



## MEETING AGENDA

### HISTORIC PRESERVATION COMMISSION

Wednesday, March 6, 2024

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 – February 7, 2024 Meeting

#### 4. PUBLIC HEARINGS

- a) Case HPC-4-2024 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 7)

#### 5. PUBLIC COMMENT

#### 6. NEW BUSINESS

#### 7. OLD BUSINESS

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

#### 8. 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](http://www.villageofhinsdale.org)

**VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION  
MINUTES OF THE MEETING  
Wednesday, February 7, 2024**

The regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission was called to order by Chairman Bohnen in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, February 7, 2024 at 6:30 p.m. Roll call was taken.

**PRESENT:** Commissioners Sarah Barclay, Frank Gonzalez, Chris Elder, and Chairman Bohnen

**ABSENT:** Commissioners Shannon Weinberger, William Haarlow, and Jim Prisby

**ALSO PRESENT:** Bethany Salmon, Village Planner and Michael Marrs, Attorney representing the Village of Hinsdale

**APPROVAL OF MINUTES – January 11, 2024**

Chairman Bohnen asked for comments on the January 11, 2024 Historic Preservation Commission meeting minutes. No comments were shared. Commissioner Elder made a motion, seconded by Commissioner Barclay, to approve the draft meeting minutes of the January 11, 2024 Historic Preservation Commission meeting minutes as submitted. The motion carried with roll call vote of 4-0.

**AYES:** Commissioners Barclay, Gonzalez, Elder, and Chairman Bohnen

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Weinberger, Haarlow, and Prisby

**PUBLIC HEARINGS**

**a) Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District**

Please refer to Attachment 1 for the transcript for Public Hearing Case HPC-19-2023.

Scott Day, attorney for the applicant, was present at the meeting on behalf of the applicant.

Commissioner Elder made a motion, seconded by Commissioner Barclay, to open the public hearing of Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 4-0 as follows:

**AYES:** Commissioners Barclay, Gonzalez, Elder, and Chairman Bohnen

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Weinberger, Haarlow, and Prisby

Mr. Marrs acknowledged frustration expressed by the Commission at past meetings and shared that changes to the process were in the works, but did not apply to this case. It was stated that this home is not landmarked. Due to this, the HPC can provide feedback on the design and only has an advisory role in the process.

Chairman Bohnen shared some of the successes resulting from years of working toward preservation in Hinsdale and some of the challenges with preserving single-family residences. The HPC is charged with

the task of preservation, but under the current process, lacks the ultimate authority to prevent demolition. The concern with this particular home is that it goes a step too far in the design and may open the door for others to follow, and could ultimately result in the possible loss of the Historic District.

Chairman Bohnen confirmed that the client declined to make any modification to the glass bridge / façade on the new home. Chairman Bohnen wanted to be certain that the client understood that by moving forward with the original design, it undermines the existence of the historic district and alienates future neighbors. Buyers purchase homes in the Historic District with the expectation that it will retain its historic charm.

Commissioner Elder agreed with the statements made by Chairman Bohnen and added that the home is not a bad looking home, but it is not a good fit for the Historic District.

Commissioner Barclay concurred with statements made by members of the Commission and added she was disappointed that there was not even a nod to the historic nature of the area in the design. The design and materials selected lack respect for the Historic District.

Commissioner Gonzalez agreed with statements made by other members and added that the home is not only a bad fit for the Historic District but to the historic nature of the entire Village. The current design demonstrates an insensitivity for the neighbors and community members.

Annie Acker, resident of 833 S. Lincoln, was sworn in and addressed the Commission. Ms. Acker stated that her concern was that builders in the area are encouraging buyers to believe that the demolition of historic homes with construction of modern ones is not problematic in the Historic District. Ms. Acker agrees that a stance must be made now to prevent the pattern from continuing.

No other public comments were heard.

Commissioner Elder made a motion, seconded by Commissioner Barclay, to approve Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion failed with a roll call vote of 0-4 as follows:

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

Commissioner Elder made a motion, seconded by Commissioner Barclay, to approve Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Construct a Single-Family Home in the Robbins Park Historic District. The motion failed with a roll call vote of 0-4 as follows:

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

Commissioner Elder made a motion, seconded by Commissioner Barclay, to close the public hearing of Case HPC-19-2023 – 425 E. Eighth Street – Certificate of Appropriateness to Construct a Single-Family Home in the Robbins Park Historic District. The motion carried with a roll call vote of 4-0 as follows:

**AYES:** Commissioners Barclay, Gonzalez, Elder, and Chairman Bohnen

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Commissioners Weinberger, Haarlow, and Prisby

**PUBLIC COMMENT**

No public comments were shared

**NEW BUSINESS**

a) Sign Code Update - No update

**OLD BUSINESS**

- a) Amendments to Title 14 Status Update - Ms. Salmon stated that the Commission will be brought updates as the changes to Title 14 progresses. Mr. Marrs added that the process will be expedited.
- b) Robbins Park Historic District Gateway Signs - Ms. Salmon reported that work is currently being done to select a contractor. There are no new updates.
- c) Sixth Street Improvement Project - No update.

**Adjournment**

Commissioner Elder made a motion, seconded by Commissioner Gonzalez, to adjourn the meeting of the Village of Hinsdale Historic Preservation Commission meeting of February 7, 2024. The meeting was adjourned at 6:48 p.m. after a unanimous voice vote.

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-19-2023, )  
 425 E. Eighth Street, )  
 Certificate of Appropriateness )  
 to Demolish. )

REPORT OF PROCEEDINGS had and testimony  
 taken at the Public Hearing of the above-  
 entitled matter before the Hinsdale Historic  
 Preservation Commission, on the 7th day of  
 February, 2024, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;  
 MS. SARAH BARCLAY, Member;  
 MR. FRANK GONZALEZ, Member;  
 MR. CHRIS ELDER, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. MICHAEL MARRS, Village Attorney;</p> <p>4 MR. SCOTT DAY, Attorney for Applicant.</p> <hr/> <p>6 CHAIRMAN BOHNEN: The main item on our</p> <p>7 agenda tonight is Public Hearing Case No.</p> <p>8 HPC-19-2023, 425 East Eighth Street, certificate</p> <p>9 of appropriateness to demolish a single-family</p> <p>06:35PM 10 home and construct a new single-family home in</p> <p>11 the Robbins Park Historic District.</p> <p>12 May I ask anybody who is going to</p> <p>13 be speaking to rise, please, and be sworn in.</p> <p>14 (No response.)</p> <p>15 May I have a motion to open the</p> <p>16 Public Hearing, please.</p> <p>17 MR. ELDER: Motion to open the Public</p> <p>18 Hearing.</p> <p>19 MS. BARCLAY: Second.</p> <p>06:35PM 20 CHAIRMAN BOHNEN: Roll call.</p> <p>21 MS. SALMON: Member Barclay?</p> <p>22 MS. BARCLAY: Aye.</p>	<p style="text-align: right;">4</p> <p>1 CHAIRMAN BOHNEN: Yes.</p> <p>2 MR. MARRS: Members of the Commission,</p> <p>3 I know this was before you two months ago and</p> <p>4 the applicant is seeking the certificate of</p> <p>5 appropriateness to demolish the existing home</p> <p>6 and replace it with a new home.</p> <p>7 This is not a landmark structure;</p> <p>8 it's in the Robbins Historic District. So in</p> <p>9 this case, the code provides you review the</p> <p>06:36PM 10 request as advisory only. Meaning, even if you</p> <p>11 vote no, they get a demolition permit if their</p> <p>12 other obligations with the village are</p> <p>13 satisfied, which I understand in this case they</p> <p>14 are.</p> <p>15 So while I know from the last</p> <p>16 meeting that some of you may have issues with</p> <p>17 the design, you are free to express your</p> <p>18 concerns to the applicant, or in this case,</p> <p>19 their attorney, for him to pass along. We</p> <p>06:37PM 20 really can't stop the demolition or make them</p> <p>21 change the design.</p> <p>22 So your obligation is to provide</p>
<p style="text-align: right;">3</p> <p>1 MS. SALMON: Member Gonzalez?</p> <p>2 MR. GONZALEZ: Aye.</p> <p>3 MS. SALMON: Member Elder?</p> <p>4 MR. ELDER: Aye.</p> <p>5 MS. SALMON: Chairman Bohnen?</p> <p>6 CHAIRMAN BOHNEN: Aye.</p> <p>7 I do not see the applicant here.</p> <p>8 Are you speaking for the applicant</p> <p>9 this evening? Would you please step to the</p> <p>06:35PM 10 podium, please.</p> <p>11 MR. DAY: My name is Scott Day, D-a-y.</p> <p>12 I am with the firm of Day and Roberts in</p> <p>13 Naperville, Illinois. I am here as attorney for</p> <p>14 the applicant. The owner of the property in</p> <p>15 question is the JJJ Private Land Trust as</p> <p>16 amended 5/22/2018 and I am here in my capacity</p> <p>17 as one of the attorneys for that particular land</p> <p>18 trust.</p> <p>19 CHAIRMAN BOHNEN: Thank you.</p> <p>06:36PM 20 MR. MARRS: Mr. Chairman, can I kind of</p> <p>21 set the table since this is kind of an unusual</p> <p>22 circumstance?</p>	<p style="text-align: right;">5</p> <p>1 feedback under the code to the applicant on</p> <p>2 their designs and their proposed demo and we</p> <p>3 brought this matter back to you specifically to</p> <p>4 give you the opportunity to provide that</p> <p>5 feedback before going to a vote.</p> <p>6 So I know the Chair has expressed</p> <p>7 his frustration with the process overall on a</p> <p>8 number of occasions. I'm sure some of you have</p> <p>9 your frustrations as well, and I wanted to pass</p> <p>06:37PM 10 along we are working on some code changes to</p> <p>11 make adjustments to the process, including</p> <p>12 requiring applicants to come before you for</p> <p>13 mandatory preapplication meetings earlier in the</p> <p>14 process when their plans are not as firm in</p> <p>15 order to get your feedback before they have made</p> <p>16 this big an investment, but those changes are</p> <p>17 perspective and don't affect this particular</p> <p>18 application.</p> <p>19 So our real goal for tonight for</p> <p>06:38PM 20 this hearing are for you to have the opportunity</p> <p>21 to give any feedback that you have on the design</p> <p>22 and then to take an advisory vote to conclude</p>

<p style="text-align: center;">6</p> <p>1 this matter. Okay. Thank you.</p> <p>2 CHAIRMAN BOHNEN: Thank you, Michael.</p> <p>3 Any comments that I would make have</p> <p>4 been made, they appear in the minutes of the</p> <p>5 prior meeting.</p> <p>6 I want to simply underline the fact</p> <p>7 that I have been in these trenches for 20 odd</p> <p>8 years. We like to think we saved the downtown</p> <p>9 back in 2004 forming the Alliance for Hinsdale,</p> <p>06:39PM 10 which became 1,300 people that raised over</p> <p>11 \$340,000, changed the zoning codes so that we</p> <p>12 have 30-foot heights in Hinsdale, stopped the</p> <p>13 multistory building on First and Garfield from</p> <p>14 being 3 stories, and on and on and on.</p> <p>15 So we have been fighting these</p> <p>16 battles on behalf of the village for many, many</p> <p>17 years and my tenure on the preservation</p> <p>18 commission, I don't know how long it is now but</p> <p>06:39PM 19 certainly a couple of hands' worth, the concern</p> <p>20 that we have, we have been successful in</p> <p>21 preserving our downtown and our historic</p> <p>22 district downtown which everyone can see it now</p>	<p style="text-align: center;">8</p> <p>1 district and this commission was sanctioned to</p> <p>2 review things that are going to be built in the</p> <p>3 historic district and following the guidelines</p> <p>4 of the Department of Interior and our Title 14</p> <p>5 which was written specifically for preservation.</p> <p>6 We do our best to do that.</p> <p>7 Having said that, our hands are</p> <p>8 relatively tied. We, again, are not home rule.</p> <p>9 We don't have any real teeth if you will.</p> <p>06:41PM 10 So, having said that, when this</p> <p>11 particular house comes in front of us and we see</p> <p>12 that it is by all standards a postmodern house,</p> <p>13 our concern was specifically with the glass</p> <p>14 bridge.</p> <p>15 We felt that we have been on record</p> <p>16 for seven, eight years about fenestration on a</p> <p>17 lot of the homes that were being built. We felt</p> <p>18 this one stepped too far and that by allowing</p> <p>19 this house to be built in the historic district,</p> <p>06:42PM 20 could, ostensibly, become the nose of the camel</p> <p>21 getting under the tent which then might set a</p> <p>22 precedent for other people that might want to</p>
<p style="text-align: center;">7</p> <p>1 is our brand and most everybody cherishes that.</p> <p>2 We have been trying to save</p> <p>3 whatever we can of all the historic homes that</p> <p>4 have been throughout Hinsdale. It's been a much</p> <p>5 tougher chore, specifically our work has been</p> <p>6 over in the historic district and the Robbins</p> <p>7 Historic District and we have had some success.</p> <p>8 But not being home rule and not being able to</p> <p>9 change our legislative patterns, in time we have</p> <p>06:40PM 10 lost quite a few of our historic houses.</p> <p>11 My concern with this particular</p> <p>12 house was deeper than just this house. We only</p> <p>13 have one postmodern house in the Robbins</p> <p>14 Historic District and it was built prior to the</p> <p>15 district being formed by the Bunkers over on</p> <p>16 Eighth Street.</p> <p>17 In forming the district there's a</p> <p>18 criteria that we had to meet. We had to be</p> <p>19 allowed to do it. It was sanctioned by the</p> <p>06:40PM 20 Department of Interior. We did all our surveys;</p> <p>21 we had a vote as a community with the</p> <p>22 understanding that we maintain the historic</p>	<p style="text-align: center;">9</p> <p>1 build a home of that style and in doing that,</p> <p>2 could actually jeopardize our ability to</p> <p>3 maintain our historic district status.</p> <p>4 So my concern was that we meet this</p> <p>5 precedent head on and that we try and discourage</p> <p>6 the construction of such a structure knowing</p> <p>7 that we do not have the legislative ability to</p> <p>8 control architectural design and that when one</p> <p>9 gets built, three can get built.</p> <p>06:42PM 10 Now, I understand we are taking</p> <p>11 steps to change that and that's always good to</p> <p>12 hear and I also know that government takes its</p> <p>13 time to grind through the process, but I</p> <p>14 understand that the applicant declined to make</p> <p>15 any modifications to the glass bridge.</p> <p>16 MR. MARRS: That's my understanding.</p> <p>17 CHAIRMAN BOHNEN: That's my</p> <p>18 understanding.</p> <p>19 Does the applicant understand that</p> <p>06:43PM 20 by insisting on building the current design</p> <p>21 incorporating a glass bridge that this home has</p> <p>22 the potential of undermining the very existence</p>

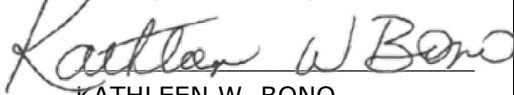
<p style="text-align: center;">10</p> <p>1 of the historic district, not to mention</p> <p>2 possibly alienating the immediate neighbors and</p> <p>3 other residents that live in the historic</p> <p>4 district.</p> <p>5           There are residents that have been</p> <p>6 in the historic district for many years. I have</p> <p>7 been in myself for 50 and a lot of people buy</p> <p>8 real estate they like to be in the historic</p> <p>9 district and they buy their home with the</p> <p>06:43PM 10 expectation that things will continue and if</p> <p>11 something were to happen to that historic</p> <p>12 district, there could very easily be a backlash</p> <p>13 on the part of those residents.</p> <p>14           I could delay this, there's no</p> <p>15 reason to. I think my feelings are well known.</p> <p>16           Is there anybody else on the</p> <p>17 commission that has anything that they would</p> <p>18 like to add?</p> <p>19           MR. ELDER: I certainly second what you</p> <p>06:44PM 20 said and I look at this house, I won't say it's</p> <p>21 a bad-looking house; but again, as you said, in</p> <p>22 our role as historic preservation commissioners,</p>	<p style="text-align: center;">12</p> <p>1 because this is happening.</p> <p>2           It seems like each home gets to be</p> <p>3 more gaudy than the other one. It's like</p> <p>4 everybody is trying to uptick each other and</p> <p>5 this is by far -- this home doesn't even belong</p> <p>6 here. That's the bottom line. I mean, we are a</p> <p>7 historic community and it's being very</p> <p>8 insensitive, selfish owners that just want to do</p> <p>9 their things and don't care what they think of</p> <p>06:46PM 10 their neighbors. That's all I have to say.</p> <p>11           CHAIRMAN BOHNEN: Okay. So I think our</p> <p>12 point has been made, Scott.</p> <p>13           MR. MARRS: Mr. Chairman, I do see a</p> <p>14 couple members of the public. Do you want to</p> <p>15 see if they want to speak?</p> <p>16           CHAIRMAN BOHNEN: I'm sorry.</p> <p>17           MS. ACKER: I'll speak on behalf of a</p> <p>18 resident.</p> <p>19           CHAIRMAN BOHNEN: Please be sworn in</p> <p>20 first.</p> <p>21           (WHEREUPON, the oath was</p> <p>22 administered to Ms. Acker.)</p>
<p style="text-align: center;">11</p> <p>1 it would look good somewhere but just not in our</p> <p>2 historic district, it just doesn't fit.</p> <p>3           And I share your concerns that if</p> <p>4 this were to continue, and I look at this and I</p> <p>5 think Tucson or Arizona or somewhere like that.</p> <p>6 So again, not a criticism of the design, I'm sure</p> <p>7 it's a beautiful home inside, but it just does not</p> <p>8 fit in the neighborhood that we want to put in it.</p> <p>9           MS. BARCLAY: I concur with everything</p> <p>06:44PM 10 said. My problems lie in that there is no nod</p> <p>11 at all to the history or location of the home,</p> <p>12 the prior home, not in materials, not in massing</p> <p>13 and has little respect to the historic district.</p> <p>14 It's frustrating.</p> <p>15           CHAIRMAN BOHNEN: Frank?</p> <p>16           MR. GONZALEZ: Yes, I agree with</p> <p>17 everyone. I mean, this home looks like it</p> <p>18 landed from space and just been plotted in here.</p> <p>19 Certainly the owners have no respect for the</p> <p>06:45PM 20 historical significance of this village. They</p> <p>21 just want to do their things their way and screw</p> <p>22 the rest of the neighborhood. And it's sad</p>	<p style="text-align: center;">13</p> <p>1           MS. ACKER: Anne Acker, 833 South</p> <p>2 Lincoln in a historic Zook home. I feel like we</p> <p>3 are at the point where there's a few builders in</p> <p>4 town that are telling these homeowners don't</p> <p>5 worry, we have a way around the different codes.</p> <p>6 Like, why are people even thinking they can buy</p> <p>7 this historic home knowing with the intention</p> <p>8 they were going to tear it down. We should be</p> <p>9 at the point they know there's no way in this</p> <p>06:47PM 10 historic district that these are going to fly.</p> <p>11           So I just feel like we are at this</p> <p>12 turning point now to John's point that if we</p> <p>13 don't do something about this one, there's going</p> <p>14 to be three in its place. I haven't seen any</p> <p>15 new Colonials or Tudors built. I've seen a lot</p> <p>16 of modern farmhouses. I think we are at that</p> <p>17 quota. So hopefully we can push forward and</p> <p>18 have a stance that you can't just come in and do</p> <p>19 what you want in these historic neighborhoods.</p> <p>06:47PM 20 That's all I have to say.</p> <p>21           CHAIRMAN BOHNEN: Thank you.</p> <p>22           Steven?</p>

<p style="text-align: center;">14</p> <p>1 MR. SWANSON: I'm the next-door 2 neighbor so I'm just trying to understand or get 3 a full picture as to what's really going on. 4 CHAIRMAN BOHNEN: Seeing no one else 5 that wants to speak, as much as we have no 6 current legislative ability to limit design 7 characteristics and not being able to discuss 8 this with the applicant, the applicant being 9 absent, we will proceed and vote. We will have 10 two separate motions. 11 So if somebody would like to frame 12 the motion for the certificate of 13 appropriateness for the new construction, please. 14 MR. ELDER: I should make a motion in 15 the positive? 16 CHAIRMAN BOHNEN: Motion in the 17 positive. 18 MR. ELDER: So I'll move to approve Case 19 HPC-19-2023, 425 East Eighth Street, certificate 20 of appropriateness to demolish a single-family 21 home and to construct a new single-family home 22 in the Robbins Park Historic District.</p>	<p style="text-align: center;">16</p> <p>1 MS. SALMON: Chairman Bohnen? 2 CHAIRMAN BOHNEN: Nay. 3 That motion is defeated. 4 Now I need a second motion to 5 approve the construction of the proposed house. 6 MS. BARCLAY: I move to construct a new 7 single-family home in the Robbins Park Historic 8 District, 425 East Eighth Street. 9 MR. ELDER: Second. 10 CHAIRMAN BOHNEN: Roll call vote, 11 please. 12 MS. SALMON: Commissioner Barclay? 13 MS. BARCLAY: Nay. 14 MS. SALMON: Commissioner Gonzalez? 15 MR. GONZALEZ: Nay. 16 MS. SALMON: Commissioner Elder? 17 MR. ELDER: No. 18 MS. SALMON: Chairman Bohnen? 19 CHAIRMAN BOHNEN: Nay. 20 That motion also is defeated. 21 Okay, Scott, you are done for the 22 evening I guess.</p>
<p style="text-align: center;">15</p> <p>1 CHAIRMAN BOHNEN: That's your 2 demolition motion. 3 MS. SALMON: And for point of 4 clarification. Usually what the HPC has done is 5 to say exactly what you said, just take out that 6 second to construct new single-family home and 7 then make the second motion. 8 Do you mind remaking the motion? 9 MR. ELDER: Sure. I move to approve 10 Case HPC-19-2023, 425 East Eighth Street, 11 certificate of appropriateness to demolish a 12 single-family home in the Robbins Park Historic 13 District. 14 CHAIRMAN BOHNEN: Second, please. 15 MR. GONZALEZ: Second. 16 CHAIRMAN BOHNEN: Roll call vote, please. 17 MS. SALMON: Commissioner Barclay? 18 MS. BARCLAY: Nay. 19 MS. SALMON: Commissioner Gonzalez? 20 MR. GONZALEZ: Nay. 21 MS. SALMON: Commissioner Elder? 22 MR. ELDER: No.</p>	<p style="text-align: center;">17</p> <p>1 MR. DAY: Thank you, very much. 2 MS. SALMON: Can we have a motion to 3 close the Public Hearing. 4 CHAIRMAN BOHNEN: Motion to close the 5 Public Hearing. 6 MR. ELDER: I'll make the motion to 7 close the Public Hearing. 8 MS. BARCLAY: Second. 9 CHAIRMAN BOHNEN: Roll call, please. 10 MS. SALMON: Commissioner Barclay? 11 MS. BARCLAY: Aye. 12 MS. SALMON: Commissioner Gonzalez? 13 MR. GONZALEZ: Aye. 14 MS. SALMON: Commissioner Elder? 15 MR. ELDER: Aye. 16 MS. SALMON: Chairman Bohnen? 17 CHAIRMAN BOHNEN: Aye. 18 Public hearing is closed. 19 (WHICH, were all of the 20 proceedings had, evidence 21 offered or received in the 22 above entitled cause.)</p>

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

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 13th day of February, A.D. 2024.

A handwritten signature in cursive script, reading "Kathleen W Bono", written in dark ink over a horizontal line.

KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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HISTORIC PRESERVATION COMMISSION  
MEMORANDUM

**DATE:** March 1, 2024

**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-4-2024 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Round 7) – Public Hearing

**FOR:** March 6, 2024 Historic Preservation Commission Meeting

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**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.

Seven (7) 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 February 15, 2024. 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

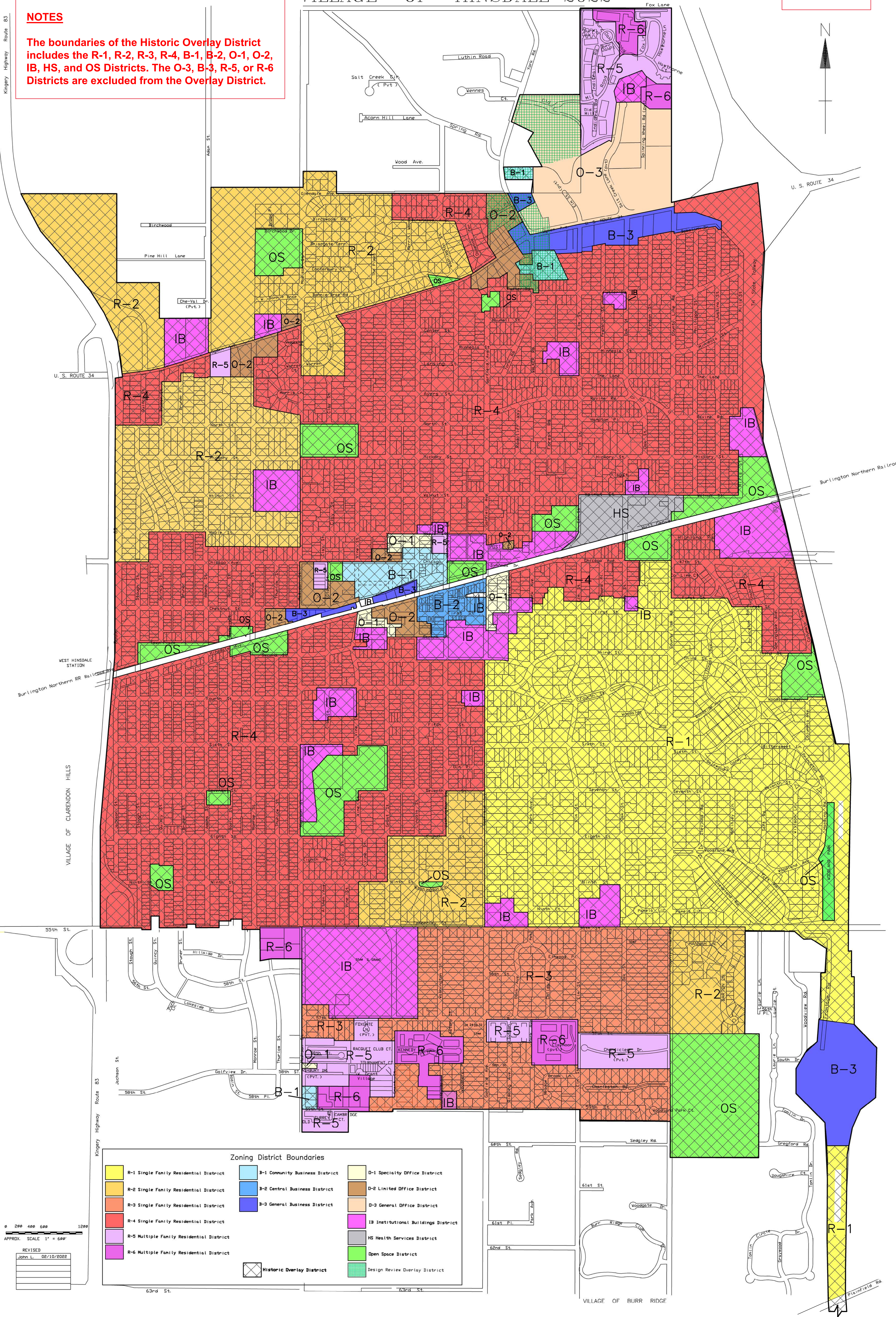


VILLAGE OF HINSDALE 2022

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.



0 200 400 600 1200  
APPROX. SCALE 1" = 600'

REVISED  
John L. 02/10/2022

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	
	Historic Overlay District	Design Review Overlay District	



Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
546 N. County Line Road	1926		Sears, Roebuck and Co. Catalog Home		Sears, Roebuck and Co. Catalog Home - Unverified Model (Possible Cornell or Haven Model); Rear and side addition constructed in 1984/1985; Front porch appears to have been partially enclosed at some point; Homeowner has started construction on a rear and side addition / changes to the front facade in 2024 (plans included for review - the homeowner will not be eligible and does not plan to apply for a Preservation Incentive for this project as construction has started prior to approval on the Historically Significant Structures List); Additional information provided by the Hinsdale Historical Society and homeowner	Single-Family	R-4	09-01-220-017	DuPage
4 E. Fifth Street	1922	Tudor Revival	R. Harold Zook	Frank D. Danielson House	Reconnaissance Survey (1999) - Significant; Town of Hinsdale Survey (2001) - Significant; Additional information provided by the Hinsdale Historical Society; Former residence of Frank D. Danielson	Single-Family	R-1	09-12-133-001	DuPage
122 N. Park Avenue	1910	Gambrel Front		Ella Warren House	Reconnaissance Survey (1999) - Significant; North East Hinsdale Survey (2006) - Contributing; Rear addition constructed in 1955; Rear screened porch constructed in 1995; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 2, Mary Sterling, 1997; Information provided by the Historical Society and the homeowner	Single-Family	R-4	09-01-414-020	DuPage
42 S. Quincy Street	1927	Craftsman			Reconnaissance Survey (1999) - Significant; Second floor rear building addition constructed in 2015; Additional information provided by the Hinsdale Historical Society and homeowner; Possible Sears Catalog Home	Single-Family	R-4	09-11-201-023	DuPage

Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
200 Ravine Road	c. 1925	Tudor Revival / Craftsman			Reconnaissance Survey (1999) - Significant; North East Hinsdale Survey (2006) - Potentially Significant; Rear and side addition constructed in 1982; Additional information provided by the Hinsdale Historical Society and homeowner; former residence of Frances Elizabeth Coates	Single-Family	R-4	09-01-406-001	DuPage
565 N. Washington Street	c. 1922	Colonial Revival			Dormers added on the front and rear elevations in 1985; Rear addition constructed in 1989	Single-Family	R-4	09-01-120-014; 09-01-120-015	DuPage
615 S. Washington Street	c. 1895	Gable Front Cottage			Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) - Significant; Rear building addition constructed in 2010	Single-Family	R-4	09-12-304-004	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:**

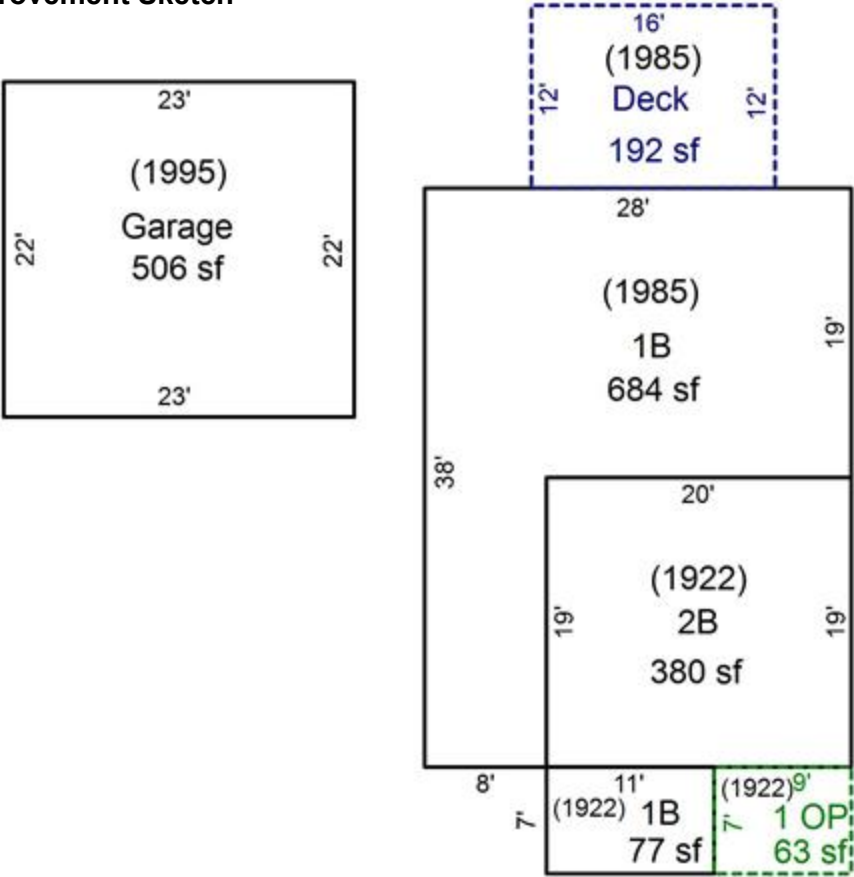
B. Review Criteria. In order for a property to be deemed to host a Historically Significant Structure and be included on the Historically Significant Structures Property List, a property must be located within the Historic Overlay District and meet one (1) or more of the following criteria:

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**

<b>Address</b> 546 N. County Line Road	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-220-017	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single-Family	
<b>Historic Name</b> N/A	
<b>Architect</b> Sears, Roebuck and Co. Catalog Home	
<b>Date Constructed</b> 1926	
<b>Architectural Style</b> N/A	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Sears, Roebuck and Co. Catalog Home - Unverified model (Likely the Cornell or Haven model)</li> <li>Exterior Changes <ul style="list-style-type: none"> <li>Rear and side addition constructed in 1984/1985</li> <li>Front porch may have been partially enclosed at some point</li> <li>Homeowner started construction on a rear and side addition / changes to the front facade in 2024 (plans included for review - the homeowner will not be eligible and does not plan to apply for a Preservation Incentive for this project as it has started prior to approval on the Historically Significant Structures List)</li> </ul> </li> <li>Additional information provided by the Hinsdale Historical Society and homeowner</li> </ul>	

Downers Grove Township Assessor's  
Office Property Improvement Sketch



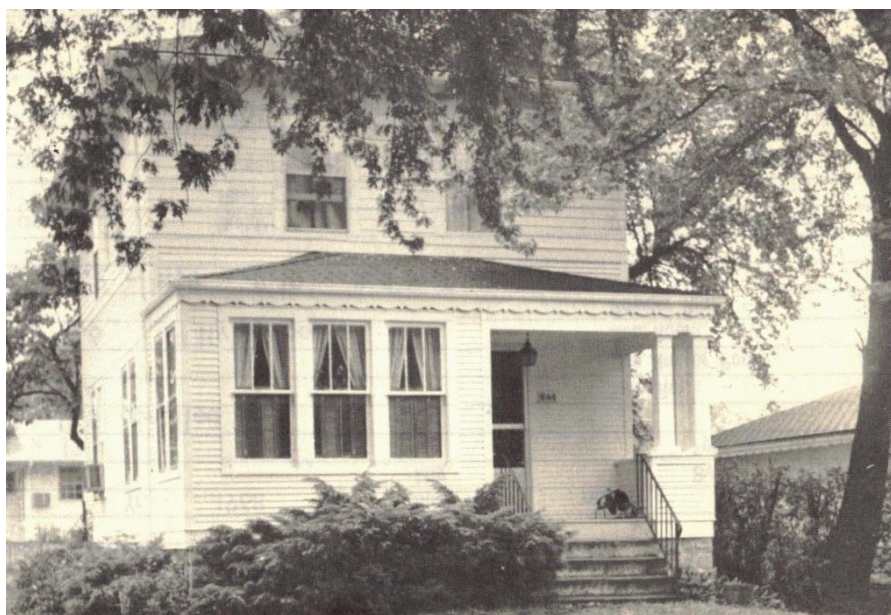


# **Hinsdale Historical Society**

## **House History Research Program**

### **Findings Sheet**

#### **546 North County Line Road**



Photograph of 546 North County Line Road in 1968 (above) and 1976 (below)



<b>Property Overview</b>	<b>3</b>
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**Research Completed by:** Katharine Korte Andrew, 2024

# Property Overview

**Street Address:** 546 North County Line Road

**Property Index Number:** 09-01-220-017

## **Legal Description of Property**

THE EAST ½ OF THE FOLLOWING DESCRIBED PROPERTY TO WIT: THE NORTH ½ OF LOT 90 (EXCEPT THE WEST 30 FEET THEREOF DEDICATED FOR STREET) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT NO. 155000, IN DUPAGE COUNTY, ILLINOIS.

