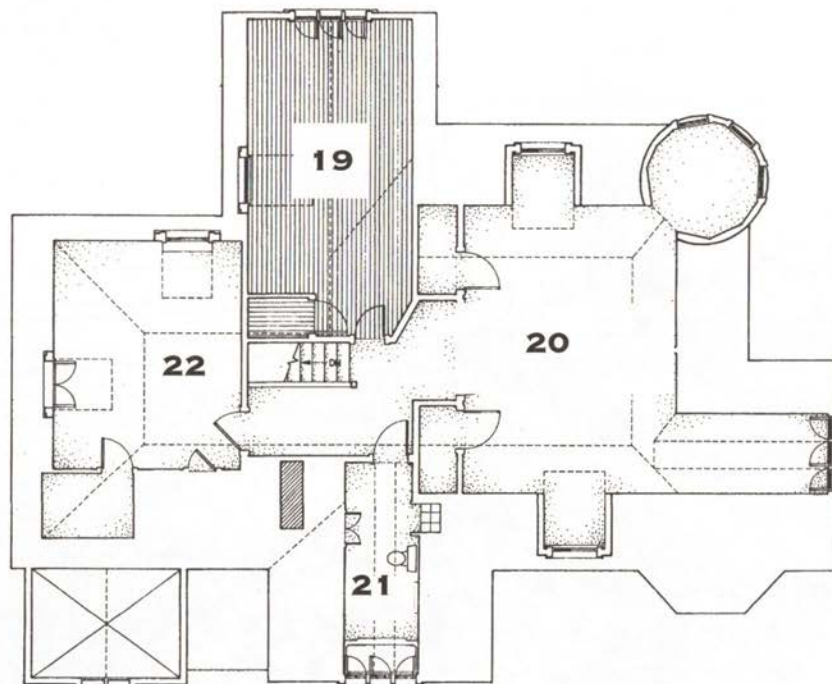
Hundreds of volunteers from Grace Church and the larger community have worked diligently to offer this splendid home for you to enjoy. We cannot thank enough Christie and Sam Eddins for offering their home, and Kim Morrison, Linda Robinson and Mary Ryder for coordinating this year's Show House. Grace Church recognizes the generous contributions and dedication of our many designers, artists and landscape architects, and we thank each one of them for their participation.

Enjoy "The Hinckley House" and know that as you enjoy and appreciate the work of our talented designers and the classic architecture of this wonderful home, you will be helping us fulfill our mission of "Reaching Out in Service to Others."

We are happy you have chosen to be with us today and invite you to stop by and visit Grace Episcopal Church and The Anglican Shop while you are here.

The Rev. George D. Muir
Rector
Grace Episcopal Church

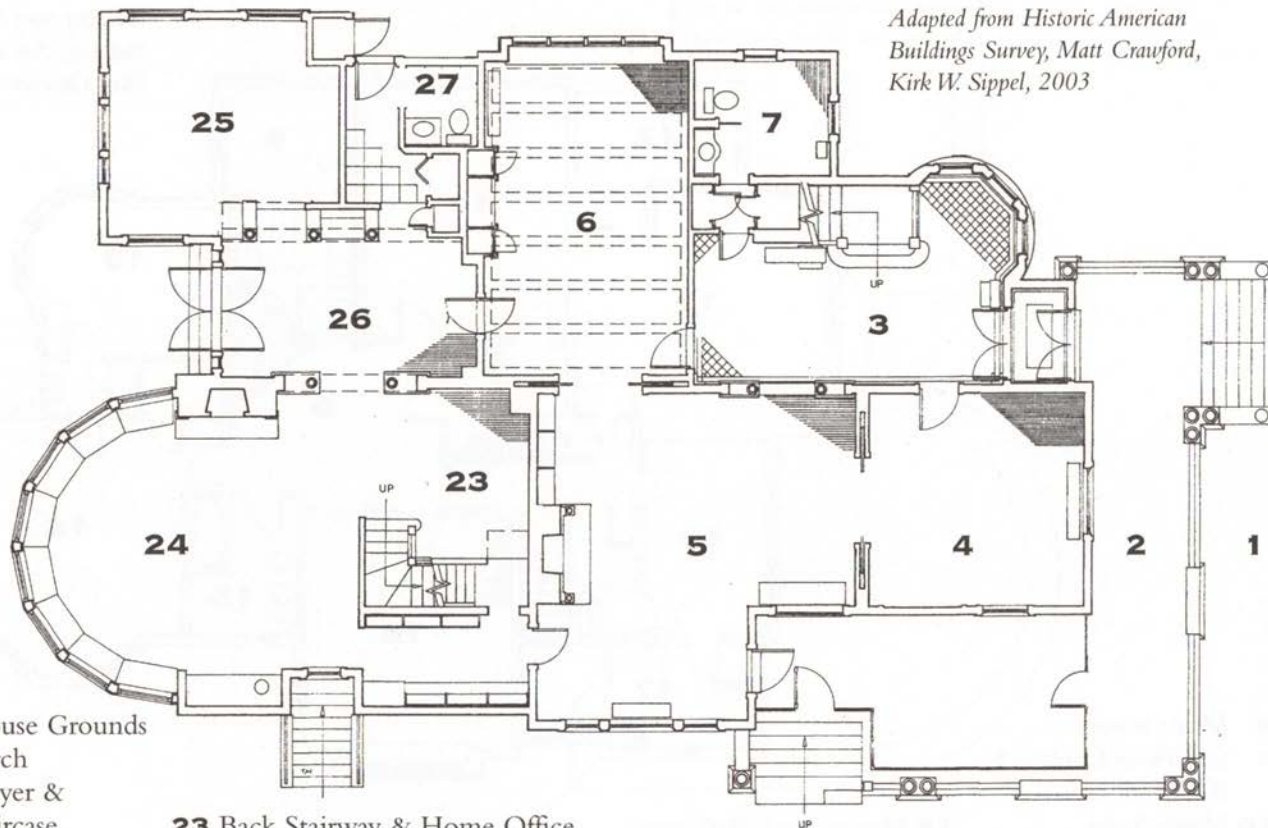
*Adapted from Historic American
Buildings Survey, Amy Wysocki,
Matt Crawford, 2003*



- 19** Music Room & 3rd Floor Hallway
- 20** Children's Playroom
- 21** 3rd Floor Bath
- 22** Guest Room

THIRD FLOOR

*Adapted from Historic American
Buildings Survey, Matt Crauford,
Kirk W. Sippel, 2003*



- 1** Show House Grounds
- 2** Front Porch
- 3** Grand Foyer &
Front Staircase
- 4** Front Parlor
- 5** Living Room
- 6** Dining Room
- 7** Powder Room

- 23** Back Stairway & Home Office
- 24** Family Room & Gallery
- 25** Kitchen
- 26** Breakfast Room & Mudroom
- 27** Kitchen Bath



FIRST FLOOR

202 E. Fourth



The magnificent blue Queen Anne Victorian at 202 E. Fourth Street, now owned by Charles W. and Mary D. Foxwell, was built in 1886 for Anna R. Hinckley. Her husband was William S. Hinckley. She was, in fact, his third wife. He had been born in 1830 in Delaware, moved to Knoxville, Illinois and then Galesburg. In 1865 he married Jessie Brewster who died in 1874 leaving him with their three children, William, Bessie and Harry. In 1878 he moved to Chicago and married Margaret McFarland that same year. They moved to Hinsdale in November of 1880, and Margaret died in 1883. In 1885 he married Mrs. Anna R. Dana. It was with Anna that he bought this house.

William and his brother, George Hinckley, owned a lumber planing mill in Chicago which eventually expanded to more mills. George and his family bought and lived in the "William Whitney House" at 142 E. First in 1882. That house was the first Hinsdale structure to be placed on the National Register of Historic Places.

When Mr. and Mrs. William S. Hinckley first came to Hinsdale, they lived, together with his children, William and Bessie, at Third and Park. I don't know if this was his second wife, Margaret, or his third wife, Anna. Miss Bessie Hinckley was an early teacher at the Garfield

William S. Hinckley sold this house to Thomas C. Blayney in 1897. We believe Blayney rented it to the man who gave the house its nickname, the Nabisco House. When doing the research on her house, the present owner, Mary Foxwell couldn't find any connection with the prior owners and Nabisco. That was enough of a challenge to get me going. She was correct! When researching the record owners, there doesn't seem to be any connection, but I remembered something about Nabisco from "Village on the County Line", written in 1949 by Hugh Dugan. It's a fascinating book describing early Hinsdale and some of its citizens. There's a section listing prominent Hinsdaleans and their residences. That's where I hit paydirt! Mr. J.D. Richardson is listed as living in this house back in the late 1800's. He was president of the National Biscuit Company. It's said that a member of the Richardson family designed that familiar National Biscuit Company trademark - the Nabisco symbol. Checking the 1900 census, I was lucky to see that Richardson was renting this house. That would explain why his name didn't show up in the legal records in Wheaton for Mary Foxwell to find. They only list owners, not renters.

Richardson, 50, and his wife, M.D., had been married 26 years with four surviving children out of six born to them. He was from Virginia and listed himself as a manufacturer of biscuits. She was from New York and her parents were from England. Since all four of their children had been born in Missouri, it's safe to assume that the Richardsons had lived there for some time. Listed are sons R.R., 20; Francis, 14; Robert, 10; and a daughter, Elizabeth, 5.

A house as spacious as this one had plenty of room, and, as was done in those times, boarders were often aplenty. This home had three unmarried ladies, all of similar backgrounds to Mrs. Richardson, having been born in New York with parents from England. They were the Ferguson sisters, "A.C., 51; A.T., 47; and M.S., 42." I wonder if they are related in some way to Mrs. Richardson? If so, I haven't found the connection. Also in the house were three young servants from England: Florence Auty, 29; Anna Graham, 30; and Mary Jansen, 24. The Swedish coachman was William Anderson, 38. As is often the case, the coachman's quarters would probably have been above the coach house which is behind the house and matches it beautifully.

In the 1910 Census we again see John D. Richardson and wife, Maria, living in Hinsdale with daughter, Elizabeth, and one servant, Mary Jansen. Their address at this time is unclear, but it

they're now renting a house on Sixth Street. And what's become of the Ferguson sisters? Why, they're all still together on Second Street. The names behind their initials are Alice, Annie and Marian. Alice and Annie list no occupation, but Marian is a commercial artist. With them is a servant, Florence Lacy, from Virginia.

That solves the "Nabisco" mystery. Thomas Blayney owned it and rented it to Richardson who was the "Nabisco connection"!

Blayney sold the house in 1906 to Alson E. Barnhart. It remained in his family until 1953. He conveyed title to his wife in 1907, and it was finally sold by their daughter, Gracia M.F. Barnhart, in 1953. From Barnhart's obituary in 1936 we learn much about him and his family. He died at the age of 90 having outlived six older brothers. Born in Hartfield, near Chautauqua Lake, New York, in early manhood he published a newspaper in Independence, Iowa where his parents had moved from Michigan. He soon moved to Chicago where he and his two brothers started what would become the type founding firm of Barnhart Brothers and Spindler, having many branches and foreign connections. The products of this company were known for their style and quality. Barnhart, treasurer of the company from 1883-1912, was known to be a "careful, competent, economical official."

In 1869 he married Elizabeth French of Griggsville, Illinois. They had two children, Myrtle, who died in early childhood, and Gracia, who lived with them for many years. Barnhart sold the business in 1912 at age 66 and didn't "reembark in trade" but "kept busy among the various arts becoming a collector of paintings, rugs and other fine art productions." His wife died in 1913, the year after his retirement. Several years later he married Miss Clara Sherwood, and they lived on the North Shore of Chicago. We know daughter Gracia lived on in this house after her father remarried and moved to the North Shore, since it was Gracia who sold the house in 1953 to Edward L. Cleary.

Gracia is listed in the telephone directories at this house, although records indicate she also owned the "Whitney House" at 142 E. First Street, from 1915-1925. The Whitney House is the one mentioned earlier, owned by the brother of the man who had this house built. It's a small, sometimes confusing world, isn't it?

Edward L. Cleary bought this house in 1953, selling to Stewart Sailor in 1956. There's a funny story about the pets the Sailor family kept. They had a pet monkey which was kept in the children's bedroom and a pet lion who lived in the basement. On August 2, 1965

the lion surprised a bridge party across the street at Chick Highley's house. It seems the lion had decided to go for a walk. When the card players looked up, there was a lion watching them, a few feet away through the picture window! Talk about an attention-getter! "Lurch the Lion" was brought back home and later that month was given to the Lincoln Park Zoo.

A. Bruce Matthews bought the house in 1970 and sold it to James P. Driscoll in 1975. In 1986 Charles W. and Mary D. Foxwell became its owners.

Take the time to stroll past this house and enjoy its commanding position on the large lot. The lovely house has had a few additions that only add to its charm. The Foxwells were told that Dressler did a substantial addition in the 1960's. In 1988-89 the Foxwells added a third bath on the second floor and re-did the master bathroom. They also switched the positions of the family room and kitchen. They succeeded in matching the woodwork and columns in the addition. The house has original natural woodwork throughout and beautiful stained glass windows. Some of the finest glass isn't visible from the street. It's on the second set of doors in the entry. But you can see the workmanship on the upper portion of the first floor windows of the turret on the northwest corner of the house. The coach house has a studio apartment on the first floor with two bedrooms on the second.

The Sailor children dropped in for a visit and told the Foxwells how they used to play hide and seek throughout the house in the turrets and tunnels. But the Foxwells haven't found the tunnels. Also, the fireplace on the second floor has been cemented it. The Foxwells question if it was ever a functioning fireplace.




I especially want to thank Bev Erickson of Clarendon Hills, a local genealogy expert, who was of invaluable help in tracing the Hinckley family, its many members, and its moves throughout the country.

The Hinsdale Historical Society owes a debt of gratitude to Mary Foxwell who co-chairs the annual Flea Market/Garage Sale and has served for years on the Board of Directors as Membership Chairman.

This house received one of the Hinsdale Historical Society's 1993 Historic Preservation Awards in the residence category.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

PROPERTY INFORMATION SHEET

Address 306 N. Garfield Avenue	
County DuPage	
PIN / Parcel Number 09-01-314-015	
Zoning District R-4 Single Family Zoning District	
Land Use Single-Family	
Historic Name N/A	
Architect N/A	
Date Constructed c.1890	
Architectural Style Queen Anne	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) – Contributing North Hinsdale Survey (2005) – Significant 2014 Building Permit - Construction of an Addition on the North Elevation 2019 Building Permit - Construction of Porte Cochere on South Elevation 	
Additional Photos <div style="display: flex; justify-content: space-around; align-items: flex-start;">   </div>	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	306
DIRECTION	N
STREET:	GARFIELD
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	good	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	Queen Anne style house with greater integrity than many remaining in Hinsdale
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne	PLAN	irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	c. 1890	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	surveyor	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Wrap around
WALL MATERIAL 2 (current)	Wood - shingle	WINDOW MATERIAL	wood
WALL MATERIAL (original)	wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Wood - shingle	WINDOW TYPE	double hung
		WINDOW CONFIG	
SIGNIFICANT FEATURES	See continuation sheet		
ALTERATIONS	2nd story bay addition on to middle bay on south side; historically appropriate alterations to porch, including columns and railing		

HISTORIC INFORMATION

HISTORIC
NAME

COMMON
NAME

PERMIT NO

COST

ARCHITECT

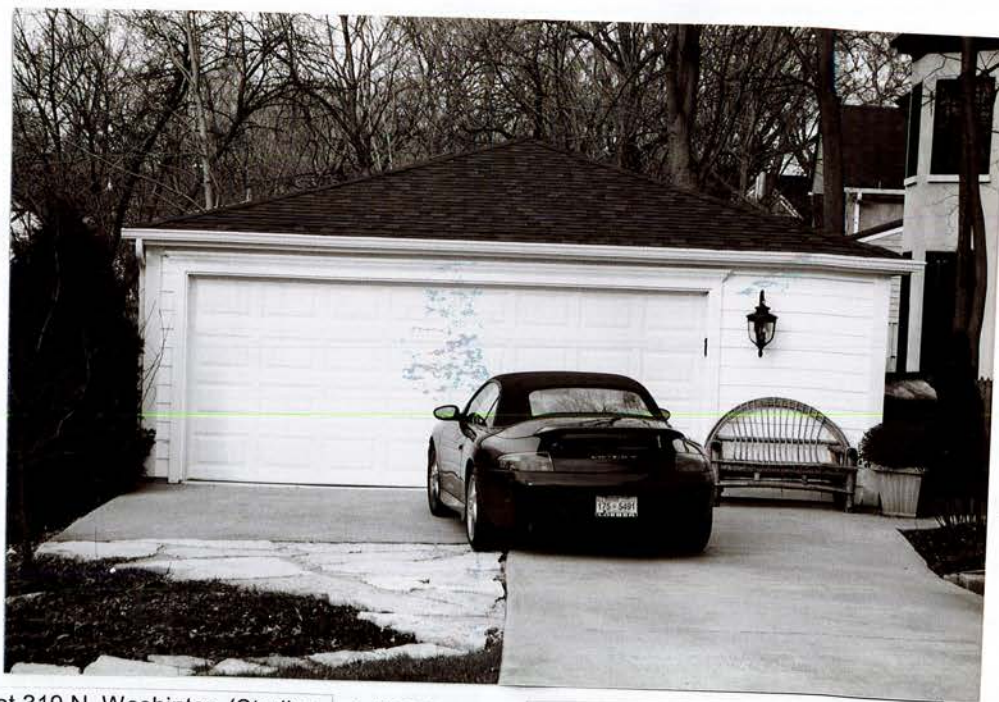
ARCHITECT2

BUILDER

ARCHITECT
SOURCE

HISTORIC
INFO

Lot was occupied by house now at 319 N. Washinton (Sterling, p. 199).



LANDSCAPE

northwest corner of Hickory and Garfield; front and south sidewalks; rear driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1

10

FRAMES1

25-26

ROLL2

14

FRAMES2

27

ROLL3

FRAMES3

DIGITAL
PHOTO ID

e:\garfield306n.jpg

SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER
ORGANIZATION

GRANACKI HISTORIC
CONSULTANTS

SURVEYDATE

12/1/04

SURVEYAREA

NORTH HINSDALE

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 306

STREET N. GARFIELD ST.

ADDITIONAL PHOTOS OR INFORMATION

Significant Features

Exposed rafter tails under eaves; two-story polygonal tower with hipped roof at southwest corner; wraparound porch with hipped roof, rounded columns, square railings; two-story polygonal bay with enclosed gable roof on north elevation; double door entrance; transom over plate glass window on front (east) elevation





Heman and Phebe A. Fox House, 206 N. Washington Street, 1890

The Heman Fox house is an excellent example of the typical exuberance of the Queen Anne style, with its multiple gables, towers, and porches. Its most distinctive feature is probably the round corner tower with bell-shaped roof. Other features include the wood cornice with dentil and rope trim under the eaves, diamond pane window transoms, and corbelled brick



chimneys. A comparison with its illustration in *Hinsdale the Beautiful* p. 13 shows the brick house has not been changed much since 1893, except for extending the front porch around to the north side and simplifying its ornament. The historic coach house is still standing. The first owner, Heman Fox, was in the dry goods business with his brother Charles, in Fullersburg (now a section of north Hinsdale.) In 1875 Fox Brothers moved to a brick building at the southwest corner of Washington and Hinsdale avenues in Hinsdale. The Fox house has been awarded a Hinsdale Historical Society plaque, is on the Hinsdale Historic Preservation Commission Map, and was featured in *Architectural Walks and Architectural Gems of Hinsdale*. It is included in *Sterling*, Vol. 1, p. 192. It may be eligible for listing on the National Register of Historic Places under Criterion C for architecture.



306 N. Garfield Street, c. 1890

A more restrained example of the Queen Anne style, the house at 306 N. Garfield nonetheless has an irregularity of massing with its projecting bays and wraparound porch, together with some decorative ornamental features, that place it within the Queen Anne style. Noteworthy are the polygonal tower on the southwest corner and polygonal bay on the north elevation, as well as the exposed rafter tails under the eaves and the double door entrance.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 134 S. Park Avenue	
County DuPage	
PIN / Parcel Number 09-12-207-017	
Zoning District R-1 Single Family Zoning District	
Land Use Single-Family	
Historic Name Charles G. Root House	
Architect N/A	
Date Constructed c.1890	
Architectural Style Queen Anne	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Designated Local Landmark (Ord. No. O2002-59) • Reconnaissance Survey (1999) - Significant / Historically Significant • Robbins Park I (2002) – Significant • 2016 Certificate of Appropriateness Approval and Building Permits - First and Second Floor Rear Addition 	
Additional Photos 	



J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

OCT.08,2002

OTHER

005 PAGES

9:06 AM

09-12-207-017

R2002-263170

VILLAGE OF HINSDALE

ORDINANCE NO. 02002-59

AN ORDINANCE DESIGNATING 134 SOUTH PARK AVENUE
AS A HISTORIC LANDMARK
(HPC CASE No. 06-2002)

WHEREAS, the Village is authorized pursuant to Division 11-48.2 of the Illinois Municipal Code, 65 ILCS 5/11-48.2-1 *et seq.*, to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, Dan and Laura O'Neill (the "Applicant"), are the legal owners of the building located 134 South Park Avenue in the Village and legally described in Exhibit A

attached to and made part of this Ordinance by this reference (the "Subject Building"), and they have filed an application seeking to designate the Subject Building, as a historic landmark (the "Application"); and

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on September 10, 2002, to consider the Application; and

WHEREAS, after review of all information presented at the September 10, 2002, public hearing, the Commission recommended approval of the Application, as set forth in the Commission's Findings of Fact in HPC Case No. 06-2002; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on September 23, 2002, considered the Application as recommended by the Commission; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the findings and recommendation of the Commission and of the Zoning and Public Safety Committee and determined that it is in the best interests of the Village and its residents to establish the Subject Building as a designated landmark;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance by this reference.

Section 2. Designation as Historic Landmark. The nomination of the Subject Building as a historic landmark is hereby approved and the Subject Building is hereby designated as a historic landmark. The Subject Building shall hereafter be subject to the requirements of Chapter 5 of the Title 14 of the Village Code, as amended from time to time.

Section 3. Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice of the historic designation of the Subject Building to the Applicant, as owner of record, and to the Village Building Commissioner, which notice shall include a copy of this Ordinance.

Section 4. Recordation. The Village Clerk is directed cause a copy of this Ordinance be recorded promptly in the office of the DuPage County Recorder of Deeds.

PASSED this 1st day of October 2002.

AYES: TRUSTEES MILKINT, ELLIS, CICCARONE, BARROW, LENNOX AND BLOMQUIST.


NAYS: NONE

ABSENT: NONE

APPROVED this 1st day of October 2002.


