



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION

Wednesday, April 5, 2023

6:30 p.m.

MEMORIAL HALL – MEMORIAL BUILDING

19 East Chicago Avenue, Hinsdale, Illinois 60521

(Tentative & Subject to Change)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – February 1, 2023

4. PUBLIC HEARINGS

- a) Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District (Continued from February 1, 2023 / March 1, 2023)
- b) Case HPC-4-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – Public Hearing
- c) Case HPC-5-2023 – 110 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

5. PUBLIC MEETINGS

- a) Case HPC-3-2022 – 20 E. Maple Street – Hinsdale Public Library – Application for a Certificate of Appropriateness for a Designated Local Landmark to allow for the Replacement of Windows and an Entrance Door on the Memorial Building
- b) Case HPC-2-2023 – 225 E. First Street – Preliminary Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

6. PUBLIC COMMENT

7. NEW BUSINESS

8. OLD BUSINESS

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

9. ADJOURNMENT

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

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

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, February 1, 2023**

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 1, 2023 at 6:37 p.m., roll call was taken.

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

ABSENT: Commissioner Sarah Barclay

ALSO PRESENT: Bethany Salmon, Village Planner and Robert McGinnis, Director of Community Development

Approval of Minutes – January 4, 2023

Chairman Bohnen asked for comments on the draft of the January 4, 2023 Historic Preservation Commission meeting minutes. No comments were heard.

Commissioner Weinberger made a motion, seconded by Commissioner Prisby, to approve the draft meeting minutes of the January 4, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with a roll call vote of 6-0 as follows:

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

Public Hearings

a) Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 01-2023

Chairman Bohnen asked for any public comments before beginning the public hearing. No comments were shared.

Commissioner Weinberger made a motion, seconded by Commissioner Braden, to open the Public Hearing for Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 6-0 as follows:

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

Chairman Bohnen stated that the Commission would consider all of the properties proposed for inclusion on the list and asked members of the audience to stand and be sworn in if they wish to speak. No audience members were sworn in.

Ms. Salmon provided a brief overview of the case and the review process required by Village Code. A brief overview of the information provided in the packet was also shared.

As requested by Commissioner Haarlow, Ms. Salmon provided an overview of the Historic Overlay District for the record and the historic preservation incentives offered through the program. Ms. Salmon added that the Historical Society has helped provide additional information on some of the properties for the Commission to utilize where needed.

Chairman Bohnen asked for questions or comments. Commissioner Weinberger acknowledged the effort put forth by Ms. Salmon. It was shared that the packet of information on the proposed properties is available online. No further comments were shared.

Commissioner Weinberger made a motion, seconded by Commissioner Braden, to close the Public Hearing for Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 6-0 as follows:

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

Chairman Bohnen stated that the evaluation of each property for inclusion would be discussed by the Commission. Ms. Salmon explained that she will state each property address for the HPC to deliberate. The Commissioners will be asked to state at least one criteria item for inclusion for each property, discussion would follow for each, and one mass motion and vote take place for a group of properties. Ms. Salmon explained that specific properties could be pulled out from the mass motion and voted on individually if needed.

Ms. Salmon introduced each proposed property for the list and the Commission briefly discussed the appropriate criteria item to qualify the property for inclusion. The public hearing transcript detailing the discussion on each property is included in Attachment 1.

Of note, 309 E. Chicago Avenue was discussed to some length and the Commission agreed further information on the property was needed to determine if the property met the criteria for eligibility on the List. It was determined that 309 E. Chicago would not be included in the mass motion and will be revisited at a future meeting where more detailed information can be provided and discussed.

It was decided that 239 E. Walnut St. would be considered for inclusion in a separate motion from the other addresses due to the fact it is owned by Commissioner Weinberger who would recuse herself from the vote.

Commissioner Weinberger made a motion, seconded by Commissioner Prisby, to recommend to the Village Board approval of the following properties for inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-01-2023 [the property list was read aloud by Ms. Salmon excluding 309 E. Chicago Avenue and 239 E. Walnut Street – See Attachment 1]: 122 S. Adams Street, 25 E. Ayres Street, 46 S. County Line Road, 121 S. County Line Road, 505 S. County Line Road, 644 S. County Line Road, 5901 S. County Line Road, 24 E. Eighth Street, 209 N. Elm Street, 425 S. Elm Street, 740 S. Elm Street, 33 E. Fifth Street, 132 E. Fifth Street, 145 E. Fifth Street, 317 E. First Street, 131 N. Garfield Avenue, 518 S. Garfield Avenue, 217 W. Hickory Street, 111 N. Lincoln Street, 510 N. Lincoln Street, 307 S. Lincoln Street, 515 S. Lincoln Street, 833 S. Lincoln Street, 807 McKinley Lane, 23 S. Oak Street, 35 S. Oak Street, 711 S. Oak Street, 728 S. Oak Street, 420 S. Park Avenue, 640 S. Park Avenue, 420 E. Seventh