**Year in which the home was built:** 1926

**First owner:** Colin McKenzie



# Research Summary

## Year of Construction

The research to find the history of a Hinsdale home involves searches of all applicable records regarding Hinsdale, including those within the Hinsdale Historical Society's Archives, the records held by the Village of Hinsdale, and DuPage County records 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 years when the house was erected. The major source of information comes from the DuPage County County Collector created the DuPage County Records of Assessed Values to determine property taxes, which are referred to in the "Sources" section of this document in the "Property Tax Worksheet."

The identification of the year a house was erected is based on the significant increase in a particular year in the assessed value for the lot on which it stands. Suppose 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. In that case, there is reason to believe that significant improvements were made to the property, indicating that a structure was built there in 1908.

To find the age of the home at 546 North County Line Road, DuPage County records of assessed values (tax assessments) were reviewed for the period between 1900 and 1966. The DuPage County records of assessed values reveal that in 1926 the North ½ of Lot 90 in the Hinsdale Highlands was assessed at \$120.00, with \$0 indicated for any improvements on those lots. In 1927, the assessment indicated that the same property was assessed at \$1,160.00 with \$280.00 in value for the land and \$880.00 of improvements. Because tax assessments were usually taken in the first month of the year, the jump in assessed value from \$120.00 to \$1,160.00 between January 1926 and January 1927 indicates that the property at 546 North County Line Road was improved with the addition of a building in 1926.

This is further backed up by the building permit issued by the Village of Hinsdale to Colin H. McKenzie in November 1926.

## Previous Owners/Residents

2014-current	Christy and Misael Hernandez
1976-2014	Jeffrey F. and Stephanie L. Stewart
1975-1976	Mary and Thomas E. Helfrich
1975	John Reynolds
1974-1975	Michele L. Reynolds and John Reynolds
1970-1974	Ruth T. and Victor D. Bendel
1966-1970	Anita M. and Robert C. Brown
1937/38-1966	Jane Y. Wheaton
1934	George S. Kimmel
1932-1937/38	Sears Roebuck & Company
1926-1932	Colin H. McKenzie

# Other Information and Items of Interest

## Location in Hinsdale

546 North County Line Road is located in the Hinsdale Highlands subdivision which was recorded by the County of DuPage on April 8, 1922. The Highlands are one of the neighborhoods in Hinsdale that border the most western boundary of DuPage County. The Highlands were advertised as “picturesque” in real estate advertisements from the time. A major feature of this

## Architecture

546 North County Line Road was built in 1926 as a frame house designed by Sears Roebuck & Company. The contractor who built the home was Rudolf Brockman and the electrician was Albert MacKenzie (likely the son of Colin H. McKenzie, the original owner). The home was built from the Sears kit for “The Haven.”

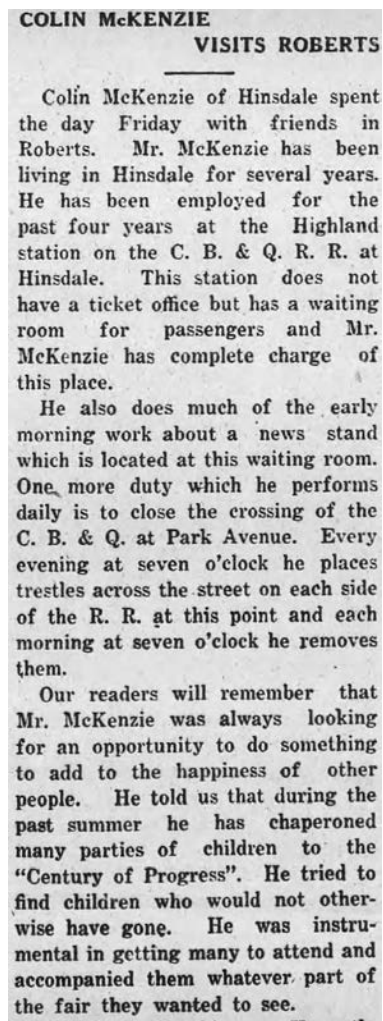
The Sears Roebuck & Company homes hold a significant place in American architectural and social history, representing the growth of affordability and democratization in homeownership during the early twentieth century. Based in Chicago, from 1908 to 1940, Sears Roebuck and Company offered the opportunity to purchase a home-building kit from their Sears House Catalogs. Customers were given everything needed to build a home at the purchase price—building plans, lumber, roofing, electrical, plumbing, lighting—except for foundation and excavation. It is estimated that over 70,000 of these homes were built in America. These homes were not only more affordable than building a home from scratch with an architect but also catered to the diverse tastes in styles in America—it is estimated that over 350 styles of homes were offered by Sears. The affordability of these homes made the dream of home ownership a reality, attainable for a larger portion of the population, and contributed to the growth of the middle and upper-middle class.

The Haven was offered in Sears catalogs beginning in the early 1920s. In 1922 the kit was sold for \$1,584 as model number 3088.

## Photographs

### See Real Estate Documents

## Early Residents



### Colin McKenzie

Colin McKenzie was the first owner of the home at 546 North County Line Road, having built it from a Sears Roebuck & Company catalog home kit.

Colin was born in Scotland on 27 November 1869 and immigrated to American around 1890. He married Effie Mikeworth in 1904 in Paxton, Ford County, Illinois. Together, they had six children: May, Albert, Gilbert, Ivy, Lilly, Kenneth and Robert.

For many years Colin was a farmer in Ford County, Illinois, however, by the mid-1920s, he moved to Hinsdale and became a team driver for the Hinsdale Sanitarium and Hospital. In the late-1930s, he became employed by the Chicago, Burlington and Quincy railroad as the manager of the Highlands Train Depot in the late-1920s to early 1930s.

**Left: Article published about Colin McKenzie in *The Roberts Herald* (Roberts, Illinois) from November 21, 1934.**

In the property tax records of DuPage County, we can see that Colin paid taxes for the home at 546 North County Line Road from 1926 to 1930, but then in 1931 and 1932, the Sears Roebuck & Company paid the taxes. This may be because, due to the Great Depression, many family homes were lost due to non-payment of a mortgage or taxes. No McKenzie's lived in the house after 1932, according to Hinsdale telephone and village directories.

## Wheaton Family

Jane Yegge Wheaton bought the home from the Sears Roebuck and Company around 1937-1938. Jane was born on 8 May 1897 to Edward Yegge and Alice Elizabeth Barroman in Texas. She married Harold Louis Wheaton Sr who was born on 15 October 1891 in Chicago to Merwin Charles Wheaton and Caroline Johnson as their eighth and final child.

Harold Louis Wheaton Sr. was a veteran of World War II, serving from May 1918 to April 1919. He served as a Private, promoted to Lieutenant in Field Artillery, in the 160th Brigade of the United States Army. During his service, he was awarded a Victory Medal and a Purple Heart, he fought in many large battles including the Argonne Offensive. He was awarded a purple heart for wounds he sustained from shrapnel hit him in the field.

While living at 546 North County Line Road, Harold worked as a traveling salesman and later a turret lade machine operator in the naval ordinance industry.

Jane and Harold had three children: Georgia, Charles, and Harold L. Wheaton Jr. Harold Jr. graduated from Hinsdale Township High School (now Hinsdale Central) in 1955.

Harold Louis Wheaton Sr. passed away in 1958. After his death, Jane continued to live at 546 N. Couty Line Road until she sold the home in 1966 to Anita and Robert C. Brown.

# Sources

## 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
R2014-064503	Stewart, Jeffrey F. Stewart, Stephanie L.	Hernandez, Christy Hernandez, Misael	Deed	7/8/2014 7/23/2014	THE EAST ½ OF THE FOLLOWING DESCRIBED PROPERTY TO WIT: THE NORTH ½ OF LOT 90 (EXCEPT THE WEST 30 FEET THEREOF DEDICATED FOR STREET) IN HINSDALE HIGHLANDS
R1977-033072	Stewart, Jeffrey F. Stewart, Stephanie L.	Stewart, Jeffrey F. Stewart, Stephanie L.	Quit Claim Deed	5/2/1977 5/5/1977	Same as above
R1976-031973	Helfrich, Mary S. Helfrich, Thomas E.	Stewart, Jeffrey F. Stewart, Stephanie L.	Deed	4/25/1976 5/24/1976	Same as above
R1975-019577	Reynolds, John	Helfrich, Mary S. Helfrich, Thomas E.	Deed	3/22/1975 5/5/1975	Same as above
R1975-015869	Reynolds, Michele L.	Reynolds, John	Quit Claim Deed	12/18/1974 4/15/1975	Same as above
R1974-038192	Bendel, Ruth T. Bendel, Victor D.	Reynolds, John Reynolds, Michele L.	Deed	7/18/1974 7/25/1974	Same as above
R1970-002892	Brown, Anita M. Brown, Robert C.	Bendel, Ruth T. Bendel, Victor D.	Deed	1/9/1970 1/29/1970	Same as above.
R1966-043128	Wheaton, Jane Y.	Brown, Anita M. Brown, Robert C.	Deed	10/6/1966 10/31/1966	Same as above

## Property Tax Worksheet

**Compiler:** Katharine Korte Andrew, Society Manager

Year	Person Whose Name Assessed	Subdivision	Lot	Block	Valuation (Land/Lots, Improvements)	Total Tax	Remarks/Notes
1965	Jane Y. Wheaton	E ½ of N 1/2	90		\$6,780.00 (\$2790; \$3990)	\$310.54	
1960	Jane Y. Wheaton	N 66 ft of E 267 95 ft	90		\$8,770.00 (\$1980; \$6790)	\$353.70	
1954	H. L. Wheaton	N 66 ft of E 267.9 5 ft	90		\$6,570.00 (\$710; \$5860)	\$197.44	
1950	H. L. Wheaton	same	90		\$4320.00 (\$610; \$3710)	\$129.00	
1945	Jane Y. Wheaton	same	90		\$1,010.00 (\$110; \$900)	\$66.16	Paid by H. L. Wheaton
1940	Jane Y. Wheaton	same	90		\$1,010.00 (\$110; \$900)	\$69.70	Paid by H. L. Wheaton of 546 N. County Line Rd.
1938	Jane Y. Wheaton	same	90		\$1,010.00 (\$110; \$900)	\$71.22	Paid by H. L. Wheaton of 546 N. County Line Rd.
1937	Sears Roebuck & Co	same	90		\$1,010.00 (\$110; \$900)	\$69.80	Paid by H. L. Wheaton of 546 N. County Line Road in 1938
1935	Sears Roebuck & Co.	same	90		\$1,010.00 (\$110; \$900)	\$150.12	\$87.38 forfeited for general taxes in 1934; Taxes paid by Sears Roebuck & Company.
1934	Sears Roebuck &	same	90		\$1,300.00 (\$180; \$1120.00)	\$75.40	

	Co.						
<b>1933</b>	Sears Roebuck & Co	same	90		\$1,320.00 (\$200; \$1120)	\$76.30	First installment paid by Sears Roebuck & Co. in September 1934; 2nd installment paid by George S. Kimmel of 546 N. County Line Rd in October 1934.
<b>1932</b>	Albert H. McKenzie	same	90		\$1,320.00 (\$200; \$1120)	\$101.53	Paid by Sears Roebuck & Co.
<b>1931</b>	Colin H. McKenzie	same	90		\$1,360.00 (\$240; \$1120)	\$175.22	Paid by Sears Roebuck & Co.
<b>1930</b>	Colin H. McKenzie	same	90		\$1,160.00 (\$280; \$880)	\$75.52	Paid by Colin McKenzie
<b>1929</b>	Colin H. McKenzie	same	90		\$1,160.00 (\$280; \$880)	\$75.87	Same as above
<b>1928</b>	Colin H. McKenzie	same	90		\$1,160.00 (\$280; \$880)	\$75.98	Same as above
<b>1927</b>	Colin H. McKenzie	same	90		\$1,160.00 (\$280; \$880)	\$67.98	Same as above
<b>1926</b>	Colin H. McKenzie	same	90		\$120.00 (\$120; \$0.00)	\$14.48	Same as above



# Village of Hinsdale Building Permit

Supplied by Christy Hernandez, 2024.

**VILLAGE OF HINSDALE**  
Office of Village Manager

**RECORD OF BUILDING PERMITS**

Location 146 N. Grant Line & The Lane Street

Property Description: 90 Block

Subdivision Hinsdale Highlands

District 1 Certificate of Occupancy and Compliance No. 11/16/25

Type of Building Single-Family Address 111 Cost 1-1000

Owner John M. Smith Address

Architect R. R. Smith Address

Contractor R. R. Smith Address

Permit No. 1057 Issued 11/16/25 102

Remarks, Inspections, Etc.

646 N. County Line Road Street  
 Owner H. L. Wheaton  
 Address 646 N. County Line Road Date  
 Contractor, or paid by: Permits  
 Building  
 Water Tap  
 Water Service  
 Plbg. & Sewer  
 Sewer Stub  
 H. L. Wheaton, Electrical 1200-4 1.50  
 Meter Socket  
 New Service

# VILLAGE OF HINSDALE

## Application for Building Permit

Hinsdale, Ill. Nov 16 1926

To the Commissioner of Buildings of the Village of Hinsdale, Illinois:

The undersigned hereby make application for the issuance of a Building Permit in accordance with the ordinances of the Village of Hinsdale, and the information furnished below is in compliance with the rules governing applications for such permit:

Name of Owner Cohn, Max Kengie  
 Location County Lane Road Lane The Lane  
 Taxable Description Wingdale Highlands Sub  
West Half of Lot 90  
 Use Zone Residential  
 Purpose of Building Home  
 Story 2 Length 26 ft Width 20 ft Height 20 ft  
 Number of Rooms 8 Height 9 ft  
 Basement yes Attic yes  
 System of Heating Hot Air  
 Type of Construction Frame

Total Cost of Work \$ \$5,100  
 Name of General Contractor Rudolf Breckman  
 Name of Mason Contractor \_\_\_\_\_  
 Name of Plumber \_\_\_\_\_  
 Name of Electrician Albert G. Kengie  
 Name of Architect Leaves & R. Church

### AGREEMENT:

Sec. 245; Chap. 22, Village Ordinances.

"Said application shall also contain an agreement to be signed by the owner, his agent or architect, conditioned that he will, if granted the permit sought, construct the work in accordance with the description set forth in application, plans and specifications aforesaid; and that all general and detail work connected with such erection, construction, alteration or repair of any such building, structure, or part thereof, as the case may be, shall be done in strict compliance with the ordinances of said village and the provisions of such permit."

Approved

Building Commissioner

signed

Owner or Contractor.

# City Directories


## 1932 Hinsdale Directory

*Handwritten: Mrs J F MacKenzie*

MacAdam Mrs J R r 3 S Vine ph 1764  
 MacCoy Mrs C E r 140 N Adams ph 761  
 MacDonald D W r 98 N Lincoln ph 365  
 MacGregor Alfred H (Helen S) Mfg Rp Chi Water Tran r 116 N Adams ph 2069  
 MacHarg Carlyle (Lilly) Retired r 205 S Garfield  
 MacKenzie Colin r 194 N County Line ph 2115  
 MacLay H S (Ruth) Chicago r 423 Maple ph 1256  
 MacLeish Archibald (Laura) Carson Pirie r Seventh & Oak ph 1209  
 MacMillan Mrs Alice r 47 S Garfield ph 65  
 MacMillan C D r 47 S Garfield ph 65  
 MacMillan Mary A Marshall Field r 47 S Garfield ph 65  
 Mahler Augusta r 22 S Vine  
 Mahler Geo (Lillian) r 30 S Vine ph 1886

## Real Estate Documents


### 1974/76 Real Estate Listing.

DuPAGE BOARD OF REALTORS		UNITED MULTIPLE LISTING OFFICE 325-1512		HINSDALE CLARENDON HILLS OAK BROOK		
P. Dimitriou NO RESPONSIBILITY ASSUMED FOR ACCURACY OF THE INFORMATION CONTAINED HEREIN						
LISTING OFFICE PAT DAVIS REALTOR, INC.				Office Ph. 325-4343		
Owner HELFRICH AND		Address 546 N. County Line Rd.		Home Ph. 325-4968		
Tenant MARY SUE HELFRICH		Ph.				
Taxes 596.90	Yr. 74	Spec. Assm't				
Recep.		Mtg.		By		
Living Rm. 15.7 X 13	picture window				Fpl.	
Dining Rm. 11.8 X 11.5	sliding doors to deck					
Kitchen 11.8 X 7.4	stove, refrigerator		Fam. Rm.			
Brfst. Rm.			Sun Rm. or Porch		DECK	
Den 10.4 X 6.6			Rec. Room			
Baths (1) Ceramic T & S			Powder Rm.			
Bedrooms (3)	19.4 X 9.9	11.8 X 8.10	9.5 X 8.4			
Sq. Ft. Liv. Area	Builder		Utility Rm.			
Basement Full	Heat GFA		Water Heater 40 gal.			
Storms alum (2 wood)	Screens		Insulation		Landscaping good	
Inter. Finish			Garage space			
Remarks & Inclusions: 220 line and 100 amp service recently installed,				LIST 73-20		
Includes shutters, sheer curtains, forch swing, Professional				EXP. 77-1		
service report available				REN.		
Key YES				Code 7PD6-6		
Age 50	Lot 66 X 133	Motive transfer		Poss. June 1	Price 50,900.00	
Rms. 7	Bed's 3	Baths 1	Style & Construction		Name & Address	
FRAME 2 STORY HELFRICH 546 N. County Line Road, Hinsdale						






# 1974 Real Estate Listing

L. PAGE BOARD OF REALTORS		UNITED MULTIPLE LISTING OFFICE		HINSDALE CLARENDON HILLS OAK BROOK			
NO RESPONSIBILITY ASSUMED FOR ACCURACY OF THE INFORMATION CONTAINED HEREIN							
LISTING OFFICE THORSEN (HO) Hinsdale So.				Office Ph. 323-3450			
Owner BENDEL, Victor D. & Ruth T. Address 24 W. Ogden Ave.				Home Ph.			
Tenant Vacant				Ph.			
Taxes \$550. Yr.				Spec. Assmt 44/9		By FELL	
Recep.				Mtd Date		Fpl. TERN	
Living Rm. 15.7 X 13				Who Sold outside			
Dining Rm. 11.8 X 11.5				Price 33.6			
Kitchen 11.8 X 7.4				Fam. Rm.			
Brfst. Rm.				Sun. Rm. or Porch			
Den 10.4 X 6.6 off LR				Rec. Room			
Baths (1) T&S				Powder Rm.			
Bedrooms (3) 19.4 X 9.9; 11.8 X 8.10; 9.5 X 8.4				Do Not Remove From MASTER FILE			
Sq. Ft. Liv. Area 1300 apx.				Builder		Utility Rm.	
Basement Full				Heat OPA*		Water Heater 40 Gal.	
Storms				Screens		Insulation	
Inter. Finish						Landscaping	
Remarks & Inclusions: Carpeting. Convenient Hinsdale location.				Garage No			
All offers thru Harry Oliver 323-3450. PALACE GUARD.				LIST 312-4			
* heat will be converted to GFA				EXP. 42-1			
Key Hins. No. & So.				REN. 44-2			
Age 47   Lot 66 X 133 apx.				Code JT 3-339-1			
				Price 36,500.			
Rms.   Bed's   Baths   Style & Construction   Name & Address							
7   3   1   Frame 2 story   BENDEL - 546 N. County Line Rd. Hinsdale							






## 1973 Real Estate Listing

DuPAGE BOARD OF REALTORS	UNITED MULTIPLE LISTING OFFICE	
NO RESPONSIBILITY ASSUMED FOR ACCURACY OF THE INFORMATION CONTAINED HEREIN		
LISTING OFFICE THORSEN REALTORS - HINSDALE SOUTH (HO)		Office Ph. 323-3450
Owner REYNOLDS, John	Address 546 N. Countyline Rd. Hins. Home Ph. 323-8280	
Taxes 543.00	Yr. '73	Spec. Assm't
Recep.	Mtg.	By
Living Rm. 15.7 x 13; Picture Window		Fpl.
Dining Rm. 11.8 x 11.5 - Sliding Doors To Deck		<i>3/5/75 - Sold by Dixon \$40,500</i>
Kitchen 11.8 x 7.4; Panelled, Range & Refrig. No wax floors		Fam. Rm.
Brfst Rm.	Sun Rm. or Porch 2-Front & off Din. Rm.	
Den or T.V. room 10.4 x 6.6	Rec. Room	
Baths (1) Ceramic T & S	Powder Rm.	
Bedrooms (3) 19.4 x 9.9 Carpet; 11.8 x 8.10 Carpet; 9.5 x 8 1/4 Carpet		
Sq. Ft. Liv. Area 1300 approx.	Builder	Utility Rm.
Basement Full	Heat: FA	Water Heater 40 gal.
Storms Wood & Alum.	Screens	Landscaping
Inter. Finish	Garage Space for	
Remarks & Inclusions: Stairs & 2nd floor carpeting; Range & Refrig; all drapes & shades; Beautiful remodeled home in excellent location. 1st floor has hardwood floors. (Bsmt. floor will be finished).		LIST 53-13
Key Hins. No & So.		EXP. 53-13
Age 48   Lot 66 x 133 approx.		REN.
Motive Smaller		Code 7JT5-17-1
Poss Immediate		Price 42,900
Rms. 7	Bed's 3	Baths 1
Style & Construction 2-Story/Fr.		Name & Address REYNOLDS - 546 N. Countyline Rd. Hinsdale





# 1968 Real Estate Listing

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 RICH PORT, REALTOR - Jane Terry		Office Ph.	323-9460
Owner Brown, Robert & Anita	Address 546 N. County Line	Home Ph.	325-4784
Tenant	Ph.		
Taxes \$381	Yr. 1968	Spec. Assm't	none
Recep.	no	Mtg.	By Mid America
Living Rm.	15.7 x 13	Fpl.	no
Dining Rm.	11.8 x 11.5 panelled		
Kitchen	11.8 x 7.4	Fam. Rm.	
Brfst. Rm.	no	Sun Rm. or Porch	
Den	10.4 x 6.6 off living room	Rec. Room	
Baths (1)	modern	Powder Rm.	
Bedrooms (3)	19.4 x 9.9 - 11.8 x 8.10 - 9.5 x 8.4		
Sq. Ft. Liv. Area	1318 approx.	Builder	Utility Rm. in bsmt.
Basement	full	Heat O - FA	Water Heater 40 gal s. new
Storms	part comb.	Screens part comb	Landscaping good
Inter. Finish		Insulation	Garage no
Remarks & Inclusions: Shutters, Air conditioner, Storage shed on lot, newly painted			LIST 9/13/69
Furnace 5 yrs. old.			EXP. 1/15/70
			REN. <i>SRG</i>
Key Usually home, Call first - Small Children			Code RP9-203
Age 44	Lot 155 x 66	Motive transfer	Poss. TBA (good)
Rms. 7	Bedr's 3	Baths 1	Style & Construction Farm House Frame
Name & Address BROWN 546 N. County Line, Hinsdale		Price 23,900	
		<i>10/29 - 22,500</i>	





## Books About Sears Homes

- Hunter, Rebecca L. 2012. *Mail-Order Homes: Sears Homes and Other Kit Houses*. United Kingdom: Shire Publications.
- Stevenson, Katherine Cole and H. Ward Jandl. 1986. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. New York: National Trust for Historic Preservation in The United States and John Wiley & Sons, Inc.
- Thornton, Rosemary Fuller. 2002. *The Houses that Sears Built: Everything You Ever Wanted to Know About Sears Catalog Homes*. Published by Gentle Beam Publications.
- Thornton, Rosemary Fuller. 2010. *Sears Homes of Illinois*. Charleston, South Carolina: Arcadia Publishing.

## Other Sources Consulted For Biographical and Background Purposes

- "1930 United States Federal Census." Database with images. Accessed through the National Archives.
- "1940 United States Federal Census." Database with images. Accessed through the National Archives.
- "1950 United States Federal Census." Database with images. Accessed through the National Archives.



"Hinsdale Highlands." Research compiled at the Hinsdale Historical Society. Collection "Maps and Subdivisions," location EPH, Hinsdale Historical Society Archives, 302 South Grant Street.

"Official Annual Directory: Hinsdale, Illinois, 1932-1933." 1932. Hinsdale, Illinois: Merrill Printing Company, Inc. Accessed as #A.88.15, Box 125, Loc. 7A, Immanuel Hall, 302 S. Grant Street, Hinsdale Historical Society Archives.

*The Doings* (Hinsdale, Illinois). Accessed at the Hinsdale Public Library.

"The Highlands." *Cushing's Comments*. Accessed in the research compiled at the Hinsdale Historical Society. Collection "Maps and Subdivisions," location EPH, Immanuel Hall, 302 S. Grant Street, Hinsdale Historical Society Archives.

*The Phantagraph* (Bloomington, Illinois). Accessed at newspapers.com.

*The Roberts Herald* (Roberts, Illinois). Accessed at newspapers.com.

*The True Northerner* (Paw Paw, Michigan). Accessed at newspapers.com.

"U.S., Headstone Applications for Military Veterans, 1861-1985." Database with images. Accessed at Ancestry.com.

"U.S., World War II Draft Registration Cards, 1942." Database with images. Accessed at Ancestry.com.

SHEET INDEX	
1	SITE PLAN
2	CELLAR FOUNDATION PLAN AND PLUMBING DIAGRAMS
3	CELLAR PLANS
4	FIRST FLOOR PLANS AND DETAILS
5	SECOND FLOOR PLANS AND INT. ELEVATIONS
6	ROOF PLAN AND GARAGE BUILDING SECTION
7	EXTERIOR ELEVATIONS AND WINDOW SCHEDULE
8	EXTERIOR ELEVATIONS AND DETAILS
9	SECTIONS
10	SECTION AND MECHANICAL PLANS
11	FIRST AND SECOND FLOOR ELECTRICAL PLANS
12	CELLAR ELECTRICAL PLAN
13	SPECIFICATIONS
14	SPECIFICATIONS

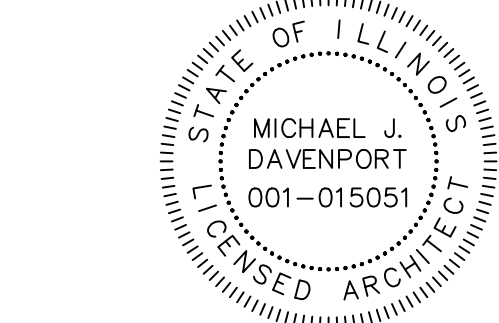
**SITE GRADING PLAN:**  
SINCE THIS PROJECT WILL REQUIRE THE DISTURBANCE OF LAND GREATER THAN 10% OF THE EXISTING STRUCTURE AREA, A GRADING PLAN IS REQUIRED PER HINSDALE MUNICIPAL CODE CHAPTER 13. THE GENERAL CONTRACTOR SHALL PROVIDE ALL WORK AS SHOWN IN THE GRADING PLAN (PREPARED BY OTHERS)

**LANDMARK TREE PRESERVATION PLAN:**  
SINCE THIS PROJECT INVOLVES AN ADDITION GREATER THAN 600 SF, A LANDMARK TREE PRESERVATION PLAN IS REQUIRED PER HINSDALE MUNICIPAL CODE CHAPTER 2. THE GENERAL CONTRACTOR SHALL PROVIDE ALL WORK AS SHOWN IN THE TREE PRESERVATION PLAN (PREPARED BY OTHERS)

**ENERGY CODE COMPLIANCE:**  
THESE PLANS HAVE BEEN PREPARED FOLLOWING THE "PRESCRIPTIVE" REQUIREMENTS FOR BUILDING THERMAL ENVELOPE AND MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. THE SIMULATED PERFORMANCE ALTERNATIVE IS THEREFORE NOT APPLICABLE.