Village President

ATTEST:


Village Clerk



Ppdata/ord&res/hpc2002/134spark.doc

EXHIBIT A

Legal Description

LOT 2 IN BELL'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF BLOCK 5 IN WILLIAM ROBBINS FIRST ADDITION TO HINSDALE, AND ALSO LOT 1 IN BLOCK A, AND THE EAST 31.5 FEET OF LOT 2 IN BLOCK A IN W. ROBBINS PARK ADDITION TO HINSDALE IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO BELL'S RESUBDIVISION RECORDED APRIL 23, 1946 AS DOCUMENT NO. 496365 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 134 South Park Avenue, Hinsdale, Illinois 60521

Property Identification Number: 09-12-207-017



**VILLAGE
OF HINSDALE** FOUNDED IN 1873
19 EAST CHICAGO AVENUE
HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000
Village Website: <http://www.vil.hinsdale.il.us>

POLICE DEPARTMENT 789-7070
FIRE DEPARTMENT 789-7060
121 N. M. SYMONDS DRIVE

VILLAGE PRESIDENT

George L. Faulstich, Jr.

TRUSTEES

Elizabeth K. Barrow
William K. Blomquist
Richard A. Ciccarone
John R. Ellis
Robert A. Lennox, Jr.
Craig Milkint

STATE OF ILLINOIS)
COUNTIES OF DU PAGE)
AND COOK)

I, Mary M. Reed, do hereby certify that I am duly qualified and elected Village Clerk of the Village of Hinsdale, Illinois in whose custody are the records of the Village of Hinsdale.

And, I do further certify that the attached is a true and correct copy of

O 2002-59 AN ORDINANCE DESIGNATING 134 SOUTH PARK AVENUE AS
A HISTORIC LANDMARK (HPC CASE NO. 06-2002)

passed and approved by the Village Board of Trustees at their regular meeting on
October 1, 2002.

WITNESS my hand and seal this 2nd day of October, 2002.



Mary M. Reed
Village Clerk

By: Rosemary Graham
Deputy Village Clerk



Printed on Recycled Paper

134 South Park Avenue – Private Residence



The building is located on a curvilinear street, on top of a slight rise on a wide lot in the historic Robbins Park subdivision. The two and one-half story wood frame and wood clad building was constructed in c. 1904 in the Colonial Revival style and was designated as a landmark on October 1, 2002. It retains nearly all of its original elements.

The Colonial Revival structure has numerous high style features including a hip roof, rectangular floor plan and multilight double-hung windows with art glass inserts. The front entrance is elliptically-arched and has a molded surround with a central keystone. A large semi-circular three-season side porch is located on the south side of the building. The porch has a flat roof deck and turned wood balustrades. Very prominent on the exterior are the front entrance portico and the rear porte cochere. The portico has ionic columns and fluted piers and is supported with a graceful dentiled entablature and curved pediment with dentils. Fluted Tuscan columns are located along the outside edge of the side porch. Beautiful art glass is found in several areas, including the front entrance doors and transom, the tall Palladian window above the rear porte cochere, and the semicircular-arched window in the dining room. The building blends the massing of the Colonial Revival style with the picturesque details of the Queen Anne style.



c. 1912 – photograph courtesy of Hinsdale Historical Society.

HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 134 South Park Street (Dan and Laura O'Neill)
Designation as Landmark Building - HPC Case 06-2002

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: September 10, 2002

DATE OF ZONING AND PUBLIC SAFETY REVIEW: September 23, 2002

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Dan and Laura O'Neill (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the 98-year old structure located at 134 South Park Street for designation as an historic landmark. The applicant is the owner of record of the Subject Property.
2. The Subject Building is a two and one-half story wood frame and wood clad building, constructed in c. 1904 in the Colonial Revival style. The building retains most of the original elements and no additions have been made to the original structure.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because the Subject Building is located in the original Robbins Park Subdivision. The Subject Building blends the massing of the Colonial Revival style with the picturesque details of the Queen Anne style.
 - B. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located on a curvilinear street, on top of a slight rise on a wide lot in the historic Robbins Park subdivision.
 - C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of materials as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building represents a Colonial Revival structure with few alterations. The Subject Building has numerous high style features including a hip roof, rectangular floor plan and multilight double-hung windows. The front entrance is elliptically-arched and has a molded surround with a central keystone. A large semi-circular three-season side porch is located

on the south side of the building. This porch has a flat roof deck and turned wood balustrades. Very prominent on the exterior are the front entrance portico and the rear porte cochere. The portico has ionic columns and fluted piers and is supported with a graceful dentiled entablature and curved pediment with dentils. Fluted Tuscan columns are located along the outside edge of the side porch. Beautiful art glass is found in several areas, including the front entrance doors and transom, the tall Palladian window above the rear porte cochere, and the semicircular-arched window in the dining room.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of seven (7) "Ayes," zero (0) "Nays," one (1) "Absent," and none "Recusing", recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: 

Chairman

Dated this 27th day of Oct, 2002.

B. Architectural.

The proposed landmark:

- ☐ Represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of materials.
- ☐ Embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- ☐ 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.
- ☐ Is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, time period, type of property, method of construction, or use of materials.

C. Historic Significance.

The proposed landmark:

- ☐ 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.
- ☐ Has a strong association with the life or activities of a person or persons who has or have significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with an organization or group, whether formal or informal, through which persons have significantly contributed to or participated in historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with a notable historic event.
- ☐ Is associated with an antiquated use due to technological or social advances.
- ☐ Is a monument to, or cemetery of, an historic person or persons.

-
4. **Describe the proposed Local Landmark.** In order to be eligible for designation as an Historic Landmark in the Village of Hinsdale, a structure or site must be at least 50 years old and must meet the designation criteria set forth by the Hinsdale Historic Preservation Commission. (On a separate sheet of paper provide a description that indicates in what way the structure or site meets the designation criteria. Use applicable criteria as found above in Criteria for Designation.)

4. The Colonial Revival style house at 134 South Park Avenue, built c.1904, is being nominated by its owners for individual landmark status in the Village of Hinsdale. The house is an architecturally significant example of the early phase of the Colonial Revival Style in America. It has exceptional integrity, retaining all of its original design features and building materials and there have been no exterior alterations.

The house known as the Charles G. Root House, was recognized as locally significant not long after it was built. A history of the area entitled, *The Book of the Western Suburbs, Homes, Gardens, Landscapes, Highways and Byways, Past and Present*, written by Marian A. White in 1912, features large photographs of both the exterior and the rich interiors of the living room and dining room. The house was included in the c.1972 Illinois Historic Sites Survey and is also listed on the Illinois Department of Transportation's 1992 Listing of Historic Properties in the Village of Hinsdale. In 2000, it received a preservation award from the village. Just recently, the home was included in Hinsdale's 2002 "Architectural Guide Map", published by the Historic Preservation Commission. It is also included on a village bicycle tour.

This impressive house that stands at 134 South Park Avenue rests on a wide deep lot that originally extended south to Third Street. The property is considered important on its own because it was previously owned by Frederick J. Schuyler, a prominent Hinsdale resident. When Charles and Diana Root purchased the property from Schuyler in June, 1903 for \$30,165.00, there was a c.1895 impressive Queen Anne home on the lot, which Schuyler had built. However, within a year or so (the exact date is not known) after the Roots purchased the home, it burned. They chose to rebuild in the currently popular Colonial Revival style.

The Colonial Revival style emerged with the awakening of American pride in its colonial heritage. This was the result of the Philadelphia Centennial Exposition of 1876, which celebrated America's 100th birthday. The style had great popular appeal to home owners who, had lived amidst the turmoil of massive industrialization, urbanization and immigration in the late 19th century. They chose the Colonial Revival style because of its romantic association with a pre-urban America, long-established families and aristocratic architecture. Simultaneous with America's colonial self-awareness in the last quarter of the 19th century, the taste for Classicism was being fostered among America's young architects. Many were being trained at, or strongly influenced by, France's Ecole des Beaux Arts, which emphasized the study of the architecture of ancient Greece and Rome. The 1893 World's Columbian Exposition, dominated by Classical architecture, reinforced this interest.

Although it is not known if the Root house was architect-designed, numerous high style artistic features suggest a highly competent designer was responsible. Elegant classical detailing can be found both on the exterior and the interior of the home. A hip roof, the rectangular floor plan and the multilight double-hung windows, all found on the house, are Colonial Revival features that recall early American Georgian architecture of the upper class. The elliptically-arched front entrance door and its molded wood

surround with a central keystone, is also Georgian inspired. The same feature is repeated in the semi-circular arched doors of the large three-season side porch and the window in the north wall of the dining room. This side porch, with its flat roof deck and turned wood balustrade, are not uncommon on Colonial Revival designs. The graceful staircase in the main hall, which has turned balusters with a variety of profiles, was very popular, even in the smallest of Colonial Revival homes.

Very prominent on the exterior of the Root House are the front entrance portico and the rear porte cochere. The portico, with Ionic columns and fluted piers, support a graceful dentiled entablature and a curved pediment, also with dentils. The flat-roofed porte cochere has a tall unadorned entablature supported by Ionic columns and square engaged columns whose profile matches the piers of the front portico. Fluted Tuscan columns are located along the along outside edge of the side porch. On the interior, Corinthian columns mark the entrance between the main hall and the living room. Beautiful art glass can be found in several areas, including the front entrance doors and transom, the tall Palladian window above the rear porte cochere, and the semicircular-arched window in the dining room.

Many Colonial Revival homes built in the late 1890s and in the first decade of the 20th century combined classical design elements with features from the Shingle or Queen Anne styles. It would not be until after about 1910 that Victorian-era characteristics would begin to disappear completely. The Root house is typically Queen Anne in its grand and imposing scale and its asymmetrical front facade. The house is an elegant, refined representation of this early phase of the Colonial Revival Style that retains its classical identity, although, its picturesque semi-cylindrical tower with a conical roof is often found on Queen Anne examples. The semi-circular footprint of the side porch also recalls the wrap-around porches of the earlier style.

Very little information was found to be available on Charles G. or Diana Root. A 1907 Chicago Lakeside Directory shows that Mr. Root was a vice president for U.S. Gypsum, which had an office at 200 Monroe Street in Chicago at the time. According to a 1903 newspaper article found at the Hinsdale Historical Society, the company controlled the American market in the production of "hard wall plaster." It appears the Roots did not live in the home for very long because, according to a 1909 Hinsdale directory, also found at the Hinsdale Historical Society, they had moved just up the street to 84 Park Avenue.

The Charles G. Root Home, at 134 South Park Avenue is a distinctive example of a high style early Colonial Revival home. The integrity of its design, plan, massing and details is exceptional. Granting the house landmark status would recognize it as significant to Hinsdale's architectural heritage.

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicant shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

☒ **INDIVIDUAL OWNERS**

Daniel F. O'Neill

Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 19th day of

July, 2002

Patricia Goosby
Notary Public

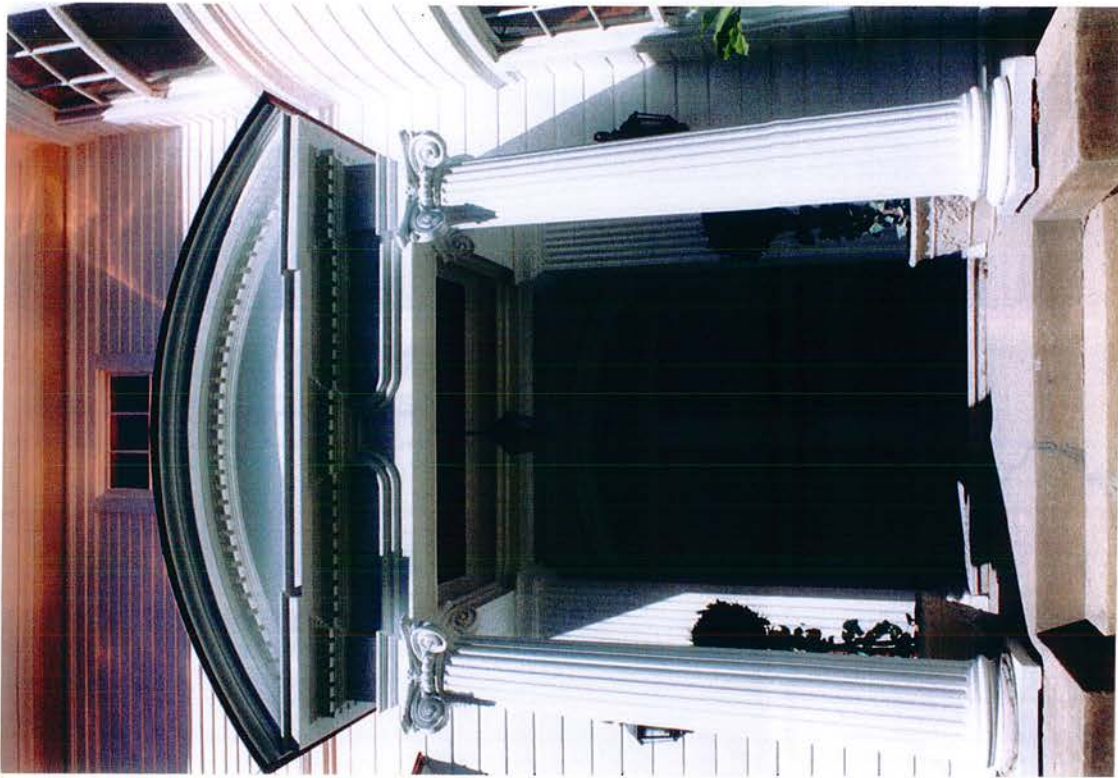




East (front) Facade



East (front) Facade



East (front) Entrance Portico



South (side) Porch



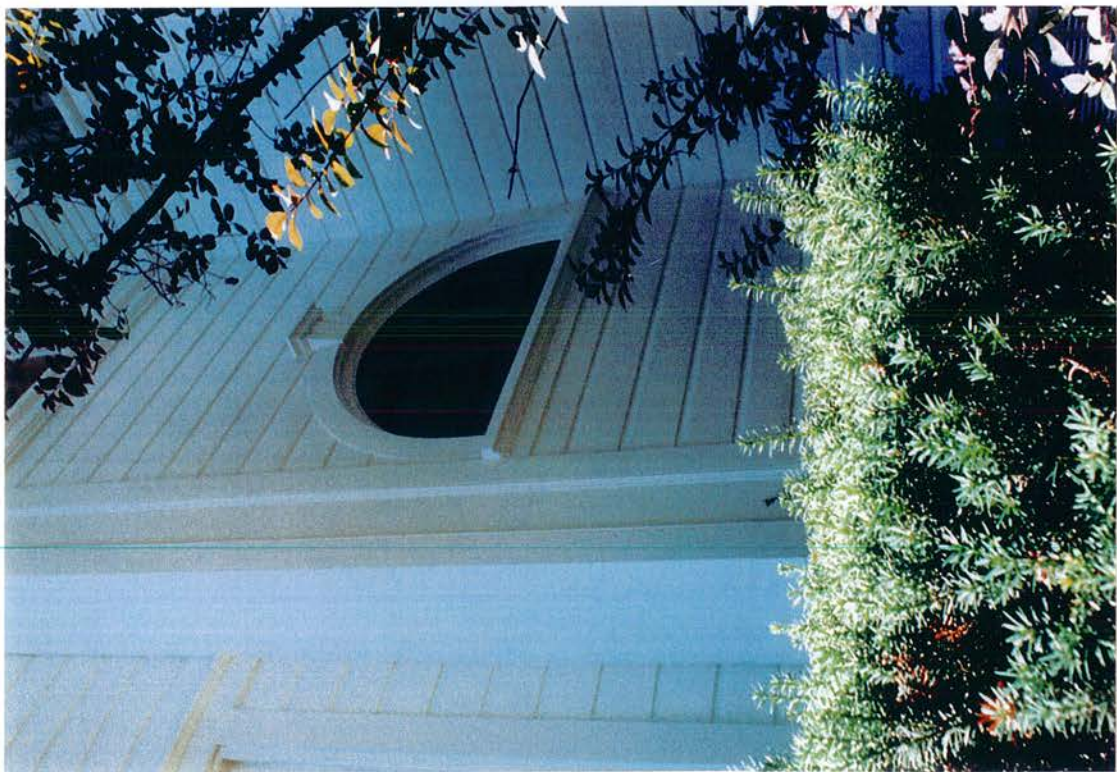
West (rear) and South (side) Facades



Stained Glass Palladian Window above Porte Cochere



East (front) Facade



Northeast (front) Corner-Stained Glass Dining Room Window



124 S. Park Avenue
Property North of 134 S. Park Avenue



154 S. Park Avenue
Property South of 134 S. Park Avenue



125 S. Park Avenue
Property Northeast of 134 S. Park Avenue



133 S. Park Avenue
Property East of 134 S. Park Avenue



135 S. Park Avenue
Property East of 134 S. Park Avenue



205 E. Third Avenue
Property Southeast of 134 S. Park Avenue

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	134
DIRECTION	S
STREET:	PARK
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS - HD; Arch Walks; local landmark



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations	REASON for SIGNIFICANCE	Fine early example of the Colonial Revival style in Hinsdale with notable detailing. Rated "HD" in Illinois Historic Structures Survey.
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival	PLAN	irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1908	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Economist, August 15, 1908, p. 266	FOUNDATION	Parged
WALL MATERIAL (current)	Wood	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung/casement
		WINDOW CONFIG	6/1; 9/1; multilight
SIGNIFICANT FEATURES	Wide tongue & groove siding on first floor and narrow raked at 2nd; corner tower with conical roof; curving, side enclosed sun porch w/flat roof, fluted tuscan columns & wood balustrade above; front entry porch w/segmental arched pediment; hipped dormers		
ALTERATIONS	Restoration work to house (2002); some replacement wood windows; rebuilt chimneys; deck permit (2004)		

HISTORIC INFORMATION

HISTORIC NAME	Root, Charles G. House
COMMON NAME	
PERMIT NO	
COST	\$12,000
ARCHITECT	Rawson, Lorin A.
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Economist, August 15, 1908, p. 266



HISTORIC INFO

Charles G. Root worked in Chicago for the U. S. Gypsum Company, then located at 200 Monroe Street. Built on the foundation of the F. J. Schuyler Home.

LANDSCAPE

Very large lot that is midblock on a quiet residential street; mature trees; house on slight rise; deep setback; curving path at front; front sidewalks; curving driveway around house; house faces east

PHOTO INFORMATION

ROLL1	3
FRAMES1	34-35
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	/images/park134s.jpg

SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/13/2002
SURVEYAREA	Robbins



Photo by Bemm

HOME OF MR. CHARLES G. ROOT
Hinsdale, Ill.

134 SPARL

HINSDALE CITATION - Architect announcement

Economist Aug 15, 1908 Bldg Dept # 266

Jennifer
Kenny
4/2/08

"Lorin A. Rawson are finishing plans for
a 2 story residence 31x39 feet, to
be erected for E.G. Root at 3rd & Oak
Avenues, Hinsdale; cost \$12,000."

L.A. RAWSON 1900 US Census
Architect

and son of SARAH Andrews
son of Clara E Rawson

LORIN RAWSON - 1910 Census

55 S. WASHINGTON ST., Hinsdale, IL



1910 United States Federal Census

Name:	Lorin Rawson	
Age in 1910:	35	
Estimated Birth Year:	abt 1875	
Birthplace:	Pennsylvania	
Relation to Head of House:	Son	
Father's Birth Place:	Ohio	
Mother's Name:	Clara A	
Mother's Birth Place:	Ohio	
Home in 1910:	Hinsdale, Dupage, Illinois	
Marital Status:	Single	
Race:	White	
Gender:	Male	
Neighbors:		
Household Members:	Name	Age
	Clara A Rawson	65
	Lorin Rawson	35
	Martha Anderson	24
	Elea Peterson	19

Source Citation: Year: 1910; Census Place: Hinsdale, Dupage, Illinois; Roll: T624_285; Page: 20A; Enumeration District: 5; Image: 944.

Source Information:

Ancestry.com. 1910 United States Federal Census [database on-line]. Provo, UT, USA: The Generations Network, Inc., 2006. For details on the contents of the film numbers, visit the following NARA web page: Original data: United States of America, Bureau of the Census. *Thirteenth Census of the United States, 1910*. Washington, D.C.: National Archives and Records Administration, 1910. T624, 1,178 rolls.

Description:

This database is an index to the head of households enumerated in the 1910 United States Federal Census, the Thirteenth Census of the United States. In addition, each indexed name is linked to actual images of the 1910 Federal Census. The information recorded in the census includes: name, relationship to head of family, age at last birthday, sex, color or race, whether single, married, widowed, or divorced, birthplace, birthplace of father and mother, and more.

is frequently called Richardsonian Romanesque. The first of his buildings in this style was the 1880 rectory for Trinity Church in Boston. The style was expensive for houses, but became popular for large public buildings during the 1880s and continued to be used through about 1900.



Figure 15: Grant House, 306 E. First Street

Although there is only one building in the survey area in this style, it is one of Hinsdale's most architecturally significant structures. The Elizabeth Grant house at 306 E. First Street, built in 1890, combines Romanesque arches and rusticated stone elements with Queen Anne-style detailing. Limestone arches sit atop squat columns at both the recessed corner front entry and the impressive porte cochere. Each has a stone balustrade. There is also a stepped stone parapet on the west side gable and stone stringcourses accent the predominately red brick facades. Queen Anne detailing is apparent in the multi-light front window with a leaded transom and the paired front doors with transom. This house may be eligible for individual listing on the National Register of Historic Places under Criterion C, architecture.

COLONIAL REVIVAL



Figure 16: Root House, 134 S. Park Avenue

The Colonial Revival style dates from the 1876 Centennial Exhibition in Philadelphia until the mid-1950s and became the most popular historical revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th century homes. Whether derived from stately red brick Georgian examples or more modest clapboard structures, most of these buildings are symmetrical and rectangular in plan; some have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of classicism that dominated the 1893 World's Columbian Exposition. Many front facades have classical – temple-like – entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters.

There are 32 Colonial Revival structures in the survey area, of which 31 are residential. Because of its enduring popularity, the Colonial Revival style has the greatest span in construction dates of any other style. The earliest Colonial Revival house in the survey area dates from 1894, while the most recent is from 1991. Twenty-eight of the structures are

historic (built in 1950 or before). The following nine houses and one church are ranked locally significant: the Charles E. and Carrie Raymond House at 425 E. Third Street built in 1893, the George H. and Carrie R. Mitchell House at 244 E. First Street designed by Shepley Rutan & Coolidge and built in 1893, the Robert M. and Mary Dean House at 337 E. Third Street built in 1895, the Frank Osgood Butler House at 230 E. First Street designed by George William Ashby and built in 1898, the Charles G. Root House at 134 S. Park Avenue built c. 1904, the Howard George Hetzler House at 26 S. Park Avenue built c. 1905, 14 S. Oak Street built c. 1910, 341 S. Elm Street built c. 1915, and 419 E. First Street built in c. 1920. Of these, the Raymond House, the Dean House, the Butler House, and the Root House are also included in the Illinois Historic Sites Survey. The only non-residential building in the survey area in the Colonial Revival style is the First Church of Christ, Scientist at 405 E. First Street designed by Spencer Solon Beman and built in 1950.

The Charles G. Root House at 134 S. Park Avenue is a fine example of the Colonial Revival style in Hinsdale with notable detailing. It has wide tongue-and-groove siding on the first floor and narrow raked siding at the second. Unlike many examples of the Colonial Revival style, this house is asymmetrical in its form, with a corner tower and conical roof on one side, balanced by a curved sun porch on the opposite side with flat roof, fluted Tuscan columns, and wood balustrade above. Characteristic Colonial features include the front entry porch with segmental arched pediment, and the nine-over-one and six-over-one multi-light windows throughout. The hipped roof with hipped roof dormers is also a Colonial feature.



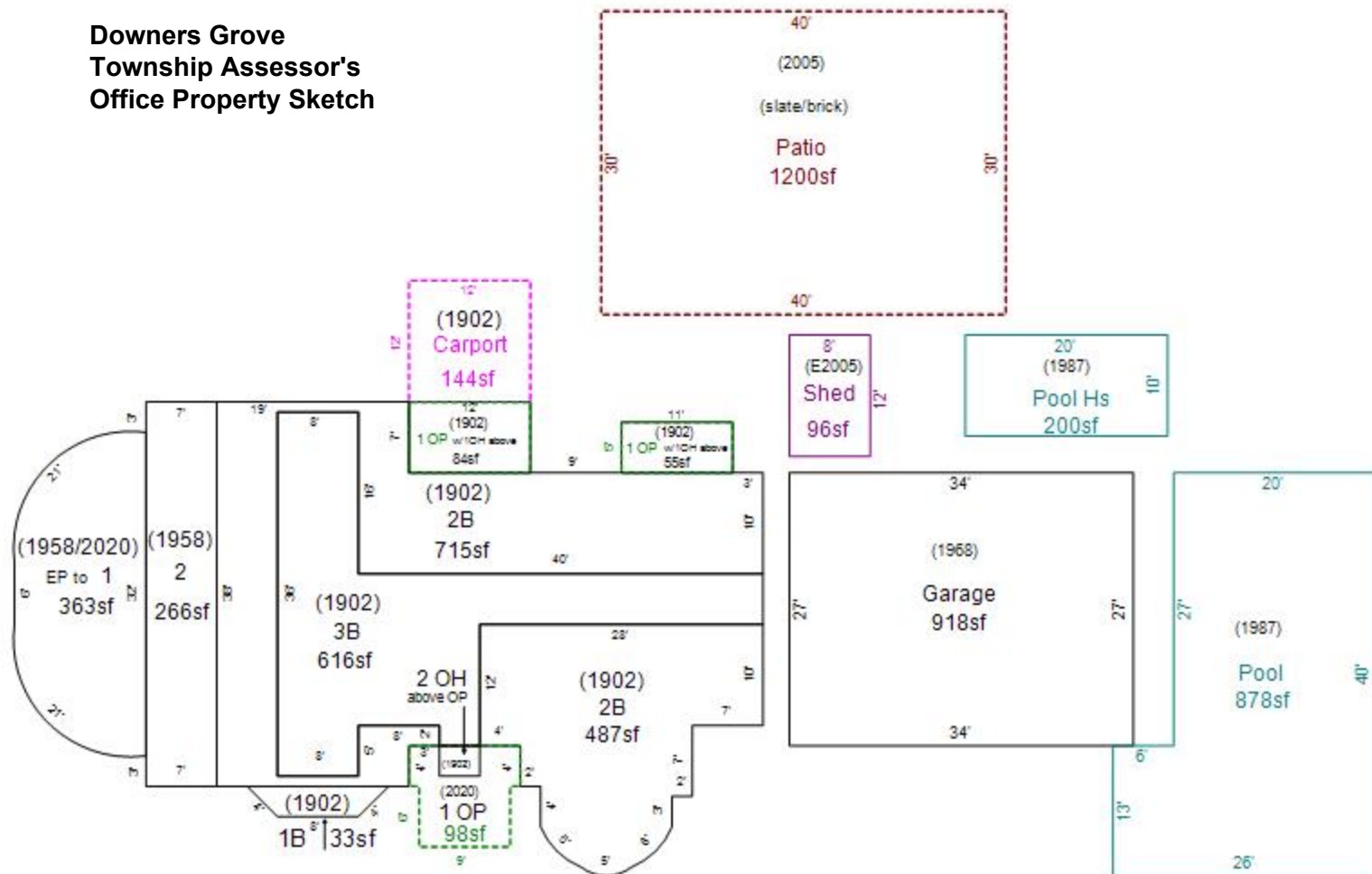
Figure 17: Hetzler House, 26 S. Park Avenue

The Howard George Hetzler House at 26 S. Park Avenue is an impressive example of an early subtype of the Colonial Revival style. This subtype has a mixture of elements characteristic of other styles being built at the turn of the 20th century. It is rectangular and symmetrical in its massing, with a low-pitched hipped roof punctuated by a hipped roof dormer. Both the principal roof and the roof of the full-width front porch have broad eaves as was common in the Prairie School and its popular derivation, the American Foursquare. Colonial features are evident, however, in the Palladian window on the second floor over the front entry, and the front entry itself with transom and sidelights. The porch has paired, fluted columns and a brick porch rail. Mr. Hetzler was a railway executive with the Chicago, Burlington, and Quincy Railroad.

The Church of Christ, Scientist, at 405 E. First Street, was designed by Spencer Solon Beman, son of famous Chicago architect Solon Spencer Beman. The younger Beman was known largely for his Christian Scientist designs, and this church is typical of his work.

Although low and long like many of the residential ranch types of the 1950s, the front façade is dominated by a classical-style portico topped with a stacked steeple with pedimented vents and spire. The front door

**Downers Grove
Township Assessor's
Office Property Sketch**



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 408 S. Washington Street	
County DuPage	
PIN / Parcel Number 09-12-125-010	
Zoning District R-4 Single Family Zoning District	
Land Use Single-Family	
Historic Name N/A	
Architect N/A	
Date Constructed c.1910	
Architectural Style Craftsman	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) - Significant / Historically Significant • Town of Hinsdale Survey (2001) - Significant 	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 408

DIRECTION S

STREET Washington

ABB ST

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y OR N)

Criteria

CONTRIBUTING to a NR district?
(C or NC)

Contributing secondary structure?
(C or NC)

LISTED ON EXISTING SURVEY?
(IHSS, NR, etc.)



GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

ARCHITECTURAL CLASSIFICATION2

ORIGINAL CONSTRUCTION DATE

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

SIGNIFICANT FEATURES

ALTERATION(S)

OVERALL SHAPE OR PLAN

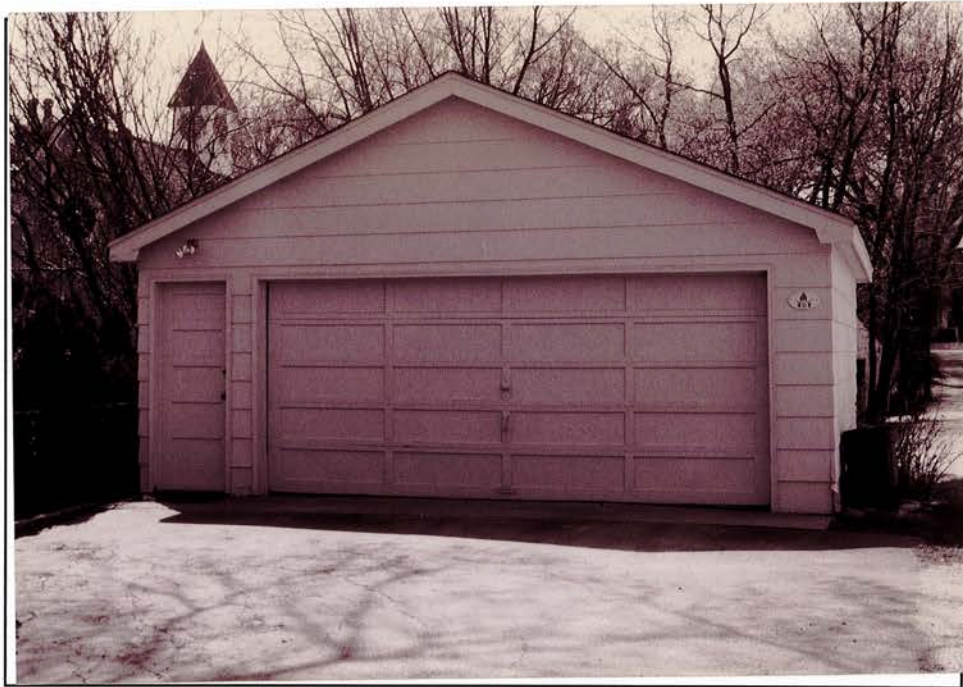
NO. OF STORIES

WINDOW MATERIAL, TYPE(S)

PORCH

ROOF (type and materials)

FOUNDATION



RESEARCH INFORMATION

HIST NAME

COMMON NAME

ARCHITECT

BUILDER

LANDMARK LIST

COST OLD SIGNIFICANCE RATING

ADDITIONAL INFORMATION:

Reason for Significance: Fine example of the Craftsman style in Hinsdale with steeply pitched gable roofs with half timbering and other Craftsman details.

SURVEY AREA

LANDSCAPE FEATURES

Midblock location on residential street; evergreen shrubs at foundation; flagstone walk to front entry steps; mature trees in parkway

PHOTOGRAPHIC INFO

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

ROLL NO. FRAME NO.

PREPARER

ORGANIZATION

DATE

408 S Washington ST

be eligible for individual listing on the National Register of Historic Places under criterion c, architecture.

CRAFTSMAN

The Craftsman style is generally characterized by low-pitched roofs with deep overhanging eaves, exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers, and a deep front porch. Windows are frequently double-hung sash with three panes in the upper sash and one in the lower. Craftsman detailing was frequently combined with the bungalow form, and Craftsman Bungalows, inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman Bungalow became one of the country's most popular house styles during the teens and twenties. Unlike the Italianate, Victorian Gothic Revival, and Queen Anne structures that preceded them, these homes were designed for households without servants and had simple detailing. Craftsman houses often share similar characteristics with Tudor Revival style houses. Both styles have English roots, with the Craftsman style growing out of the Arts and Crafts Movement. Although they were built into the 1920s, Craftsman homes were particularly popular between 1901 and 1916, when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*.

There are eleven Craftsman style houses and one Craftsman Bungalow in the survey area, of which two are ranked locally significant and one is ranked potentially significant. The significant Craftsman style houses are 318 and 408 S. Washington Street, and both are included in the Illinois Historic Structures Survey.

The Robert L. Woodcock House built c. 1910 at 318 S. Washington Street, is a handsome example of the Craftsman style. It features an entry canopy on the front and side doors with brackets, wide overhanging eaves with brackets, and exposed rafter tails. There are multi light casement windows throughout, some with transoms.

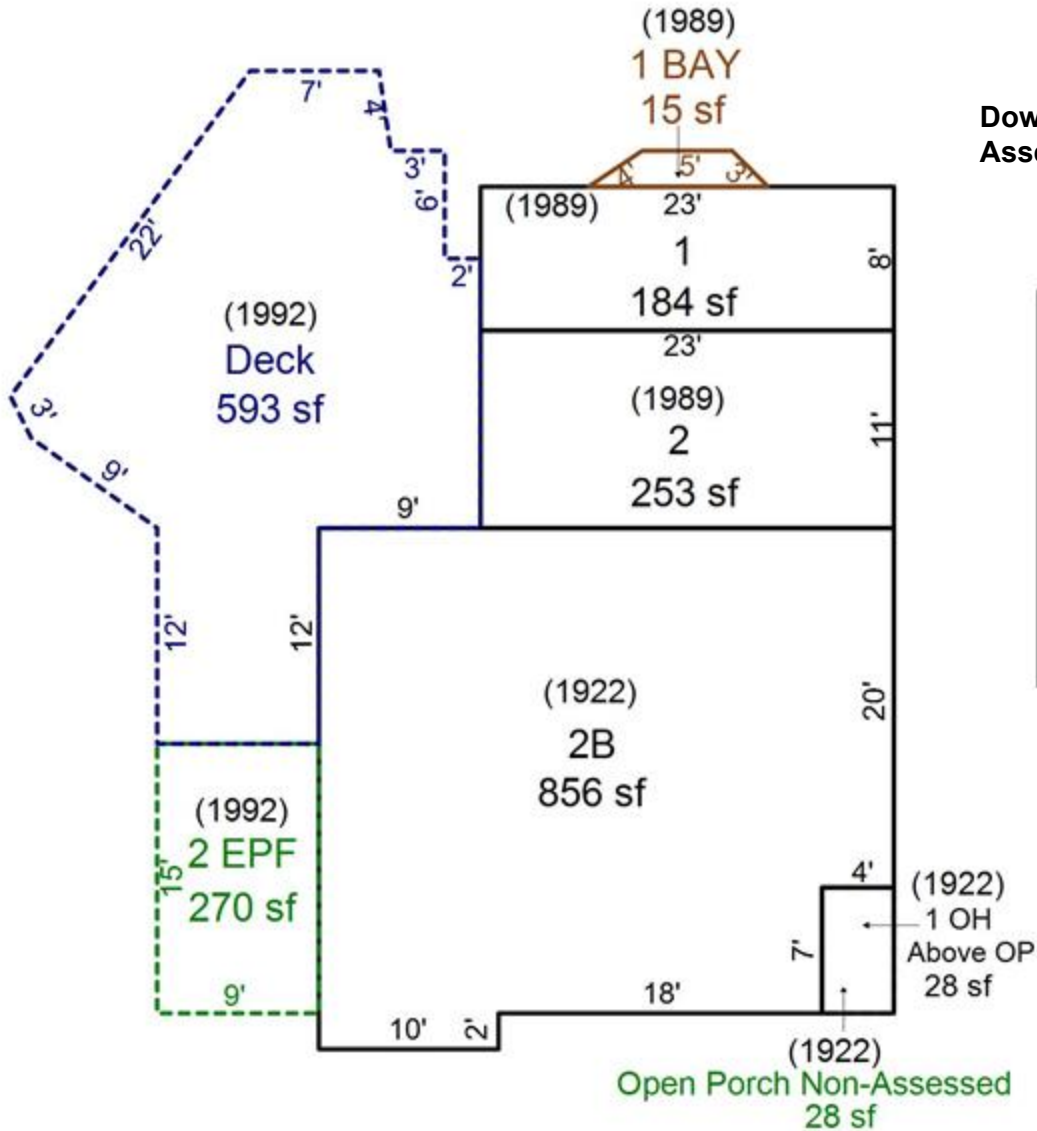


Robert L. Woodcock House, 318 S. Washington Street

COLONIAL REVIVAL

The Colonial Revival style dates from the 1876 centennial celebration until the mid-1950s and became the most popular historical revival style throughout the country between World Wars I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18th century homes. Whether derived from stately red brick

(1989)
1 BAY
15 sf





**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: November 3, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-30-2023 – Sign Permit Review – 33 E. First Street – Frederick Lynn – Installation of One (1) Wall Sign

FOR: November 6, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Frederick Lynn LLC requesting approval to install one (1) new wall sign on the building located at 33 E. First Street. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

On November 16, 2021, by Ordinance No. No. O2021-34, the Village Board approved an Exterior Appearance and Site Plan to allow for improvements to the building façade and site. Frederick Lynn will occupy the second floor tenant space and has a separate ground level entrance on First Street. A first floor tenant has not been identified yet.

Frederick Lynn must remove all temporary window signage installed on the first floor storefront windows as part of this sign permit approval.

Request and Analysis

The applicant is requesting to install one (1) wall sign on the façade facing First Street to be externally illuminated by gooseneck lights. The sign will consist of white aluminum letters that will be stud mounted onto black custom background panels that will have a woodgrain finish. The panels can be considered an architectural feature as they will be installed on both the front and side areas of the existing sign panel. The sign will measure 12.3” tall and 180” wide, with an overall sign face area of 15.3 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 business has a separate ground floor entrance. The proposed wall sign meets the maximum 25 square feet of total sign face area allowed for the tenant space.



MEMORANDUM

The sign will be externally illuminated by three (3) black gooseneck lights. The existing three (3) gooseneck lights will be replaced with similar light fixtures, as shown in the application packet. 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.

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. Aerial View
3. Birds Eye View
4. Street View
5. Sign Application and Exhibits

VILLAGE OF HINSDALE 2021

33 E. First Street

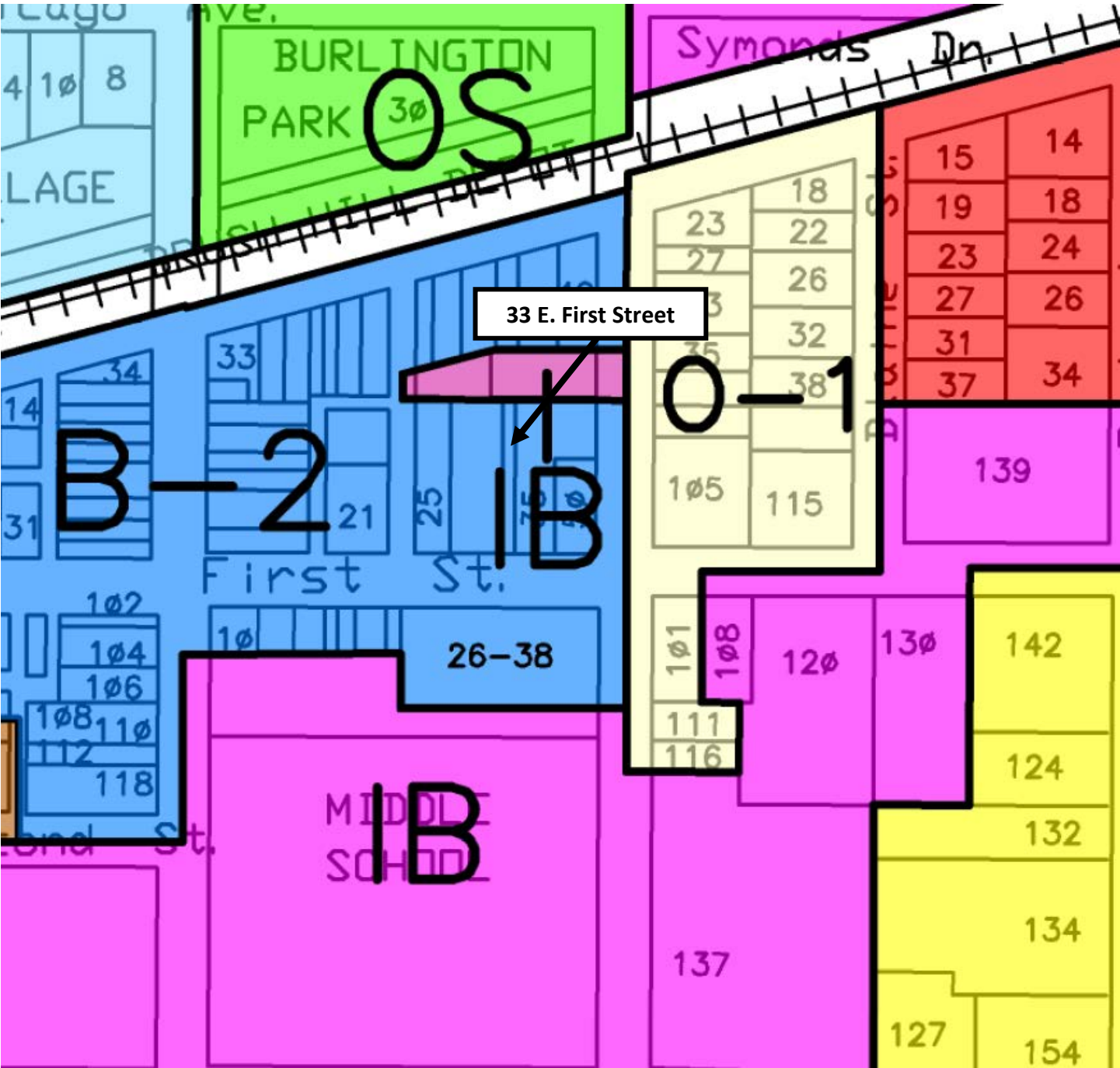
Zoning District Boundaries

- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- R-6 Single Family Residential District
- B-1 Community Business District
- B-2 General Business District
- B-3 General Business District
- O-1 Limited Office District
- O-2 Limited Office District
- O-3 General Office District
- OS Open Space District
- IB Institutional Business District
- HS Health Services District
- Design Review Overlay District

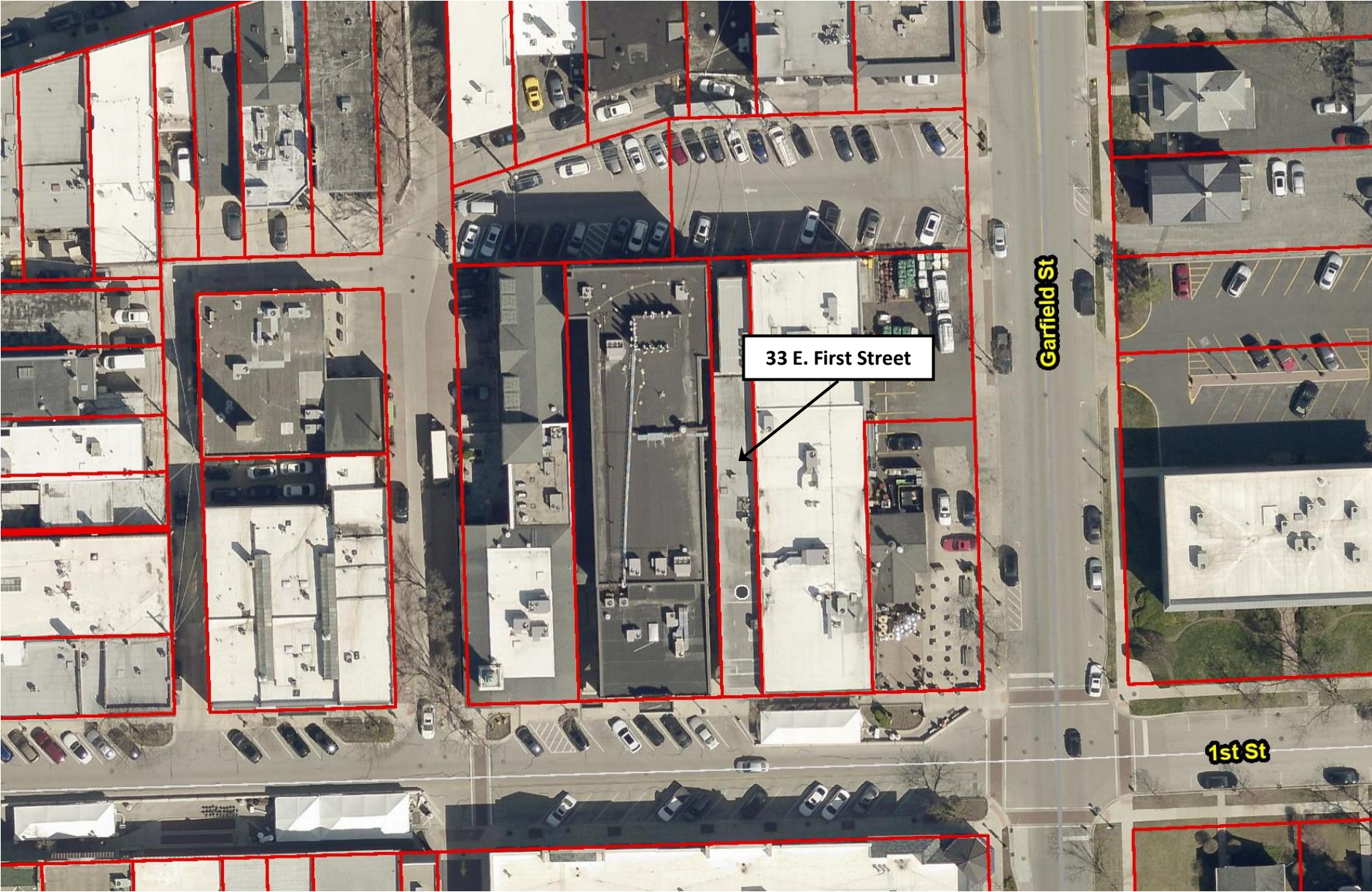
REVISION: JOHN L. 02-15-21

SCALE: 1" = 100'

Village of Hinsdale Zoning Map and Project Location



Aerial View – 33 E. First Street



Birds Eye View – 33 E. First Street



Street View – 33 E. First Street



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Frederick Lynn LLC
Address: 33 E 1st Street
City/Zip: _____
Phone/Fax: (312) 399-1379 / _____
E-Mail: _____
Contact Name: _____

Contractor

Name: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____
Contact Name: _____

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT:

SIGN TYPE:

ILLUMINATION

Sign Information:

Overall Size (Square Feet): _____ (_____ x _____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

- ① _____
② _____
③ _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: _____

Size of Sign: _____ 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.