**STATEMENT OF COMPLIANCE**  
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THESE PLANS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE FOLLOWING LAWS, ORDINANCES, AND BUILDING CODES AS AMENDED BY THE VILLAGE OF HINSDALE, ILLINOIS:  

- 2006 INTERNATIONAL RESIDENTIAL BUILDING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE OF ILLINOIS AMENDMENTS
- 2014 STATE OF ILLINOIS PLUMBING CODE
- VILLAGE OF HINSDALE ZONING CODE AND VILLAGE AMENDMENTS
- 2005 NATIONAL ELECTRIC CODE
- 2005 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2003 LIFE SAFETY CODE (NFPA 101)
- 2006 INTERNATIONAL FIRE CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL FUEL GAS CODE



SIGNED:   
DATE: November 2, 2023  
ILLINOIS LICENSE NUMBER 001-015051  
LICENSE EXPIRATION DATE: 11/30/2024

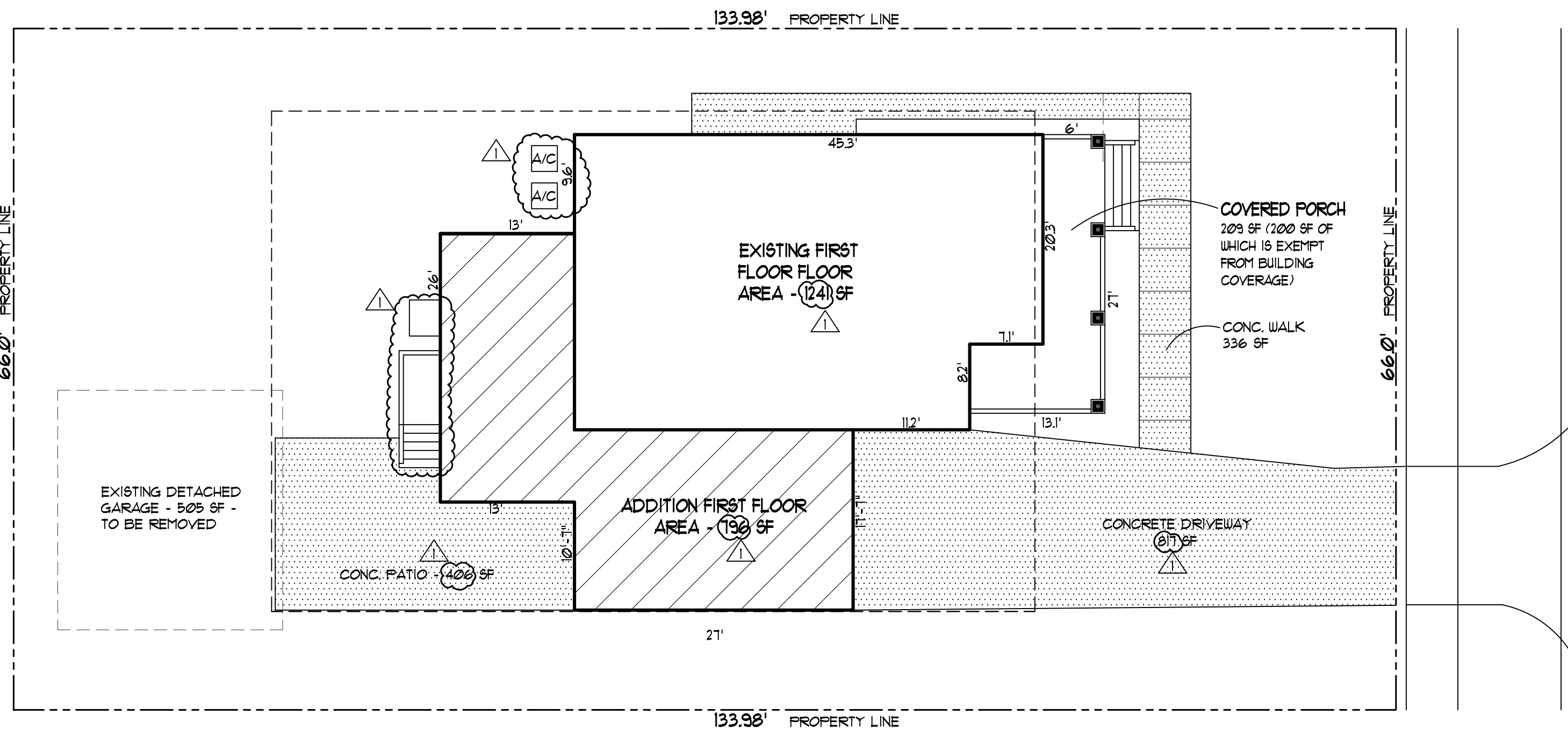
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Revisions / Issued for  
PERMIT REVISION  
11/02/2023  
RESIDENTIAL ADDITION AND REMODEL FOR:  
**Mitch and Christy Hernandez**  
546 North County Line Road  
Hinsdale, Illinois 60521

**SITE PLAN**

**DAVENPORT**  
Architects  
6636 Blakeslee Drive  
Downers Grove, Illinois 60516  
Tel: (630) 591-0911  
Email: mitch@daportarchitect.com  
Copyright Reserved © 2023 Davenport Architects

Date 11/02/2023  
Scale As Noted  
Drawn SAD / MJD  
Job 1308  
Sheet 1  
OF 14 SHEETS



**1ST FLOOR F.A.R. AND LOT COVERAGE DIAGRAM**  
SCALE: 1" = 10'-0"

**2ND FLOOR F.A.R. DIAGRAM**  
SCALE: 1" = 10'-0"

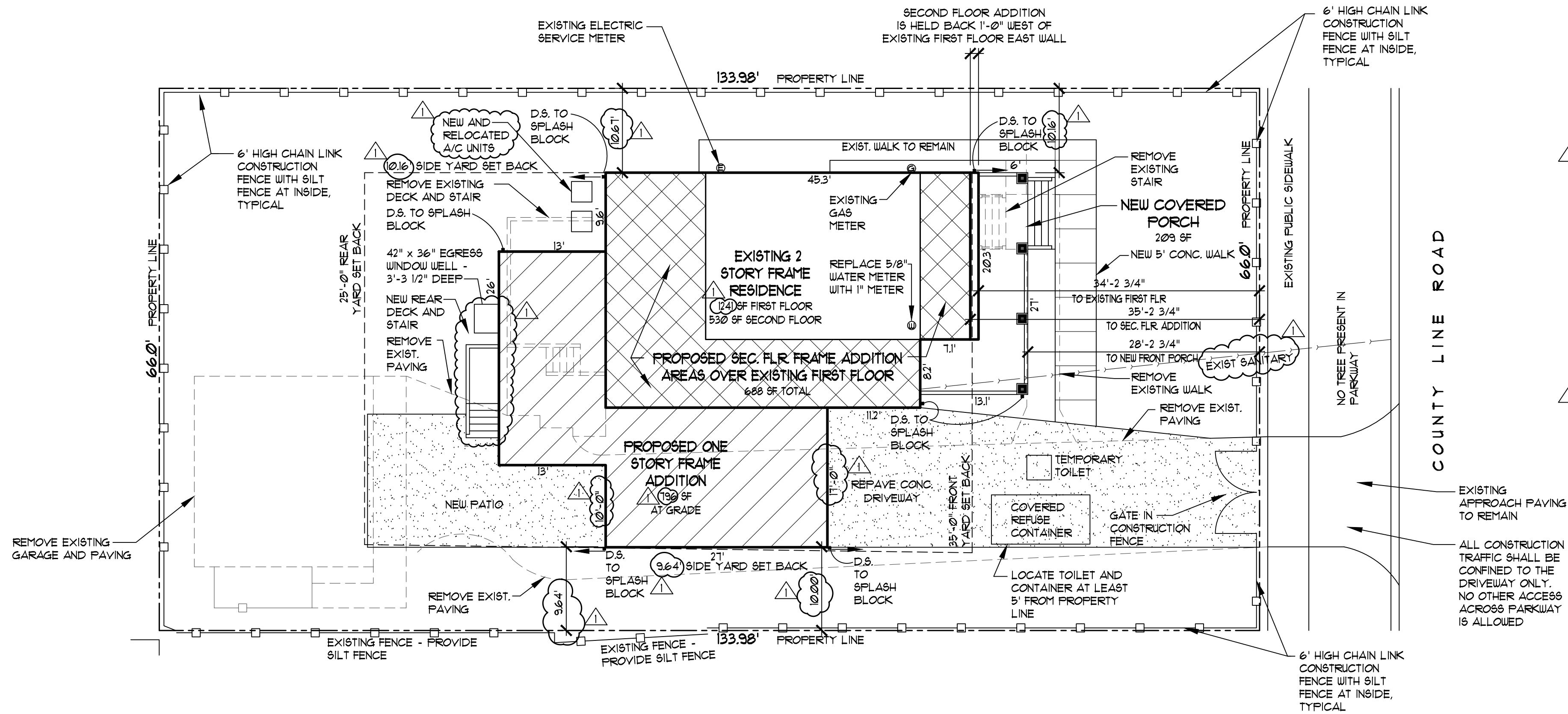
**F.A.R. Tabulation**  
Existing First Floor area = 1,241 sf  
Existing Second Floor area = 530 sf  
Existing Detached Garage area = 505 sf (to be removed)  
Proposed Second Floor Addition = 689 sf  
Proposed Garage and Family Room Addition = 796 sf  
Total = 2,751 sf  
Site area per survey = 8,843 sf  
Maximum F.A.R. = .25 x 8,843 + 1,100 sf = 3,311 sf  
2,751 < 3,311, therefore proposed F.A.R. is compliant  
**Building Coverage Tabulation**  
Maximum building coverage for combined total principal and accessory uses = 25% = 8,843 x .25 = 2,210 sf. This excludes decks, 25% of a detached garage (125 sf max deduction), and up to 200 sf of the qualifying front porch.  
Residence = 1,241 sf  
Covered Front Porch = 209 sf  
Proposed Garage and Family Room Addition = 796 sf  
Total = 2,246 sf  
Covered Front Porch deduction = 200 sf  
Total after deductions = 2,046 sf  
2,046 < 2,210, therefore resultant Building Coverage is compliant  
**Lot Coverage Tabulation** - SEE CIVIL DRAWING  
Max lot coverage = 50% x 8,843 sf = 4,421.5 sf



**GENERAL SITE NOTES:**  
1. THE SITE PLAN AND DIAGRAMS ARE BASED UPON A PLAT OF SURVEY PROVIDED BY THE OWNER AND PREPARED BY MORRIS ENGINEERING, INC. SIGNED AND DATED JULY 9, 2014. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ERRORS, IF ANY, IN THE SURVEY AND IS ENTITLED TO RELY UPON IT'S ASSUMED ACCURACY.  
2. THERE SHALL BE NO SOIL COMPACTION AROUND TREES.  
3. PATCH/ REPAIR ALL GRASS, PLANTING & PAVED AREAS DAMAGED DURING CONSTRUCTION.  
4. ANY CHANGES MADE TO THE SITE PLAN OR IN THE FIELD DURING CONSTRUCTION MUST BE SUBMITTED IN WRITING TO THE VILLAGE OF HINSDALE.

**CONSTRUCTION TRAFFIC NOTE:**  
CONSTRUCTION TRAFFIC SHALL BE CONFINED TO THE EXISTING DRIVEWAY.

**DOWN SPOUT NOTE:**  
MAXIMIZE THE SEPARATION BETWEEN THE DOWN SPOUT DISCHARGE POINT AND THE PROPERTY LINES AND PROVIDE 20'-FEET OF GREEN SPACE FOR DISCHARGE WATER TO DRAIN ACROSS PRIOR TO LEAVING THE SITE.



**1 SITE PLAN**  
SCALE: 1" = 10'-0"  
R4 SINGLE FAMILY ZONING  
8' MINIMUM SIDE YARDS  
TOTAL OF SIDE YARDS MUST EQUAL 198' (30% OF 660')

# WINDOW & DOOR SCHEDULE NOTES:

- SEE SPECIFICATION SECTION 0000 FOR ADDITIONAL REQUIREMENTS.
- VERIFY FRAME COLOR AND HARDWARE FINISH SELECTION WITH THE OWNER PRIOR TO ORDERING.
- UNITS REQUIRING TEMPERED GLAZING MAY BE NOTED IN THE ELEVATIONS. REGARDLESS, ALL UNITS LOCATED WITHIN 2'-0" OF A DOOR AND WHOSE BOTTOM IS LOCATED LESS THAN 5'-0" ABOVE THE FLOOR SHALL HAVE TEMPERED GLAZING AND ALL UNITS LOCATED 3'-0" HORIZONTALLY FROM A WALKING SURFACE, WITH A SURFACE AREA LARGER THAN 9 SQ. FT. WITH A BOTTOM EDGE LESS THAN 1'-6" ABOVE THE FLOOR AND A TOP EDGE GREATER THAN 3'-0" ABOVE THE FLOOR SHALL HAVE TEMPERED GLAZING.
- REQUIRED JAMB WIDTHS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THAT WINDOW MANUFACTURER'S BID INCLUDES ALL WINDOWS, MODEL NUMBERS AND FEATURES INDICATED IN THE SCHEDULE. EXTRAS DUE TO ERRORS IN THE MANUFACTURER'S BID WILL NOT BE ALLOWED.
- REPLACEMENT WINDOW SIZES MUST BE FIELD VERIFIED BY THE CONTRACTOR.

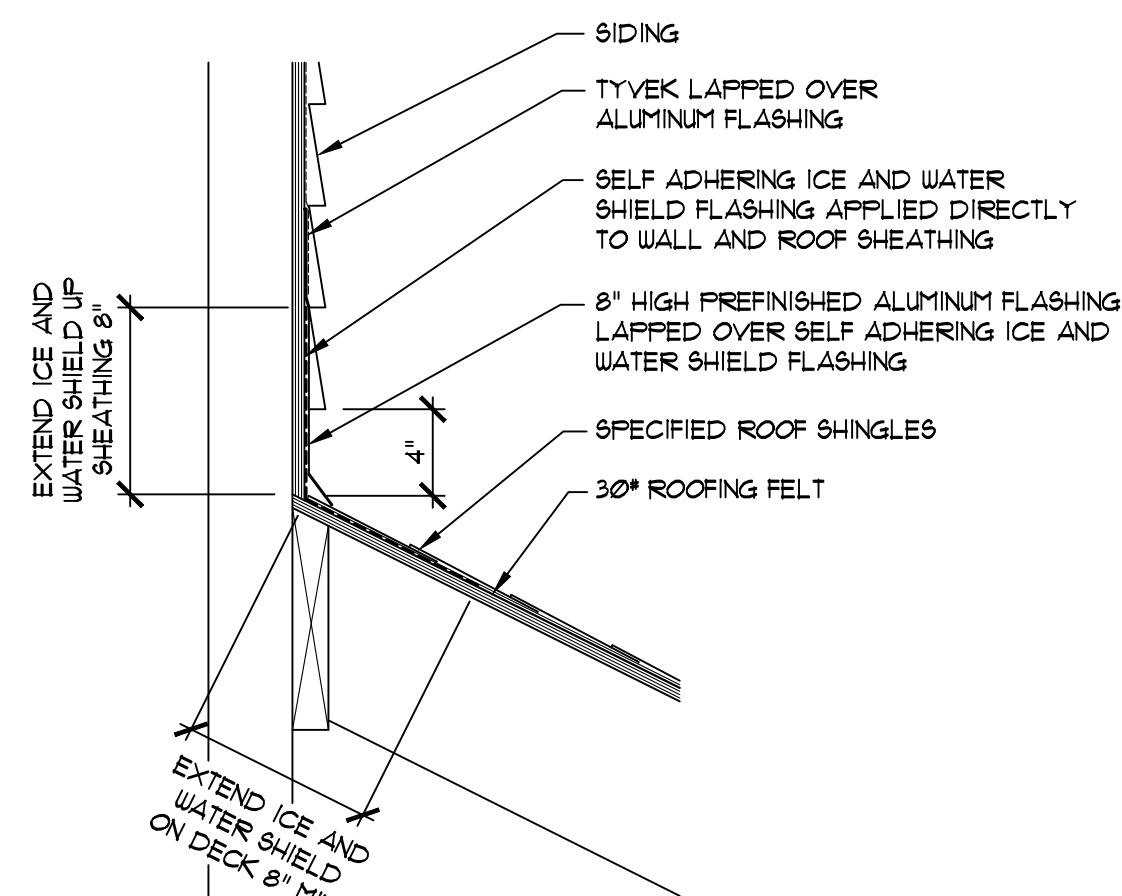
## WINDOW SCHEDULE

\*EXISTING WINDOWS TO BE SALVAGED AND REINSTALLED ARE INDICATED ON THE FLOOR PLANS AND HAVE A 30 U VALUE OR BETTER.  
\*REPLACEMENT WINDOWS NOT SHOWN IN WINDOW SCHEDULE - CONTRACTOR MUST VERIFY REPLACEMENT WINDOW SIZES IN FIELD.

BRAND	STYLE	TYPE	SIZE	LOW 'E' & ARGON	SCREENS	GRILLES	BLINDS	LIGHT SF.	VENT SF.	U - VALUE	INT COLOR/ EXT COLOR
FELLA IMPERVIA	DBL. HUNG	FIBERGLASS	3'-4/4'-10	YES	FULL	SPECIAL	NONE	15	13	29	WHITE/WHITE
FELLA IMPERVIA	AWNING	FIBERGLASS	2'-4/1'-6	YES	FULL	NONE	NONE	18	16	29	WHITE/WHITE
FELLA IMPERVIA	CASEMENT	FIBERGLASS	2'-8/4'-6	YES	FULL	SPECIAL	NONE	8.6	8.0	29	WHITE/WHITE
FELLA IMPERVIA	CASEMENT	FIBERGLASS	(2) 2'-8/4'-6	YES	FULL	SPECIAL	NONE	112	16.0	29	WHITE/WHITE
FELLA IMPERVIA	CASEMENT	FIBERGLASS	2'-4/5'-0	YES	FULL	SPECIAL	NONE	8.2	1.5	29	WHITE/WHITE
ADVANCED WINDOW CORP.	CELLAR INSULV EGRESS	VINYL WITH TEMP. GLASS	3'-0/3'-6	YES	FULL	NONE	NONE	N/A	N/A	28	WHITE/WHITE

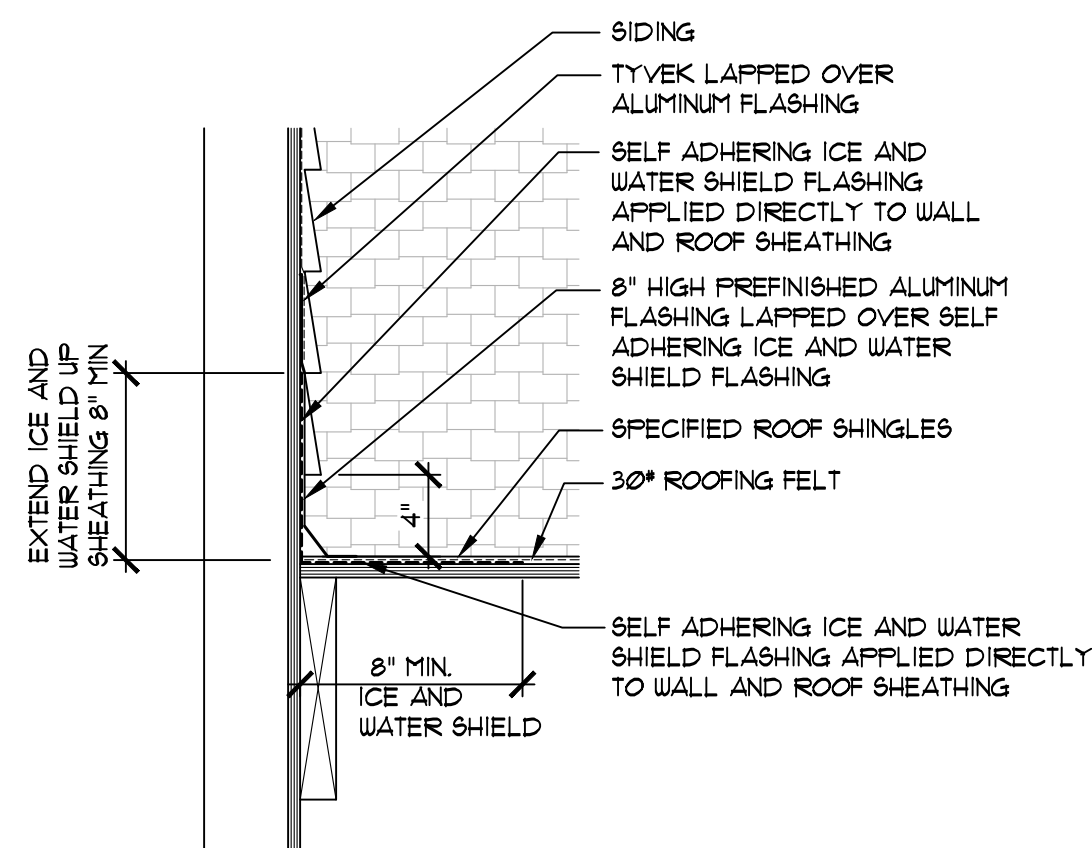
## EXTERIOR DOOR SCHEDULE

BRAND	STYLE	TYPE	SIZE	LOW 'E' & ARGON	SCREEN DOOR	GRIDS / TYPE	BLINDS	LIGHT - SF.	VENT - SF.	U - VALUE	INT COLOR/ EXT COLOR
FELLA IMPERVIA	SLIDING PATIO DOOR	FIBERGLASS	5'-0/1'-0	YES	YES	NONE	NONE	29.1	14.1	29	WHITE/WHITE
THERMA TRU	HALF LITE	FIBERGLASS	2810	YES	NONE	NONE	NONE	N/A	N/A	29	WHITE/WHITE
CLOPAY OR EQUAL	LONG PANEL NO. 9203	CLASSIC STEEL PREMIUM - 3 LAYER, 2" THICK - R10.4	14'-0/1'-0	N/A	N/A	N/A	NONE	N/A	N/A	N/A	WHITE
CLOPAY OR EQUAL	LONG PANEL NO. 9203	CLASSIC STEEL PREMIUM - 3 LAYER, 2" THICK - R10.4	13'-0/1'-0	N/A	N/A	N/A	NONE	N/A	N/A	N/A	WHITE



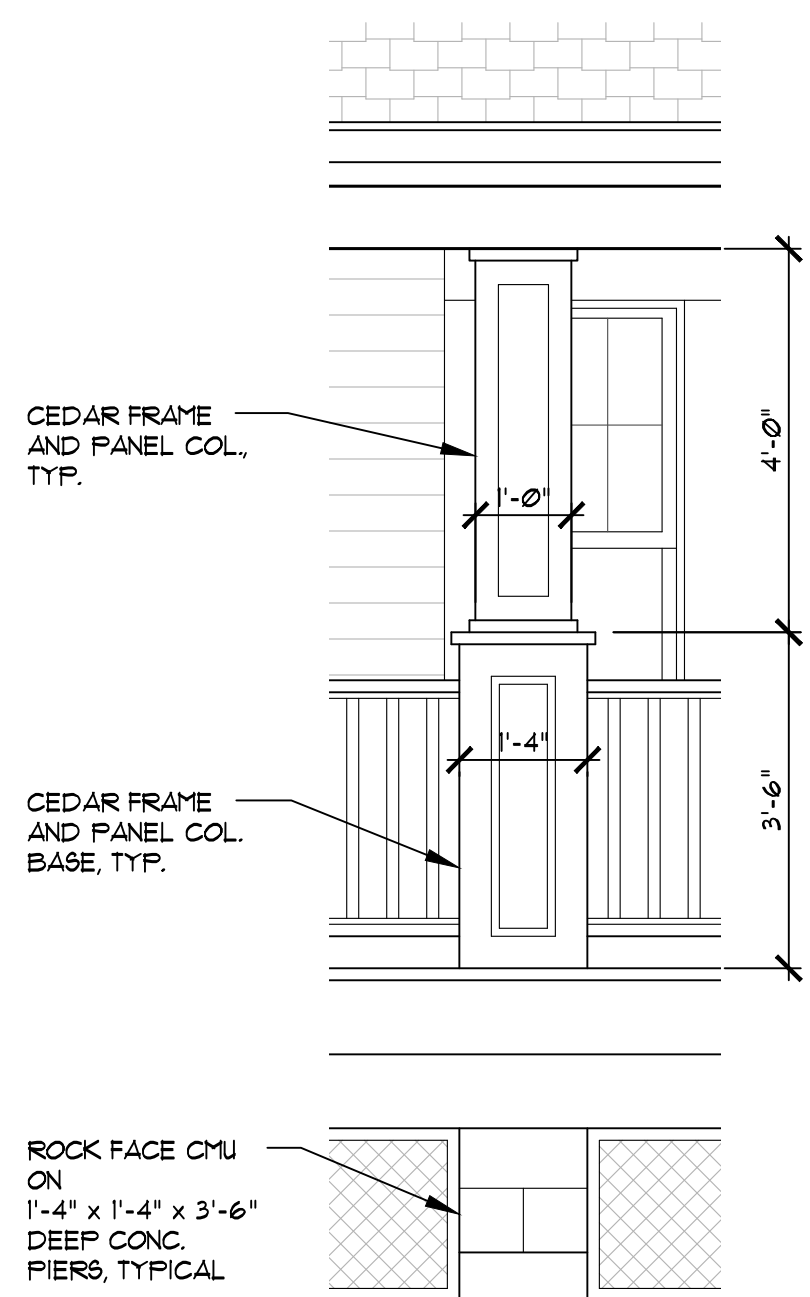
## WALL TO ROOF FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



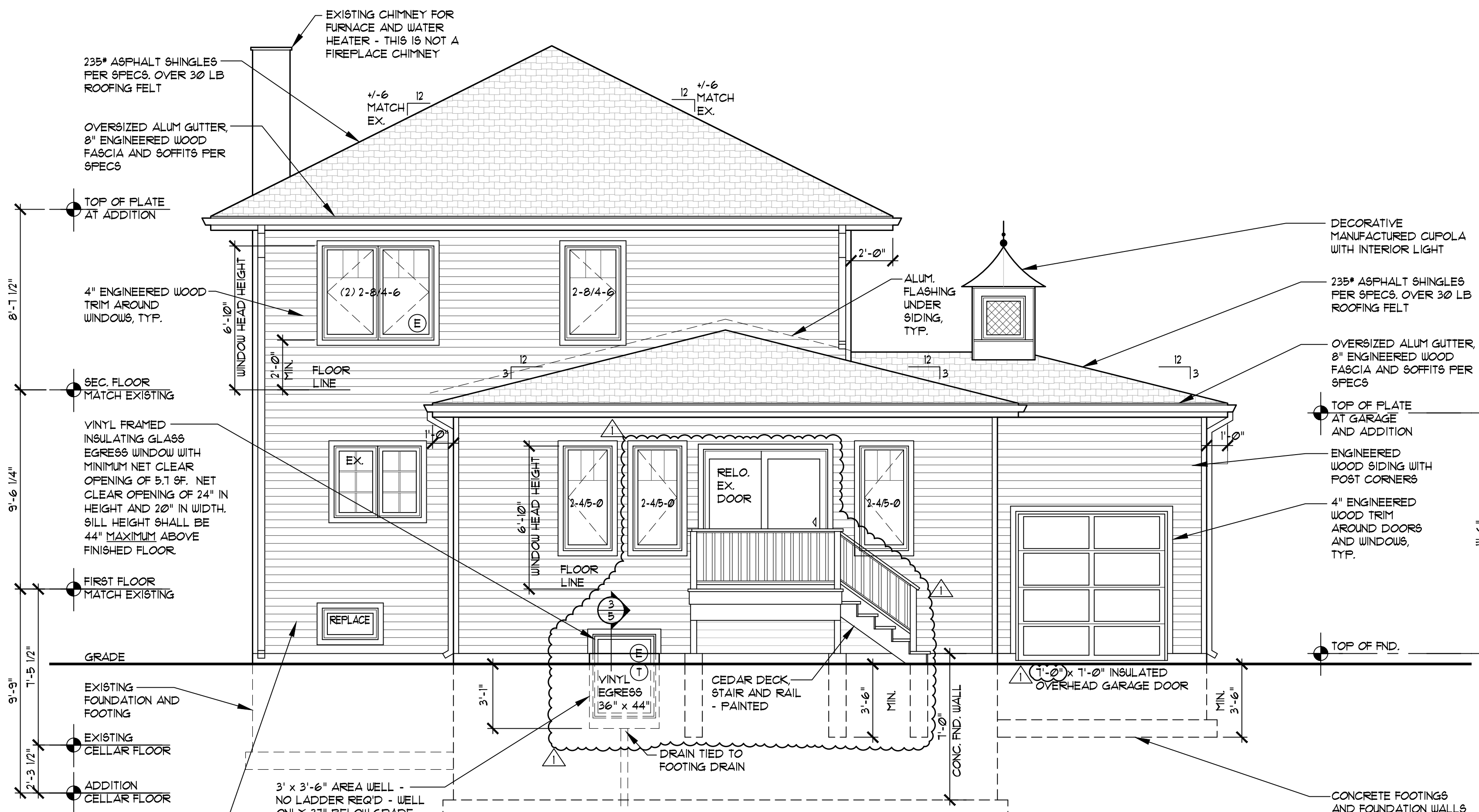
## WALL TO ROOF FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"



## COLUMN DETAIL

SCALE: 1/2" = 1'-0"



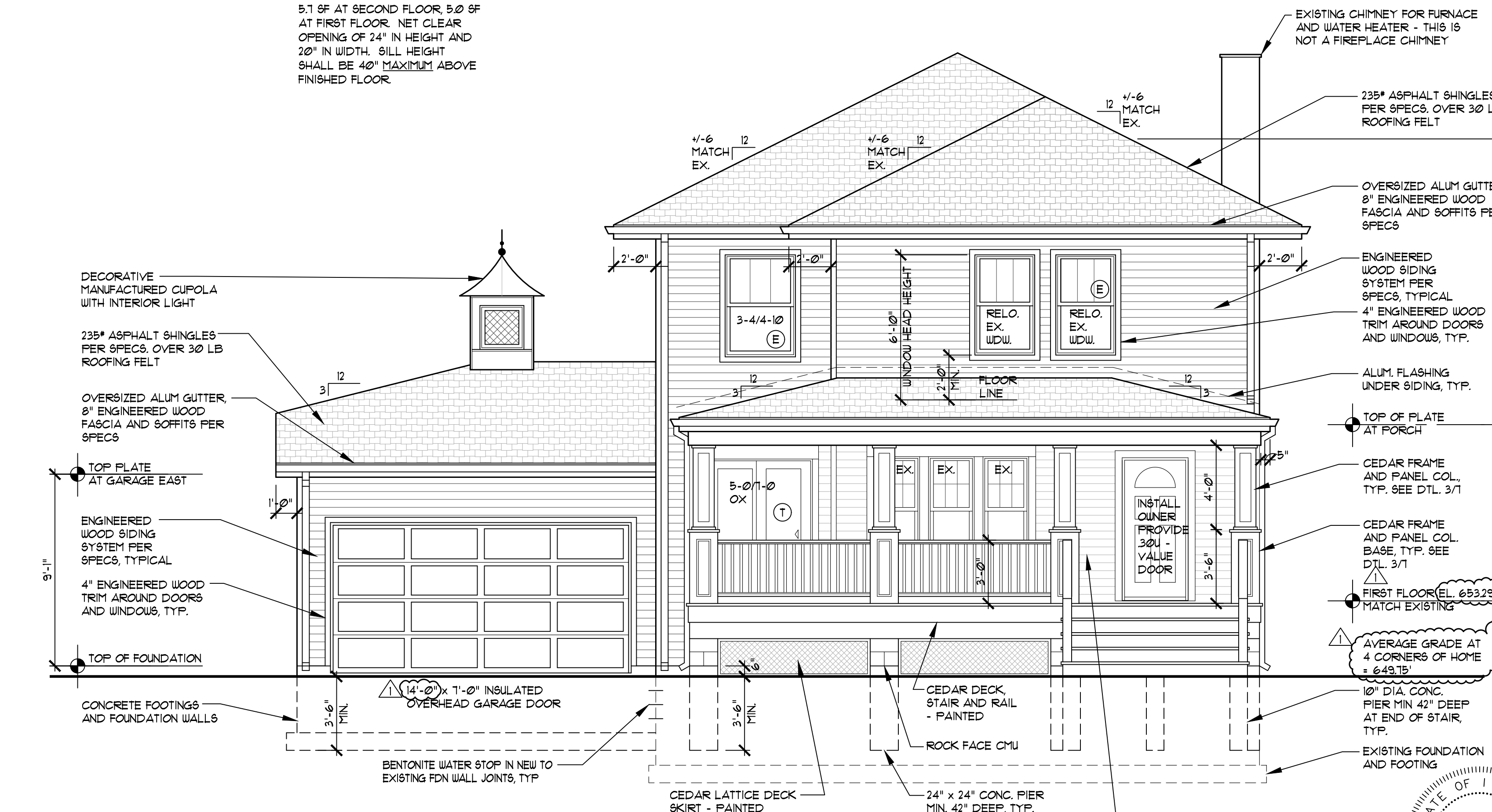
## WEST ELEVATION

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

① TEMPERED GLASS

⑤ EGRESS WINDOW  
MINIMUM NET CLEAR OPENING OF 5.7 SF AT SECOND FLOOR, 5.0 SF AT FIRST FLOOR. NET CLEAR OPENING OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT SHALL BE 40" MAXIMUM ABOVE FINISHED FLOOR.