ACone
Signature of Applicant

Date

ACone Green Candle LLC
Signature of Building Owner

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Aaron Comes
524 S Spring Ave
LaGrange, IL 60525
312-399-1379

7/19/2023

To Whom it May Concern:

I Aaron Comes, owner of the building located at 33 E 1st Street, Hinsdale, IL, hereby authorize Right Way Signs LLC. to complete and sign any necessary applications and forms regarding the signage at the aforementioned property on my behalf. Please the attached deed as Proof of Ownership.

Respectfully,

A handwritten signature in cursive script, appearing to read "A. Comes", written in dark ink.

Aaron Comes

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIVING TRUST

FIRST AMERICAN TITLE
FILE # AF 1002717

Preparer File: AF1002717
FATIC No.: AF1002717

THE GRANTOR, Susie Duboe-Bryant, Trustee of the Susie Duboe-Bryant Trust, dated January 29, 2004, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Green Candle, LLC, an Illinois Limited Liability Company, of the Village of Hinsdale, of the County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, general real estate taxes not yet due or payable

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor.

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

Permanent Real Estate Index Number(s): 09-12-129-011

Address(es) of Real Estate: 33 E 1st St
Hinsdale, Illinois 60521

Dated this 8th day of April, 2021

Susie Duboe-Bryant, Trustee
SUSIE DUBOE-BRYANT, AS TRUSTEE OF THE SUSIE DUBOE-
BRYANT TRUST DATED JANUARY 29, 2004



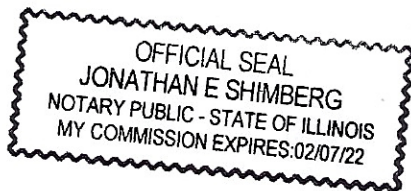
First American
Title Insurance Company

Special Warranty Deed - Individual

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susie Duboe-Bryant, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 8th day of April, 20 21.



Jonathan E Shimberg
Notary Public

Prepared by:
Shimberg & Crohn, P.C.
9003 Lincolnwood Dr.
Evanston, IL 60203

Mail to:

Jodi Pacer, Esq
824 S. Scoville
Oak Park IL 60304


Name and Address of Taxpayer:

GREEN CANDLE, LLC
524 S. SPRING Ave.
La Grange IL 60525-2749



First American
Title Insurance Company

Special Warranty Deed - Individual



CLIENT
Frederick Lynn

ADDRESS
33 E 1st Street
Hinsdale, IL 60521

CONTACT INFO
Melissa Waters
melissa@fredericklynn.com

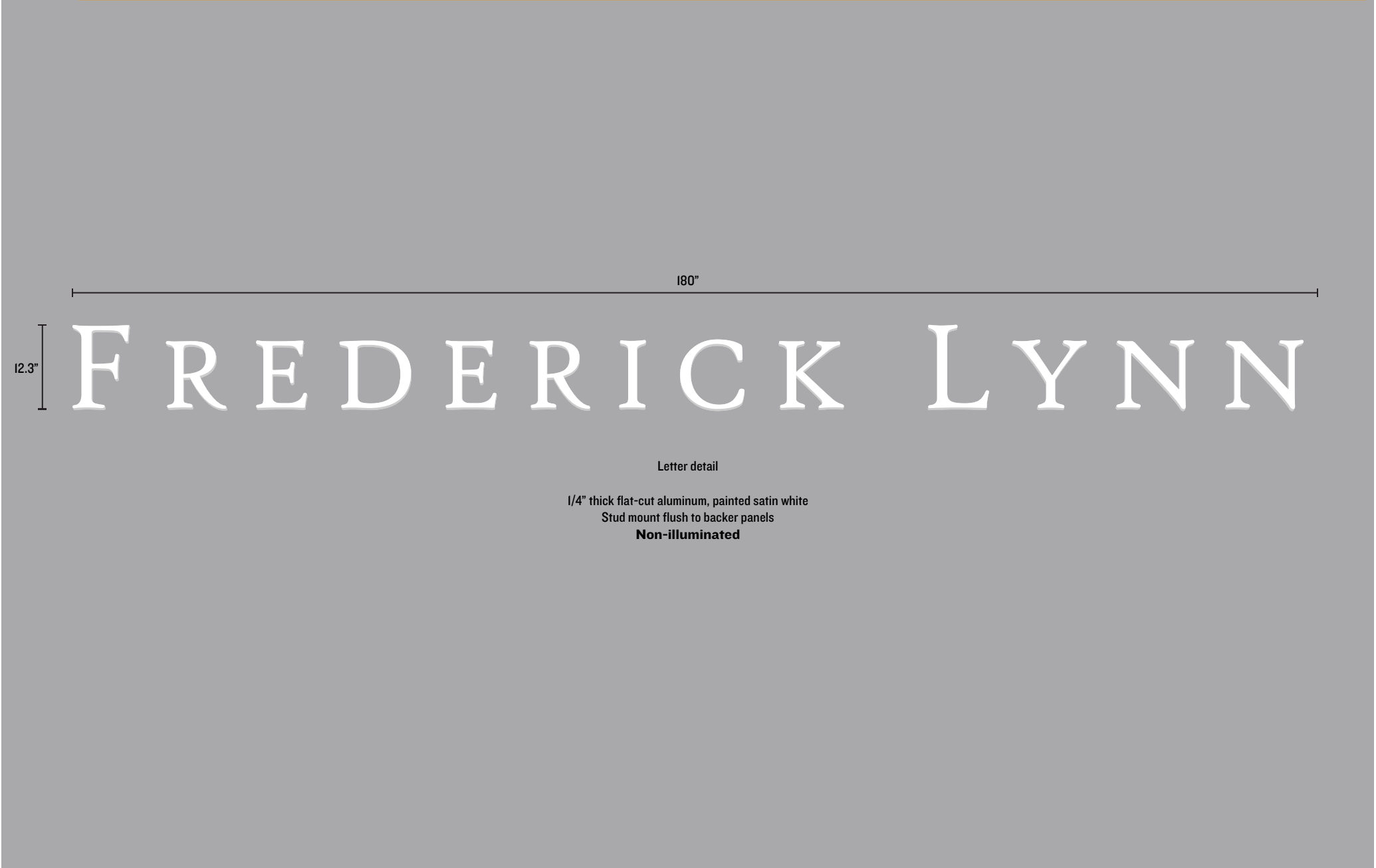
NOTES


DATE
9/20/23

VERSION
2

FOR ELECTRICAL SIGNS:
DESIGNED FOR 110 VOLTS
Connection to be visible within 5ft of time of installation, second trip will be charged at time & material, Right Way Signs DOES NOT provide primary electrical to sign, power to sign must be done by a licensed electrical contractor or licensed electrician.
EACH SIGN MUST HAVE:
1: A minimum of one dedicated 120V 20A circuit
2: Junction box installed within 6ft of sign
3: Three wires: Line, Ground, Neutral
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

COLOR
PALETTE





CLIENT
Frederick Lynn

ADDRESS
33 E 1st Street
Hinsdale, IL 60521

CONTACT INFO
Melissa Waters
melissa@fredericklynn.com

NOTES

DATE
9/20/23

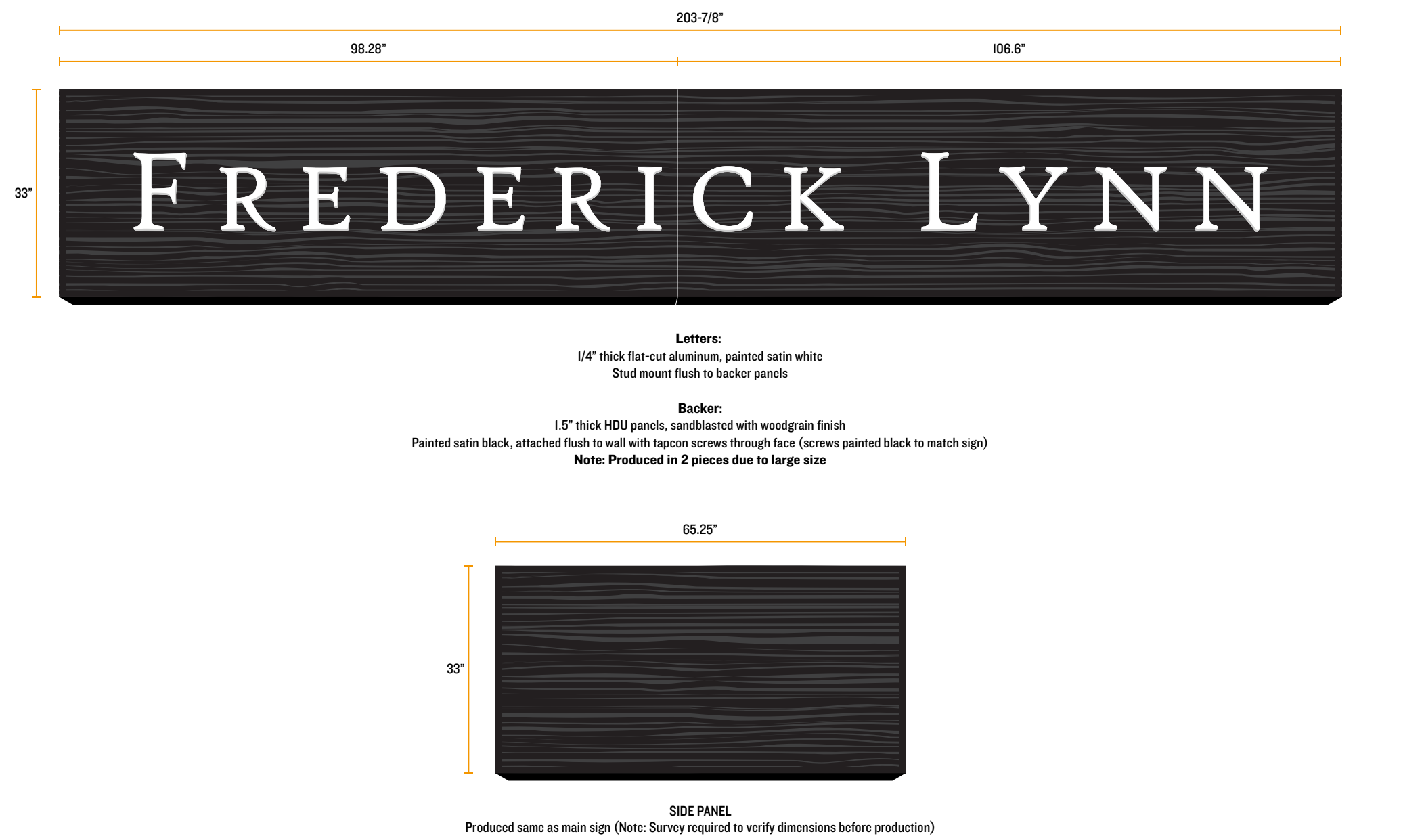
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COLOR PALETTE

Black

White





CLIENT
Frederick Lynn

ADDRESS
33 E 1st Street
Hinsdale, IL 60521

CONTACT INFO
Melissa Waters
melissa@fredericklynn.com

NOTES

DATE
9/20/23

VERSION
2

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COLOR
PALETTE

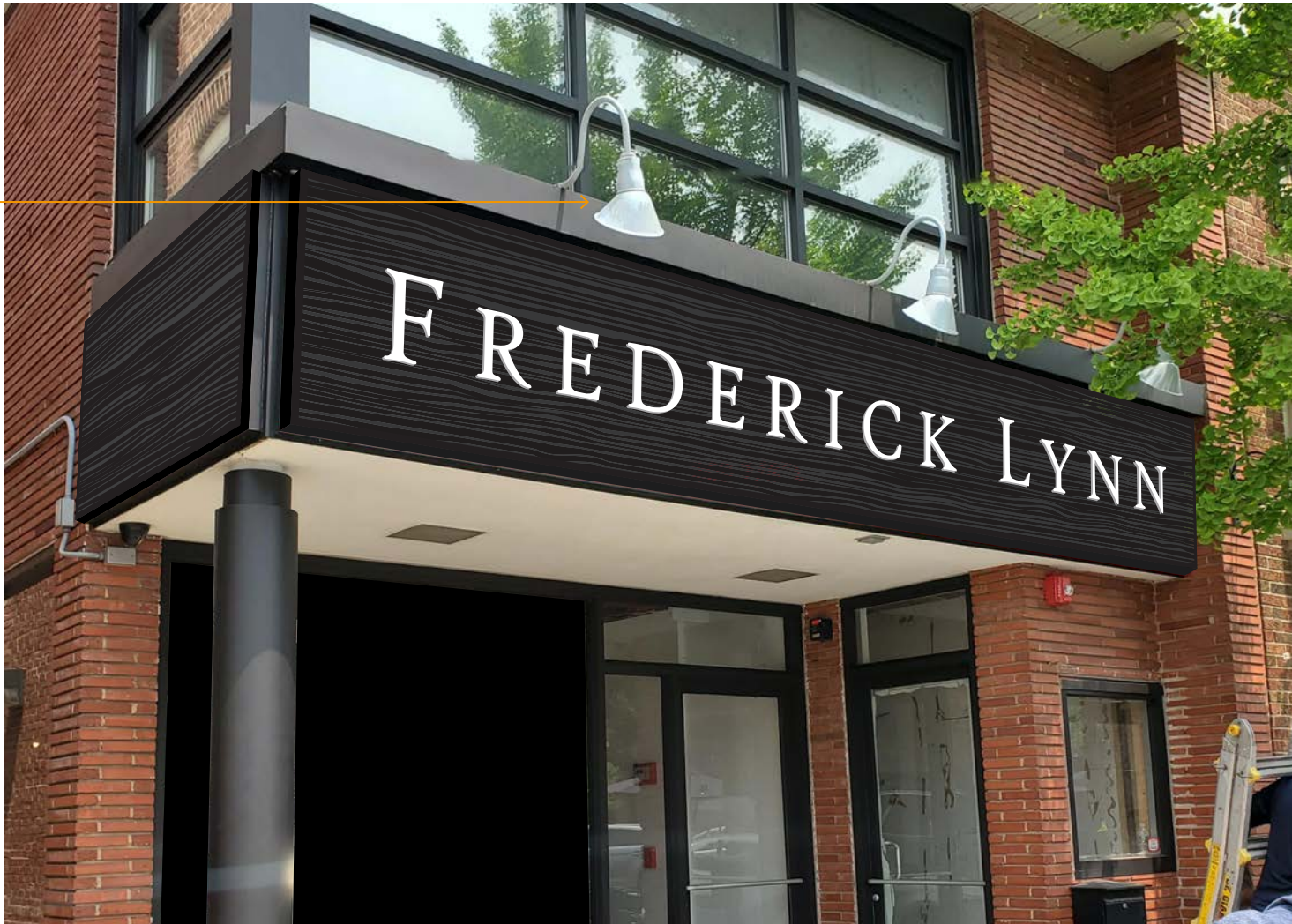


Sign will be down-lit with (3) goose neck lamps. Existing lamps (as-shown) to be replaced with new goose neck lamps (details on following page).

Lamps will not protrude more than 18" from the face of the sign.

Illumination of the sign will not exceed 50 foot-candles.

Illumination will be directed to illuminate only the sign face and shades will prevent glare or direct light upon adjacent property or streets.



Mockup of placement on building



CLIENT
Frederick Lynn

ADDRESS
33 E 1st Street
Hinsdale, IL 60521

CONTACT INFO
Melissa Waters
melissa@fredericklynn.com

NOTES

DATE
9/20/23

VERSION
2

FOR ELECTRICAL SIGNS:
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COLOR
PALETTE



Mockup of placement on building



CLIENT
Frederick Lynn

ADDRESS
33 E 1st Street
Hinsdale, IL 60521

CONTACT INFO
Melissa Waters
melissa@fredericklynn.com

NOTES

DATE
9/20/23

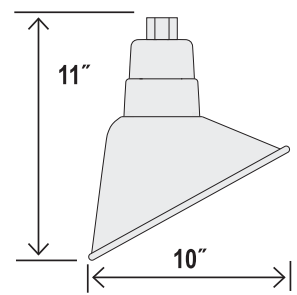
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COLOR PALETTE



RAS10 - R SERIES 10" ANGLE SHADE



Dimensions

Width	10"
Height	11"
Wire	100"

Finish & Material

Finishes	SB - Satin Black
Material	Metal

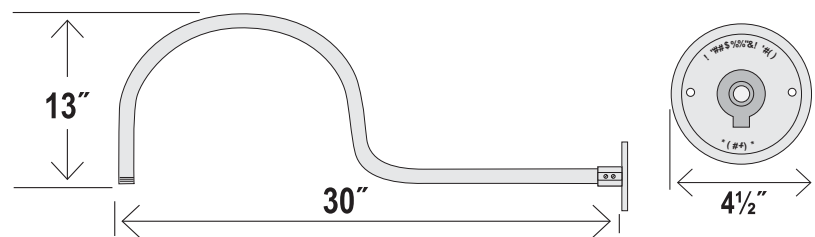
Wattage

Bulbs	1-Medium A21
Watts per Bulb	200W
Voltage	120V

Certification

UL Listed	Wet Location
-----------	--------------

RGN30 - R SERIES GOOSE NECK (WALL MOUNT)



Dimensions

Length	30"
Width	4.5"
Height	13"

Finish & Material

Finishes	SB - Satin Black
Material	Metal

New Goose neck lighting details



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: November 3, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-33-2023 – Sign Permit Review – 114 S. Washington Street – Que Miso – Installation of One (1) Wall Sign

FOR: November 6, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Que Miso requesting approval to install one (1) new wall sign for the new restaurant tenant located at 114 S. Washington Street. The existing one-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) halo-lit wall sign on the façade of the tenant space facing Washington Street. The wall sign will consist of terra cotta colored aluminum halo-lit channel letters. The sign will measure 30" tall and 55" wide, with an overall sign face area of 11.5 square feet. No permanent window signage is proposed.

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 wall sign meets the maximum 25 square feet of total sign face area allowed for the tenant space.

A rendering has been provided to show what the sign will look like illumined at night. 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.

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.



MEMORANDUM

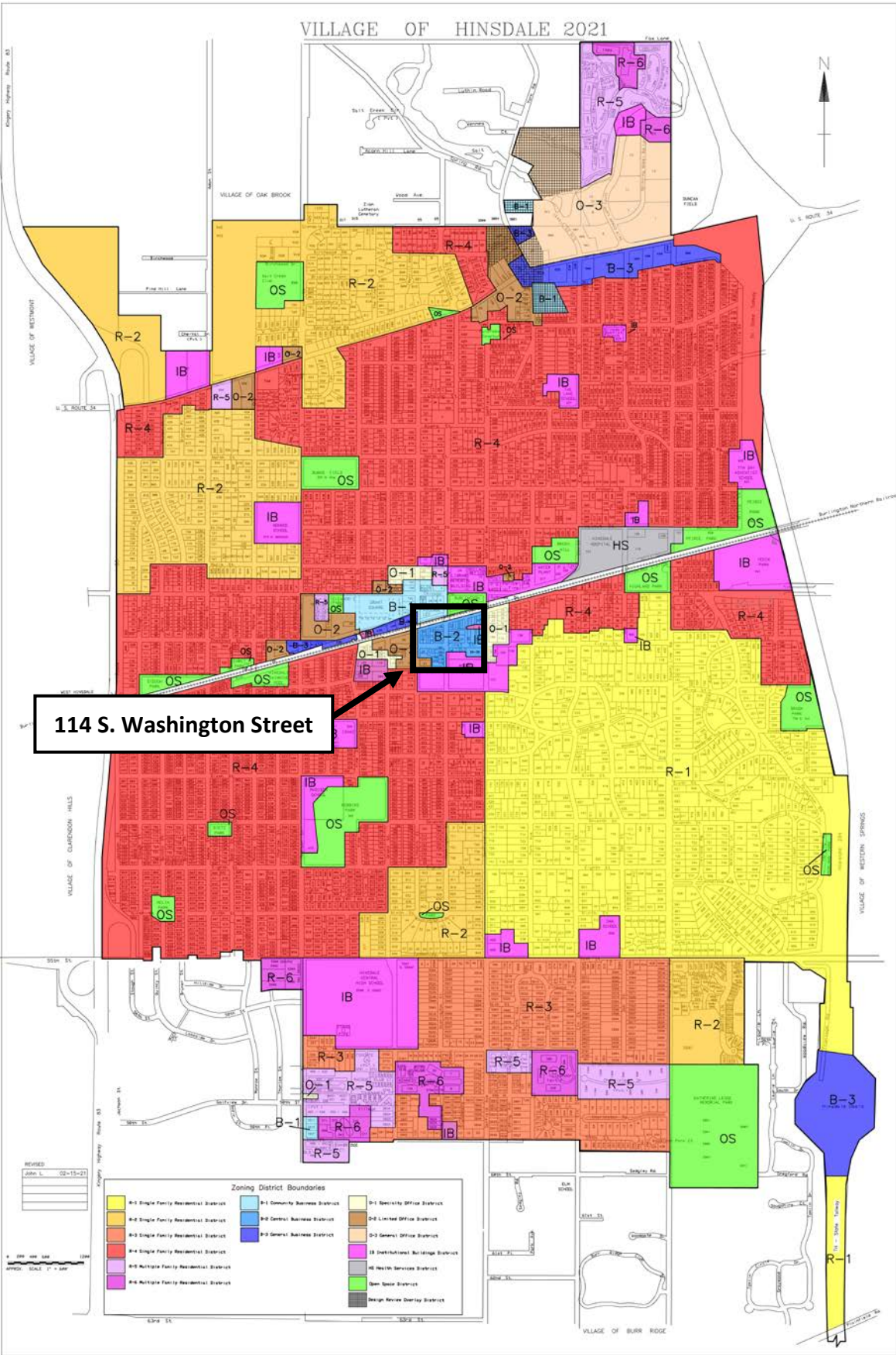
The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.

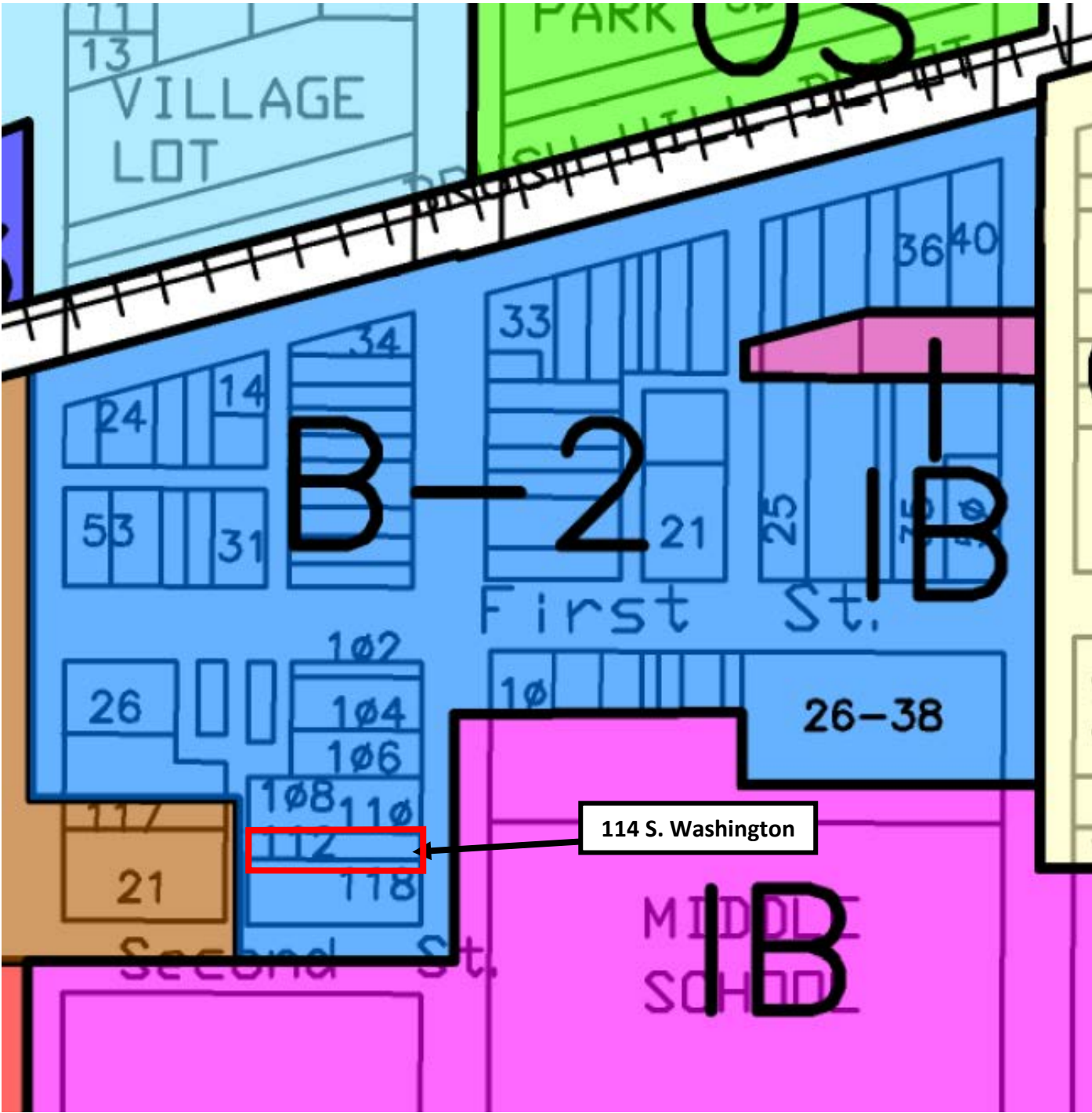
Attachments

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

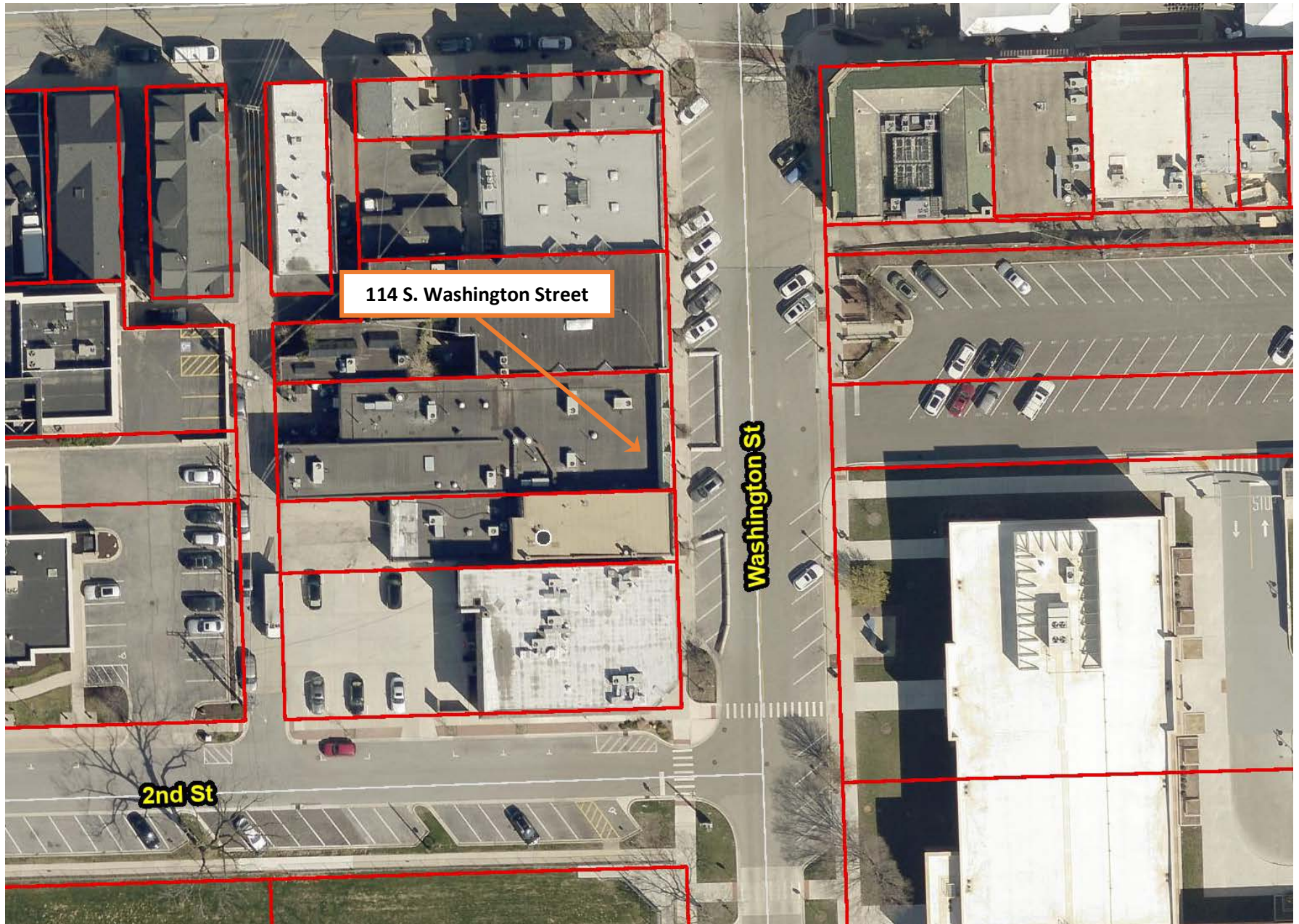
Village of Hinsdale Zoning Map and Project Location



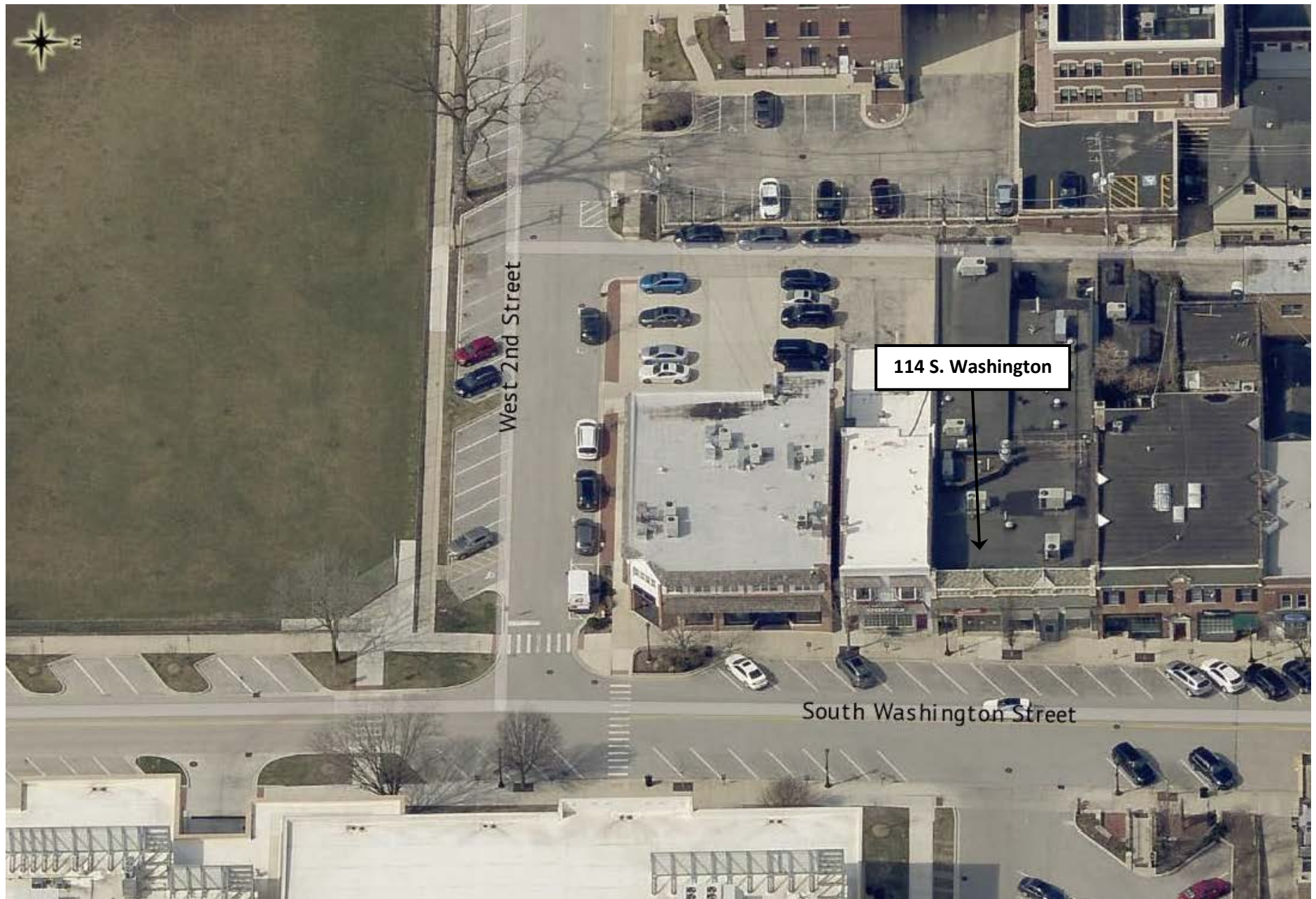
Village of Hinsdale Zoning Map and Project Location



Aerial View – 114 S. Washington Street



Birds Eye View – 114 S. Washington Street



Street View – 114 S. Washington Street





VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Que Miso
Address: 114 s. Washington
City/Zip: Hinsdale
Phone/Fax: (303) 956-1219 /
E-Mail: collin@quemiso.com
Contact Name: Collin

Contractor

Name: Sign Solutions Inc.
Address: 58 Lombard Circle
City/Zip: Lombard
Phone/Fax: (847) 308-5581 /
E-Mail: tonybauer89@gmail.com
Contact Name: Tony Bauernfreund

ADDRESS OF SIGN LOCATION: 114 S. Washington

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated



Sign Information:

Overall Size (Square Feet): 11.5 (30" x 55")

Overall Height from Grade: 11.2 Ft.

Proposed Colors (Maximum of Three Colors):

① terracotta

② _____

③ _____

Site Information:

Lot/Street Frontage: 22'

Building/Tenant Frontage: 22'

Existing Sign Information:

Business Name: na

Size of Sign: _____ 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.

Tony Bauerfreund
Signature of Applicant

10-1-23

Date

Simernett Singh
Signature of Building Owner

10/4/23

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Qué Miso
(630)-277-9349
114 S Washington Street
Hinsdale IL, 60521

To whom it may concern Qué Miso and its managers authorize sign solutions inc to fabricate and install the signage as shown in the application. On the building of 114 s Washington Street.

Collin Ringelstetter-Ennis, Manager Haute Taco LLC (D.B.A. Qué Miso)

Collin Ringelstetter-Ennis

To whom it may concern 112-114 washington LLC and its managers authorize Sign Solutions inc to fabricate and install the signage as shown in the application. On the building of 114 s Washington Street.

Simerneet Singh, 112-114 Washington LLC

Simerneet Singh

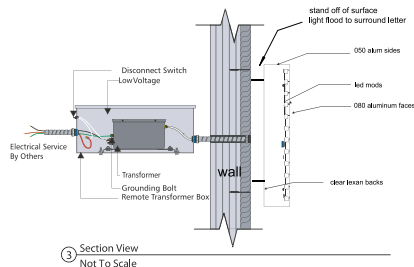
exterior sign display

reverse halo letters

- 2" deep aluminum halo lit channel letters
- all mounted to building facia
- electric to existing 120v line behind wall
- external disconnect switch

lettering and logo terra cotta
leds white to bounce back panel (flood halo)

reverse channel letter section



UL Listed

lettering sq ft - 11.5sf
120v - 60w led power supply
white leds total 60w.
indirect halo light visible approx 12candle ft



30"

Que Miso

55"

SIGN
Solutions, Inc.

tonybauer89@gmail.com
847-308-5581

DESIGN • FABRICATION • INSTALLATION • PROJECT MANAGEMENT

COMMENTS

QUE MISO
114 S WASHINGTON
HINDSDALE, IL

ACCOUNT REPRESENTATIVE

CLIENT

DRAWN BY



22' frontage

30"

Que Miso

55"

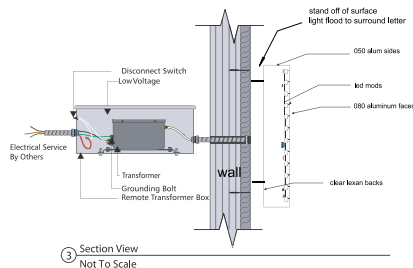
exterior sign display

reverse halo letters

2" deep aluminum halo lit channel letters
all mounted to building fascia
electric to existing 120v line behind wall
external disconnect switch

lettering and logo terra cotta
edges white to bounce back panel (flood halo)

reverse channel letter section



lettering sq ft - 11.5sf
120v - 60w led power supply
white leds total 60w.
indirect halo light visible approx 12candle ft



UL Listed

sign
Solutions, Inc.

tonybauer89@gmail.com
847-308-5581

DESIGN • FABRICATION • INSTALLATION • PROJECT MANAGEMENT

COMMENTS

QUE MISO
114 S WASHINGTON
HINDSDALE, IL

ACCOUNT REPRESENTATIVE

CLIENT

DRAWN BY



**PLAN COMMISSION
MEMORANDUM**

DATE: November 3, 2023

TO: Chairman Cashman and Plan Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case A-38-2023 – Sign Permit Review – 32 E. First Street – Rush University Medical Center – Installation of One (1) Wall Sign

FOR: November 8, 2023 Plan Commission Meeting

Summary

The Village of Hinsdale received a sign permit application from Rush University Medical Center requesting approval to install one (1) new wall sign for a new second floor medical office tenant located at 32 E. First Street. The existing two-story, multi-tenant building is located in the B-2 Central Business District. The building, known as Garfield Crossing, is not located in the Downtown Historic District, but has historically been reviewed by the Historic Preservation Commission.

The second floor of the building will be occupied by two tenants. The majority of the second floor office space, approximately 8,200 square feet, will be occupied by Rush University Medical Center for use as an outpatient center and medical offices. Ferguson Hill Wealth Management, a financial advisor office, is currently located in Suite 200 and occupies approximately 2,000 square feet of the second floor. The applicant has provided an interior floor plan for the second floor showing the division of the tenant spaces.

Request and Analysis

Rush University Medical Center is requesting to install one (1) internally-illuminated wall sign in the existing sign band area located above the central shared entrance for the second floor tenants on the north elevation facing First Street. The proposed wall sign measures 28” tall and 127” wide, with an overall sign face area of 24.7 square feet. The sign consists of black face-lit illuminated channel letters and a green logo mounted to a raceway. The raceway will be painted to match the color of the stone façade behind the sign. No permanent window signage is proposed.

A rendering has been provided to show what the sign will look like illumined at night. 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.



MEMORANDUM

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. As noted above, the two businesses on the second floor have a shared entrance to the outside of the building. Therefore, the applicant is not afforded a twenty-five (25) square foot wall sign by right under the Zoning Code requirements.

Per Section 11-607(F), the Plan Commission has the authority to modify certain sign regulations, including to allow one of the following signs to be located on a lot where signs of such functional types are not otherwise allowed: business sign, identification sign, joint identification sign, off premises identification sign, and public service sign. No modification shall be unless the applicant properly applies for the specific relief required and the applicant establishes compliance with all of the following standards:

1. General Standard: Carrying out the strict letter of the provisions of section 9-106 of this code would create a particular hardship or a practical difficulty not caused by an act or omission of the applicant.
2. Unusual Physical Limitations: The subject property or the structure on which the sign is proposed to be located is burdened with an unusual physical limitation, such as an irregular shape, unusual geographic location, exceptional topographical feature, or other extraordinary physical condition, that is peculiar to the subject property and that is more than merely an inconvenience or cost consideration to the applicant.
3. Adverse Impacts: The modification, if granted, would have no adverse impact on any abutting or adjacent property and no adverse impact on the essential character of any part of or all of the neighborhood of the subject property.
4. Public Health And Safety: The modification, if granted, would have no adverse impact on, and would not endanger, the public health or safety.
5. Compliance With Permit Standards: The application satisfies the standards of subsection E of this section.

The applicant has provided a cover letter requesting approval of a modification to the sign regulations to allow for an identification sign / wall sign on the lot where the sign is otherwise not allowed. Rush University Medical Center would be allowed to install the following permanent sign types, subject to Village approval, if a modification to the sign regulations is not approved by the Plan Commission:

- Projecting Sign: Rush University Medical Center would be allowed a projecting sign measuring three (3) square feet per sign face. If they combined signage with the other second floor tenant, Ferguson Hill Wealth Management, they would be allowed to install a projecting sign with a maximum total sign face area of five (5) square feet.
- Nameplate Sign: Nameplate signs are typically a small directory wall sign installed next to a shared entrance for businesses that do not have a separate entrance and that are not located on the ground floor of a building. Businesses are allowed one non-illuminated nameplate sign per occupancy with a maximum sign face area of one (1) square foot. Nameplate signs are considered permit exempt and do not require approval by the Historic Preservation Commission or Plan Commission.



MEMORANDUM

Meeting History

Historic Preservation Commission Meeting – November 6, 2023 – The November 1, 2023 regular meeting of the Historic Preservation Commission (HPC) was rescheduled to November 6, 2023. Due to the limited timeframe between meetings, a summary of the HPC meeting and the recommendation from the Commission was not able at the time of the writing of this staff report.

Staff will provide a summary of the discussion and the vote of the HPC meeting at the Plan Commission meeting on November 8, 2023.

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.

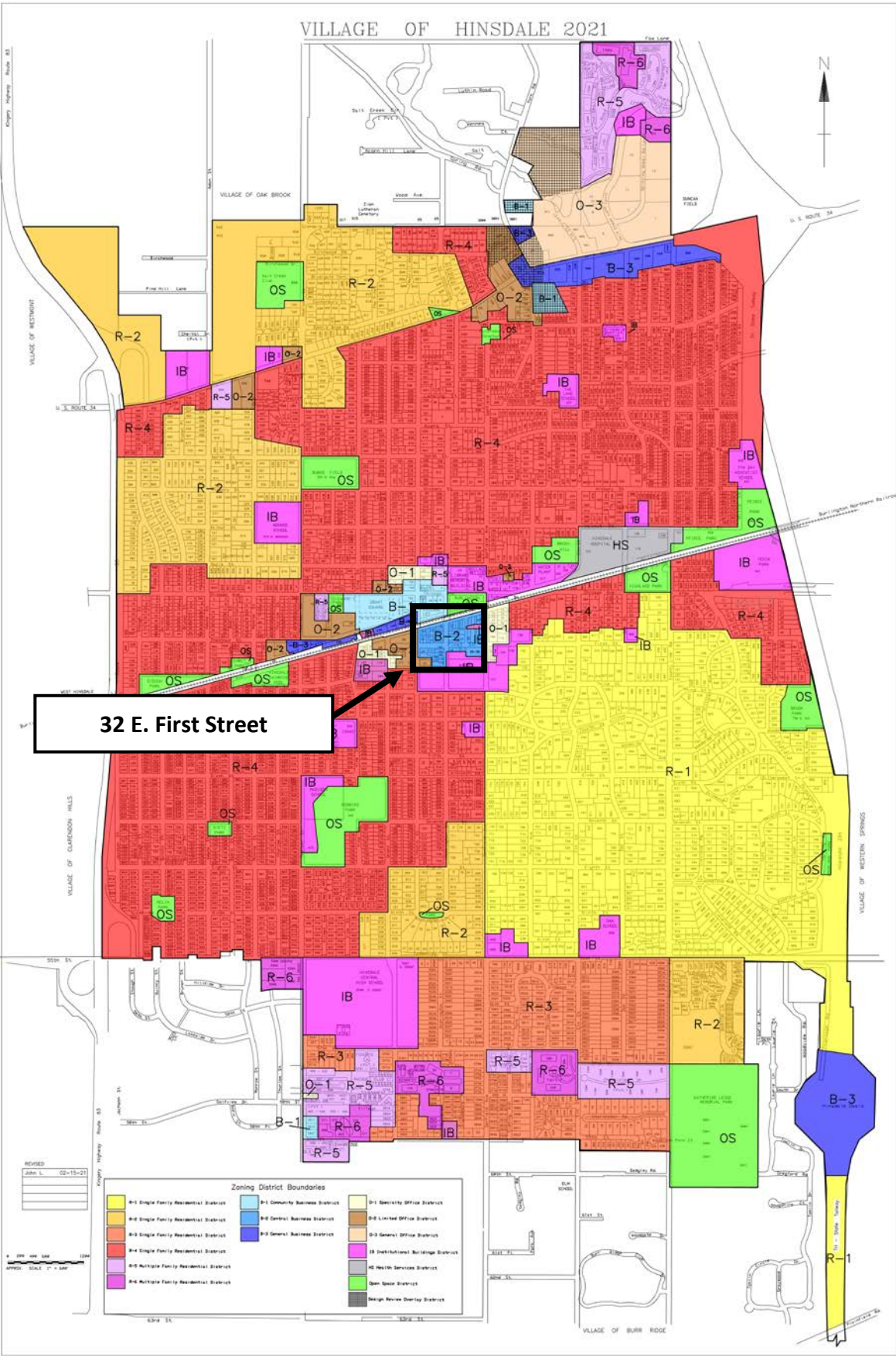
The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees. Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

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.