REPLACE EXISTING VINYL SIDING AND VAPOR BARRIER WITH NEW ENGINEERED WOOD SIDING PER SPECS OVER TYVEK HOUSE WRAP, TYPICAL AT EXISTING WALLS



## EAST ELEVATION

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

REPLACE EXISTING VINYL SIDING AND VAPOR BARRIER WITH NEW ENGINEERED WOOD SIDING PER SPECS OVER TYVEK HOUSE WRAP, TYPICAL AT EXISTING WALLS

Revisions / Issued for

PERMIT REVISION  
11/02/2022

RESIDENTIAL ADDITION AND REMODEL FOR:  
**Mitch and Christy Hernandez**  
546 North County Line Road  
Hinsdale, Illinois 60521

EXTERIOR  
ELEVATIONS AND  
WINDOW SCHEDULE

**DAVENPORT Architects**  
6636 Blakesome Drive  
Downers Grove, Illinois 60516  
Tel: (630) 591-0971  
Email: mitch@daavenportarchitect.com  
www.davenportarchitect.com  
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1/25'-4 3/4"  
1/25'-4 3/4"

Date: 11/02/2023

Scale: As Noted

Drawn: SAD / MJD

Job: 1308

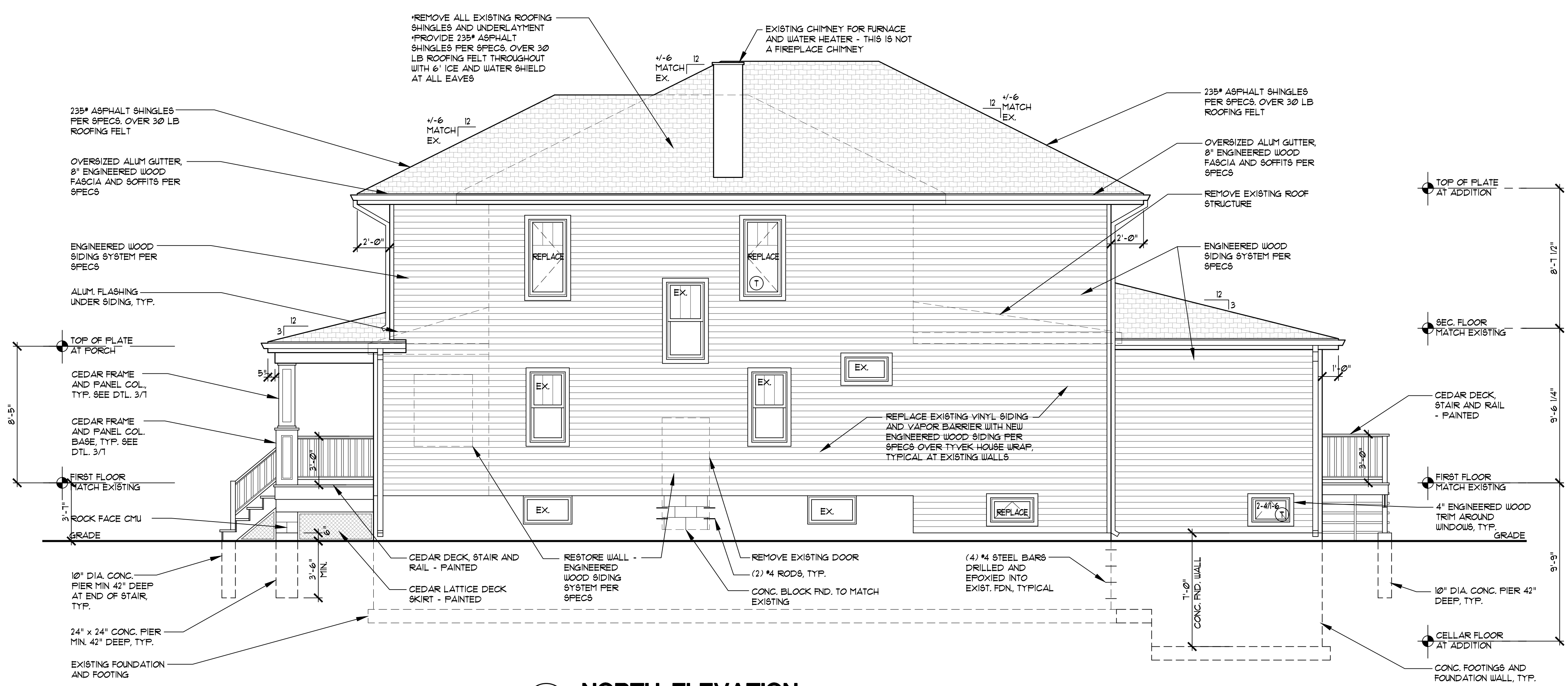
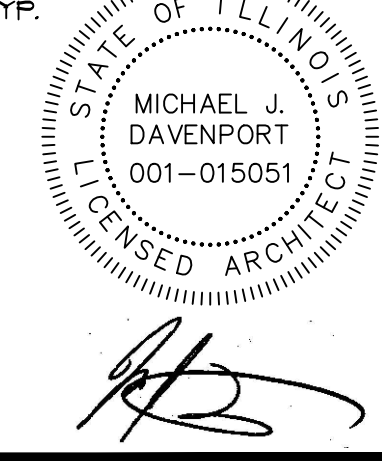
Sheet:

7

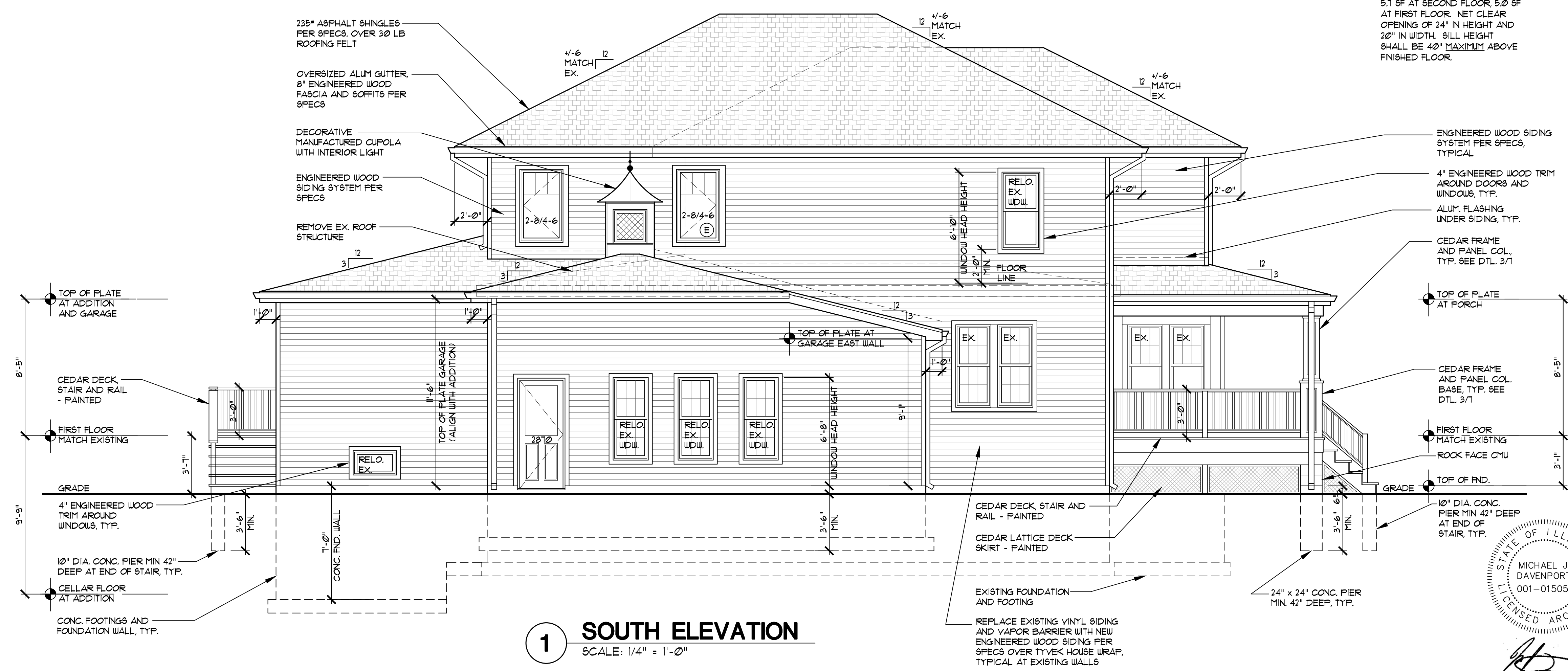
OF 14 SHEETS

The only purpose of these drawings is to graphically depict the general nature of the work.





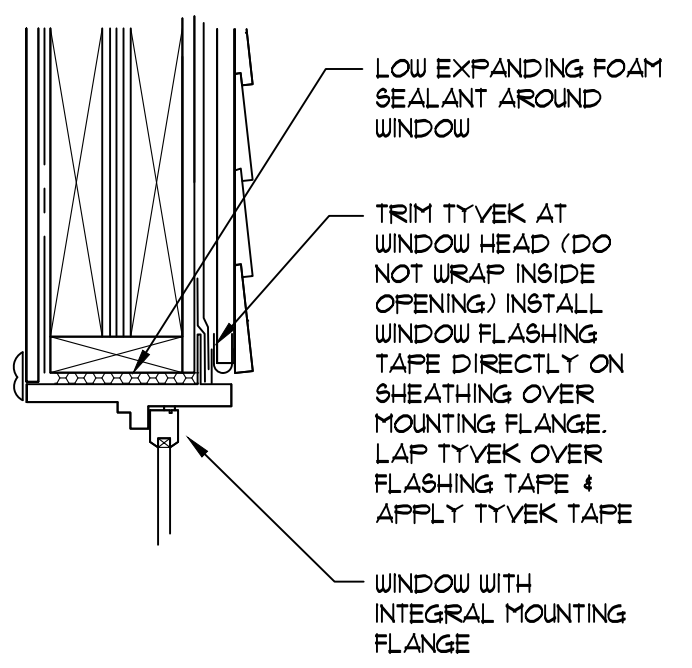
**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



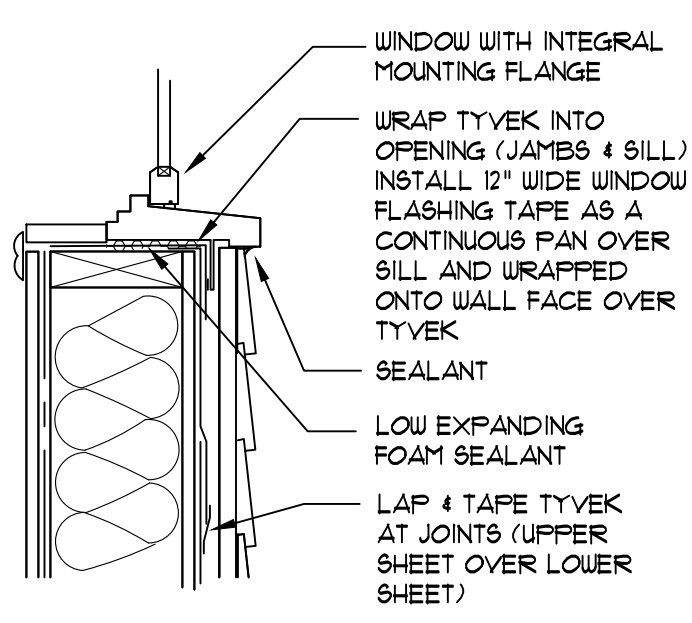
**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**TYPICAL TYVEK NOTES:**  
1. SEAL ALL TYVEK JOINTS AND PENETRATIONS WITH TYVEK TAPE.  
2. FASTEN TYVEK TO SHEATHING WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)

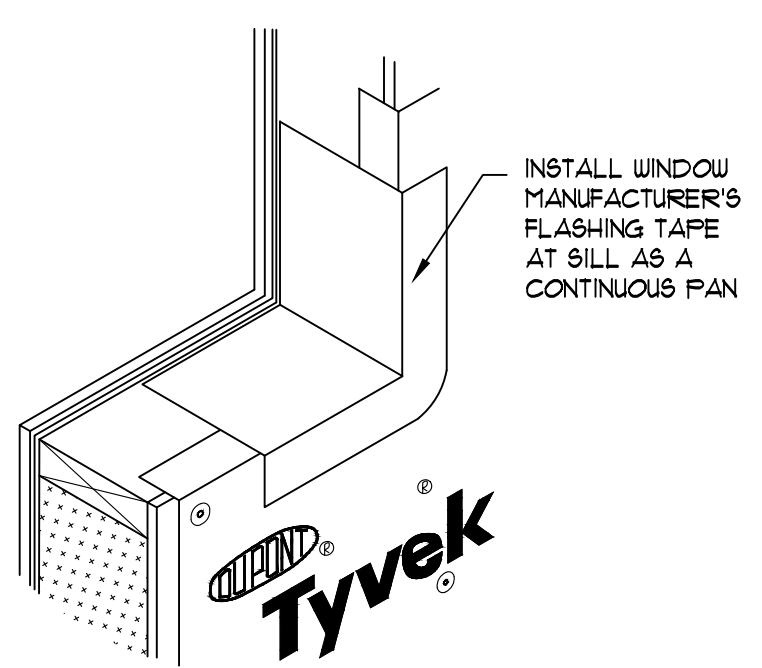
FOLLOW ALL MANUFACTURER'S INSTALLATION, AND SEALING REQUIREMENTS. IF THESE DETAILS CONFLICT WITH MANUFACTURER REQUIREMENTS, CONSULT ARCHITECT



**5 WINDOW HEAD FLASHING AT SIDING**  
NO SCALE





**4 WINDOW SILL FLASHING AT SIDING**  
NO SCALE



**3 WINDOW SILL ISOMETRIC VIEW AT SIDING**  
NO SCALE

## HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

### PROPERTY INFORMATION SHEET

<b>Address</b> 4 E. Fifth	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-133-001	
<b>Zoning District</b> R-1 Single Family Zoning District	
<b>Land Use</b> Single-Family	
<b>Historic Name</b> Frank D. Danielson House	
<b>Architect</b> R. Harold Zook	
<b>Date Constructed</b> 1922	
<b>Architectural Style</b> Tudor Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Reconnaissance Survey (1999) - Significant</li> <li>Town of Hinsdale Survey (2001) - Significant</li> <li>Additional information by the Hinsdale Historical Society &amp; Chicago Tribune</li> <li>Background information on Frank D. Danielson, former City Manager for Hinsdale in the 1920s and a notable civil engineer and public utilities executive in several Midwest states</li> </ul>	
<b>Additional Photos</b> <div style="text-align: center;">  </div>	



# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 4  
DIRECTION E  
STREET Fifth  
ABB ST  
PIN

LOCAL SIGNIFICANCE RATING S

POTENTIAL IND NR? (Y OR N) N

Criteria

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

Contributing secondary structure?  
(C or NC) .

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



### GENERAL INFORMATION

CATEGORY building

CONDITION excellent

INTEGRITY not altered

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Tudor Revival

OVERALL SHAPE OR PLAN irregular

ARCHITECTURAL CLASSIFICATION2

NO. OF STORIES 2

ORIGINAL CONSTRUCTION DATE 1922

WINDOW MATERIAL, TYPE(S)

DATE SOURCE surveyor

leaded wood

EXTERIOR WALLS (current) brick

casement multilight

EXTERIOR WALLS (original) stone

PORCH

EXTERIOR WALLS (original) brick

ROOF (type and materials) cross gable

EXTERIOR WALLS (original) stone

FOUNDATION slate

FOUNDATION brick

SIGNIFICANT FEATURES Slate roof; leaded glass casement windows; brick end chimneys with chimney pots; front central oriel window with quatrefoil panels, diamond light windows, and copper roof; arched front entry with rusticated stone surround; decorative brick and stone work

ALTERATION(S)



### RESEARCH INFORMATION

HIST NAME Danielson, Frank D. House

ARCHITECT Zook, R. Harold

COMMON NAME

BUILDER

LANDMARK LIST IHSS; Zook list; Arch Gems

COST  OLD SIGNIFICANCE RATING S

### ADDITIONAL INFORMATION:

Reason for Significance: Architecturally significant example of the Tudor Revival style by noted architect R. Harold Zook.

SURVEY   
AREA Addition

### LANDSCAPE FEATURES

Corner lot on residential street; mature trees; front sidewalks; brick paver front walk; side driveway to attached garage

### PHOTOGRAPHIC INFO

ROLL NO. A6 FRAME NO. 35

ROLL NO. 12 FRAME NO. 10

ROLL NO.  FRAME NO.

PREPARER Jennifer Kenny

ORGANIZATION Historic Certification Consultants

DATE 6/20/2001

4 E Fifth ST



ranked potentially significant in this survey due to vinyl replacement windows. This house is believed to have been the coach house for 8 E. Third Street. Built in c. 1925, this house is an excellent and well proportioned example of the Dutch Colonial Revival style. It has a cross gambrel roof and prominent front entry. Significant features on this shingled house include the circular bay on the east facade, circular attic windows on the front gambrel, cornice returns, and wood frieze with dentil trim.

## FRENCH ECLECTIC

Although not always a popular style, there are four French Eclectic style homes in the survey area. The style was fashionable in the 1920s when many Americans who had served in France during World War I returned with first hand familiarity with French prototypes. In addition, numerous American architects who designed these homes had received training at the Ecole des Beaux Arts and came back to America ready to apply what they had learned. The 1920s were also a time when a number of photographic studies of modest French homes were published, both in architectural journals and popular magazines, providing architects and builders with many models to draw from.



13 E. Sixth Street

There are two sub-types of French Eclectic architecture and both are represented in the survey area. The first is usually rectangular and symmetrical, often with wings. In this type, the massive roof with its ridge paralleling the front of the house dominates, and the front and rear facades are symmetrical with a center entry. French classical manor houses provide the prototype. Three houses are of this sub-type, and one, at 518 S. Garfield Avenue, is ranked locally significant. The second, more common, sub-type is asymmetrical, usually L-shaped in plan, with an

off-center doorway frequently located in the corner in a prominent cylindrical tower topped by a steep, conical roof. Sometimes these homes, patterned after rural Norman farm houses, contain half timbering. One house, at 13 E. Sixth Street, is of this sub-type and is ranked locally significant.

13 E. Sixth Street, built c. 1925, is a striking example of the Norman French sub-type. It has a recessed corner, cylindrical entry tower with stone arched entry. There is a steeply pitched roof, random stonework, and wood casement windows.

## TUDOR REVIVAL

The Tudor Revival style is based on a variety of late medieval models prevalent in 16<sup>th</sup> century Tudor England. Although there are examples dating from the mid-1890s, the style was particularly popular during the 1920s and 1930s. Associated with the country's early English settlers, it was



second in popularity only to Colonial Revival. All sizes of English homes appealed to the American family. The English manor house served as a prototype for estate houses, and the Cotswold cottage offered a romantic alternative for those looking for comfort in a smaller home. Tudor Revival houses are typically brick, sometimes with stucco. Half timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys. Tudor Revival houses tend to have an irregularly shaped footprint.



Frank D. Danielson House, 4 E. Fifth Street

There are three Tudor Revival houses in the survey area and all are ranked locally significant. They include the Frank D. Danielson House, at 4 E. Fifth Street and 514 S. Garfield Avenue, both designed by R. Harold Zook and noted in the Illinois Historic Resources survey, and 140 S. Vine Street, a more modest, but distinctive example of the style.

The Danielson House at 4 E. Fifth is a unique variation of the Tudor Revival style by a noted local architect. There is a prominent oriel window with quatrefoil panels on the front facing gable section of the house. The front entry has an arched, rusticated stone surround. There are brick end chimneys with chimney pots, a slate roof, and leaded glass casement windows.



Catalog House, 504 S. Lincoln Street

## PLAN BOOK AND PRE-CUT CATALOG HOUSES

The introduction of plan book and pre-cut catalog homes brought new opportunities to home buyers who wanted the latest home styles and trends but could not afford an architect to design their new home. Builders or owners could purchase designs from a number of mail order companies who produced plans and designs, and pre-cut catalog companies provided the materials necessary for building the house. These houses were appealing to buyers: the houses could be chosen out of a catalog, were reasonably priced, and could be built on any site. Pre-cut catalog houses could be constructed rapidly since the materials were produced and sized at the catalog company's mills and shipped to the site. Some of the early 20<sup>th</sup> century companies included Sears Roebuck & Company, Gordon Van Tine, Aladdin, Montgomery Ward, and Lewis and Sterling.



## Hinsdale Historical Society

### R. Harold Zook Walking Tour - Zook South Tour - Part II

<https://hinsdale.stgry.app/1/tour/11700/item/120177?show-detail-modal=true#tour-map>

#### 4 E Fifth Street

1928 - original design

This is a classic Tudor Revival designed by Zook featuring accents of Lannon stone with chevron patterns in the brickwork. Although the ivy has come and gone over the years, the exterior of the house has remained basically unchanged from when it was constructed. In post-WWI America, a housing construction boom grew throughout the 1920s, only halting after the stock market crash of 1929. This house, like one at 514 S Garfield Street, and possibly 833 S Lincoln Street, among others, were likely speculative (spec) houses, built by contractors and developers to sell on the open market versus custom homes designed for specific clients. Evidence points to this house being built around 1928 by mason contractor William Soltwisch & Son and general contractor and carpenters Braun & Loehman, with E. L. Ramm Co. of LaGrange providing the Haydite Back-up construction for the foundation. Developed about 1917, Haydite is a patented lightweight expanded clay aggregate used to make concrete and other products.

Frank D. Danielson, the first owner of this property, is listed at this address in the June 1930 telephone directory. Mr. Danielson, a civil engineer, lived here for only a few years with his wife Dorothy, two children Dorothy and Richard, and two live-in servants.



Hinsdale Historical Society Archives. Copy and Reuse Restrictions Apply.

4 E Fifth Street, 2017



2 of 3



4 E Fifth Street, 1973.  
Hudson Historical Society Archives. Copy and Reuse Restrictions Apply.

3 of 3



4 E Fifth Street, 1928, during construction.  
Hudson Historical Society Archives. Copy and Reuse Restrictions Apply.

## Information and Writings by Frank D. Danielson, Former Village Manager of Hinsdale

League of Kansas Municipalities, Kansas Municipalities: The City Officials' Magazine, 1924, Volume 9, Page 34 – [Website Link](#)



FRANK D. DANIELSON

Obituaries, Chicago Tribune (1963-1996); Jul 27, 1987; ProQuest Historical Newspapers: Chicago Tribune, pg. A6

## **Frank Danielson, utilities exec**

Private services will be held for Frank D. Danielson, a former public utilities executive and suburban town official.

Mr. Danielson, 92, died Friday at his home in Asheville, N.C. He was a Chicago native who retired in 1960 as assistant to the president of the Illinois Power Co. in Decatur. He earlier had been vice president and director of the Public Service Co. of Indiana and executive vice president of Interstate Power Co. in Dubuque, Ia.

Mr. Danielson was a graduate of Northwestern University, where he also received a master's degree in

civil engineering.

Before he began his utilities career, he was assistant village manager in Glencoe and engineer supervisor for New Trier Township. He also was town manager in Hinsdale.

Mr. Danielson was an Army veteran of World War I. He was a member of the Western Society of Engineers and a life member of the Union League Club of Chicago.

He is survived by his wife, Dorothy; a daughter, Dorothy Smith; a son, Richard K. Danielson; two grandchildren; and two great-grandchildren.

## PERSONALS

Mr. C. C. Wright, Member W. S. E., is President of C. C. Wright & Co., with offices at 803 W. Madison, Chicago. This company acts as designing and constructing engineers, specializing in coal handling equipment.

R. M. Hosea, Member W. S. E., is President of the Colorado Society of Engineers. Mr. Hosea is Consulting Engineer of the Colorado Fuel & Iron Company at Denver. Mr. Hosea is a member of the Denver Municipal Planning Commission as a representative of the Engineering Society.

Mr. Frank D. Danielson, Associate W. S. E., has been appointed Village Manager of Hinsdale, Ill., assuming his duties April 1, 1922. Mr. Danielson has charge of all departments of the city, operating water, electric lights and ice plants.

Mr. W. L. Abbott, Past President Western Society of Engineers, has declined to serve further on the Board of Trustees, University of Illinois, he having given eighteen years' service, during most of which time he has been President of the Board.

Vol. XXVII, No. 5

# A Code For The City Manager Profession

## A Brief Outline and Discussion of a Needed Code of Ethics for the City Manager Profession

By FRANK D. DANIELSON, *Village Manager*, Hinsdale, Ill.

The following remarks upon a code of ethics which might apply to City Management as a profession are intended to cover only in a general way the duties and obligations of the manager, and are not to be regarded as an attempt to enter into specific directions.

A profession may be defined as a vocation in life requiring specialized intellectual attainment, which can be usefully devoted to the service of others. The profession of city management is perhaps more wide spread in its relationship to the public than any other. Its service reaches everyone. Its members take the lead with the aid of modern governmental agencies, to check waste and inefficiency. But the profession requires an ethical code in order that there might be a standard for the very best relations to employer, citizen, public at large, such as the other professional fraternities have to foster growth and attain further success.

There is something highly elevating to the character in being in daily contact with the

great forces of human relations, and seeing that everything moves in harmony under judicial laws and the laws of science. It follows that the city manager profession, besides requiring a spirit of sterling honesty and absolute trust, carries with it the responsibility of producing the most effective results consistent with all emergencies and hazardous circumstances. In all of his relations the city manager must be guided by the highest principles of honor and ethics.

In preparing a proposed Code of Ethics which might apply to the city managers' profession, the following main divisions must be given serious study:

1. General principles.
2. The city managers' relation to his legislative body or employer.
3. The city managers' relation to the citizens.
4. The city manager's relation to the public at large.



5. The relations of professional men to each other.
6. Ownership of records and data.
7. The city manager profession.

Under *General Principles* should come a statement of the Golden Rule. The remainder of the code is necessary because intelligent thought is needed, with the guidance of general principles to determine what should be done under the Golden Rule in many instances in professional life. The mistaken view is frequently held, and sometimes defended, that a person is responsible for the particular work with which he is connected. Under general principles there should also be asserted that a manager must not allow his expert knowledge to be used even indirectly by others for questionable purposes.

In *The City Managers' Relation to His Legislative Body or Employer* the code should serve either to prevent undesirable attempts to serve two legislative bodies at once, or to stand in two relations to the same administration at one time. In the case of attempts of the character indicated which are however, not undesirable, the code developed should insure that there shall be full knowledge on the part of those vitally concerned, as to the actual situation.

The study of the *City Managers' Relation to the Citizens* is very important and one upon which the degree of his success will largely depend. The manager must recognize that he is charged by the profession and the state with responsibility for peculiar, judicial and responsible public service, involving the life, safety, comfort and convenience of his own and coming generations, and that in response to these he should conduct himself devoid of unseemly greed, be courteous, and practice the spirit of forbearance which will be conducive to the art of living well together.

With the *City Managers' Relation to the Public at Large* comes the question of aid to other municipalities at the expense of his own city. It is unprofessional to give an opinion on a subject without being fully informed as to all the facts relating thereto and as to the purposes for which the information is asked. It also seems to the writer that technical discussions and criticisms of city government should not be conducted in the public press, but before professional societies, or in the City Manager Magazine.

*The Relations of Professional Men to Each Other* should state that a manager ought to

take an interest in and assist his fellow city managers by an exchange of general information and experience. He should endeavor to protect all reputable managers from misrepresentation. Association with other professional societies should also be encouraged.

It is desirable that a city manager should enter into an agreement regarding the ownership of inventions, plans, designs, or other records which he might make. For this reason there is need of the division designated as *Ownership of Records and Data*.

In *The City Manager Profession* should be stated its purpose of making city government non-political, economical and efficient. It should point out that the manager should always stand ready to promote by word and deed, safety, security and sound economics in public administration. Service to the public, directly and indirectly, is the appropriate and natural opportunity of the city manager.

In the above remarks, the writer has tried to indicate the need for a code of Ethics for the City Managers' Association and briefly to outline the study which a proposed code will involve. The city manager profession includes many classes and degrees of responsibility, many types of service and a great variety of relationships which tend to require modification of any code except one in which only the general principles of ethics are expressed. A code is the best guide to correct professional relations and is a good means of developing a keen appreciation of the general status of the profession.

#### Report of the City of Excelsior Springs, Missouri, year ending March 23, 1923.

This report is profusely illustrated with views of Excelsior Springs's \$40.00 per capita park system. The report covers the first year under the City Manager Plan of government which shows a balance in the City Treasury of \$13,000. A summary of the various municipal departments is included, together with a report of the City Library, report of the city's bonded debt, and a school census. Diagrams show that of the tax dollar paid by the citizens of the city the schools and the city each get 36c and the county 28c, and that of the 36c which the city receives 23½c goes to the General Fund, 5c to the light fund, 2½c to the sinking fund and 1c to the library fund.

The city has an area of 907 acres of which 100 acres is in park. A table of public utility rates and occupation tax is given.

question has already been answered and a separate or combined system previously has been constructed and it becomes a question of whether to separate combined sewers or to combine separate sewers, either in whole or in part. However this brief discussion is simply intended to show that the advantage of one system over the other is always

dependent upon purely local conditions and the question of which system to construct may be answered definitely, both from the standpoint of service and of cost, only after a study of the situation by a competent engineer who holds the idea of planning the work in order to protect the community as well as it need be done at the least cost

## A Municipal Ice Plant

**Hinsdale, Illinois, Owns and Operates its Own Ice Plant. It is Credited With Giving Good Service for a Reasonable Price**

By FRANK D. DANIELSON, *Village Manager*, Hinsdale, Illinois

After several years of unsatisfactory ice service through the operation of a private company, besides excessive rates charged, Hinsdale, Illinois, early in 1920 constructed its own municipal plant and issued 6% notes for the payment of same. The total cost of the plant including a new storage erected during 1922 was \$45,598.00. The capacity is 15 tons of ice in 24 hours when operating continuously at 20 pounds suction pressure and 175 pounds condensing. The cost of all delivery equipment was near \$10,000.00. The views of the plant are shown.

In the simplest form the necessary machinery of a refrigerating plant consists of (1) a compressor to raise the gas to the necessary pressure; (2) a surface condenser to absorb by means of cooling water the heat generated by the mechanical work of compression, and (3) an expanding or evaporating vessel where the liquid is re-evaporated into a gas and, of course, absorbs heat in the operation. The compressors at the Hinsdale municipal plant are driven by electric motors. Anhydrous ammonia is used as the refrigerating medium which is discharged under pressure through the condensing coils. The latter consists of a coil of pipe around which the cooling water circulates. An expansion valve serves for reducing the pressure and evaporating the liquid coming from the condenser. The expanding vessel consists of a coil of pipe immersed in a tank containing the liquid to be cooled. Drops of liquid accumulate in the bottom coils of the condenser, to be discharged through the expanding valve into the evaporator. Since the compressor receives its supply of gas from the evaporator,

the pressure in the latter must be less than in the condenser. On this account, the liquid, after expanding, will begin to boil and will absorb heat from the surrounding liquid in its transformation into a gas. In such a process the temperature of the cooling liquid may become very low. The refrigerating liquid in the evaporator will be entirely gasified or vaporized and returns finally to the compressor in this state through the suction pipe, thus completing the cycle of operations. Refrigerating machines present a most interesting example of the conversion of heat energy.

Three separate units of refrigerating machines are used in the municipal plant at Hinsdale, each driven by 25 horse-power alternating, 220 voltage, 3 phase, and 60 cycle current. The speed is 865 revolutions per minute. The compressors or refrigerating machines consist of the improved vertical acting enclosed type, having two cylinders, 7½ inch bore, 7½ inch stroke, fitted with closed cooling jacket for water circulation.

The ammonia condensers are of the counter current double pipe type, consisting of three stands which are constructed of 1¼ inch and 2 inch ammonia pipe. Each stand is twelve pipes high, about 19 feet long and provided with valves, headers, and water distributing devices. The ammonia receiver is 16 inches in diameter and seven feet long.

A freezing tank is used, made of ¼ inch thick steel which is 30 feet long, 17½ inches wide and 60 inches high. There are 4200 feet of 1¼ inch ammonia pipe so arranged that 168 cans may be placed in the tank.





AMMONIA PUMPS, HINSDALE, ILL.

The cans have a capacity to make a block of ice to weigh 400 pounds. The brine agitator is driven by motor direct connected. A storage tank is provided complete with coils for cooling water before entering cans. In order to make clear ice and start the freezing from the side, a 5 inch by 4 inch Ingersoll-Rogler air compressor is used. Connection is made for air circulation to all cans in the process of freezing.

The daily ice storage contains 4550 cubic feet. There are 400 feet of 1 1/4 inch pipe which keeps this room at an average temperature of 28° F. The four brick walls enclosing each of the two storage places are insulated with two layers of 2 inch, 100% pure cork-board. The first layer was erected in a 1/2 inch bed of Portland cement mortar and the second layer in a full bed of hot asphalt, and additionally secured with wooden skewers. The exposed surfaces of cork insulation were then

given a hot asphalt finish thoroughly mopped. The roof and floors were also insulated with cork.

In charging the ice plant the same rate for current as other users, the cost for making averages from 25c to 30c per 100 pounds. The delivery costs are approximately the same. Accounts are kept so as to be able to know at any time both the retail and wholesale unredeemed coupons. The difference between total sales in pounds as

computed from coupons and plant report of ice taken out gives the shrinkage.

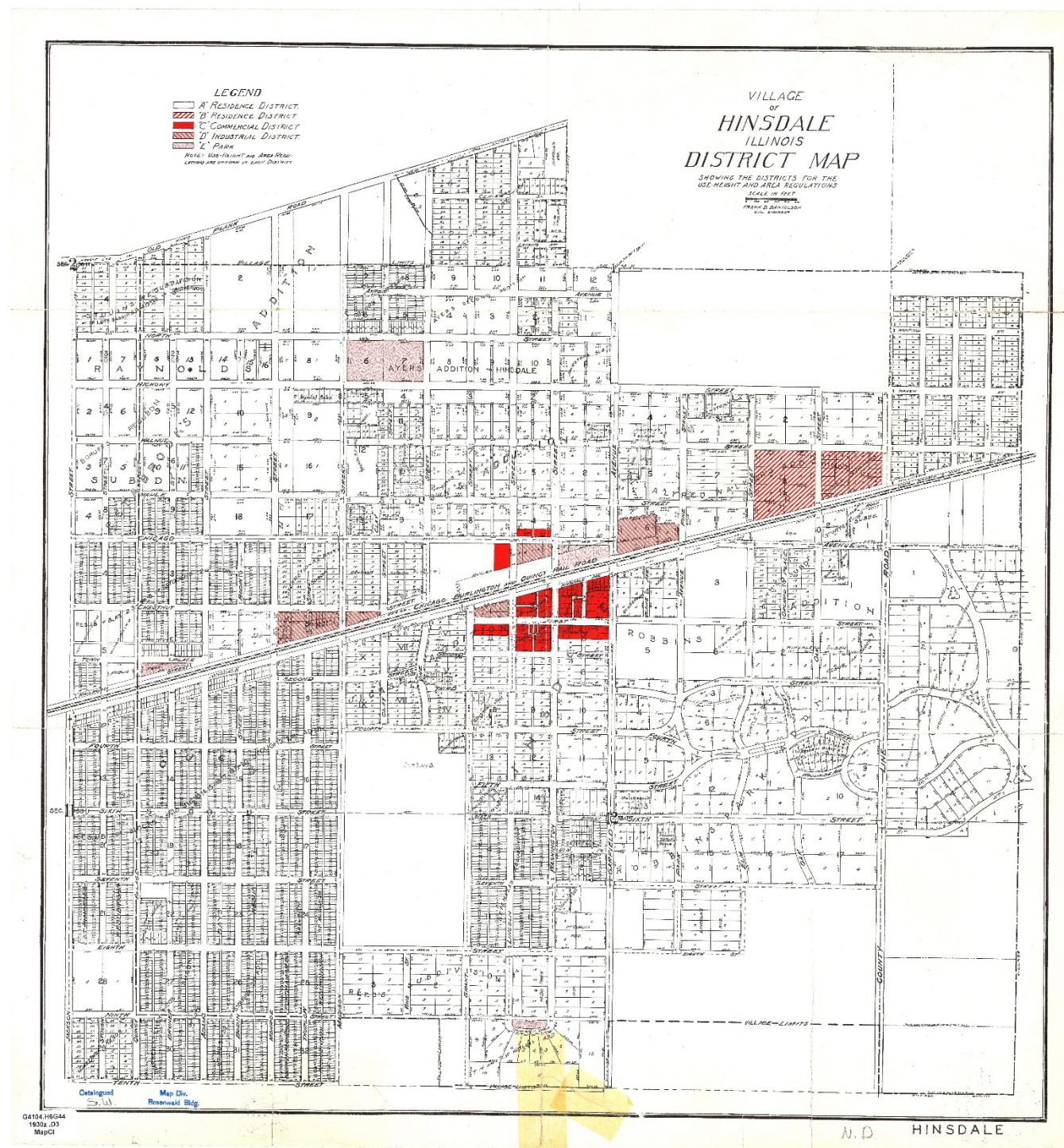
Prompt and satisfactory service has come with the operation of the municipal ice plant at Hinsdale. All citizens take a pride in this utility which has been a source of much saving to every one. Municipalities which are faced with ice shortages will do well, if they are permitted by their state statutes to investigate the cost and practicability of such a plant.



ICE STORAGE ROOM, HINSDALE, ILL.



Village of Hinsdale Zoning Map, No Date (Est. Late 1920s, Early 1930s), By Frank D. Danielson - [Website Link](#)



# THE HOUSES THAT ZOOK BUILT ARCHITECT'S FAN CLUB GROWS WITH EACH NEW HOMEOWNER: [FINAL EDITION, C]

Story by Mary Daniels

[ProQuest document link](#)

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## ABSTRACT (ABSTRACT)

What is "a Zook house?" The ones built in his best-known style "look like the kind of place where Snow White and the Seven Dwarfs would live," one homeowner smilingly says, though a closer architectural description might be to call it a Cotswold or English-style cottage.

About 30 Zook houses are in Hinsdale and Clarendon Hills, and once you have seen one, you can usually pick out others. The oldest was built for Frank D. Danielson at 4 E. 5th St. in 1922. There are about 35 outside the Hinsdale/Clarendon Hills area.

One of his houses was built after his death. While Zook and second wife, Florence, were vacationing in Florida, he made some alterations on a house plan he had drawn. From these plans Florence Zook subsequently built a home in Hinsdale for herself after he died in April, 1949.

## FULL TEXT

Though he is little-known to anyone but architecture buffs, admirers of the work of R. Harold Zook feel that he was to Hinsdale what Frank Lloyd Wright was to Oak Park.

More recognition may be inevitable, however, as a "Zook house" on the market currently can command half a million dollars or more.

What is "a Zook house?" The ones built in his best-known style "look like the kind of place where Snow White and the Seven Dwarfs would live," one homeowner smilingly says, though a closer architectural description might be to call it a Cotswold or English-style cottage.

Whatever it's called, Zook's work was charmingly unique and superbly crafted. It was also, in today's vernacular, user-friendly. A Zook house smiles when it sees you, cradles you, makes you feel happy and protected from the moment you walk in.

"He was an artist. He didn't just build houses. His use of detail is unbelievable," says Lavinia Tackbary, who lives in one of the best, a home and studio he built in 1924 for himself and his first wife, Mildred Barnard in Hinsdale, where he lived for the last 30 years of his life.

About 30 Zook houses are in Hinsdale and Clarendon Hills, and once you have seen one, you can usually pick out others. The oldest was built for Frank D. Danielson at 4 E. 5th St. in 1922. There are about 35 outside the Hinsdale/Clarendon Hills area.

Roscoe Harold Zook was born in 1889 in Valparaiso, Ind.; he received a bachelor of science degree from Armour Institute of Technology, now IIT, in 1914. For a while, he worked with Harold Van Dorn Shaw, who designed the Fourth Presbyterian Church on Michigan Avenue in Chicago and the Lake Forest Town Center. Eventually he opened his own offices on the 17th floor of the Marquette Building at State and Dearborn Streets.

Zook's nephew, Coder Taylor, who lives in the Chicago area, remembers him fondly. "I got my start with him in the middle of the Depression in 1935," Taylor recalls. "It was a terrible time. My first job was five bucks a week with him. I don't resent it. He was not a tight person.

"He was a romantic designer. He had pretty good background with such people as Howard Van Dorn Shaw. He had

just started to bloom in '28, '29, and you know what happened then. The Great Depression came, and after that, the war. So a large part of his career was stifled."

Zook's career was not an uncomfortable one, however, just not a widely acclaimed one. His son, Harold, himself an architect in California, remembers his father's ability to cope. "He lived with the (economic) prospects he had and he had a natural ability."

And that ability included a talent for producing top-quality work from fine craftsmen who were as hampered by economic conditions as he and his clients were.

He centered his practice where the work was, at that time in Hinsdale, his nephew recalls. "As architects developed, most of them went suburban--the trend was such in those days," he said. "Properties weren't expensive in those days, so in 1924 he (and his first wife, Mildred Barnard) bought on Third Street in Hinsdale, where he built a Hansel-and-Gretel storybook house (now Tackbary's)," Taylor says.

One of his houses was built after his death. While Zook and second wife, Florence, were vacationing in Florida, he made some alterations on a house plan he had drawn. From these plans Florence Zook subsequently built a home in Hinsdale for herself after he died in April, 1949.

None of the residences is open to the public, but the Hinsdale Public Library has a list of many Zook homes, compiled in 1972 by Mrs. M.A. Self and Mrs. Andrew D. Buchan, both of whom live in Zook houses.

Zook didn't limit himself to Hinsdale. His homes and buildings also grace Western Springs, Riverside, Downers Grove, Glen Ellyn, Homewood, Warrenville, Palos, and St. Charles, where he built the town hall. He built rustic vacation homes in Wisconsin, especially near Lake Geneva.

If you drive through Hinsdale, the rooflines of Zook houses are the giveaway.

On a Cotswold cottage such as Tackbary's, the roof is of wood shingles laid in a pattern and stacked in such a way, with seven or more thicknesses that create a wavy line.

"It simulates English thatch. One particular roofer did them, Bill Kramer," Coder Taylor says. "Frequently the roof would come down close to the ground," barely inches from the earth.

These roofs are as prized by their owners as a stained-glass window by Louis Comfort Tiffany in a Victorian house. Tackbary once was considering hiring someone to repair the roof atop the adjoining studio/garage next to the house Zook lived in for so many years on Oak Street. But when the repairman assured her, "I can take that wave out," she fired him, she recalls.

If Zook was especially pleased with a house he had built, he would put a spiderweb design in it somewhere, his trademark. "It was the form, the delicacy of it, and it is a very intriguing structural shape," Taylor explains.

Often the spiderweb showed up in leaded-glass windows, as in the Katherine Legge Memorial Lodge, built in 1927 as a private residence, now part of Hinsdale Park. Sometimes the spiderweb went over the fireplace in a screen or into the bricks on the floor of a gazebo.

Though he is most identified with Cotswold-style cottages, he also created handsome Tudor style homes which have distinctive, artfully crafted slate roofs. Consistent in all of his work was his use of beautiful woods. He liked deeply recessed doors and he put scalloped wooden trim on exteriors as well as interiors.

A favorite touch was the V-shaped window that emerges from the house like the prow of a ship. Staircases would curve upward as elegantly as a chambered nautilus seashell.

Zook lovingly designed all the fussy little details of his houses--window boxes, shutters or garden gates with cut-out animal figures in them, weathervanes, gazebos, brick walkways, even gardens--all the things that personalize a home.

Inside, living rooms usually had cathedral ceilings with chamfered (grooved or fluted) beams, with a small balcony on the second floor overlooking it.

Many Zook houses are built on a variety of levels. "I think Zook utilized the concept of split-level better than anyone else," says Coder Taylor. "That's where you have a half-story below-grade and a half-story above."

"He loved nooks and crannies," Taylor says, and there are plenty of those in the Oak Street house. Tackbary's Zook house is considered the finest example of his Cotswold style.



"It has 14 levels," says the owner, and "in every room there's an intimacy. He liked the idea that you could go into a room and that it was private."

Zook bedrooms "are like the cockpit of an airplane; like a nest," she says. "Every bedroom is in its own 'wing' and has its own bath. Every wing has its own privacy. As you live here, you understand him."

Tackbary has decorated her house in a clean, contemporary look, with primitive African art and heavy Mexican furniture. "Most people would say it can't be done," she says, but it allows the abundant architectural detail to star. She recalls that when she bought it, she knew nothing of its architect. "When I talked to people they would say, 'It's a Zook.' But I didn't know what that meant," says Tackbary, whose Hinsdale shop, Eye on Design, specializes in ethnographic jewelry and art.

Tackbary has lived in the house for 15 years, and believes the ghost of Zook, in a benign way, still hovers about. "Apparently he was here a long time," she says. "Only one other person had it other than me. So it hasn't been abused by a lot of people. That's been the saving grace to it."

The most imposing Zook house, a Normandy-style small castle of architectural detail, is called The Pines; it was commissioned by Frank Kubat, owner of the Ogden Dairy, in 1932 on the site of another unusual building, known as the Sylvan Castle, built in 1862. Kubat tore down the "castle" and had Zook re-use its Lemont quarry stone to build the new residence on the crest of a hill, with a slate roof and high tower.

The Pines' most stunning feature is its enormous floor-to-cathedral- ceiling window. The V-shaped window in leaded glass has an overall spiderweb design. It is generally considered to be the most beautiful Zook window.

Zook was toiling on this house when his nephew Coder Taylor went to work for him--he recalls it vividly. "He wanted to put the spiderweb in, and he said why not make this a V window?" Taylor says. "I remember drawing spiderwebs until I thought I was a baby spider."

The Pines has two kitchens, one on the first floor and one in the basement. "He didn't want to use 'the good one'-- just leave the one upstairs for show," Taylor says.

After Kubat died, a developer bought the large piece of land it stood on and rented the house to a group described as "hippies."

When Lois and Gabriel Caliendo bought it in the early '70s, it had suffered some neglect, but miraculously very little damage had been done by the commune, perhaps because it was built to last. "Definitely this house is over-engineered," Gabriel Caliendo says. "We found one foundation wall that's 36 inches wide.

The Calientos have painstakingly researched the house. "We'd sneak into people's yards (other Zook houses) and copy the animal designs they had on shutters," says Lois Caliendo, so they could insert them in new gates they were making to replace missing ones.

The Pines has room after room of wonderful details that are Zook at his best: the cathedral living room with a small balcony, a curling staircase, exceptional plasterwork in the small dining room, lavish carpentry, bathrooms with etched mirrors on the walls alongside the bathtubs and patterned doors made of maple and birch.

"He would inspire the artisan. There were certain contractors who liked him very much," Taylor recalls of his uncle's success with dealing with craftsmen, though it wasn't always easy.

"One of Zook's problems was to educate a builder on how to put these houses together," Taylor recalls. "The roof in particular was always a problem."

The Calientos, mindful of the architect's intentions, have tried to make only the most needed changes. "All of the windows in the house were still (the original) casement windows. Over the years they had rusted and warped," says Gabriel Caliendo. They replaced them with insulated windows, but the sills are original.

They got a lot of advice to paint over the '30s-style frescoes of goddesses on the living room walls. "But they've been here for 50 years," says Lois Caliendo, who decided to live with them. "You can imagine decorating around flesh pink and lavender," she says, but she has done it.

"We didn't feel that the (living) room called for typical drapes," she says. She used Austrian, poofy drapes in ecru lace on the side casements, and two long panels of the same lace on either side of the spiderweb masterpiece.

"The house stands alone; it doesn't need to be decorated," is her philosophy. "When we first moved in, with nothing



but a queen-sized mattress and our clothes, we would sit here in an empty house, and it was gorgeous."

This is the Caliendos' second Zook house; their first was a Cotswold- style cottage. But a stranger marched up to their door one day and made them an offer on it that they couldn't refuse. With the profit, the Caliendos bought their current Zook, one of the architect's finest.

"Once you live in a Zook house, you grow attached to it," explains Gabriel Caliendo, speaking for all.

CAPTION:

DRAWING: (color) R. Harold Zook in his mid-20s.

PHOTO: (color) Spiderweb window at The Pines, an R. Harold Zook trademark.

PHOTO: (color) The Pines' dining room with its '30s-style frescoes.

PHOTO: (color) The Elephant Room in the house Zook built for his own family.

PHOTO: (color) The Cotswold cottage Zook built for himself in Hinsdale with its distinctive curled roof.

PHOTO: (color) Lavinia Tackbary in her Zook house, decorated with pieces from her African collections.

PHOTO: (color) Curved stairwell at The Pines and a chevron-patterned door.

PHOTO: (color) Grillwork doors in The Pines with '30s frescoes in the plasterwork.

PHOTO: Living room at the Pines with its spiderweb window as seen from the small balcony off a second-floor bedroom.

PHOTO: Among the 14 levels in the Tackbary house is a quiet nook that's ideal for playing chess.

PHOTO: A Zook house in Hinsdale has one of the most spectacular of "wavy" Zook roofs, dipping at one end nearly to the ground.

PHOTO: R.H. Zook, architect of his own romantic ideals.

PHOTO: Exterior of The Pines, complete with turret. Tribune photos by Bill Hogan.

## Illustration

PHOTOS 12 DRAWING

## DETAILS

Publication title:	Chicago Tribune (pre-1997 Fulltext); Chicago, Ill.
Pages:	1
Number of pages:	0
Publication year:	1985
Publication date:	Sep 22, 1985
Section:	HOME
Publisher:	Tribune Publishing Company, LLC
Place of publication:	Chicago, Ill.
Country of publication:	United States, Chicago, Ill.
Publication subject:	General Interest Periodicals--United States
ISSN:	10856706

Source type:	Newspaper
Language of publication:	English
Document type:	NEWSPAPER
ProQuest document ID:	290863308
Document URL:	<a href="https://www.proquest.com/newspapers/houses-that-zook-built-architects-fan-club-grows/docview/290863308/se-2?accountid=35881">https://www.proquest.com/newspapers/houses-that-zook-built-architects-fan-club-grows/docview/290863308/se-2?accountid=35881</a>
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Last updated:	2011-10-15
Database:	Chicago Tribune

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**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 122 N. Park Avenue	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-414-020	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single-Family	
<b>Historic Name</b> Ella Warren House	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1910	
<b>Architectural Style</b> Gambrel Front	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant</li> <li>• North East Hinsdale Survey (2006) - Contributing</li> <li>• Exterior Changes - Rear addition constructed in 1955; Rear screened porch constructed in 1995</li> <li>• Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 2, Mary Sterling, 1997</li> <li>• Information provided by the Historical Society and the homeowner</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	122
DIRECTION	N
STREET:	Park
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	NC
Listed on existing SURVEY?	HHS; Sterling



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Addition(s)	REASON for SIGNIFICANCE	Good example of Gambrel Front residence, with side gambrel dormers and full front porch.
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Gambrel Front	PLAN	Rectangular
DETAILS		NO OF STORIES	2
DATE of construction	1910	ROOF TYPE	Gambrel
OTHER YEAR		ROOF MATERIAL	Asphalt - single
DATESOURCE	HHS/Sterling	FOUNDATION	Concrete - block
WALL MATERIAL (current)	Wood	PORCH	Full front
WALL MATERIAL 2 (current)	Wood - shingle	WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Wood - shingle	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Wood	WINDOW TYPE	Double hung/fixed
		WINDOW CONFIG	1/1; 1-light

**SIGNIFICANT FEATURES** Broad cross gambrel roof with overhanging eaves and wood shingles on gambrel walls; full width front porch with hipped roof & historic round columns w/ ionic capitals; historic wood double hung & fixed windows

**ALTERATIONS** 1 story rear addition (permit #4927--1955); rear screened porch addition (permit #9503069--1995); 1 2nd story window on north (right) elevation replaced w/ glass block



### HISTORIC INFORMATION

HISTORIC  
NAME

Warren, Ella House

COMMON  
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE



HISTORIC  
INFO

House was built for Ella Warren, who, along with her father, developed a number of houses along this block. (Sterling, Vol. 2, p. 125)

LANDSCAPE

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

### PHOTO INFORMATION

ROLL1

03

FRAMES1

14

ROLL2

05

FRAMES2

12

ROLL3

09

FRAMES3

14

DIGITAL  
PHOTO ID

\\images\\park122  
n.jpg

### SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER  
ORGANIZATION

GRANACKI HISTORIC  
CONSULTANTS

SURVEYDATE

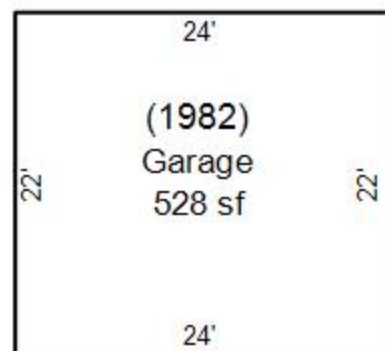
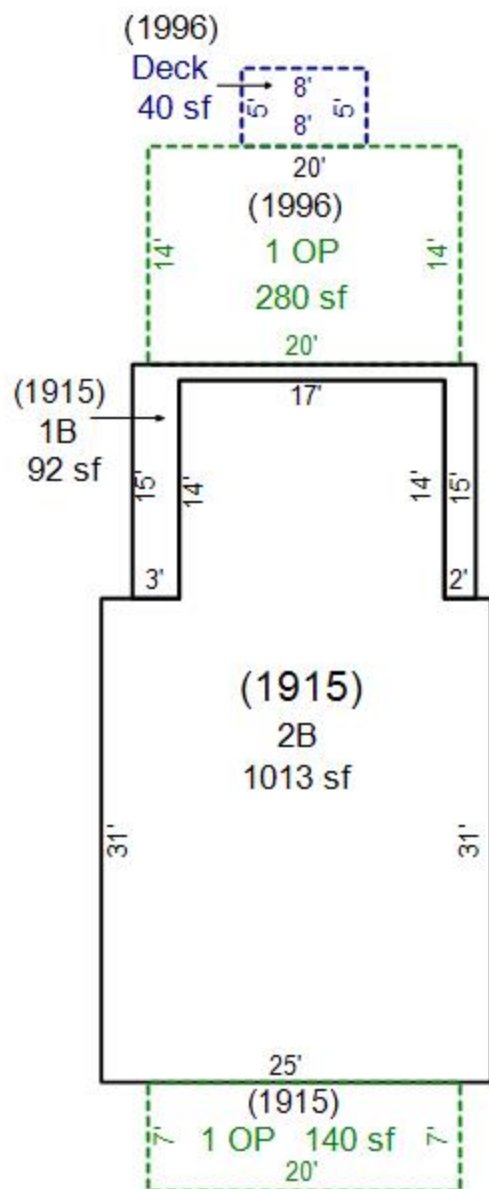
10/11/2005

SURVEYAREA

NE HINSDALE



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



# Hinsdale 'gems' selected for preservation awards

By Karen Chadra  
Doings Contributor

Gray skies couldn't hide the architectural quality of seven homes, one institutional building and one commercial building in Hinsdale from the three judges who acknowledged them with Historical Preservation Awards.

The judges, along with members of the Hinsdale Historical Society, piled into a van and spent Saturday touring Hinsdale in search of the winners.

The awards are given annually by the Hinsdale Historical Society and The Doings to owners who have retained the authenticity of the buildings or complemented them with a sympathetic addition. To qualify, entries had to be built before 1946.

Michael Lambert of Arris, a Plainfield architectural firm, Douglas Gilbert of the Preservation Services Division of the Illinois Historic Preservation Agency in Springfield and Lesley Gilmore of Eifler and Associates, a Chicago-based architec-

tural firm, served as judges. It was no easy task narrowing the field of 51 entries to the nine winners.

Each judge had a ranking system based on design, integrity and preservation sensitivity.

## Institutional award

The Unitarian Church, 17 W. Maple, garnered the institutional award. Although judges noted the entryway is not original in character because of tinted glass and aluminum, the glass lends a sense of the "dark recess of the original character of architecture," according to Lambert.

"While the front has not been treated in a historic character, it's been handled in a way that did not destroy or clash with the historic character," he said.

All the judges thought the building had been cared for well.

"I think they should be rewarded for taking care of the things that aren't necessarily so noticeable but it's something that's going to keep this building standing," said Gilmore.



Judges Michael Lambert (from left), Lesley Gilmore and Douglas Gilbert had the difficult task of selecting nine buildings for Historical Preservation Awards out of a field of 51 entries Saturday. (Doings photo by Karen Chadra)

## Commercial award

Schweidler & Mewherter, 8 E. First St., was the "hands down" commercial winner.

"Everything's intact — not just the brick storefront and limestone but even the marble detail in the blind window," Lambert said.

Judges also noted the architect created an awning effect with limestone as a permanent part of the building. Gilmore was particularly fond of the squat columns and said the signage was appropriate.

Gilbert said, while the top-heavy brick over the airy storefront windows was a controversial style for its period, the building is authentic and well-maintained.

The structure was rebuilt in 1944 after a fire. Dusty and Carol Hanson have owned the building for 36 years.

## Sympathetic addition award

Integrating the roof line for a rear porch addition influenced the judges to award the home at 122 N. Park.

"They actually took an inappropriate addition and blended it better with the original," said Gilbert. "And they took the shutters off the front upper window."

Additional comments mentioned the appropriate use of color (the home is now mauve) and attention to detail.

"When people go by they would not realize that this was not an integrated house from the beginning," said Lambert.

Owner Donna Morgan said she was originally just going to add the porch but her architect pointed out the need for reconfiguring the roof line. She said they spend a lot of time and effort making it authentic.

"I can't wait until the weather gets warmer so we can sit out (on the porch)," she said.

## Residential awards

Six homes garnered residential preservation awards. If there had been a "sweep" winner, the home at 526 N. Washington would have been it, according to Lambert.

"Everything was original," he said.

There were no visible additions or alterations, and the chimney is very tall and difficult to preserve. Comments focused on the landscaping, gravel drive and the fact that the house sat on a hill.

"This is the house you'd expect someone to use for a movie," said Lambert.



122 N. Park



526 N. Washington



342 Hillcrest



569 N. Washington



Owner Barbara Erickson has lived in the home for 20 years and with her husband has worked on it "in spurts."

"My husband takes it as a challenge and finds it enjoyable," she said. "We love it and are honored that other people see it that way."

The home at 342 Hillcrest was another unanimous choice. Details such as wall sconces, turned rope columns and grillwork at the entry prompted the comment, "it's like finding a jewel."

"I just can't say enough about leaving a house be the way that it is," said Lambert. "Everything is intact."

Gilbert was impressed with the landscaping.

"The trees are in a line that fits with the simplicity and symmetry of the building," he said.

The clay tile roof and other materials are difficult to maintain, according to Gilmore, and the owners have done a marvelous job.

"The architectural style is Italian Renaissance, built in the 1920s," said owner Gloria Baird. "We have lived here for 23 years. It's a constant effort, but I think it's really worth the time and money to keep these older homes in good repair."

It is not always "mansion-like" homes that win. A modest-sized house that met award criteria is at 569 N. Washington.

"It's not trying to be pretentious. It's respecting a simple house design," said Lambert.

Details such as appropriately sized shutters, original copper gutters and impeccable maintenance have earned owners Helen and John Vokaty distinction.

"I just never expected to have the house win," Helen Vokaty said. "My husband and I are thrilled. I always think when I'm coming down the street and I pull in the driveway 'What a pretty house.'"

The couple has lived there since 1970.

It takes a lot of effort to maintain a carriage house along with the main home and that's just what owners Pamela and Andrew Brinkman have done at 211 E. Fourth.

The home retains its original character with striped awnings, flower boxes, original windows and stucco exterior.

"The awnings are very much in character with this style of architecture," said Gilbert. "And the flower boxes are an important part of that early 20th century architecture."

Judges commented on the integrated landscaping as well.

Pamela Brinkman said she was sur-

prised at being named a winner.

"We have worked on the house for a long time to try to bring it back to its original state. It's really been a privilege to live in this house," she said.

The Brinkman's will be moving to Arizona after almost 12 years in the home.

Larry and Paula Dinardo moved into their home at 728 S. Oak just a couple of months ago. Paula Dinardo credits the previous owners with years of maintenance and care. She believes the home to be about 67 years old.

"I had no idea the house was that old," she said. "The previous owners have really maintained it. We just love it — the grounds and the way it sits."

The judges agreed, saying the retention of the wood shake roof is critical to the design and the era.

Superb masonry maintenance was among the reasons a streamlined Colonial home at 716 S. Oak received praise.

A line of low pine trees allows passers-by a commanding view of the exterior with its columned entry and arched windows.

"The landscaping was very appropriate for that style of house," said Gilbert.

The house is owned by Jane and William Fischer.

#### Honorable mention

Judges did something a little different this year by awarding two homes an honorable mention for "preserving the elements of a neighborhood."

The houses at 632 and 636 N. Lincoln are similar, yet different in character.

"They're very similar houses and they contribute to an overall street sense, sense of place in the community, but they are different and that's OK," said Gilbert.

Careful maintenance and detached garages also add to the charm of the sister houses.

Judging concluded with the comment that people should not be discouraged from entering a home in the contest, whether it be large, small or eclectic. And many, like those that incorporate a conglomeration of styles, were very much in the running and should not be discounted even though they are very difficult to judge.

The winners will be awarded Sunday, May 19, at the Hinsdale Historical Society.



211 E. Fourth



716 S. Oak



728 S. Oak



8 E. First



17 W. Maple



# Hinsdale Historical Society



P.O. BOX 336 • HINSDALE, ILLINOIS 60521 • 789-2600

May 3, 1996

Mr. & Mrs. Charles Morgan  
122 N. Park  
Hinsdale, IL 60521

Dear Mr. & Mrs. Morgan,

We at the Hinsdale Historical Society want to congratulate you on winning the 1996 Historic Preservation Award. Your fine house won in the sympathetic addition category. This award, nine years old, is meant to honor building owners who have such historically accurate structures.

Your award, a framed color photo of your home, will be given to you in a ceremony at the Hinsdale Historical Society, 15 S Clay Street at 1 p.m. on Sunday, May 19th. Please bring your family and friends to share this honor with you. In addition, please invite your architect who will also be given a framed color photo of his fine work on your home. The ceremony is short, however, if you are unable to attend, your award will be delivered to your home later in the week.

We are very proud of the winners of this award. A composite of all the winners will be hung at the back entrance of the Historical Society museum for all to enjoy. Feel free to come and enjoy your place with the winners of the past.

Again, our sincere congratulations! If you have any questions, please call me at 325-3853.

Sincerely,

A handwritten signature in cursive script that reads "Mary Sterling". The signature is written in dark ink and is positioned above the typed name and title.

Mary Sterling, Mike Johnson & Betsy Miller  
Historic Preservation Award Committee



P.O. BOX 336 • HINSDALE, ILLINOIS 60521 • 789-2600

April 7, 1995

Mr and Mrs. Morgan  
122 North Park Street  
Hinsdale, Il 60521

Dear Mr and Mrs. Morgan:

The Hinsdale Historical Society is pleased to register your home as an historic structure in the Society archives. The Certificate showing that your home was built in 1910 is enclosed.

A copy of the research records is on file in the Historical Society archives.

Your check was received and delivered to the Treasurer of the Society. It is appreciated.

Sincerely

Wendell Link

A handwritten signature in dark ink, appearing to read "Wendell Link". The signature is fluid and cursive, with a large, looping initial "W".

Chairman, Historic Sites Committee



# *Hinsdale Historical Society*



*has Registered the Residence at*  
**122 North Park**  
*as being built in the year*  
**1910**

*Based on research submitted to the*  
*Historic Sites Committee*  
*and a review thereof, by vote of*  
*the Board of Directors on*  
**February 6, 1995**

\_\_\_\_\_  
CHAIRMAN, HISTORIC SITES COMMITTEE

\_\_\_\_\_  
PRESIDENT



## HISTORIC SITES RESEARCH FINDING SHEET

Street Address: 122 North Park Street

Current Owner: Charles S. Morgan

Property Identification Number: 09-01-414-020

### Legal Description of Property:

The North 50 feet of the South 288 feet of the East 165 feet of Block 5 of Alfred Walker's Addition to the Town of Hinsdale, a subdivision in the Southeast quarter of Section 1 and the Northeast quarter of Section 12, Township 38 North, Range 11, East of the 3rd Principal Meridian, in DuPage County, Illinois.

Year In Which House Believed Built: 1910

Reason for concluding year in which house built: The 1910 real estate tax records show that Ella Warren owned a parcel of land in the Eastern half of Block 5 of Alfred Walker's Addition that included ( in terms of present day addresses) the subject property, 122 North Park Street, as well as 118, 114 and 100 North Park Street, 135 and 131 East Maple Street and 140 East Walnut Street. The assessed value was \$690.

In the following year the subject parcel first appeared as a separate item on the tax records with an assessed value of \$410. This amount far exceeds what one would estimate its proportionate value might be as vacant land, (roughly 1/7 of \$690 ). The \$410 valuation may seem low in comparison to two other properties with houses known to then exist on the Eastern half of Block 5; \$685 for 128 North Park and \$900 for 125 East Maple. However the subject property was smaller than these, both in size of lot and size of building.

It is concluded that these tax records indicate a house was built on the subject property in 1910. Additionally, the writer's personal

recall about this property, which dates to 1928, is that the present building is the one originally constructed.

First Owner: Ella Warren 1910-1920

Subsequent Owners:

Harvey A. Flanders 1920-1951

Harry & Kathryn Joy 1951-1986

George & Patricia Bereskin 1986-1992

Charles S. Morgan 1992-

Narrative Account:

The subject property, 122 North Park Street, lies in the Eastern half of Block 5 of Alfred Walker's (First [ 1868 ] ) Addition to the Town of Hinsdale. Mary Prescott Warren and Nathan Warren, her husband, purchased this half of Block 5 from Walker in 1868 and in the following year built the house that still stands ( as remodeled circa 1907) at 125 East Maple Street.

No other houses were built upon this half of Block 5 until 1894, when the land at 128 North Park Street was sold to Dana Slade, Jr. who promptly had built the house still standing at this address.

This sale appears to have taken place in the early part of some twelve years that were "financially challenging" for Nathan Warren. Mortgage foreclosures and tax sales are the chief transactions recorded for the Nathan Warren holdings in Block 5 around the turn of the century. Nathan Warren's creditors gained title to this land in 1899.

Numerous special assessments during these years-for sewer and water on Pine ( Park) Street, improvement of Maple Street, and paving of Walnut and Hickory Streets-must have added added grease to Nathan Warren's financial slide but they must also have enhanced the developmental potential of the property.

In 1902 Ella Warren, eldest daughter of Nathan and Mary, regained title to what may be considered the "Mary P. Warren lands" (minus the property at 128 N. Park).

In 1907 she sold the property at 125 East Maple Street to Dana Slade, Sr.

In 1910 she built the house at 122 North Park Street. Although she held title to this house until 1920 it is possible that she rented it to others and resided elsewhere. She had long held title to the property at 124 East Walnut Street, (originally in the "Leland half" of Block 5) and, as indicated by tax records, built one and possibly two other houses on the "Mary Warren Lands" in 1910.

Research submitted by Marc Beem  
January 14, 1995







## 122 N. Park



The wonderful mauve Victorian at 122 N. Park was built in 1910, the same year that Father's Day was started by Mrs. John B. Dodd. Back in those days, however, Park was called Pine Street. It was eventually renamed to match its counterpart on the south side of the tracks. Who can pass this charming house, topped off with an old-fashioned rocker on its graceful front porch, without wondering about its early beginnings.