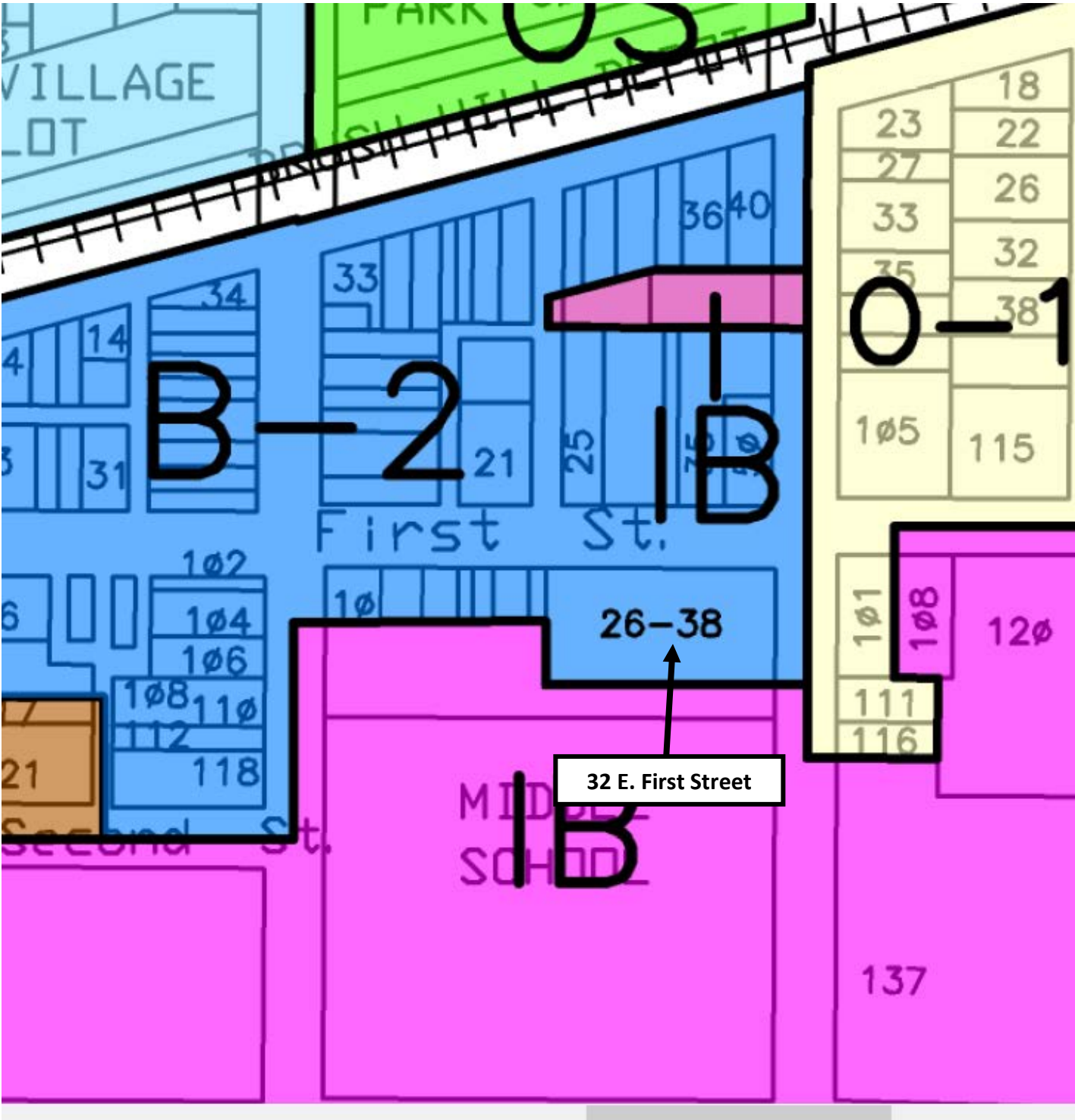
Attachments

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

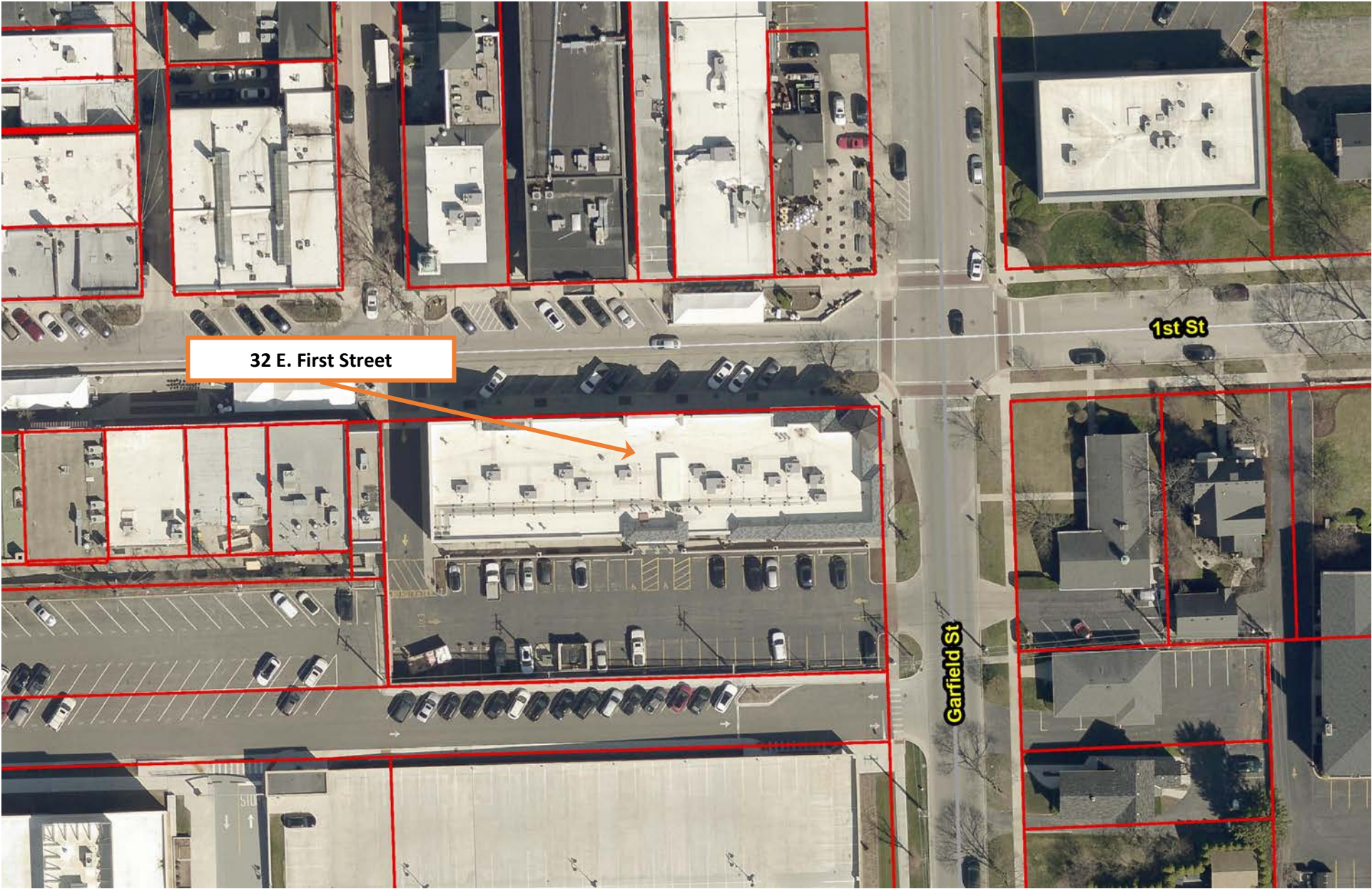
Village of Hinsdale Zoning Map and Project Location



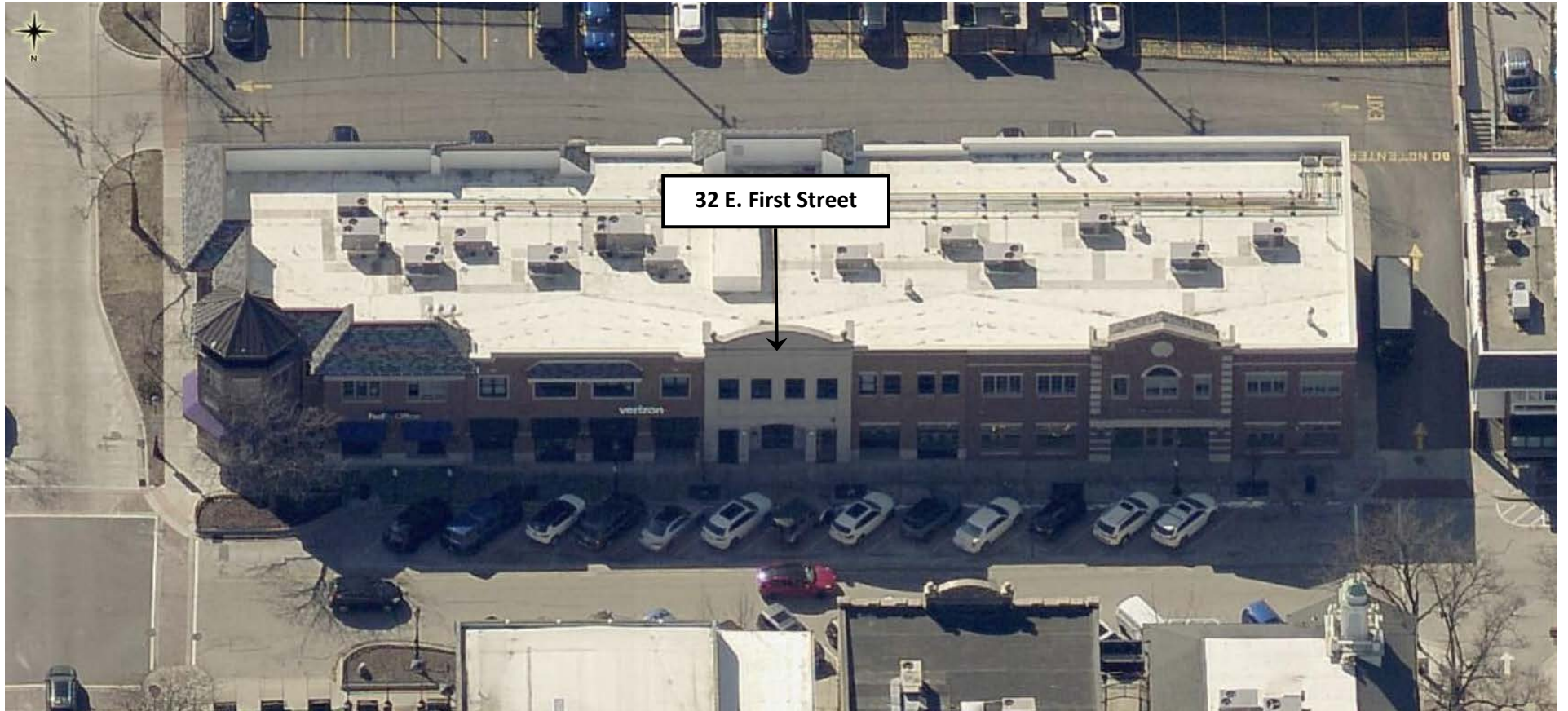
Village of Hinsdale Zoning Map and Project Location



Aerial View – 32 E. First Street



Birds Eye View – 32 E. First Street



Street View – 32 E. First Street



Street View – 32 E. First Street





**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Rush University Medical Center
 Address: 1725 W Harrison, 229 POB
 City/Zip: Chicago, IL 60612
 Phone/Fax: (773) 844 / 5615
 E-Mail: Peter_J_Ziarno@rush.edu
 Contact Name: Peter Ziarno

Contractor

Name: IFA Signs
 Address: 5500 N. Kedzie Ave
 City/Zip: Chicago, IL 60625
 Phone/Fax: (773) 649 / 5194
 E-Mail: april@tfasigns.com
 Contact Name: April Rose Colle

ADDRESS OF SIGN LOCATION: 32 E 1st St. Hinsdale, IL 60521**ZONING DISTRICT:** IB Institutional Buildings**B2-IB****SIGN TYPE:** Wall Sign**ILLUMINATION** Internally Illuminated**Sign Information:****127" X 28"**Overall Size (Square Feet): 24.67 (127" x 28")Overall Height from Grade: 18 ft (to top of sign) Ft.

Proposed Colors (Maximum of Three Colors):

① Black② White @ Night to be filled by designer③ Green**Site Information:**Lot/Street Frontage: approx 380 ft. (2 frontages)Building/Tenant Frontage: 220 ft / 28.75 ftExisting Sign Information: Business Name: Circa Lighting ; Verizon ✓Size of Sign: 25 ; 25 Square FeetBusiness Name: FedEx Office ; FedEx Office ; redESize of Sign: 25 ; 25 ; 20 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.

DocuSigned by:

Peter Ziarno10/20/2023

Signature of Applicant

Date

Larry Geringer

Signature of Building Owner

Date

10-19-23**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Village of Hinsdale, IL
Community Development Department
19 E. Chicago Avenue
Hinsdale, Illinois 60521

Rush University Medical Center (32 E. First St, Hinsdale, IL)

To whom it may concern,

I, Corey Geringer on behalf of Hinsdale LM Properties LLC , owner of the location 32 E. First St, Hinsdale, IL 60521 grant permission to my tenant Rush University Medical Center (Peter Ziarno) and Sign Contractor TFA Signs to apply for and obtain permit, and install the wall sign with the measurement of 127" long and 28" tall in the location mentioned above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Corey Geringer", is positioned above a horizontal blue line.

Corey Geringer
Hinsdale LM Properties, LLC.
1401 S. Brentwood Blvd. Suite 520
St. Louis, MO. 63144
314-567-4852

20 October 2023

Village of Hinsdale
Building & Zoning Department

RE: RUSH Hinsdale Outpatient Center
32 E. 1st Street, Hinsdale, IL

To whom it may concern,

Rush University System for Health, a national leader in patient care, education, research and community partnerships, is excited to bring an outpatient center to the Village of Hinsdale expanding access to primary and specialty care in Chicago's western suburbs.

RUSH Hinsdale plans to open at 32 E 1st Street in early 2024. The outpatient center will feature medical offices, bringing primary and specialty care to Hinsdale and surrounding suburbs, including reproductive endocrinology and infertility care.

Per Section 11-607 of the code we are seeking Plan Commission approval for a business wall sign for a second-floor tenant space that does not have a separate ground floor principle entry directly to the exterior. RUSH Hinsdale will be the primary second floor tenant alongside Ferguson Hill Wealth Management and occupy over 9,000 square feet which consists of over eighty percent of the leasable floor space. Rush is seeking permission to install a business wall sign through a permitted modification, which the plan commission has the authority to grant. This letter is being filed in connection with the enclosed sign permit application.

Please find below confirmation that this sign permit request complies with the modification standards for a permitted modification as is set forth in the village zoning code.

- General Standard: Carrying out the strict letter of the provisions of section 9-106 of the code would cause a hardship and practical difficulty not caused by an act or omission of the applicant. If Rush is not permitted to install this business wall sign there is potential confusion for patients finding the clinic and navigating to see their providers.
- Unusual Physical Limitations: The subject property on which the sign is proposed to be located is burdened with an unusual physical limitation that is peculiar to the subject property and that is more than merely an inconvenience or cost consideration to the applicant. This property is unique with respect to the entry points and size of the second floor commercial space. As the tenant space is large and located on the second-

850 West Jackson Boulevard
Suite 850
Chicago, Illinois 60607
312.491.3060

chicagodesignnetwork.com

floor additional wayfinding is required to ensure patients are able to identify the correct building entry point.

- Adverse Impacts: The modification, if granted, would have no adverse impact on any abutting or adjacent property and no adverse impact on the essential character of any part of or all of the neighborhood of the subject property. The proposed sign will be located within an area delineated with accent brickwork similar to existing signage and blend into the overall façade rhythm of the building and the neighborhood.
- Public Health And Safety: The modification, if granted, would have no adverse impact on, and would not endanger, the public health or safety.
- Compliance With Permit Standards: The proposed signage satisfies the standards set forth in subsection E as it relates to visual compatibility, quality of design and construction, as well as, appropriateness to activity and site.

We look forward to your favorable consideration of the sign permit application enclosed. Please reach out with any questions related to the application or any of the standards outlined above.

Sincerely,



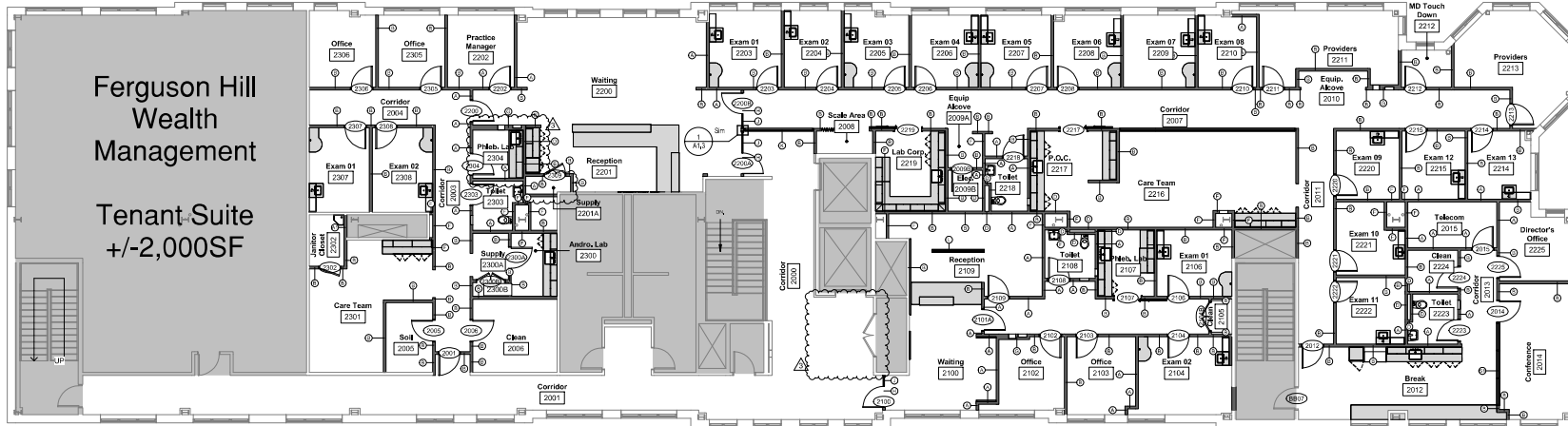
Deborah J. Winchester
Principal

O 312.491.3063

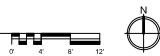
M 847.530.5125

debbie.winchester@chicagodesignnetwork.com

RUSH Hinsdale Tenant Suite +/-8,200SF



D:\NC-Construction Plan\Level 02
1/8" = 1'-0"



Floor 2 - Key Plan

- Construction Legend**
- New Partition
 - Existing Partition
 - Partition Type Indicator
 - 10001 Door Number
 - 1 Equipment mark callout. See schedule and coordinate with engineer drawings.
 - 15 Detail Number
 - 15001 Sheet Number
 - 15001 Millwork (Shown Hatched)
 - 15001 Area "Not in contract" (Shown Hatched)
 - 15001 Keyed Note Tag

General Gypsum Wallboard Notes - Interior Applications

- See drawings and details for partition construction type.
- Where new construction aligns with an existing partition, verify construction to ensure match for materials and partition thickness.
- Examine substrate and framing before proceeding with wallboard installation. Do not proceed if conditions are not appropriate. Proceeding with installation shall constitute acceptance of substrate and framing conditions.
- Install panels with face side out, across framing and aligned to minimize joints. Stagger end joints not less than one framing member.
- Unless specifically noted, install perimeter of partition from adjacent structural columns or structural ceiling components by 1/2" x 1/2" x 1/2" metal drywall connection tracks. Where required include fire caulking.
- Where control joints are not indicated on drawings verify manufacturer's recommendations before proceeding. Form control joints and expansion joints with space between the edges of panels.
- For all locations gypsum wallboard panels shall be furnished with long edges tapered and shall be the appropriate wallboard type in accordance with ASTM c1396/c1396m.
 - Standard partitions = see plan for thickness.
 - Fire rated partitions = type x
 - Fire rated ceiling = type c
 - Wall locations not scheduled for the finish = sink or toilet walls from floor to ceiling = moisture and mold resistant
 - Tub or shower surround locations = cementitious backer units in accordance with ASTM c 1285, Manufacturer's standard edge
 - Locations scheduled for wall the finish material = cement water-resistant interior gypsum board, the backboard panels in accordance with ASTM c 1170 or cementitious backer units in accordance with ASTM c 1286, Manufacturer's standard edge
 - Locations scheduled for skim coat (level 5 finish) = skim-coated wallboard manufactured with a factory-applied skim coat
- All trim accessories, corner beads, casing beads, etc. shall be galvanized or aluminum-coated steel designed to receive joint compound.
- Joint and prefilling compound shall be appropriate for intended use as indicated by manufacturer's recommendations and specifications. Strictly follow the manufacturer's instructions. Coordinate required number of coats and materials with specified finish level in accordance with ASTM c440.
- Verify compatibility of joint and prefilling compounds with specified finish materials and adhesives. Use only materials as recommended by the backing panel manufacturer.
- Unless otherwise indicated, use screws complying with ASTM c 854 for fastening panels to steel studs.
- Control joints shall be installed where indicated on the plans. Control joints shall be installed where specified by the architect or designer as a design accent or architectural feature. Full height door frames shall be considered equivalent to a control joint. When not indicated on the plans, install control joints in the following conditions:
 - Control joints shall be installed where a partition, wall, or ceiling traverses a construction joint (expansion, seismic, or building control element) in the base building structure.
 - Control joints shall be installed where a wall or partition runs in an uninterrupted straight plane exceeding 30 linear feet. Total length of wall or partition shall be divided into equal segments not exceeding 30 linear feet between joints.
 - Control joints in interior ceilings with perimeter relief shall be installed so that linear dimensions between control joints do not exceed 50 ft and total area between control joints does not exceed 2500 sq ft.

- Control joints in interior ceilings without perimeter relief and control joints in exterior ceilings and soffits shall be installed so that linear dimensions between control joints do not exceed 30 ft and total area between control joints does not exceed 900 sq ft.
- A control joint or intermediate blocking shall be installed where ceiling framing members change direction.
- Where a control joint occurs in an acoustical or fire-rated system, blocking shall be provided behind the control joint by using a backing material such as 5/8 in. type X gypsum board, mineral fiber, or other tested equivalent.
- Where sound attenuation blankets are indicated they shall comply with ASTM c 685, type I (blankets without facing).
 - All wallboard shall be finished in accordance with ASTM c840 finish levels (0 through 5).
 - Level 0 = see finish schedule.
 - Level 1 = all partitions unless specifically noted on drawings, details or finish schedule.
 - Level 2 = above line of finished ceiling where not visible.
 - Level 3 = 2 or 1 - not acceptable.
- Stud and track, U.N.O.,
 - Framing members to be formed from corrosion resistant steel which is zinc-coated.
 - Stud: 25-gauge by (3-5/8") deep galvanized steel, 24" O.C.
 - Track: 25-gauge by (3-5/8") wide cold-rolled steel, 24" O.C.