Ella Warren had this house built and along with a few others in the neighborhood which were all stained dark brown. You might think it unusual for a woman to be dealing in real estate back in those days. Not so for Ella. She was quite a strong woman. Ella, born in Concord, Mass. in 1855, came to Hinsdale with her parents when she was 13 and lived the last 75 years of her life here, dying in 1943. She never married, and, as her obituary says, "(she) was active in the development of the property in Hinsdale, which her father, Henry Warren, acquired in the early 1870's." She led an extraordinary life for a woman of the 1800's. Ella traveled



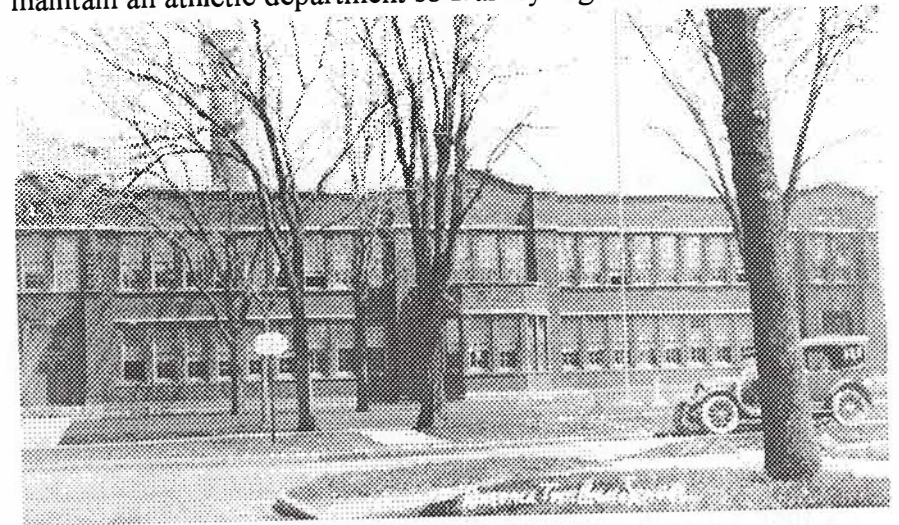
extensively and twice encircled the world. When we see her listed as "chaperone" in the 1909 Directory, it means that she was a tour guide, having conducted a number of tours to Europe. Ella lived in the immediate area of this house for the time she was in Hinsdale. She is shown living with her parents at 124 E. Walnut, and later, in 1912, she shared a house at 128 E. Walnut with her sister, Miss Alice Warren, a teacher who lived to be over 89 years of age. In 1954 Alice was honored as the resident who had lived here the longest -- 85 years! Their father and two uncles had moved to Hinsdale, together with their families, to form quite a large extended family.

Harvey Aiken Flanders bought this house in 1920. Harvey, known affectionately by his students as "Mr. Chips", was a very popular teacher at Hinsdale Township High School. Back then the high school was located on the block where the Hinsdale Middle School stands today. From his obituary we learn that Harvey had been "born in Chicago September 10, 1886, the son of John J. Flanders, a prominent architect who built many of Chicago's skyscrapers and invented a system of school ventilation now in general use, and Dr. Alicia Flanders." The family moved to Glencoe when Harvey was still a child. After graduating from the University of Illinois he attended the Colorado School of Mines and taught mathematics at Morgan Park Military Academy. Harvey married Hazel Bennett of Aurora, Illinois in 1912, and together they had three children, Katherine, Margaret, and John. Sadly, Harvey's death at age 62 was on the eve of his son John's graduation from DePauw University.

There were glowing notices in the newspaper dubbing Harvey, "Hinsdale's Mr. Chips". He had come to Hinsdale in 1915 as principal of the high school, but he gave up that position to be a mathematics teacher and a coach. After his death in June of 1948 just as the school year ended, one of his students, Tom Schanck, president of the Senior class, gave a eulogy saying that when Harvey first came to the high school thirty-three years before he was "an eager, idealistic, young teacher who fast became the most popular one in the high school...He had a personal interest in each of his students. He liked everybody. He had the greatest respect for education and always stressed scholarship." Schanck mentioned that one of Harvey's math students had gone on to become a

professor of mathematics at Oklahoma University. "Always standing in the background, Mr. Flanders pushed his students forward so that they might take the limelight. His purpose was to teach boys and girls, not to discipline them." His favorite saying was "An empty wagon makes the most noise." Harvey was a rare teacher, "When Mr. Flanders first taught here, he was required to teach only Algebra I and Plane Geometry, but on his own time, without remuneration, he tutored those students who were interested in advanced mathematics. Although his classes were informal, they were always interesting."

In the early days, Hinsdale High School was too small to maintain an athletic department so Harvey "again came to the



The original Hinsdale High School

rescue by coaching athletics for the sheer enjoyment he got from doing so." He was a fine coach, too, leading two track teams to state championships. He also coached basketball with the boys and girls who simply knew him as "Coach."

The eulogy continued, "he has reached the epitome in dedicating his life to those about him in spite of frail health." You can almost see Harvey...always surrounded by a group of his students whom he kidded in his slow drawling way... Mr. Flanders has carved for himself a niche... characterized by his slow smile, the merry twinkle in his eye, he will always occupy a warm place in our hearts...he will always live for us as one of the most kindly and sympathetic persons we have ever known."



Three years after his death, Hazel sold the house to Harry and Kathryn Joy who raised their five children there. Today the Joy family lives in Burr Ridge.

In 1986 George and Patricia Bereskin bought the house selling in 1992 to Charles and Donna Morgan who live there with their children Will and Betsy.

A lovely polychromatic painted house with matching gambrel roofs, it won one of the Hinsdale Historical Society's 1996 Historic Preservation Awards in the category of Sympathetic Addition. One of the projects the Morgans completed was to change the flat roof on an addition into a gambrel roof in order to coordinate it with the roof on the main part of the house.

This house's wide front porch almost calls you to come and rock for a while enjoying the fresh air and sunshine. If you close your eyes you can almost hear the horses of days gone by clomping up and down the brick street that stretches in front of the house. And in winter you have a great view of the local children sledding on King's Hill, directly across the street.

The Morgans have been busy making improvements on their house. They've added a screened-in porch on the back which mimics the front porch complete with columns and a hardwood floor. They also felt it was important to use old Chicago pavers in landscaping the back of the house to compliment the brick street in front. While working on the back porch, they had attic stairs put in to replace a smaller entrance spot. When they finally reached the attic they found an ancient vacuum cleaner that they wondered about. It was the only thing in the attic besides the bee nests, and they wondered how it got there.


The house has some wonderful features including a corner fireplace in the living room and a cascading stairway decorated with square balusters clustered in groups of three. Another quaint reminder of yesteryear is the original kitchen sink which the Morgans opted to keep as a memento of their home's history.

**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 42 S. Quincy Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-11-201-023	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single-Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> 1927	
<b>Architectural Style</b> Craftsman	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant</li> <li>• Exterior Changes - Second floor rear building addition constructed in 2015</li> <li>• Additional information provided by the Hinsdale Historical Society and homeowner</li> <li>• Possible Sears Catalog Home - Ongoing research to verify</li> </ul>	
<b>Additional Photos</b> 	

1. Built 1927 based on a Village of Hinsdale building permit by Ms. Anna Janson
  - a. Style: Possible Sears Catalog Home – Crescent Model (Further Research Ongoing)

**FIVE ROOMS – NEAT PORCH**



**TO THE folks who like a touch of individuality with good taste the Crescent bungalow makes a special appeal. The front door, side lights, and windows have been admirably selected. Seldom, indeed, do you find a more inviting front porch, hand supported by graceful columns, and entrance than we provide for this house. Your choice of two floor plans as shown.**


**Home-Deal**

*The Crescent*

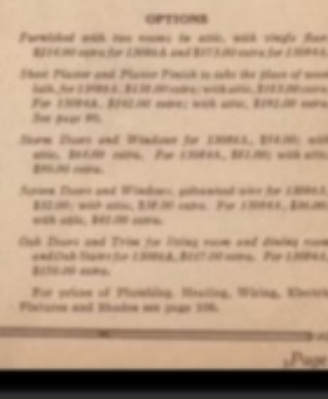
**\$1,761.00** No. 13886A "Already Cut and Fitted"

**2,187.00** No. 13886B "Already Cut and Fitted"

**FLOOR PLAN No. 13886A**



**FLOOR PLAN No. 13886B**



**Can be built on a lot 40 feet wide**

**The Living Room.** measures 12 feet 6 inches by 12 feet 6 inches in No. 13886A, and 12 feet 6 inches by 12 feet 6 inches in No. 13886B. Plenty of space for a stove and fireplace. The open doorway presents a beautiful effect, and there is a door at the top to prevent drafts from the attic.

**The Dining Room.** The large living room and the dining room are connected by means of a wide open doorway. Floor area of dining room, 12 feet 6 inches by 12 feet 6 inches in No. 13886A, and 12 feet 6 inches by 12 feet 6 inches in No. 13886B.

**The Kitchen.** Very handy is the swinging door that connects the dining room and the kitchen. The kitchen is equipped with a built-in cupboard, two space for the sink, stove, table and chair. Door leads to rear porch, stairs to attic, and basement in No. 13886A, and to side entry and basement in No. 13886B.

**The Bedrooms.** Either floor plan has two bedrooms with double closets, and a bathroom connected to either bedroom. All bedrooms are well lighted and aired.

**The Basement.** Room for furnace, laundry and storage.

**Height of Ceilings:** Main floor, 9 feet from base to ceiling. Basement, 7 feet from base to ceiling.

**What Our Price Includes**

As the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

- Lumber: Lath, Siding, General Asphalt Shingles, quartered 1" x 6's.
- Siding, Clear Cypress Siding, Red Cedar Shingles for Ceiling.
- Finishing Lumber, No. 1 Quality Yellow Pine.
- Flooring, Clear Maple for Kitchen and Bath, Clear Oak for balance of rooms.
- Parquet Ceiling, Clear Yellow Pine.
- Finishing Lumber: High Grade Millwork (see pages 36 and 37).
- Interior Doors, Inserted Two-Panel Design, White Pine with Fir Panels.
- Trim, Stained Grade Yellow Pine.
- Windows of California Clear White Pine.
- Medicine Cases.
- Kitchen Cupboard.
- Range Trough and Oven Space.
- 48-Lb. Building Paper, Sash Weights, Standard Design Hardware (see page 38).
- Paint for Three Coats Outside Trim and Siding.
- Stain for Shingles on Gables for Two Sides.
- Brush Coat.
- Weather and Veneer for Oak and Maple Floors.
- Complete Plans and Specifications.

See description of "Home-Deal" Houses on pages 12 and 13.

**Options**

Furnished with two rooms in attic, with single door, \$214.00 extra for 13886A and \$217.00 extra for 13886B.

Sheet Floor and Floor Finish to take the place of wood lath, for 13886A, \$12.00 extra; with attic, \$12.00 extra. For 13886B, \$202.00 extra; with attic, \$202.00 extra. See page 36.

Storm Doors and Windows for 13886A, \$54.00; with attic, \$64.00 extra. For 13886B, \$61.00; with attic, \$66.00 extra.

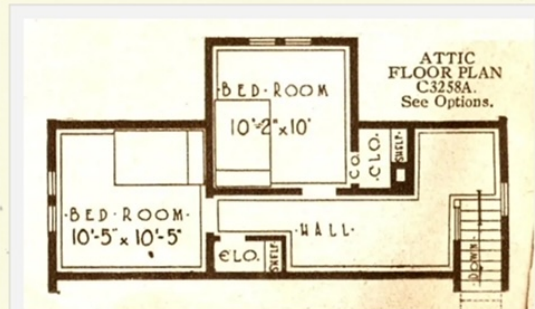
Storm Doors and Windows, glazed also for 13886A, \$52.00; with attic, \$58.00 extra. For 13886B, \$58.00; with attic, \$64.00 extra.

Oak Doors and Trim for living room and dining room and Oak Doors for 13886A, \$107.00 extra. For 13886B, \$108.00 extra.

For prices of Finishing, Siding, Wiring, Electric Fixtures and Windows see page 39.

SEARS, ROEBUCK AND CO. Page 57





Adding a couple dormers (on the front) to the optional "finished" second floor would have created a lot more space. The finished second floor was only offered with the smaller Crescent. But that does not mean that someone couldn't finish off the 2nd floor on their own!

\*

Noted Sears Crescent in Glen Ellyn found by the Hinsdale Historical Society:



42 S. Quincy St. circa 1945

Photos from the 1940s-1950s provided by the May family (former homeowners)

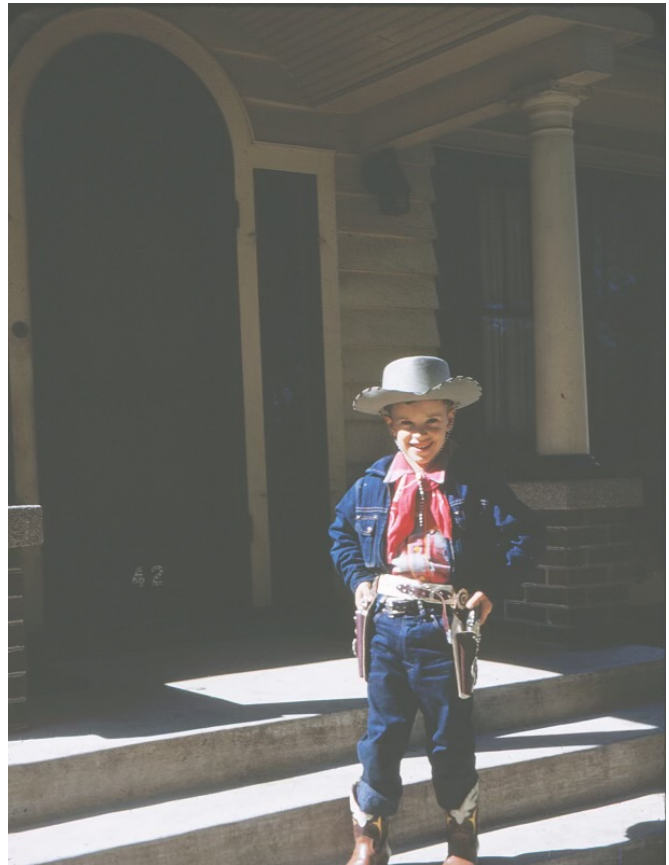


42 S Quincy St. Today:





2. According to the 1950 census Ralph, Millie, Bill and Tom May lived here in the 1940s / early 1950s. Below are some photos showing certain original architectural features which still exist in the home:
- a. Red wood crescent-shaped door - Door with stained glass window behind it
  - b. Front porch
  - c. Windows on the front, north, and south and storm windows - Windows still have rope / sash cord in them to move up and down
  - d. Fireplace
  - e. Brackets for flower boxes
  - f. Doorbell



Front Porch



Crescent Windows



3. Potential areas for preservation per current homeowner:
  - a. Front porch is original, but coming apart
  - b. Windows are original and need to be winterized
  - c. Red crescent-shaped wood door is original – need to understand how to treat it to preserve it
  - d. Fireplace – the original brick is under there, but someone plastered over it

Information from the Hinsdale Historical Society:

- Real estate listings from 1962 and 1972 that both have photographs of the house from those years.
- The real estate listings show that the home was owned by Mr. and Mrs. Edward and Winifred Brezina in 1962 and by Mr. and Mrs. Calvin H. and Grace Weidenaar in 1972. The real estate listings estimate that the home was built around 1928, however, that is an approximate date.
- Waiting on completion of full research report



Permit No. 1209

VILLAGE OF HINSDALE

Application for Building Permit

Hinsdale, Ill., July 13 1927

To the Commissioner of Buildings of the Village of Hinsdale, Illinois:

The undersigned hereby make application for the issuance of a Building Permit in accordance with the ordinances of the Village of Hinsdale, and the information furnished below is in compliance with the rule governing applications for such permit:

Name of Owner

Location

Taxable Description

Use Zone

Purpose of Building

Story

Length

Width

Height

Number of Rooms

Height

Basement

Attic

System of Heating

Type of Construction

Total Cost of Work \$

Name of General Contractor

Name of Mason Contractor

Name of Plumber

Name of Electrician

Name of Architect

AGREEMENT:

Sec. 245: Chap. 22, Village Ordinances.

"Said application shall also contain an agreement to be signed by the owner, his agent or architect, conditioned that he will, if granted the permit sought, construct the work in accordance with the description set forth in application plans and specifications aforesaid; and that all general and detail work connected with such erection, construction, alteration or repair of any such building, structure, or part thereof, as the case may be, shall be done in strict compliance with the ordinances of said village and the provisions of such permit."

Approved,

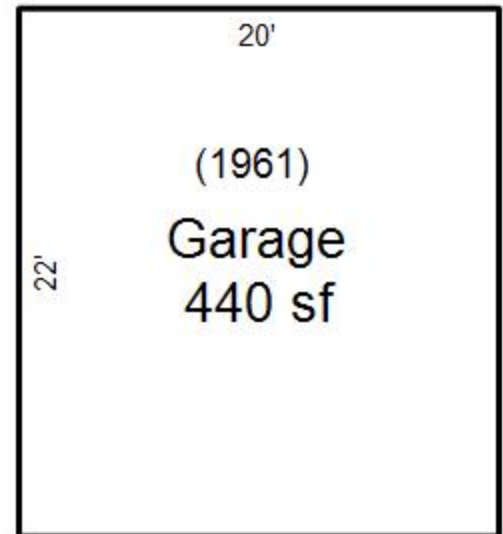
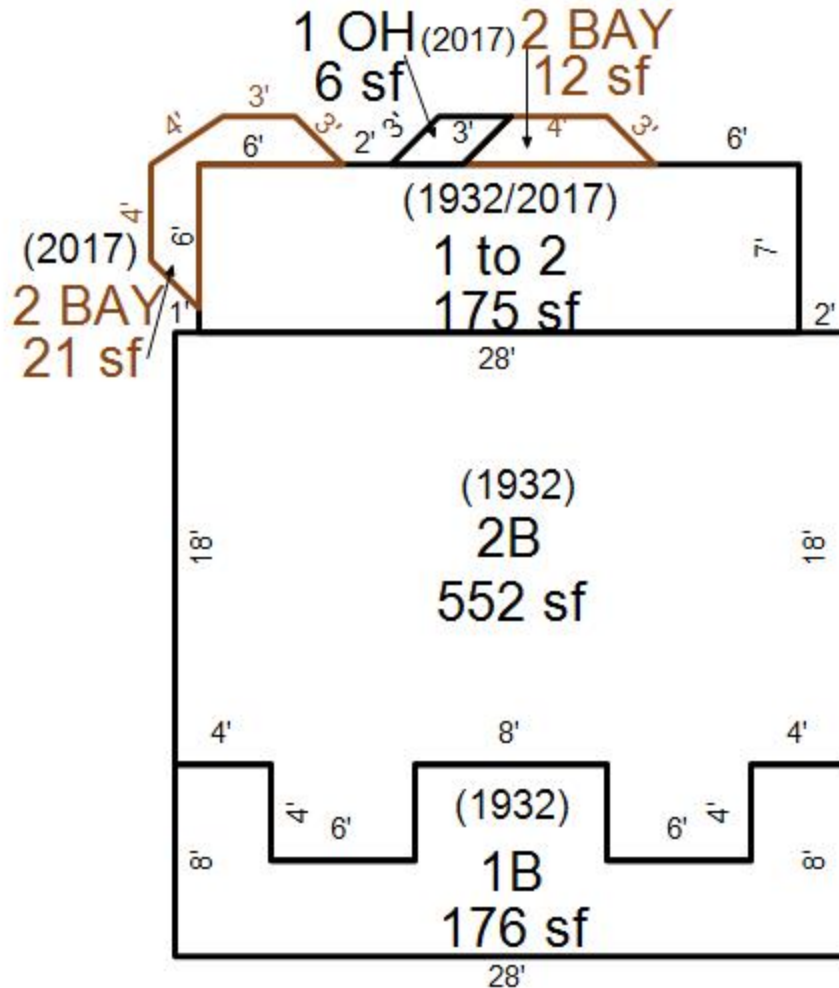
Building Commissioner.

Signed,

Owner or Contractor



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





**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 200 Ravine Road	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-406-001	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single-Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c.1925	
<b>Architectural Style</b> Tudor Revival / Craftsman	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant</li> <li>• North East Hinsdale Survey (2006) - Potentially Significant</li> <li>• Exterior Changes - Rear and side addition constructed in 1982</li> <li>• Additional information provided by the Hinsdale Historical Society</li> <li>• Former residence of Frances Elizabeth Coates - opera singer, involved in various organizations in Chicago and Hinsdale, ties to Ernest Hemingway</li> </ul>	
<b>Additional Photos</b> 	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	200
DIRECTION	
STREET:	Ravine
ABB	RD
PIN	
LOCAL SIGNIFICANCE RATING	PS
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	Addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	Detached garage		
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Tudor Revival	PLAN	Irregular
DETAILS	Craftsman	NO OF STORIES	2
DATE of construction	c. 1925	ROOF TYPE	Jerkinhead
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Surveyor	FOUNDATION	Not visible
WALL MATERIAL (current)	Stucco	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Stucco	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Casement
		WINDOW CONFIG	6-light, 10-light
SIGNIFICANT FEATURES	Steeply pitched side jerkinhead roof with hipped front dormer; front entry bay with asymmetrical jerkinhead roof; historic wood door with round arch brick surround; battered corners; historic wood casement windows		
ALTERATIONS	2 story rear addition (permit #11460--1982)		



### HISTORIC INFORMATION

HISTORIC  
NAME

COMMON  
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT  
SOURCE



HISTORIC  
INFO

Hinsdale Historical Society building file contains real estate ad from 2000.

LANDSCAPE

Southeast corner of Ravine Road and Forest Road; house set on steep rise, with retaining wall at front sidewalk; front and west sidewalks; rear driveway; similar setbacks; mature trees

### PHOTO INFORMATION

ROLL1

06

FRAMES1

01

ROLL2

02

FRAMES2

04

ROLL3

10

FRAMES3

29

DIGITAL  
PHOTO ID

\\images\ravine20  
0.jpg

### SURVEY INFORMATION

PREPARER

Lara Ramsey

PREPARER  
ORGANIZATION

GRANACKI HISTORIC  
CONSULTANTS

SURVEYDATE

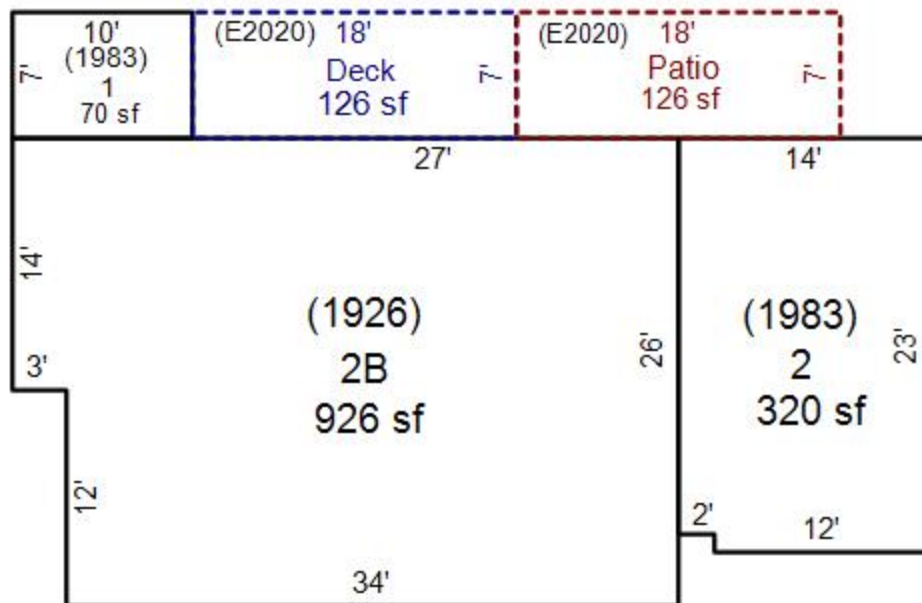
10/6/2005

SURVEYAREA

NE HINSDALE



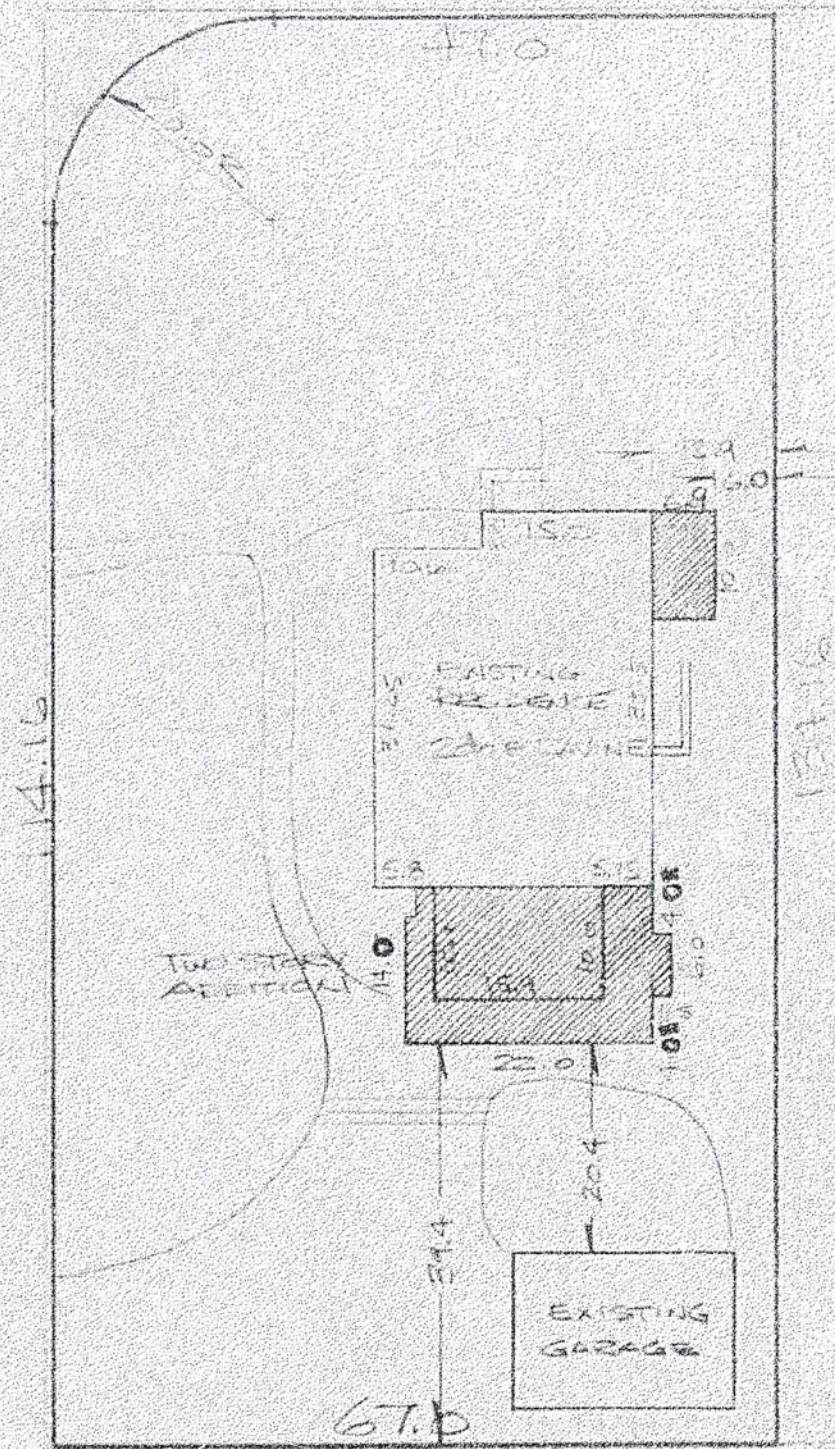
Downers Grove Township Assessor's  
Office Property Improvement Sketch





Ravine Rd

Forest Rd



SITE PLAN  
SCALE 1" = 20'

200 E Ravine Road  
1982





**House History Research Program  
Findings Sheet**

**200 Ravine Road**

# Table of Contents

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Research Completed by: Katharine Korte Andrew, 2024



# Property Overview

**Street Address:** 200 Ravine Road

**Property Index Number (PIN):** 09-01-406-001

## **Legal Description of Property**

LOT 152 (EXCEPT THE EAST 120 FEET THEREOF) IN THOMAS S. COUSINS' SUBDIVISION IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1924 AS DOCUMENT 176286 IN DUPAGE COUNTY, ILLINOIS.

**Year in which the home was built:** 1926

**First owner:** John H. Grace Jr. and Frances Elizabeth (Coates) Grace

# Research Summary

## Year of Construction

The research to find the history of a Hinsdale home involves searches of all applicable records regarding Hinsdale, including those within the Hinsdale Historical Society's Archives, the records held by the Village of Hinsdale, and DuPage County records 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 years when the house was erected. The major source of information comes from the DuPage County County Collector created the DuPage County Records of Assessed Values to determine property taxes, which are referred to in the "Sources" section of this document in the "Property Tax Worksheet."

The identification of the year a house was erected is based on the significant increase in a particular year in the assessed value for the lot on which it stands. Suppose 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. In that case, there is reason to believe that significant improvements were made to the property, indicating that a structure was built there in 1908.

To find the age of the home at 200 Ravine Road, DuPage County records of assessed values (tax assessments) were reviewed for the period between 1900 and 1966. The DuPage County records of assessed values reveal that in 1926 the property was assessed at \$430.00. In 1927, the property was assessed at \$2,940 with \$820 in value for the land and \$2,120 in value of improvements. Because tax assessments were usually taken in the first month of the year, the jump in assessed value from \$430.00 to \$2,940.00 between January 1926 and January 1927 indicates that the property at 6 East Eighth Street was improved with the addition of a building in 1926.

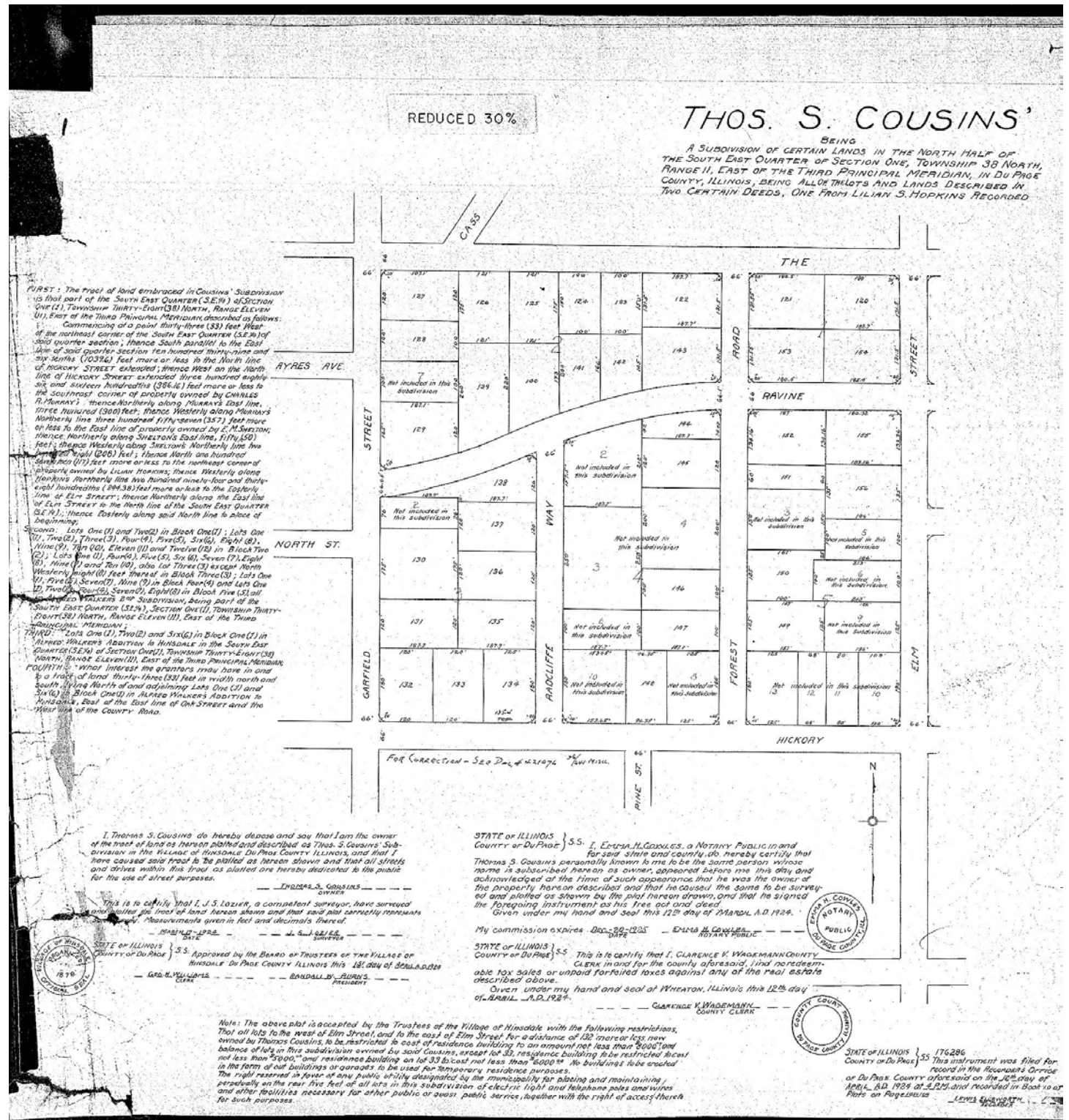
## Previous Owners/Residents

2018-current	Barbara R. and Donald F. Schardt
2017-2018	J. Ford and Weihua Z. Sunderland
2014-2017	J. Ford Sunderland
2006-2014	J. Ford and Debra A. Sunderland (Debra A. was not living at the residence since at least October 2012)
2002-2006	Jeri L. and Victor N. Galati
2000-2002	Amy M. and Mark Goodman
1992-2000	Robert L. and Susann M. Oakum
1977-1992	Jerald A. and Deborah Jones
1974-1977	Russell Jansky and Lois Jansky
1955-1974	Betty L. and Cletus L. Jasper
1950/1951-1955	Charles H. Borsom
1945/46-1950/51	Harold F. Ronin
1926-1945/46	John H. Grace Jr. and Frances E. Grace



# Location in Hinsdale

200 Ravine Road is located in Thomas S. Cousins's Subdivision, which was recorded in April 1924.



# Early Residents

## Frances Elizabeth Coates Grace (1898-1988)

*Written by Katharine Korte Andrew, Society Manager and Archivist, Hinsdale Historical Society*

Frances Elizabeth Coates was born 14 April 1898 in Battle Creek, Calhoun County, Michigan to Floyd B. Coates and Catherine Gertrude Stockdale.<sup>1</sup>



From the Hinsdale Historical Society Archives:  
"Frances Coates Grace: Soprano and Diseuse." Accessed as A.23.01.009, Biography File "Grace,"  
Hinsdale Historical Society Archives.