1	20001	Revised for Construction
2	20001	Revised for Permit, Consultant Response 2
3	20001	Revised for Permit, Consultant Response
4	20001	Revised for Permit & Pricing



Primary Care, IVF, and Concierge

Rush-Hinsdale
32 E 1st St.
2nd Floor
Hinsdale, IL 60521

CHICAGO
DESIGN
NETWORK

850 West Jackson, Suite 800
Chicago, Illinois 60607

Construction Plan	A1.0
23.105.02	
Scale: As indicated	

PROJECT:



32 E. First St, Hinsdale, IL

PROJECT SCHEDULE

SIGN TYPE / DESCRIPTION	QTY.	PG
Building Front Wall Signage	1	
Building Back Wall Signage	1	

REVISION

REV.	DATE:	DB	NOTES:
0	00.00.0000	-	-

VICINITY MAP



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfasigns.com

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CLIENT & LOCATION

 **RUSH**
32 E. First St, Hinsdale, IL

CLIENT APPROVAL:

LANDLORD APPROVAL:

LEAD NO.:

SM - PM

DATE STARTED:

25.08.2023

DRAWN BY:

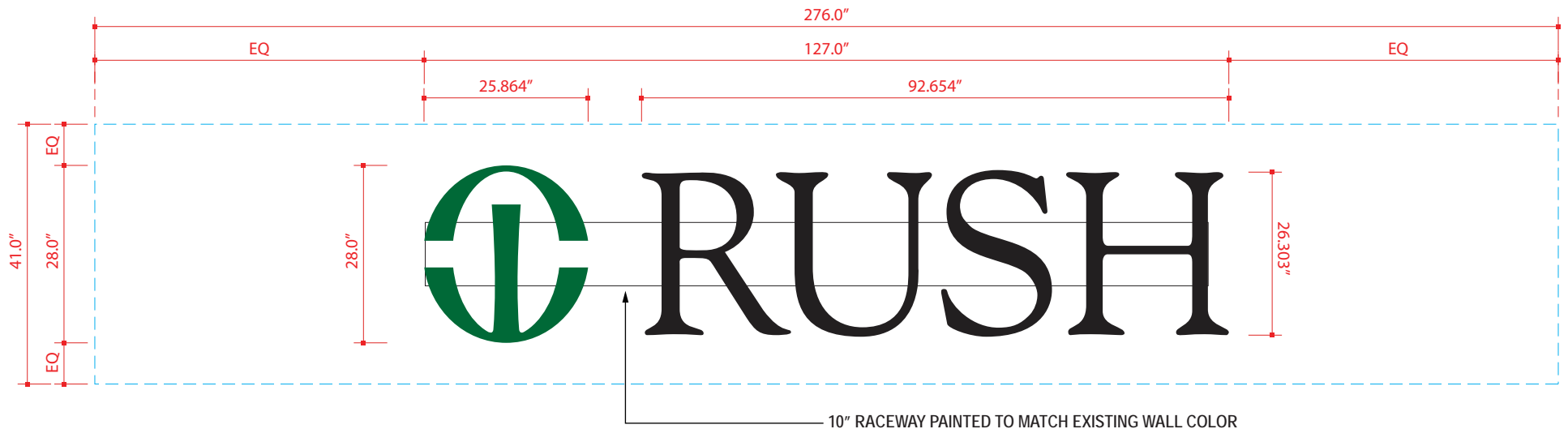
INIGO

REVIEWED BY:

SEG. NO.:

SHEET NO.:

1 of 4



SPECIFICATIONS

Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted
Internally Illuminated

Quantity: TWO (2)
Overall Height: 28.0"
Overall Length: 127.0"
Total Sq. Ft.: 24.677 ft²

Logo

Returns: To be painted to match Pantone 349C
Back: To be painted to match Pantone 349C
Trimcap: To be painted to match Pantone 349C
Face: 3/16" white acrylic pasted with 3M Scotchcal Translucent Graphic Film Series 3630

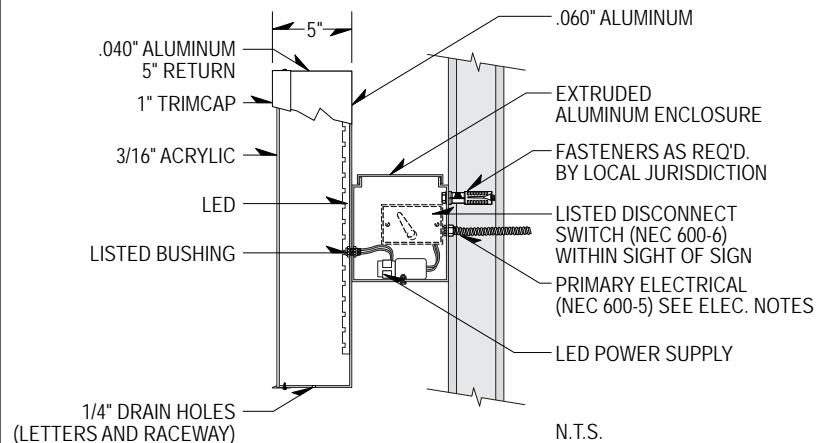
Text RUSH

Returns: Black
Back: Black
Trimcap: To be painted Black
Face: 3/16" white acrylic pasted with 3M™ Dual Color Film 3635-222, Day / Night vinyl film

Illumination: White LED

NOTE:
- White interiors to increase illumination
- All paint two-stage automotive acrylic

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

LED MODULES



• Illumination.
Lighting details need to be provided. Verify the following code requirements are met:

o Signs may be illuminated only by indirect or internal white light not exceeding 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.

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2 of 4



BEFORE



AFTER



NIGHT VIEW



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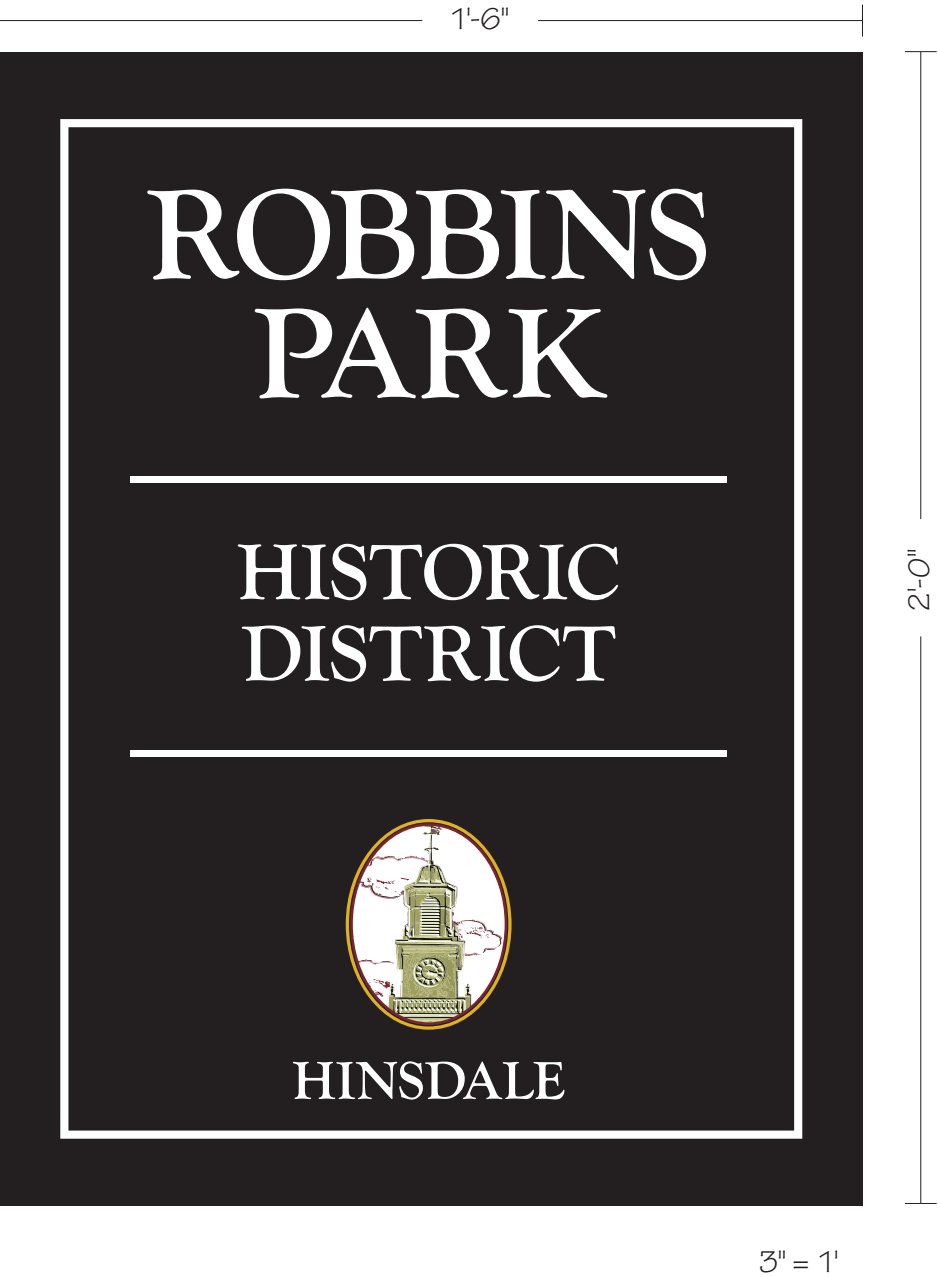
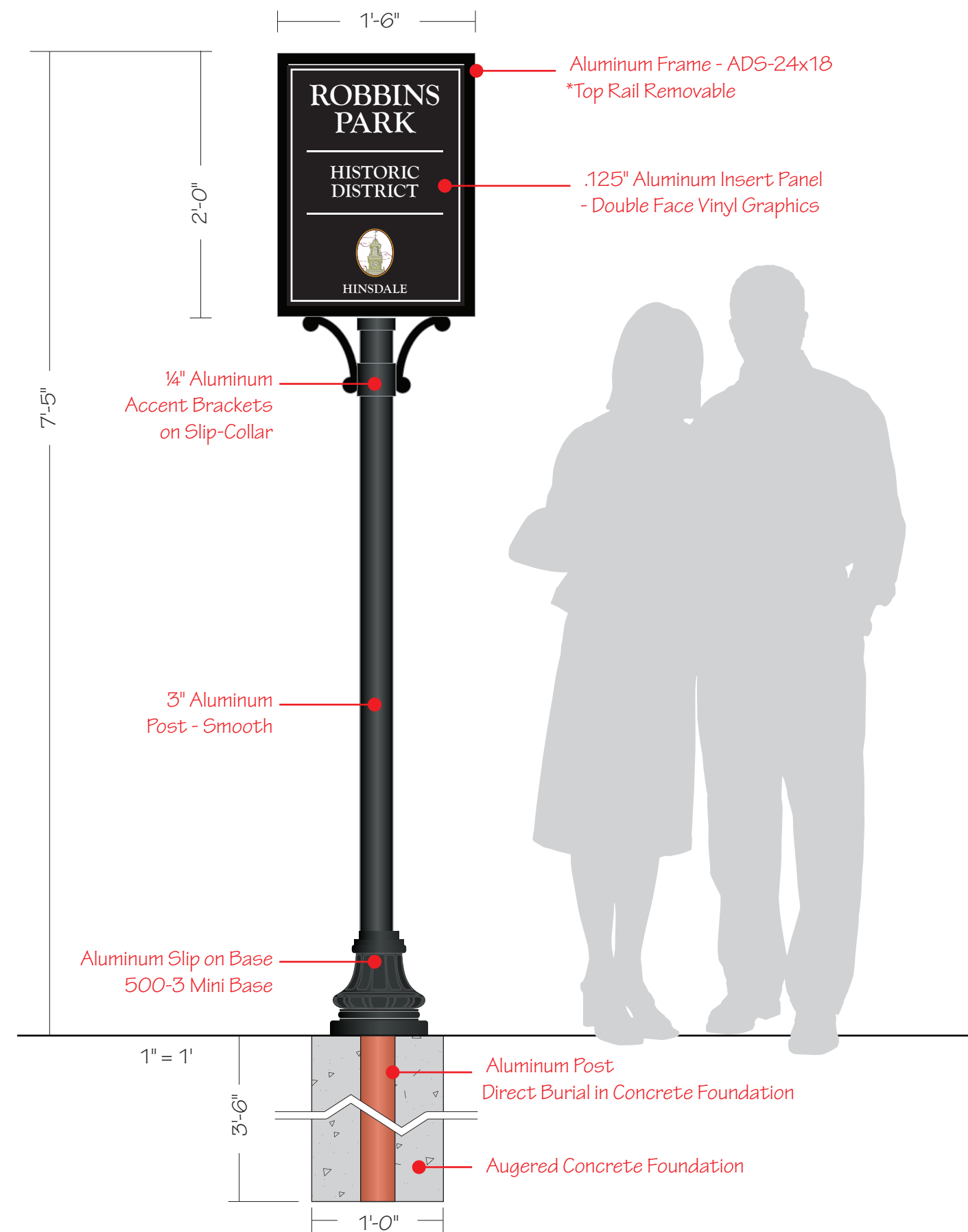
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CLIENT & LOCATION

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32 E. First St, Hinsdale, IL

CLIENT APPROVAL:	LEAD NO.:	DATE STARTED:	REVIEWED BY:	SHEET NO.:
	-	25.08.2023	-	3 of 4
LANDLORD APPROVAL:	SM - PM	DRAWN BY:	SEG. NO.:	
	-	INIGO	-	

ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN - OPTION A



(7) 2'-0" x 1'-6" Double Face Non-Illuminated Marker Signs

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

Design ■ Fabrication ■ Installation ■ Maintenance

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

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE

8.02.23

SCALE

as noted

SHEET NO.

1 of 10

ESTIMATE / JOB NUMBER

7778

FILE NAME

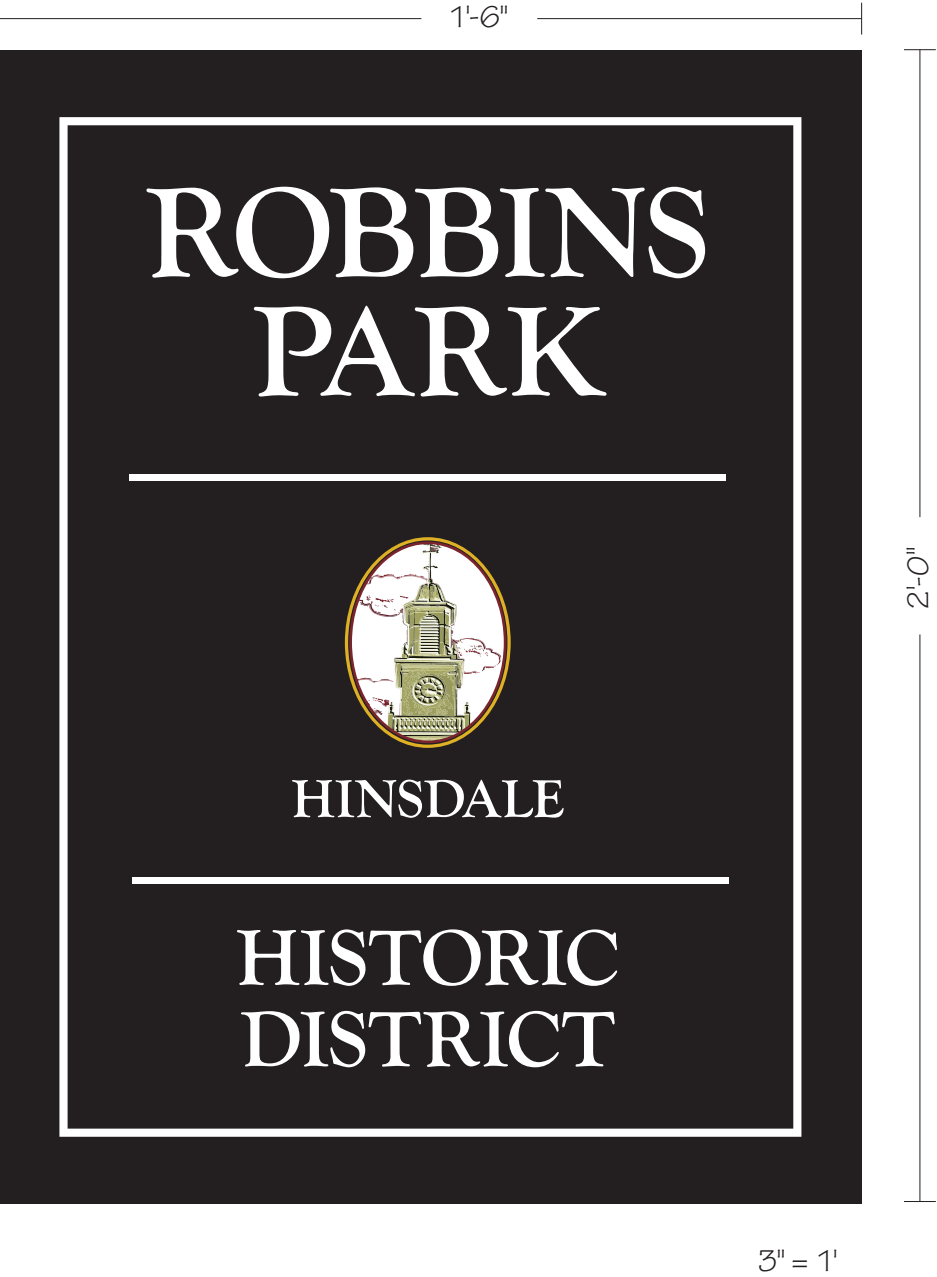
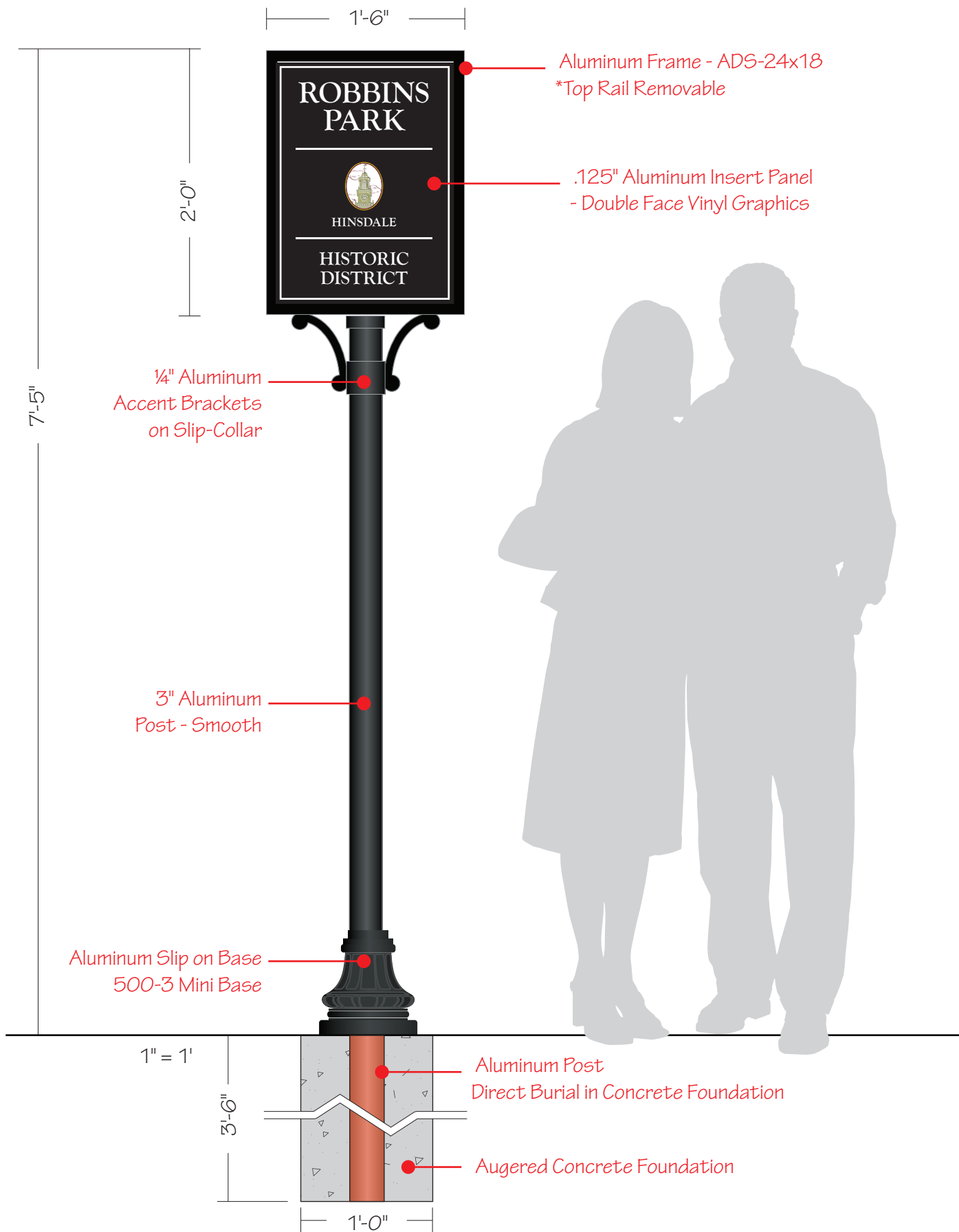
hins7778

REVISIONS:

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ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN - OPTION B



(7) 2'-0" x 1'-6" Double Face Non-Illuminated Marker Signs

Panel: .125" thk. Aluminum Painted Black - Smooth Satin Finish (Both Sides)

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

Frame: ADS24x18 - Aluminum Painted Black

Post: 3" Round - Smooth - Painted Black

Collar: 1/4" Aluminum Accent Brackets on Slip-Collar - Painted Black

Base: Aluminum Slip on Base 500-3 Mini Base - Painted Black

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

Parvin-Clauss
SIGN COMPANY

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

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE

8.02.23

SCALE

as noted

SHEET NO.