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<sup>1</sup> "Frances C. Grace, 89; sang opera." 1988. *Chicago Tribune*, 7 March 1988, page 21.



When Frances was seven years old, her mother, Catherine, began taking her to operas and concerts in Chicago featuring musical legends including Eleanora Duse, Luisa Tetrazzini, and Enrico Caruso.<sup>2</sup>

By 1915, the Coates family had moved to DuPage County and Frances was attending Oak Park and River Forest High School. During her time in High School, Frances briefly dated young Ernest Hemingway, going on walks, skating, and to the movies and opera together.<sup>3</sup>



**(Left) A young Ernest Hemingway in 1917. From the 1917 Yearbook of Oak Park and River Forest High School.**

In an article by Robert K. Elder, Frances' only granddaughter, Betsy Fermano shared letters, remembrances, and unpublished writings by Frances about her time growing up and going to school with Ernest Hemingway. In the remembrance, she wrote about Hemingway and how they had an informal double date with Hemingway's sister and boyfriend on a canoe trip down the Des Plaines River.<sup>4</sup>

While hospital bound in Milan, Italy in July 1918, Ernest Hemingway wrote to his high school crush Frances, "I can't break the old habit of writing you whenever I get a million miles away from Oak Park."<sup>5</sup> During his career, Hemingway used a version of her name, "Liz Coates" in a controversial short story—"Up in Michigan" (1923). The name Frances also appears in two of his novels: *The Sun Also Rises* and *To Have and Have Not*.<sup>6</sup>

Ernest Hemingway biographer Carlos Baker traced the author's teen obsession with Frances back to when Frances performed in a high school performance of *Martha*, a three-act opera, in April of 1916.<sup>7</sup> Baker wrote, "Playing his cello in the orchestra pit, Ernest could hardly keep his eyes on the score. His friend Al Dungan, a gifted cartoonist, made a caricature of a boy with desperate eyes and labeled it: 'Erney sees a girl named Frances.' He was too shy to ask her to the Junior-Senior prom on May 19."<sup>8</sup>

According to Elder's article, Frances' unpublished remembrances reveal that she saw Hemingway as a "troubled person who masked an inferiority complex with bravado."<sup>9</sup>

The letters exchanged between Frances and Hemingway were a remarkable find in 2017. Frances' granddaughter was interviewed and stated, "I didn't think anybody would be interested in the letters... My

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<sup>2</sup> Elder, Robert K. 2017. "To Have and Have Not," *Northwestern Magazine* (Winter 2017): 38-40. Accessed as "GRACE", Biography Files, Hinsdale Historical Society Archives.

<sup>3</sup> "Frances C. Grace, 89; sang opera" 1988.

<sup>4</sup> Elder, 2017.

<sup>5</sup> Elder, 2017.

<sup>6</sup> Elder, 2017.

<sup>7</sup> Cited in Elder, 2017.

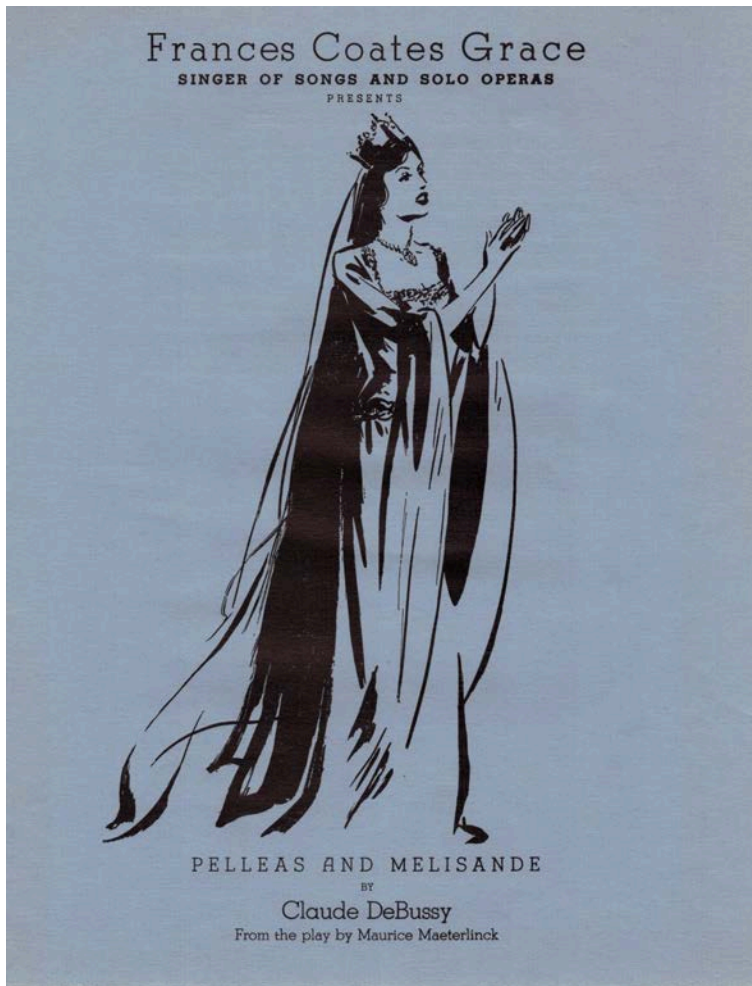
<sup>8</sup> Cited in Elder, 2017.

<sup>9</sup> Elder, 2017.

grandmother wasn't really anybody famous. She was a beautiful, elegant person, but she was also very private about her life."<sup>10</sup>

***However, this very much downplays Frances' life and career.***

While Hemmingway was infatuated with Frances, she was not romantically interested in him. She was already being courted by a high school classmate, John Grace Jr, who she would later marry.<sup>11</sup>



In 1916, Frances enrolled at Northwestern, studying opera and becoming a Soprano and Diseuse. She was accepted into the Delta Gamma sorority and studied music and voice under Lucie Lennox, who taught at Northwestern and later became her manager. In 1918, she left Northwestern to care for her mother, but continued to perform opera all over the Chicagoland area and the world. She married John H. Grace Jr. on 18 September 1920 in Marcellus, Michigan.

**(Left) From the Hinsdale Historical Society Archives.**

**"Frances Coates Grace: Soprano and Diseuse Presents in Concert form Pelleas and Melisande by Claude Debussy," circa 1950. Accessed as #23.01.005, "Grace," Biography Files, Hinsdale Historical Society Archives.**

She studied and trained under Lenox Darcy of New York, Florence Magnus of Chicago, Gerald Moore of London, Yvette Gilbert of Paris, and Maggie Teyte of New York.<sup>12</sup> She performed all over the world, including London, New York, Chicago, and of course in

her hometown Hinsdale. In 1938, Grace was invited to perform at the White House by President Franklin Roosevelt.<sup>13</sup>

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<sup>10</sup> Elder, 2017.

<sup>11</sup> Elder, 2017.

<sup>12</sup> "Frances Coates Grace: Soprano and Diseuse Presents in Concert form Pelleas and Melisande by Claude Debussy," Accessed as #23.01.005, "Grace," Biography Files, Hinsdale Historical Society Archives.

<sup>13</sup> "Frances C. Grace, 89; sang opera," 1988.



Most of her appearances were recitals and solo performances instead of with operatic companies.<sup>14</sup> She was best known for her solo performance of the Claude Debussy opera, "Pelleas et Melisande."<sup>15</sup>

Frances was also noted in the music world for her unique method of cutting down a four hour "grand" opera to an hour's worth of entertainment.<sup>16</sup>

After the Chicago Opera Company folded, Frances helped form a number of suburban chapters that supported the Lyric Opera of Chicago.<sup>17</sup>

## Available Recordings of Frances Coates Grace

A 1952 recording of Frances performing Claude Debussy's "Pelleas and Melisande" can be found here: <https://soundcloud.com/hiddenhemingway/pelleas-and-melisande-performed-by-frances-coates-grace>

A 1940 recording of Frances performing "Margarcon" can be found here: [Stream "Margarcon" performed by Frances Coates Grace \(1940\) by Hidden Hemingway | Listen online for free on SoundCloud](#)

A 1941 recording of Frances performing A. A. Milne's "Christopher Robin is Saying His Prayers" can be found here: <https://soundcloud.com/hiddenhemingway/christopher-robin-is-saying-his-prayers-performed-by-frances-coates-grace-excerpt>

A 1941 recording of Frances performing Eugene Field's "Wynken, Blynken, and Nod" can be found here: [Stream "Wynken, Blynken, and Nod" performed by Frances Coates Grace by Hidden Hemingway | Listen online for free on SoundCloud](#)

## Grace Family

Frances Elizabeth Coates married John Henry Grace Jr. on 18 September 1920 in Marcellus, Michigan.

John H. Grace Jr. was born on 22 January 1898 in Pennsylvania.

The Grace family purchased the property at 200 Ravine Road, then 120 Ravine Road, in 1926, building their home there. They rented out the home from 1937 until they sold it in 1945-1946.

By 1939, the Grace family moved to 712 Taft Road in Hinsdale,<sup>18</sup> where they were enumerated in the 1950 census.

Frances Coates Grace passed away on 5 March 1988.<sup>19</sup>

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<sup>14</sup> "Frances C. Grace, 89; sang opera," 1988.

<sup>15</sup> "Frances C. Grace, 89; sang opera," 1988.

<sup>16</sup> "Frances Coates Grace: Soprano and Diseuse Presents in Concert form Pelleas and Melisande by Claude Debussy," Accessed as #23.01.005, "Grace," Biography Files, Hinsdale Historical Society Archives.

<sup>17</sup> "Frances C. Grace, 89; sang opera," 1988.

<sup>18</sup> 1939 Hinsdale City Directory.

<sup>19</sup> "Frances C. Grace, 89; sang opera," 1988.

John H. Grace Jr. was a member of the Grace Episcopal Church of Hinsdale and the Hinsdale Golf Club, as well as the Union League Club of Chicago. He was President of the John H. Grace Tank Car Company of Chicago.<sup>20</sup> He was a Commander of the U.S. Naval Reserve during World War Two.

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<sup>20</sup> Obituary. Accessed as Biography File "Grace." Hinsdale Historical Society Archives.



# Sources

## 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
R2018-064032	Sunderland, J. Ford Sunderland, Weihua Z.	Schardt, Barabara R. Schardt, Donald F.	Warranty Deed	7/9/2018 7/12/2018	Lot 152 (except the east 120 Feet) in Cousins' Subdivision in Hinsdale.
R2017-060834	Sunderland, J. Ford	Sunderland, J. Ford Sunderland, Weihua Z.	Quit Claim Deed	5/25/2017 6/20/2017	Same as above.
R2014-097782	J. Ford Sunderland Trust Debra A. Sunderland Trust	Sunderland, J. Ford	Trustee's Deed	10/3/2014 10/17/2014	Same as above.
R2012-158725	Sunderland, Debra A.	Sunderland, J. Ford	Quit Claim Deed	10/17/2012 11/8/2012	Same as above.
R2010-142343	Sunderland, Debra A. Sunderland, J. Ford	Sunderland, Debra A. Trust Sunderland, J. Ford Trust	Deed in Trust	9/17/2010 10/20/2010	Same as above.
R2006-065332	Galati, Jeri L. Galati, Victor N.	Sunderland, Debra A. Sunderland, J. Ford	Warranty Deed	3/29/2006 4/20/2006	Same as above.
R2002-223593	Goodman, Amy M. Goodman, Mark	Galati, Jeri L. Galati, Victor N.	Warranty Deed	7/26/2002 8/29/2002	Same as above.
R2000-056764	Oakum, Robert L. Oakum, Susann M.	Goodman, Amy M. Goodman, Mark	Warranty Deed	4/7/2000 4/20/2000	Same as above.
R1992-232414	Jones, Deborah	Oakum, Robert L.	Warranty	11/16/1992	Same as above.



	Jones, Jerald A.	Oakum, Susann M.	Deed	12/1/1992	
R1977-071293	Jansky, Russell Jansky, Lois	Jones, Deborah Jones, Jerald A.	Warranty Deed	8/12/1977 8/16/1977	Same as above.
R1974-029972	Jasper, Betty L. Jasper, Cletus L.	Jansky, Russell Jansky, Lois	Warranty Deed	4/18/1974 6/17/1974	Same as above.

## Property Tax Worksheet

**Compiler:** Katharine Korte Andrew, Society Manager

Year	Person Whose Name Assessed	Subdivision	Lot	Block	Valuation (Land/Lots, Improvements)	Total Tax	Remarks/Notes
1972	Cletus L. Jasper 200 E. Ravine Rd.	W. 67 Ft.	152		\$13,490 (\$4,910; \$8,580)	\$1,053.30	
1965	Cletus L. Jasper	W. 67 Ft.	152		\$14,090 (\$4,090; \$10,000)	\$645.34	
1960	Cletus L. Jasper	W. 67 Ft.	152		\$10,860 (\$2,550; \$8,310)	\$438.00	
1956	Cletus L. Jasper	W. 67 Ft.	152		\$10,860 (\$2,130; \$8,680)	\$354.90	Paid by Cletus Jasper.
1955	1955 is missing from DuPage County records						
1954	Chas. H. Borsom	W. 67 Ft.	152		\$10,860 (\$2,130; \$8,680)	\$324.86	Paid by Charles H. Borsom of 23 W. Calendar, La Grange, Ill. in April 1955.
1950	Harold F. Ronin	W. 67 Ft.	152		\$7,580 (\$1,810; \$5,770)	\$226.36	Paid July 23, 1951 by Chas. H. Borsom of LaGrange.
1945	Frances E. Grace	W. 67 Ft.	152		\$1,840 (\$440; \$1,400)	\$120.52	Paid by Harold Ronin of 200 Ravine Rd. on May 31, 1946
1940	Frances E. Grace	W. 67 Ft.	152		\$1,840 (\$440; \$1,400)	\$126.96	Paid by John H. Grace Jr.
1935	Frances E. Grace	W. 67 Ft.	152		\$1,840 (\$440; \$1,400)	\$114.28	Same as above.
1930	John H. Grace Jr.	W. 67 Ft.	152		\$2,940 (\$820; \$2,120)	\$191.40	Same as above.
1929	John H. Grace Jr.	W. 67 Ft.	152		\$2,940 (\$820; \$2,120)	\$192.28	Same as above.
1928	John H. Grace Jr.	W. 67 Ft.	152		\$2,940 (\$820; \$2,120)	\$192.57	Same as above.
1927	John H. Grace Jr.	W. 67 Ft.	152		\$2,940 (\$820; \$2,120)	\$172.29	Same as above.



1926	John H. Grace Jr.	W. 67 Ft.	152		\$430.00	\$51.90	Same as above.
1925	Thomas S. Cousin's		152		\$540.00	\$63.40	

## Downers Grove Township Assessor's Record

Parcel Number: 09-01-406-001

Address: 200 Ravine Rd

City: Hinsdale

Zip Code: 60521

NBHD Code: HE3

Lot Total (est.): 9,019

Year Built: 1926

Grade: 1.7

Exterior: Frame

Style: 2 Story

Living Area: 2,562

Full Baths: 2

Half Baths: 1

Fixtures: 0

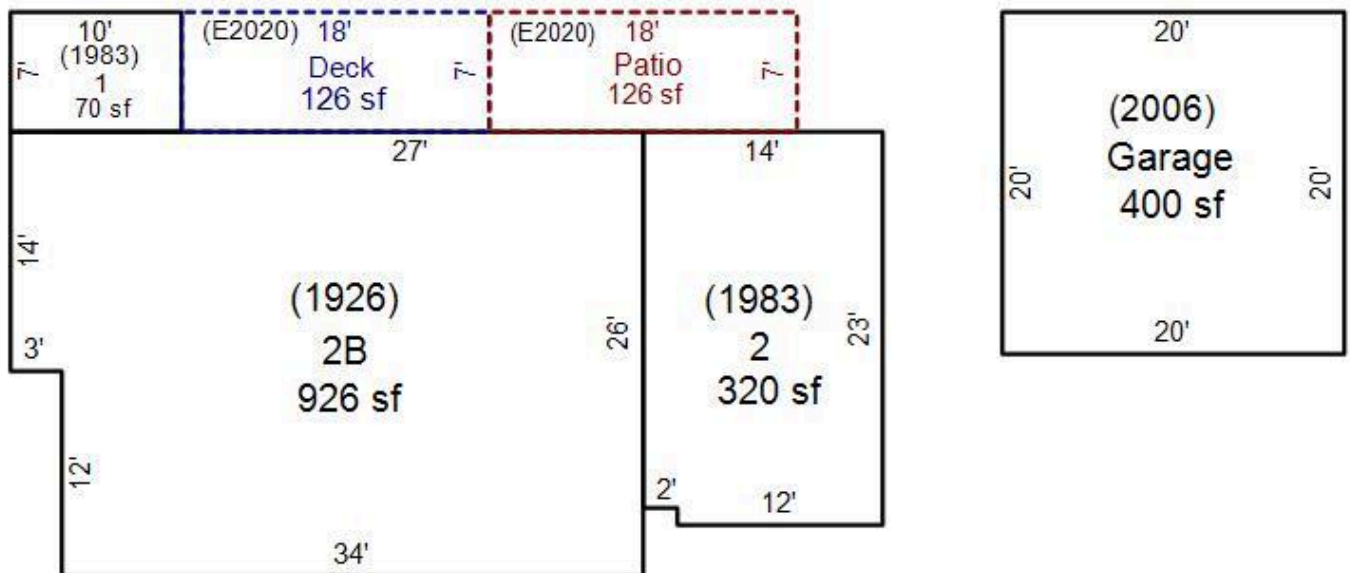
Fireplaces: 1

AC: 1

Basement: Partial

Basement SF: 926

Garage SF: 400





## Real Estate Listings

November 2005

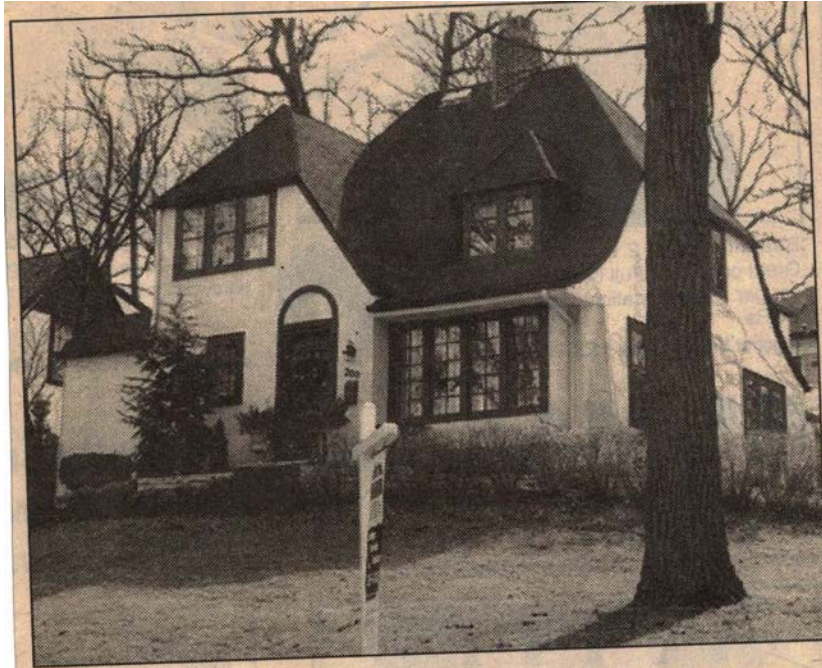


**200 RAVINE ROAD, HINSDALE**

Spectacular English Cotswold home set high on a hill on sought after Ravine Road. This finely appointed home boasts 3-bedrooms, 2-1/2 baths with a totally updated kitchen, formal living & dining rooms, spacious family room and a brand new 2-car garage. Decorated to perfection! Walk to town and just one block to The Lane School. A perfect setting for a memorable family Christmas!

**\$859,000**

March 2000



Enchanting English Cottage brimming with charisma, charm and character. Serenely set high on a hill in a wooded neighborhood, this spacious home offers a grand living room with lovely window seats, wood-burning fireplace and built-ins, generous size family room with traditional fireplace and bookcases, a formal dining room, newer white kitchen, a master bedroom with sitting room and private bath...all the quality of a gentle ambiance of luxury!


\$459,000

200 E. RAVINE

3-00



1974

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 THORSEN (SH) Hinsdale So.		Office Ph.	323-3450
Owner JASPER, Cletus R. & Betty Address 200 E. Ravine		Home Ph.	323-7296
Tenant	Owner Lynn	Ph.	
Taxes \$1053.30	Yr.	Spec. Assm't	None
Recep. 6.8 X 6.7		Mtg.	
Living Rm. 31.9 X 12.5		By 1st Fedl. Sav. & Loan	
Dining Rm. 13.11 X 12.9		Fpl. LR	
Kitchen 13.2 X 9.8 + alcove		Fam. Rm.	
Brfst. Rm. Kit.		Sun./Bm./of/Porch/ Patio	
Den 15.2 X 9.7		Rec. Room	Space in basement
Baths (1 1/2)		Powder Rm.	1st Floor
Bedrooms (3)	12.5 X 20.7 irreg. 11.9 X 13.4; 10.1 X 9.5		
Sq. Ft. Liv. Area 1892	Builder	Utility Rm.	Basement
Basement Full	Heat GHW	Heat Cost \$273	Water Heater 40 gal. gas
Storms All frame	Screens	Insulation	Landscaping
Inter. Finish		Garage 1 1/2 frame detached	
Remarks & Inclusions: GE disp. & dishw. Stove & refrig. All FP equip. 2 attached			LIST 42-11
mirrors in MBR. Mirrored & lighted dressing table in bk. bdrm. Attached			EXP. 45-11
carp. & window treatments. Attic storage. Outside bsmt. entry. Charming			REN.
Key Hins. home in fine Hinsdale location. Wooded.			Code 7JT4-42
Age	Lot 67 X 134.16	Motive Retire	Poss. 6/15 or TBA
Rms. 7	Bedr's 3	Baths 1 1/2	Style & Construction English Stucco 2 story
Name & Address		JASPER - 200 E. Ravine, Hinsdale	
Price \$68,000.			



1956

HINSDALE—Imm. occup. 3 bdrm., 1½  
baths. C. E. kitch.: 31' liv. rm.,  
firepl. Hilly wood area. 5 blks. depot.  
\$7,500 down. 200 E. Ravine-rd.  
Open 2 to 5.

"Hinsdale-Imm. Occup..." *Chicago Tribune*, 22 April 1956, part 5, p. 88.

1937

ONE OF HINSDALE'S FINEST SMALLER  
homes, on high wooded 67 ft. corner lot.  
6 lovely light rooms; living rm. 30 ft. long;  
wood burning fireplace; lav. on first floor;  
full attic; paved patio; school bus stops on  
corner; 6 blks. to station and business dis-  
trict; excellent transp. Priced for immediate  
sale at \$15,500, or will rent for 7 or 19  
months; \$85. Hinsdale 1054. 200 Ravine-rd.  
7 RM. RES.—BEAUTIFUL, 66X243 LOT.

"One of Hinsdale's Finest Smaller homes..." *Chicago Tribune*, 19 September 1937, p. 61.

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## To Have and Have Not

by Robert K. Elder

In July 1918, a young Ernest Hemingway wrote: "I can't break the old habit of writing you whenever I get a million miles away from Oak Park."

Milan, Italy, wasn't a million miles away from Illinois, of course, although it must have felt that way to the 19-year-old Hemingway, who was hospital bound and writing his high school crush, Frances Coates. He wanted to hear from her, a fellow Oak Park and River Forest High School student he'd dated casually and pined for, even telling his older sister Marcelline to "call up Frances Coates and tell her that your brother is at death's door. And that will she please, no excuses, write to him ... . Tell her that I love her or any damn thing."

Hemingway was recovering from wounds he suffered in Italy while a volunteer ambulance driver for the American Red Cross during World War I. He wrote Coates: "... I was so unlucky as to dispute the occupancy of a Front line trench with an Austrian trench mortar and machine gun and came off very much second best with 227 nice separate and distinct wounds."



Ernest Hemingway in Milan, Italy, in 1918. © PVDE / Bridgeman Images

The excerpt is from one of two newly discovered letters that illuminate an unexplored relationship with Coates '20, whose name shows up throughout Hemingway's work. Early in his career, Hemingway used a version of her name — "Liz Coates" — in a controversial, carnal short story, "Up in Michigan" (1923). The name Frances also appears in two of his novels: *The Sun Also Rises* (1926) and *To Have and Have Not* (1937).

Coates went on to study at Northwestern, became a local opera performer and married another man. She saved some of Hemingway's letters, but only these two remain in her granddaughter's possession.

...

Almost no one knew about their connection, until I tracked down Coates' only granddaughter, Betsy Fermano, at her home in Marblehead, Mass., after the publication of my book *Hidden Hemingway*. I'd seen Coates' name mentioned briefly in Hemingway's correspondence and wanted to know more. Not only did Fermano have two previously unknown letters from Hemingway, but her grandmother's trunk was full of personal photos of Hemingway, newspaper clippings and an unpublished, 10-page remembrance Coates wrote about growing up and going to school with the aspiring writer.



"I didn't think anybody would be interested in the letters," says Fermano, 67. "My grandmother wasn't really anybody famous. She was a beautiful, elegant person, but she was also very private about her life." That includes her high school years with Hemingway, whom Coates saw as a troubled person who masked an inferiority complex with bravado.

But from an early age, his commitment to the craft of writing was undeniable. "... Through and beyond and overall was a blinding talent and the greatest requisite of all: the determination and industry to develop the technique to use it," Coates wrote in her remembrance of the young Hemingway.

In biographies, the women in Hemingway's life are often pushed to the background. But, for the high school junior Hemingway, Coates was center stage.

Hemingway biographer Carlos Baker traced the author's teen obsession with Coates to a high school performance of *Martha*, a three-act opera, staged in April 1916. Coates had only a minor role, but, Baker wrote, "Playing his cello in the orchestra pit, Ernest could hardly keep his eyes on the score. His friend Al Dungan, a gifted cartoonist, made a

caricature of a boy with desperate eyes and labeled it: 'Erney sees a girl named Frances.' He was too shy to ask her to the Junior-Senior prom on May 19."

They did have other outings, however. "Skating, walks, movies and opera," Coates recalled, in the remembrance she wrote about Hemingway. They had an informal double date with Hemingway's sister and her boyfriend on a canoe trip down the Des Plaines River, immortalized in photos Coates kept all her life. She was not, however, romantically interested in Hemingway. In fact, she was already being courted by high school classmate John Grace, whom she would marry in 1920.

Ultimately, Hemingway was a small piece of Coates' full life, although evidence points to a correspondence that lasted, on and off, for decades. The majority of Hemingway's letters to her were lost or discarded, but Coates kept his World War I letters tucked away until her death on March 5, 1988, at age 89.



Other items in the same trunk illuminate a rich life devoted to the arts. In an undated program for her performance in Claude Debussy's

*Pelléas and Mélisande*, she is listed as "Frances Coates Grace / Singer of Songs and Solo Operas." Coates became a *diseuse*, or performer who would condense operas and plays for modern audiences.

Coates' love of music, specifically opera, began early in a musical household where siblings and "dozens of friends — all singers or with violins, guitars, mandolins" rolled back the rugs and "entertained each other and us for hours," she remembered in a program she wrote in 1970 for Grace Episcopal Church in Hinsdale, Ill.

When Coates was 7, her mother, Catherine, began taking her to operas and concerts in Chicago featuring the theatrical and musical legends Eleanora Duse, Luisa Tetrazzini and Enrico Caruso. Frances kept and treasured the program for each event.

Coates performed throughout high school while caring for her mother, who was battling cancer. In 1916 Coates entered Northwestern, and her matriculation card from the College of Liberal Arts lists her date of birth (April 14, 1898), church affiliation (Episcopal) and birthplace (Battle Creek, Mich.). Coates was accepted into Delta Gamma sorority and was active in the class social committee. She studied music and voice under Lucie Lennox, who taught at Northwestern and later became her manager.

Coates left college in 1918 to take care of her mother but remained an engaged alumna. A photo published in the [Oct. 20, 1923, edition of the \*Daily Northwestern\*](#) features Coates, then 25, alongside Walter Dill Scott, an 1895 graduate of Northwestern and the University's president, and Horace A. Goodrich. At age 86, Goodrich, a member of Northwestern's first class of students, was promoting investment in the institution's future.

Coates, whose friends called her FE for "Frances Elizabeth," welcomed Katherine, her only child, in 1925. The family moved to Hinsdale, where Coates continued to perform. She sang with her daughter for weddings and church services — but "never a funeral, thank God," Coates later wrote, reflecting on her career. She sought bigger stages, and got them, including a 1930 performance in Chicago's Civic Theatre, where she sang a selection of folk songs and arias.

Although Coates admired Debussy, she was primarily interested in composers living in her time, particularly Richard Hageman, whose opera *Caponsacchi*, she performed "up and down the land."

She loved opera because of "what it does for one: It induces and inspires the study of the world's classics — for one has to learn poetry, drama and literature; it helps one understand the history of the world — and the history of man, for great events are ever portrayed in song or opera and the songs of a man are as much a part of him as the color of his eyes."

In 1943, with World War II in full swing, John Grace was called to serve as a Navy commander in Washington, D.C., and the family left Illinois. Once there, she found new outlets for her music, singing charity concerts for the Red Cross and performing on the radio. She took an interest in the USO, particularly in music therapy for veterans suffering from post-traumatic stress disorder, then called shell shock.

Among Coates' papers are two invitations to the White House, one during the Truman administration and another during the Franklin Roosevelt administration, though written accounts of those visits or concerts do not survive. A *Washington Post* review from the era declared that she "sang with taste, high musicianship, great dramatic ability and a charming informality that held her audience."

After the war Coates moved back to Hinsdale with her husband and by the late 1940s took on a new role: grandmother.

"She was eloquent, refined and fascinating," says Coates' grandson Richard Riggs, 58, who lives in McQueeney, Texas. "She taught me about the fine arts and how they reflected the culture — that they were important."

Coates gave Riggs piano lessons, and he remembers a home full of books and a dining table set formally, right down to the finger bowls. Although sophisticated and gracious, she was still the kind of grandmother, says Riggs, who threw a housecoat over her nightgown to rescue him when he slept through a late-night train stop.

Mandalee Barker, Fermano's childhood friend, echoes that sentiment.

"She was truly the epitome of a lady. She could have been the wife of any president — she was that grand — but she always made you feel warm and fuzzy," says Barker, 66. "She wasn't snobby in any way."

Still, traditions had to be honored. In 1968, Coates insisted on throwing a debutante party for her granddaughter. While the rest of the country was dealing with the "free love" of the hippies, Coates hosted a high tea in Hinsdale, complete with cotton gloves, flowing dresses and ballet dancers.

Coates was a longtime champion of the Lyric Opera of Chicago and raised thousands of dollars as a member of the Hinsdale Committee of the Chicago Symphony Orchestra. She was an active member of the Three Arts Club, the Foundation for Arts Scholarship and the American Opera Society. She also took great pride in teaching Girl Scouts about opera and co-founded the opera club for a local high school, bringing so many students to see productions that the commuter rail company once had to add three extra cars to accommodate the throng of young opera lovers. She remained a booster of the arts until her death.

Over the decades, Hemingway and Coates kept in touch and exchanged correspondence sparsely. In her latest surviving letter to Hemingway, dated Oct. 17, 1932, she praised his foray into nonfiction with *Death in the Afternoon*, his book about bullfighting.

"Maybe I got your book all wrong, but what I liked about it, and what I felt all through it was that you were fed up with a lot of the critical goo you've been besprinkled with ... to tie a writer to one mood and one subject (you to hardboiledness, tough guys, love, etc.); and I thought that this revolt of yours from a label was a grand thing to do ... ."

Although she always felt warmly toward "Ernie," she never regretted her life's path — or her choice of life partner. On the envelope where she kept her photos with Hemingway, Coates wrote: "Ernie's Pictures / And 25 years later ooh! Am I glad I married John."


*Robert K. Elder is the author of seven books, including Hidden Hemingway: Inside the Ernest Hemingway Archives of Oak Park (Kent State University Press, 2016). He has taught as an adjunct professor at the Medill School of Journalism, Media, Integrated Marketing Communications.*

*Tell us what you think of the magazine in a short [online survey](#) by Jan. 31, and you'll be entered to win an iPad.*

*E-mail comments or questions to the editors at [letters@northwestern.edu](mailto:letters@northwestern.edu).*

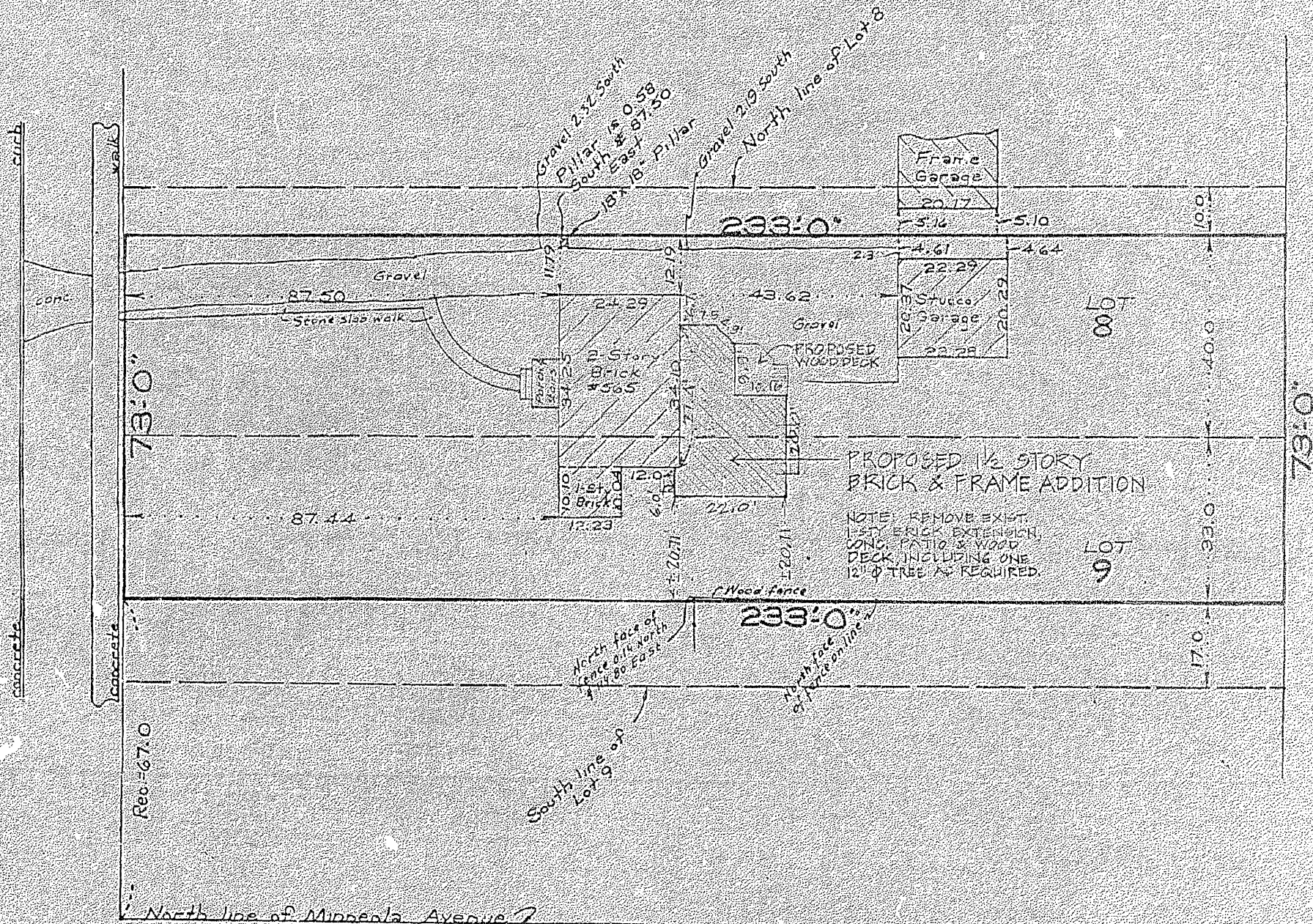


**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

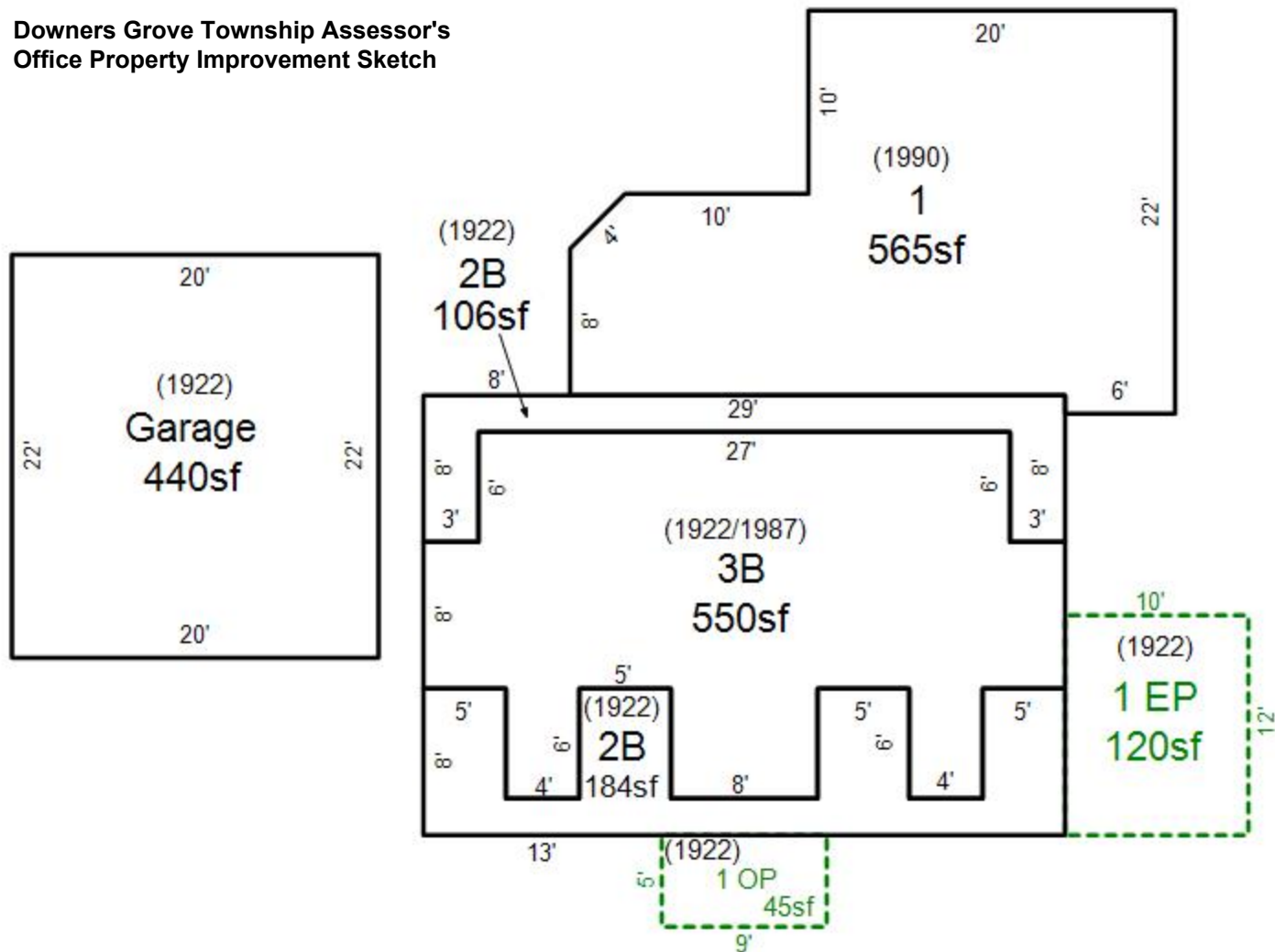
<b>Address</b> 565 N. Washington Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-01-120-014; 09-01-120-015	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single-Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c.1922	
<b>Architectural Style</b> Colonial Revival	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>Exterior Changes - Dormers added on the front and rear elevations in 1985; Rear addition constructed in 1989</li> </ul>	

STREET

N. WASHINGTON



Downers Grove Township Assessor's  
Office Property Improvement Sketch





**HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST**  
**PROPERTY INFORMATION SHEET**

<b>Address</b> 615 S. Washington Street	
<b>County</b> DuPage	
<b>PIN / Parcel Number</b> 09-12-304-004	
<b>Zoning District</b> R-4 Single Family Zoning District	
<b>Land Use</b> Single-Family	
<b>Historic Name</b> N/A	
<b>Architect</b> N/A	
<b>Date Constructed</b> c.1895	
<b>Architectural Style</b> Gable Front Cottage	
<b>Past Historic Surveys / Historic Significance</b> <ul style="list-style-type: none"> <li>• Reconnaissance Survey (1999) - Significant</li> <li>• Robbins Park II Survey (2007) - Significant</li> <li>• Exterior Changes - Rear building addition constructed in 2010; alterations to front porch railings</li> </ul>	

# Village of HINSDALE

## ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	615
DIRECTION	S
STREET:	Washington
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	



### GENERAL INFORMATION

CATEGORY	Building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	Excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	Minor alterations	REASON for SIGNIFICANCE	Charming Gable Front Cottage with many original features.
SECONDARY STRUCTURE			
SECONDARY STRUCTURE			

### ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Gable Front Cottage	PLAN	Rectangular
DETAILS	Queen Anne	NO OF STORIES	1.5
DATE of construction	c. 1895	ROOF TYPE	Front gable
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Surveyor	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Front entry
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/fixed
		WINDOW CONFIG	1/1; diamond; 1-light
SIGNIFICANT FEATURES	Front gable roof with pent enclosure; lower side gables; partially inset corner front entry porch with hipped roof; historic wood windows		
ALTERATIONS	Alterations to front porch (replacement railings)		

### HISTORIC INFORMATION

PERMITINFO: No permits.

HISTORIC NAME   
COMMON NAME   
PERMIT NO   
COST   
ARCHITECT   
ARCHITECT2   
BUILDER   
ARCHITECT SOURCE

HISTORIC INFO

LANDSCAPE

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

### PHOTO INFORMATION

ROLL1   
FRAMES1   
ROLL2   
FRAMES2   
ROLL3   
FRAMES3   
DIGITAL PHOTO ID

### SURVEY INFORMATION

PREPARER   
PREPARER ORGANIZATION   
SURVEYDATE   
SURVEYAREA



applied in varying directions. The one example of this style in the survey area dates from 1978 and is rated non-contributing.

As residential construction increased in the 1990s, quite literal reincarnations of traditional historic styles became popular in the public taste. This survey labels styles that are attempted recreations of well-known historic styles as Neo-Traditional. They may be Neo-Colonial, Neo-Tudor, or Neo-Queen Anne, to list some of the most frequently used styles. There are 61 Neo-Traditional houses in the survey area, most built since the 1980s, and all are non-contributing.

## 19<sup>TH</sup>-CENTURY HOUSE TYPES

## VERNACULAR

There are very few 19<sup>th</sup>-century vernacular house types found in the survey area. Only three types are represented, the Gable Front, the L-Form, and the Gabled Ell. Gable Front houses and cottages, which generally date from the second half of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century, are the most common vernacular house type seen in most Midwestern communities. In the survey area there are only three Gable Front Cottages one of which, at **615 S. Washington Street** (c. 1895), is ranked locally significant. There are two L-Form houses in the survey area, one rated contributing, and one rated contributing with alterations. Two Gabled Ell houses are also located in the area, of which one (the Cushing House, 135 E. Fifth Street, 1889) is rated significant.

Because 19<sup>th</sup>-century vernacular types are generally simple in plan and were originally built with little stylistic ornamentation, they

are frequently underappreciated. Changes over the years tend to obscure their original character. For that reason, few of these have been ranked locally significant. Determining significance in a vernacular structure is usually based on integrity, that is, the presence of original, historic configuration and materials, with no or few alterations.

## GABLE FRONT AND GABLE FRONT COTTAGE

The Gable Front house is a vernacular house type from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries characterized by roof shape. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front house the gable end faces the street and forms the front of the house. These were built as working-class homes, usually frame, with a rectangular plan, minimal projections on the



**615 S. Washington Street**

front facade, and the front entry on the open end of the gable. Often a porch extends the full width of the front of the house. The Gable Front house is commonly found in Midwest towns because it was a simple type for local builders to construct and could fit on narrow lots. There are three Gable Front Cottages in the survey area.



The Gable Front Cottage at 615 S. Washington Street has been ranked locally significant because it is a well-preserved example of this simple type. This 1½-story house retains its original clapboard siding and features a pent enclosure on its front gable. The front entry porch is partially recessed, with simple wood supports.

#### GABLED ELL

The Gabled Ell is a late 19<sup>th</sup>-century vernacular type characterized by a prominent front gable on an L- or T-shaped house. The side wing or wings are not separate, but rather an integral part of the building core. There are almost always two entries, one on the front facade and one in the "ell," that is, the interior corner of the L or T shape. These frame houses are simple in design, 1½ or two stories tall, with an intersecting gable roof at the same



135 E. Fifth Street

height as the main roof. They sometimes have applied ornament around doors and windows. The Gabled Ell type provided more light and cross-ventilation than other house types of the time. Gabled Ell houses and cottages were commonly built from about 1870 through 1905. Subtle differences can be detected that help date them throughout this period. There are two Gabled Ell houses in the Robbins II survey area, one of which (the Cushing House

at 135 E. Fifth Street, 1889) is rated significant.

The Cushing House is an excellent example of the Gabled Ell vernacular type, with a two-story front gable bay intersected by a two story east side bay. The generous wraparound porch and Queen Anne detailing further distinguish this well-preserved residence.

#### 20<sup>TH</sup>-CENTURY POPULAR HOUSE TYPES

Twentieth-century popular types are not very prevalent in the survey area. Just eight buildings are early types common in the first half of the century, and another 12 are examples of types dating from the second half of the century. The early types include the American Foursquare (three) and the Bungalow (five). Post-World War II types include the Ranch (eight), and the Split Level (four).

#### BUNGALOW

The Bungalow is an informal house type that began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman heritage, Bungalows may incorporate various other stylistic features. They became so popular after 1905 that they were often built in quantity by contractors and builders. Plan books and architectural journals published plans that helped popularize the type for homeowners and builders. Bungalows are one-, 1½ -, or sometimes two-story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Exterior materials are often brick with cut stone trim, or they can be frame with built-in Arts and Crafts features on the



5TH ST.

6TH ST.

7TH ST.

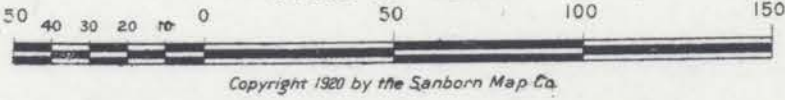
S. WASHINGTON

S. LINCOLN

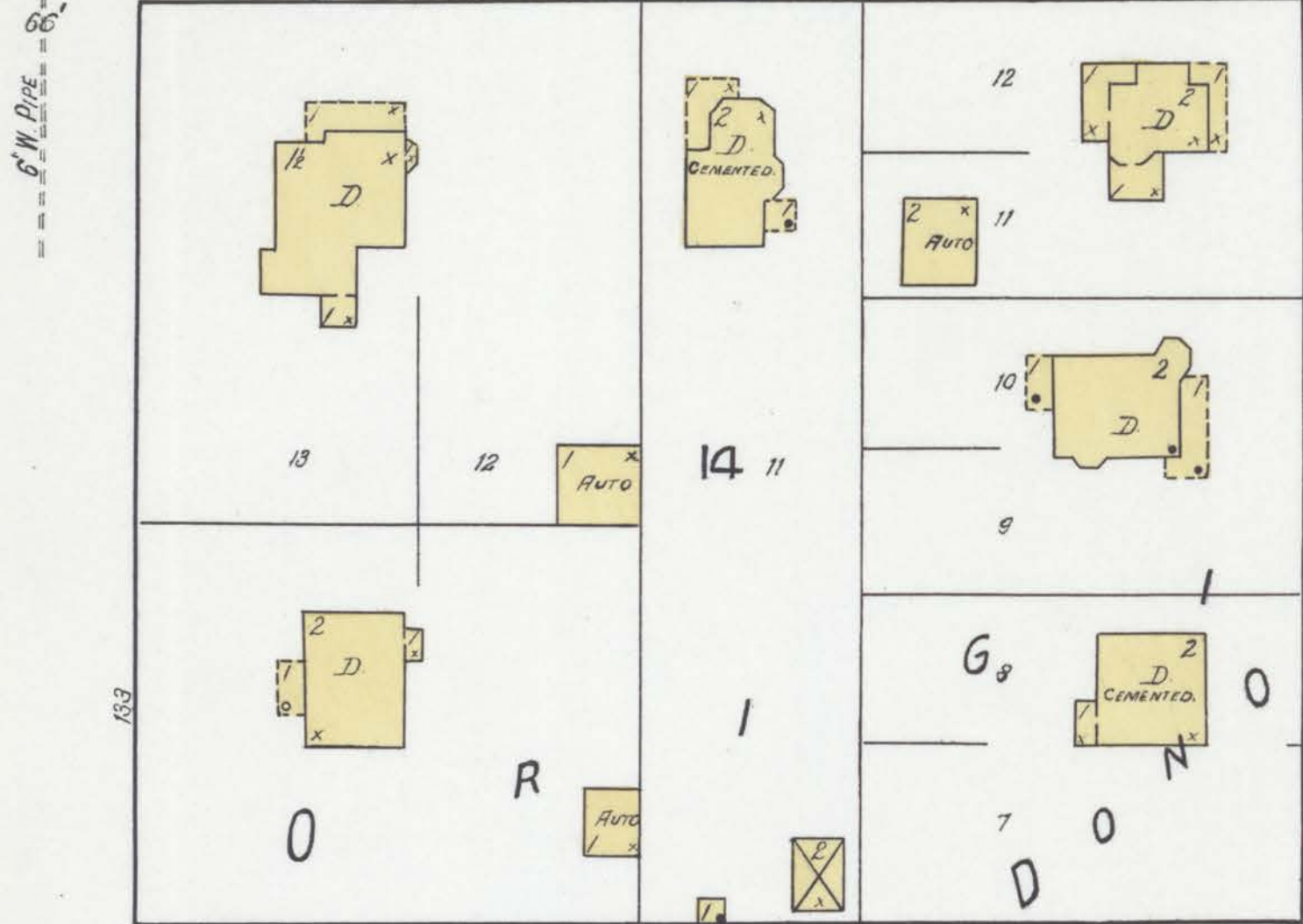
S. GARFIELD AV.



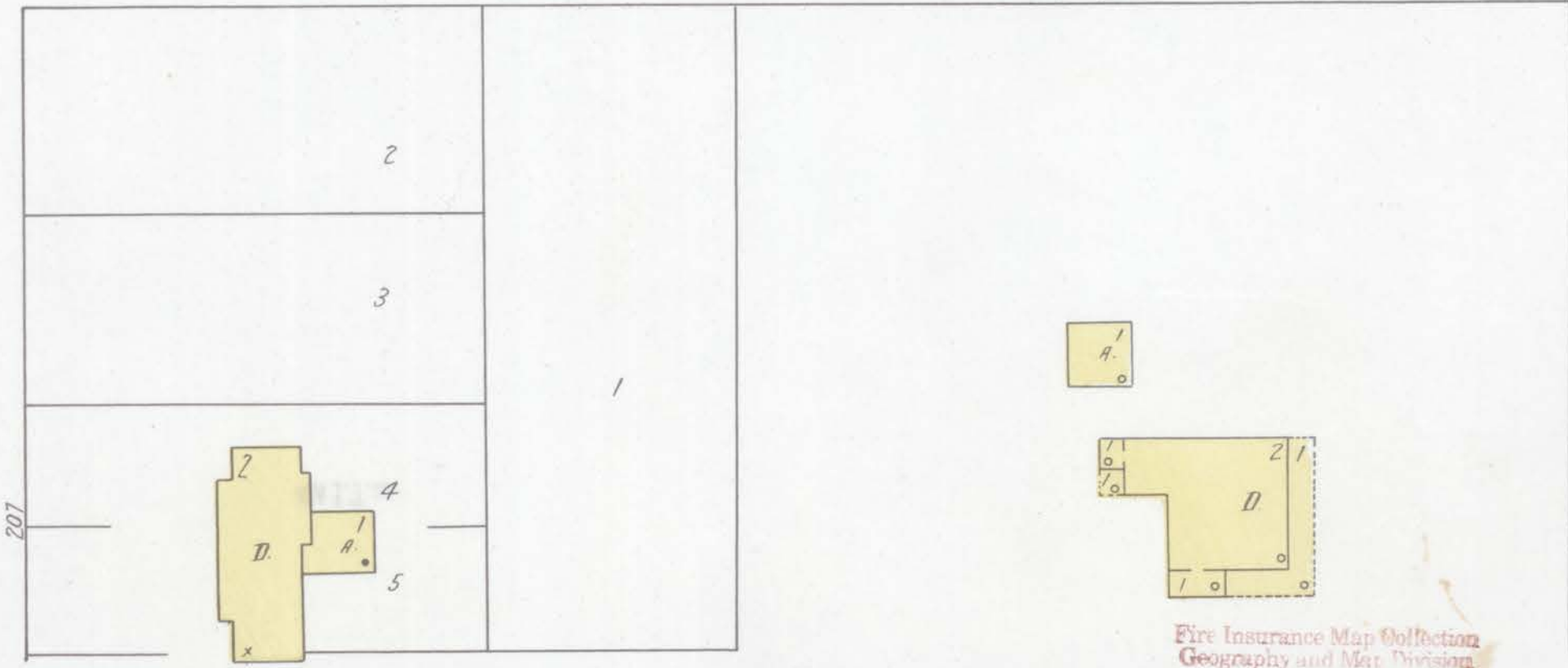
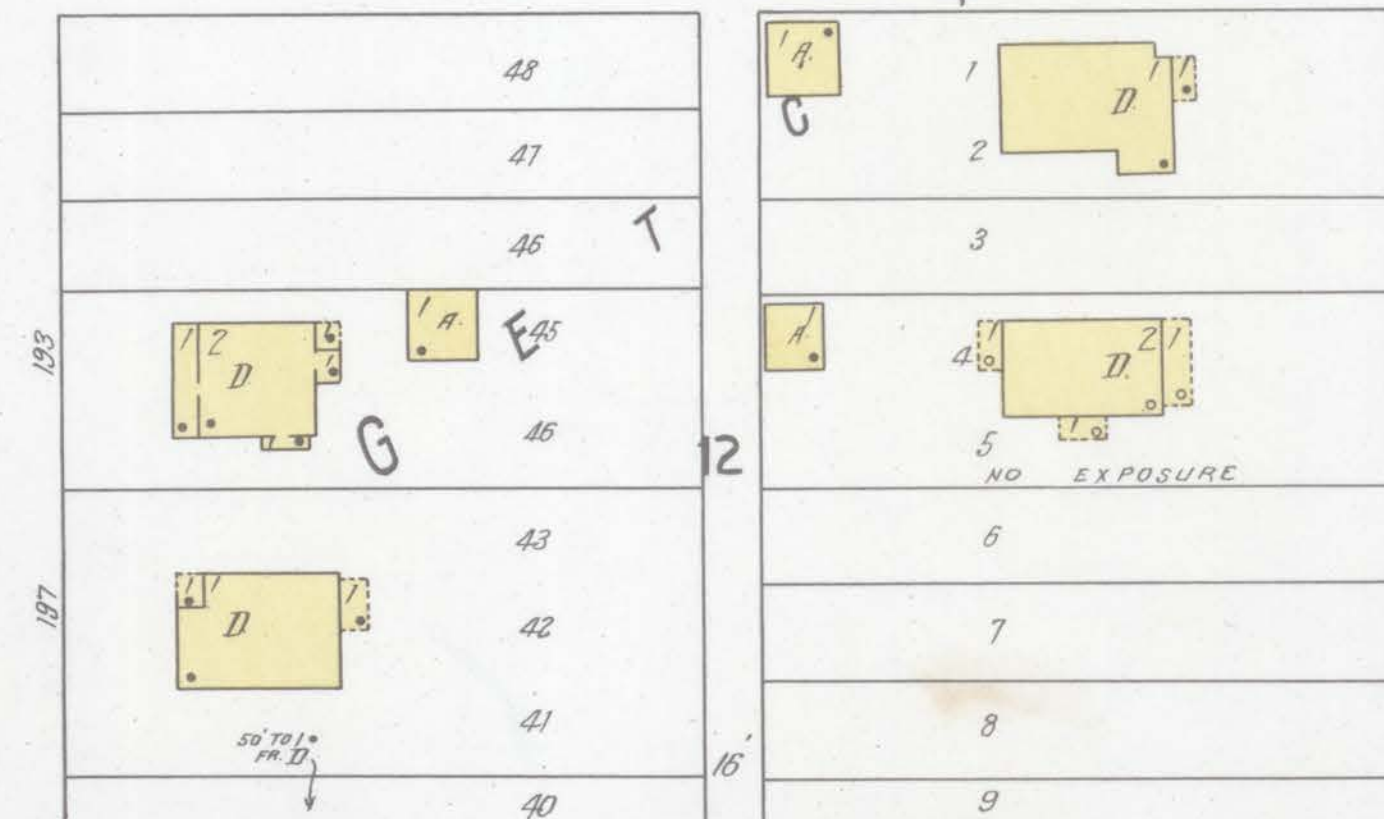
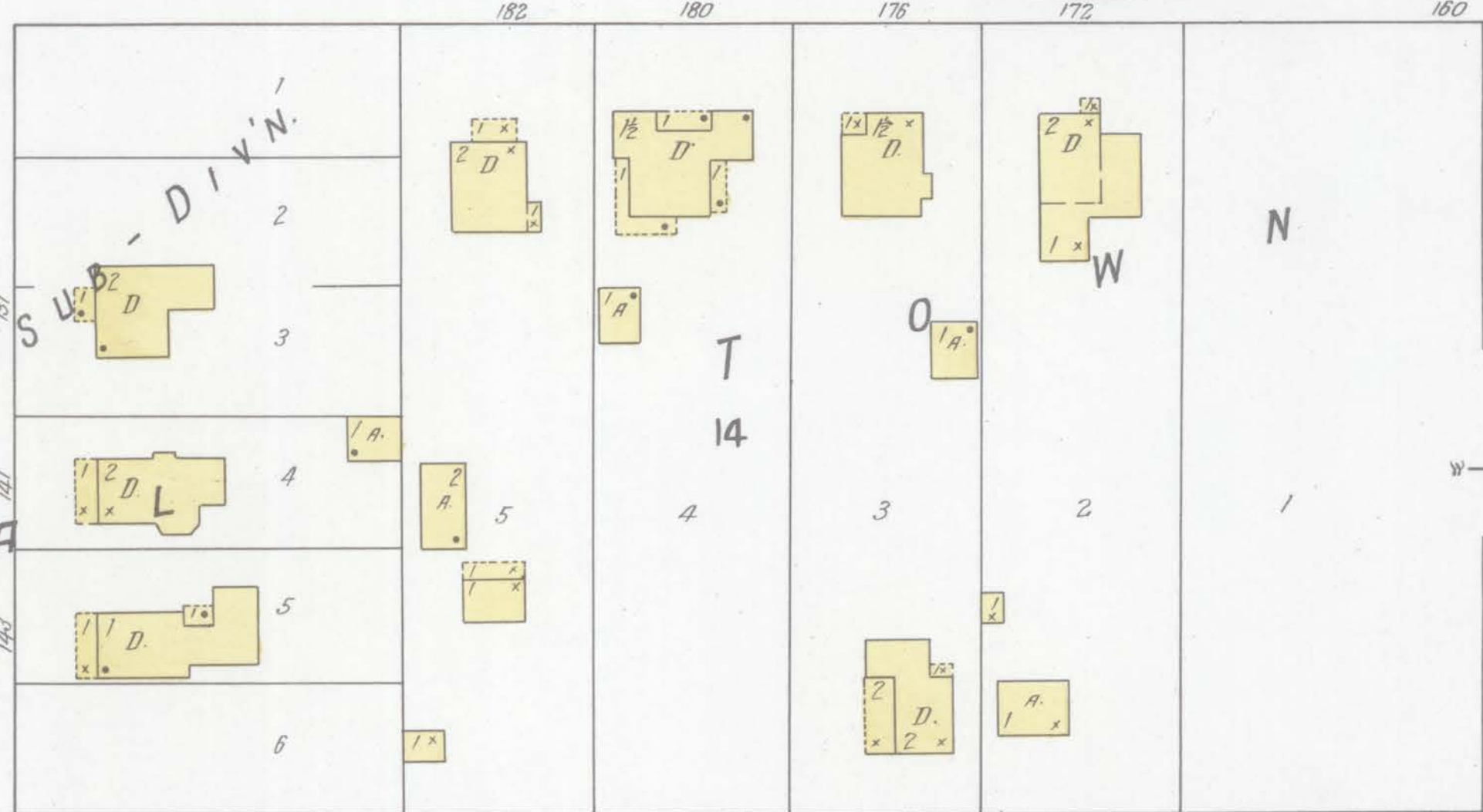
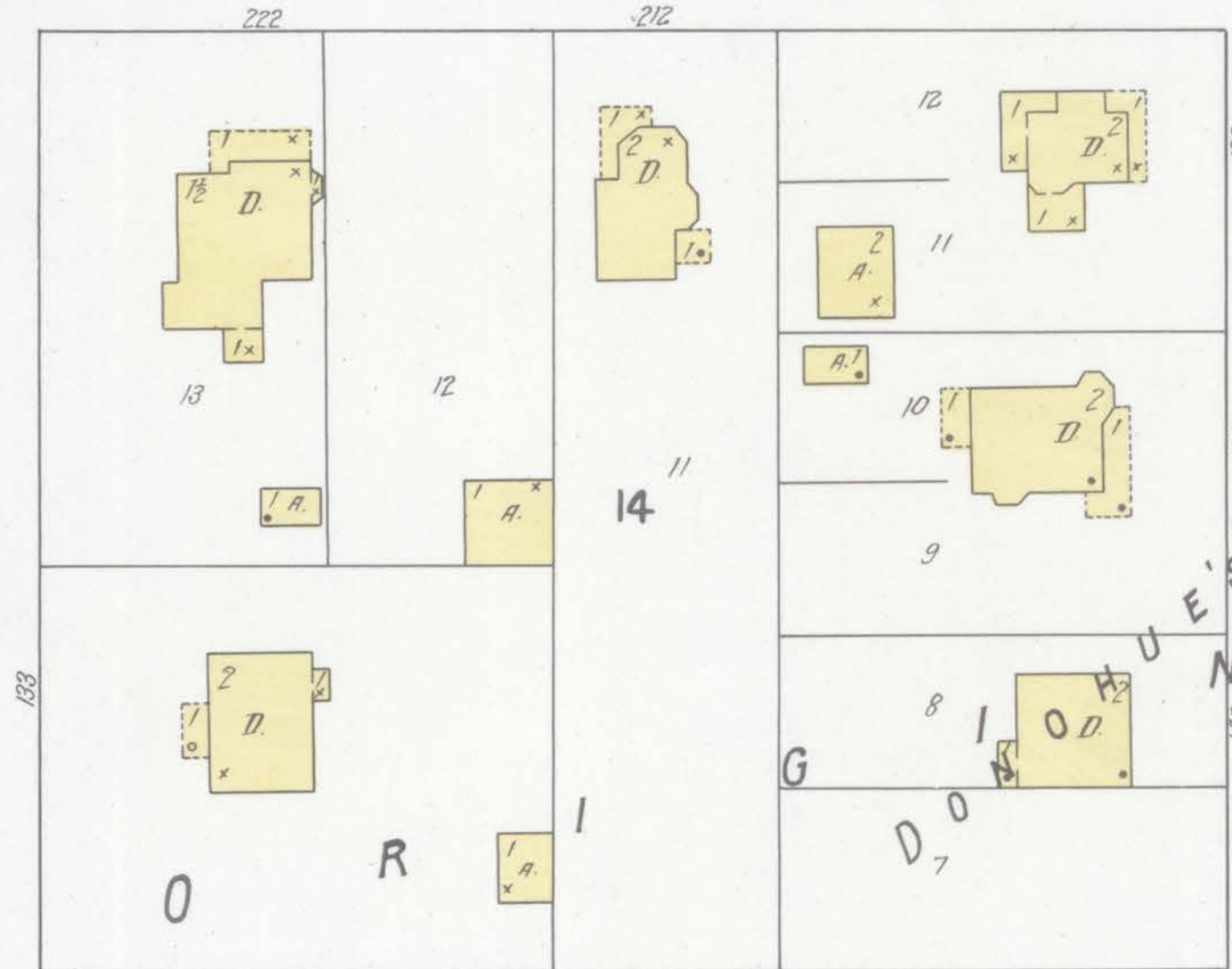
Scale of Feet.



Copyright 1921 by the Sanborn Map Co.







W. 7TH ST. NOT PAVED

Scale of Feet.  
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150  
Copyright 1927 by the Sanborn Map Co.