2 of 10

ESTIMATE / JOB NUMBER

7778

FILE NAME

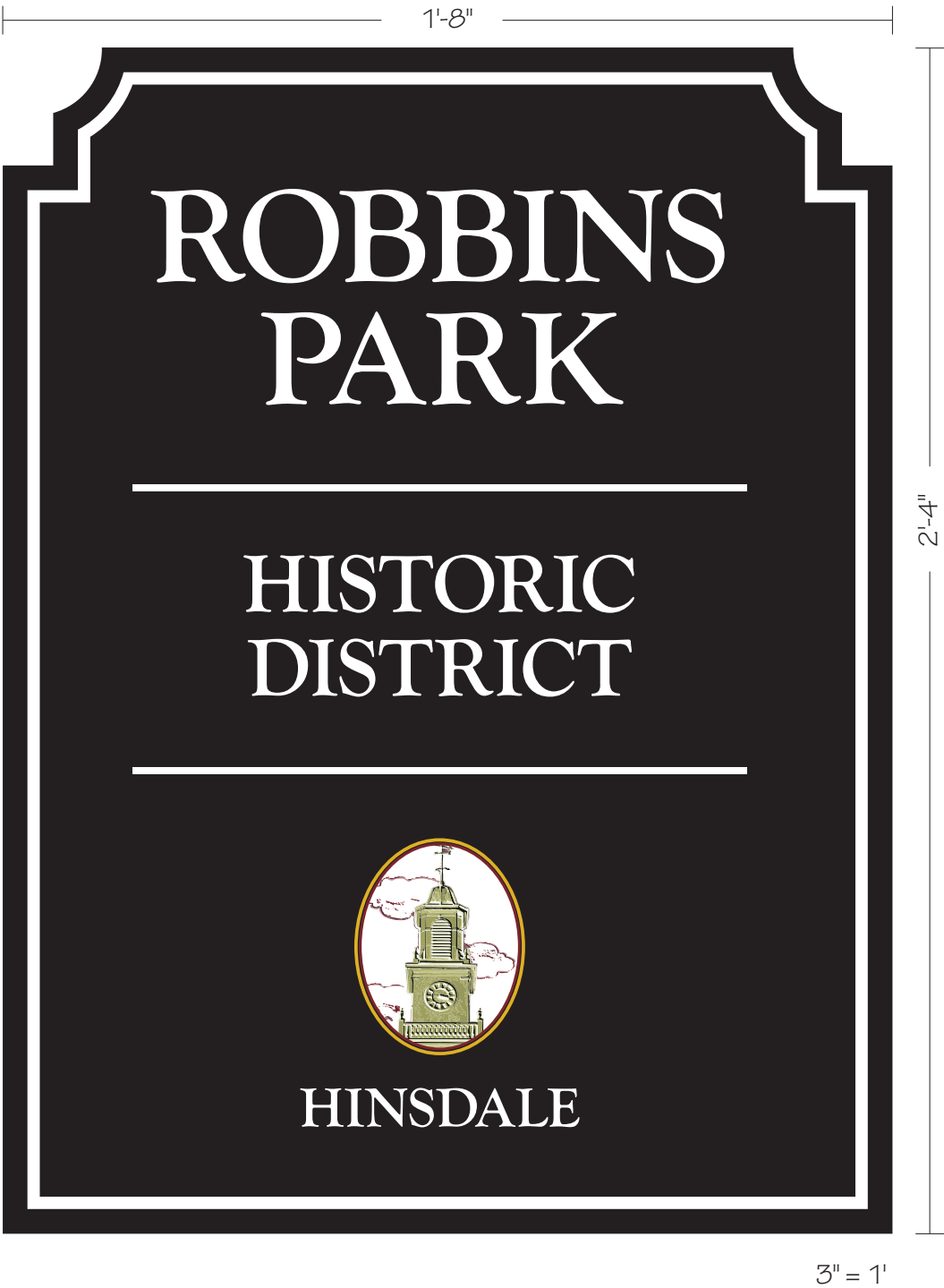
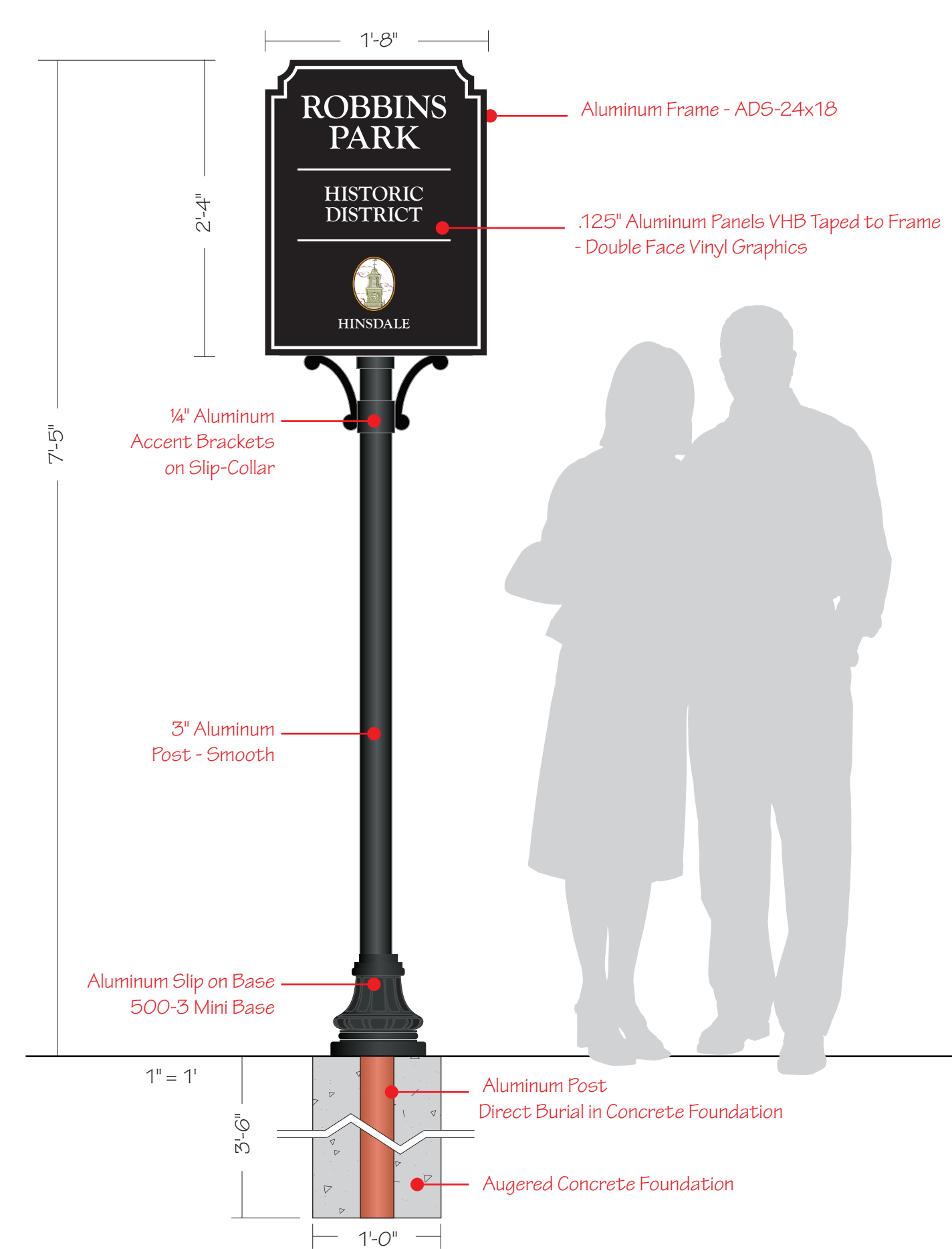
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REVISIONS:

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ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN - OPTION C



(7) 2'-4" x 1'-8" Double Face Non-Illuminated Marker Signs

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

Parvin-Clauss
SIGN COMPANY

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

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE	
AUTHORIZED SIGNATURE	
REPRESENTATIVE	Matt Sopchuk / JK
DRAWN BY	Bill Marlow
DATE	8.02.23
SCALE	as noted
SHEET NO.	3 of 10
ESTIMATE / JOB NUMBER	7778
FILE NAME	hins7778

REVISIONS:

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ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN LOCATION OPTIONS

PROJECT:



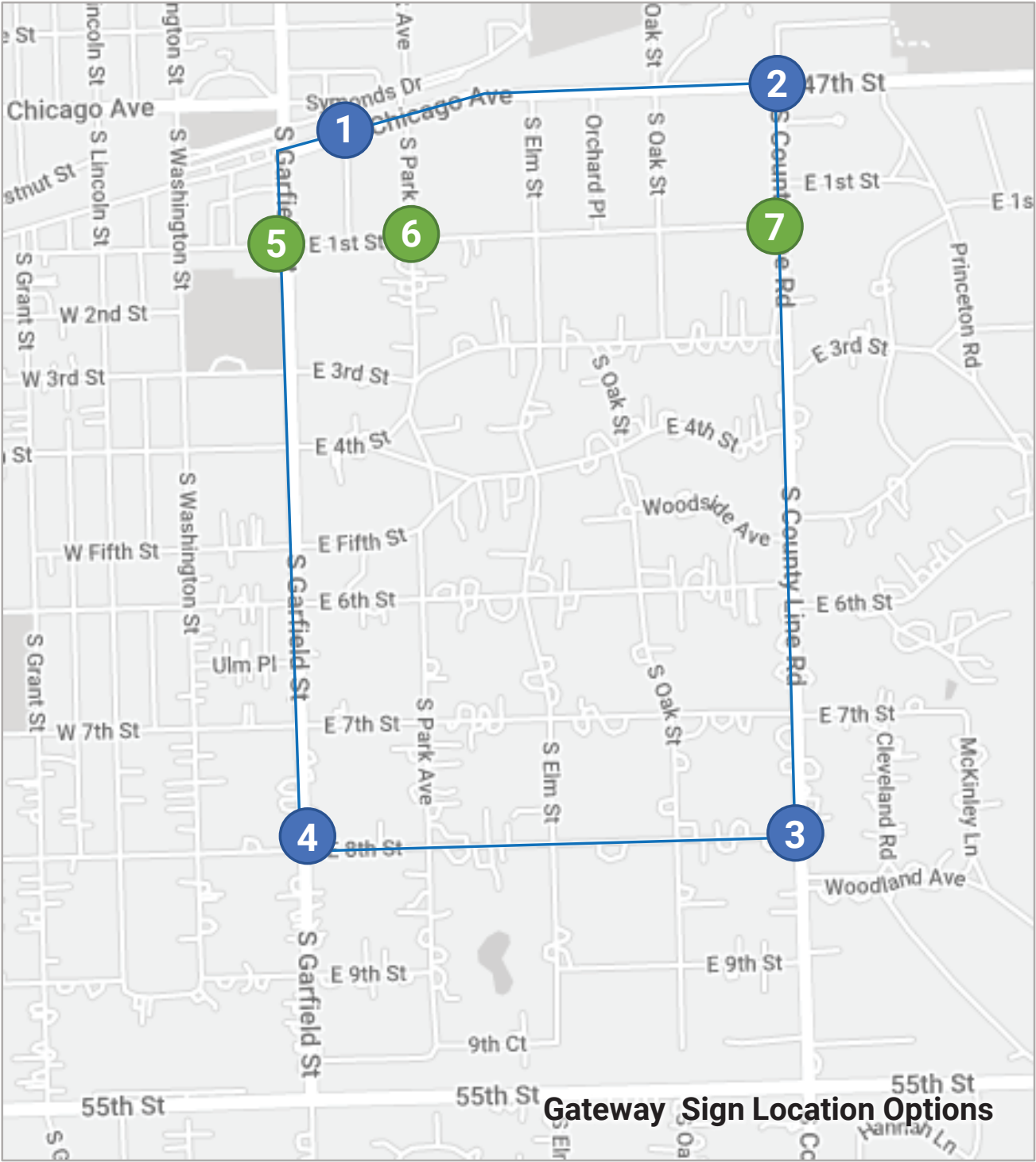
229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE	
AUTHORIZED SIGNATURE	
REPRESENTATIVE	Matt Sopchyk / JK
DRAWN BY	Bill Marlow
DATE	8.02.23
SCALE	NTS
SHEET NO.	4 of 10
ESTIMATE / JOB NUMBER	7778
FILE NAME	hins7778

REVISIONS:

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1 2 3 4 PRIMARY GATEWAY LOCATIONS

5 6 7 ADDITIONAL GATEWAY LOCATIONS

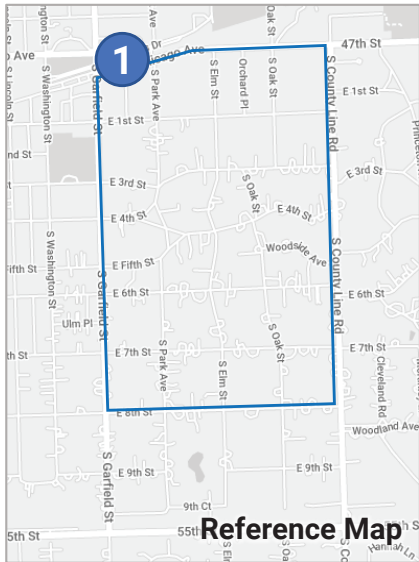
CONSIDERATIONS FOR FINAL LOCATIONS

- Conflicts with utilities or existingstreet signage
- Right-of-way area / size
- Selected sign type and design
- Public Services feedback
- Neighbor feedback
- Plan Commission and Board feedback

Gateway Sign Location Options



1 SOUTHEAST OR SOUTHWEST CORNER OF CHICAGO AVENUE AND BLAINE STREET



COMMENTS

- Potential location for a freestanding decorative sign
- Determine final preferred corner – Majority of HPC preferred west corner
- Utility conflicts to be determined

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Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE

8.02.23

SCALE

3/8" = 1'

SHEET NO.

5 of 10

ESTIMATE / JOB NUMBER

7778

FILE NAME

hins7778

REVISIONS:

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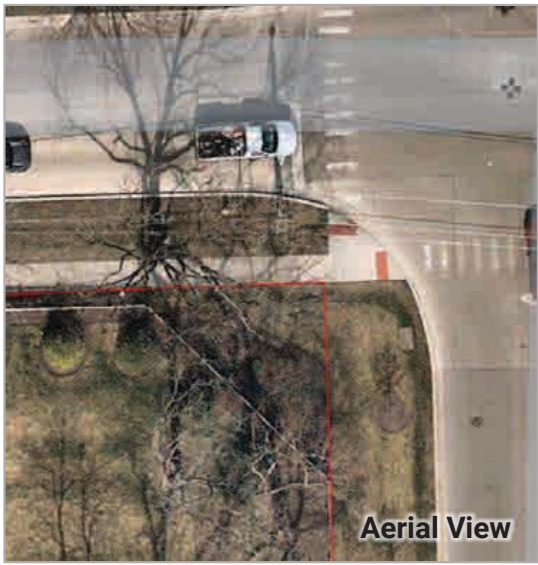
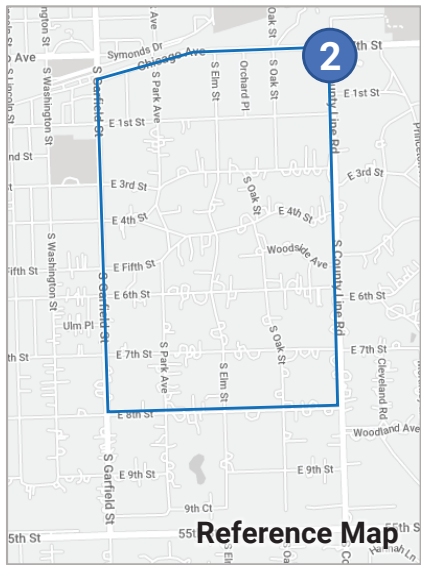
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2 SOUTHWEST CORNER OF COUNTY LINE ROAD AND CHICAGO AVENUE



COMMENTS

- Potential location for a freestanding decorative sign
- Utility locations and conflicts to be determined (known underground utilities in this location)
- Locate off of County Line Road rather than Chicago Avenue due to conflicts with stop sign, utility pole, fire hydrant, large tree

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

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DATE

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REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE

8.02.23

SCALE

3/8" = 1'

SHEET NO.

6 of 10

ESTIMATE / JOB NUMBER

7778

FILE NAME

hins7778

REVISIONS:

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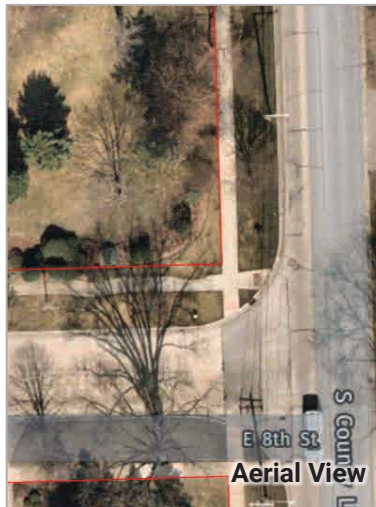
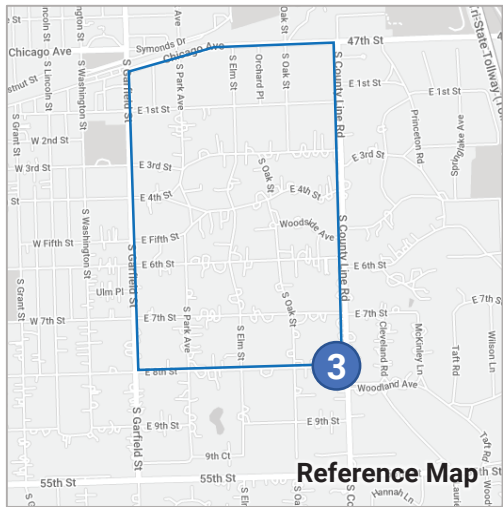
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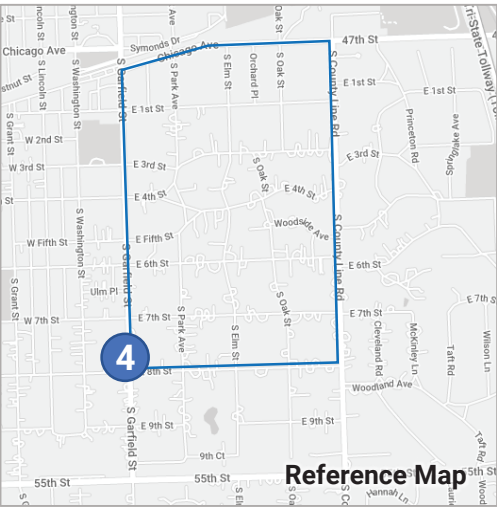
3 NORTHWEST CORNER OF COUNTY LINE ROAD AND EIGHTH STREET



COMMENTS

- Potential location for a freestanding decorative sign
- Limited right-of-way area – potentially relocate the existing bicycle sign on County Line Road and utilize area for a new sign
- Consideration for signs faces oriented toward different directions
- Utility conflicts to be determined – hydrant located on Eighth Street

4 NORTHEAST CORNER OF GARFIELD AVENUE AND EIGHTH STREET



COMMENTS

- Potential location for a freestanding decorative sign
- Consideration for signs faces oriented toward different directions
- Limited right-of-way area – Relocate existing street sign to adjacent intersection
- Utility conflicts to be determined

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE

8.02.23

SCALE

3/8" = 1'

SHEET NO.

7 of 10

ESTIMATE / JOB NUMBER

7778

FILE NAME

hins7778

REVISIONS:

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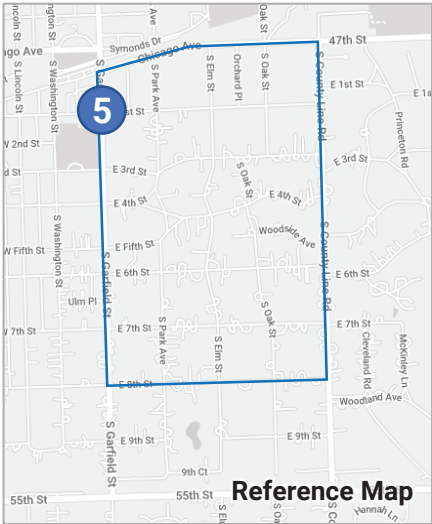
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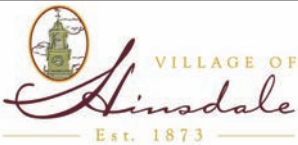


5 CORNERS OF GARFIELD AVENUE AND FIRST STREET



- COMMENTS
- Co-location of signage on existing street lights not preferred by HPC
 - Determine potential location for a freestanding decorative sign
 - Consideration for relocating the existing no truck sign
 - Utility conflicts to be determined

PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE

8.02.23

SCALE

3/8" = 1'

SHEET NO.

8 of 10

ESTIMATE / JOB NUMBER

7778

FILE NAME

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REVISIONS:

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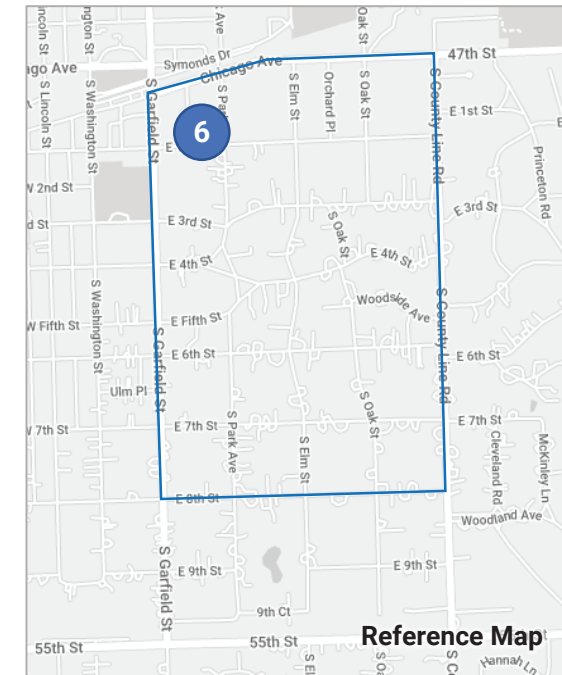
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ROBBINS PARK HISTORIC DISTRICT GATEWAY SIGN - OPTION A

6 FIRST STREET & BLAINE STREET OR PARK AVENUE



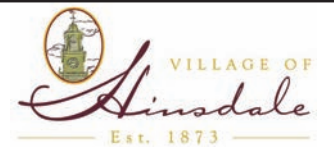
COMMENTS

- Potential location for a freestanding decorative sign
- Preferred location near the driveway on the south side of First Street between Grace Lutheran Church & 142 E. First Street (William Whitney House)
- Utility locations and conflicts to be determined

Design ■ Fabrication ■ **Installation** ■ Maintenance

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e-mail/signs@parvinclauss.com
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PROJECT:



229 Symonds Drive
Hinsdale, IL 60521

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DATE _____

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchyk / JK

DRAWN BY

Bill Marlow

DATE _____

8.02.23

SCALE

$$3/8'' = 1'$$

SHEET NO.

9 of 10

ESTIMATE / JOB NUMBER

7778

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REVISIONS:

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

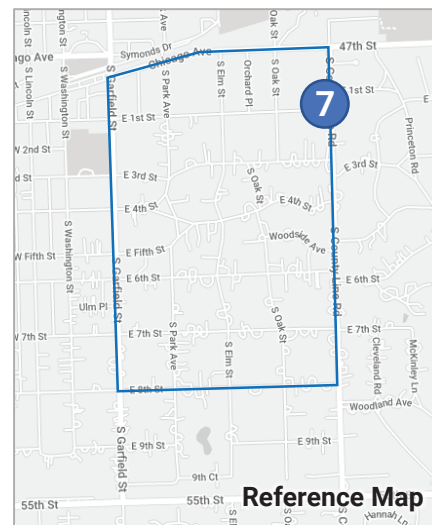
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COUNTRY LINE ROAD

Potential Sign Location



- Potential location for a freestanding decorative sign
- Utility conflicts to be determined – Hydrant located on the north side of First Street
- Relocation and consolidation of existing church directional signage
- Historic context - Zook House

Revised Location Based on Discussion at HPC Meeting 6/1/2022