Street, 138 E. Sixth Street, 222 E. Sixth Street, 114 S. Stough Street, 701 Taft Road, 810 Taft Road, 148 The Lane, 222 E. Third Street, 417 E. Third Street, 433 E. Third Street, 434 E. Third Street, 605 E. Third Street, 132 N. Vine Street, 640 N. Washington Street, 711 S. Washington Street. The motion carried with a roll call vote of 6-0 as follows:

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

Commissioner Braden made a motion, seconded by Commissioner Haarlow, to recommend to the Village Board approval of 239 E. Walnut Street for inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-01-2023. The motion carried with a roll call vote of 5-0 as follows:

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

Commissioner Braden made a motion, seconded by Commissioner Weinberger, to continue the public hearing for Case HPC-01-2023 for consideration of 309 E. Chicago Avenue listed in the public hearing notice for inclusion on the Historically Significant Structures Property List in the Historic Overlay District to the next regular Historic Preservation Commission on March 1, 2023. The motion carried with a roll call vote of 6-0 as follows:

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

Public Comment

No public comments were shared.

New Business

Ms. Salmon provided information on an upcoming event at the Hinsdale Library on February 27, 2023 at 7:00 p.m. Ms. Salmon stated that the Community Conversations topic discussed will be Historic Preservation Incentives and Chairman Bohnen, Commissioner Braden, and Robb McGinnis will be in attendance. Members of the community are invited to take part in a dialogue about participation and incentives offered as part of the Historic Overlay District.

Old Business

a) Amendments to Title 14 – Status Update

Ms. Salmon reported that in addition to the motions approved tonight, she is working on the next list of proposed properties. Ms. Salmon stated that she will reach out to owners of landmarked homes, Zook homes, homes who received plaques from the Historical Society, and homes on the Mary Sterling Map. Approximately 10-15 property owners have requested to be part of the next list for consideration.

Commissioner Braden stated the Historical Society Plaque Program will continue to promote the Village's Historic Overlay District Program.

Commissioner Weinberger asked how homes can be added to the list. Ms. Salmon stated that if Commissioners have properties in mind that they would like to see included, they can send her the address and she would reach out to the owners.

As an addition to New Business, Commissioner Braden shared with the Commission that she applied to include 505 S. County Line Rd on the Landmarks of Illinois Most Endangered Structures List. Commissioner Braden, Ms. Salmon and Mr. McGinnis were all part of a conference call as part of the second round of the process and made a case to include the property. It is hopeful that although the list rarely includes residential properties, that 505 S. County Line would be included when the list publishes in May of 2023.

Chairman Bohnen asked for an update on the Title 14 covenant re-write. Ms. Salmon responded that as soon as all of the administrative tasks are completed with the first property list of the Overlay District, discussion can continue on the topic.

b) Village of Hinsdale 150th Anniversary Celebration

Ms. Salmon reported that a logo was created that will begin being very visible in the near future and input has been gathered for the creation of a plaza outside of Memorial Hall. The HPC would review the potential plaza or roof railing on Memorial Hall. Ms. Salmon reported that planning for some special events, such as the Fourth of July, has begun as well as the possibility of highlighting a specific home every month to promote the Historic Preservation Incentives. More information will be shared with the Commission in the future as it becomes available.

Further discussion took place about highlighting some of the oldest properties, residential and some in the downtown area, as part of the 150th Celebration with social media posts.

Commissioner Braden shared that the Historical District is having an exhibit that opens Thursday, April 20, 2023 and runs through the following Sunday. Interested sponsors are asked to contact the Historical Society.

Commissioner Weinberger shared that the Garden Club is also doing a display for the 150th at the Library in June.

c) Robbins Park Historic Gateway Signs

Ms. Salmon reported no update on the gateway signs. The funds are in the budget but the best process forward for installation is still being evaluated.

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

Ms. Salmon confirmed that some amendment language was added to the ordinance for the landmark designation to address the concerns with the brick wall. The language states that the brick wall is architecturally significant and that any future changes to the portion of the brick wall on the 701 Taft property will require a certificate of appropriateness. Ms. Salmon stated however that the portion of the brick wall on the neighboring property could not be landmarked. From discussions with the developer of the neighboring property, Ms. Salmon believes there is no plans to remove the wall but perhaps alter the curved portion of it.

Chairman Bohnen acknowledged the tremendous amount of effort Ms. Salmon put into the Historic Overlay District and expressed appreciation for the providing the tools needed for the Commission to move forward in the process.

Commissioner Haarlow inquired about the possibility of land marking the brick streets of Sixth Street between Garfield and County Line and First Street between Park and County Line. Commissioner Haarlow suggested that other portions of streets could be included and that he believes brick streets meet at least eleven (11) of the sixteen (16) land mark criteria. He stated that this would be an appropriate time to land mark because Sixth St. is scheduled to be part of the road program next year. The Commission expressed support for the idea of preserving the brick streets and Commissioner Haarlow asked staff to assist with the process of land marking Village owned streets.

Chairman Bohnen asked if there are storm sewers under Sixth St. Mr. McGinnis stated he is not sure if there are storm sewers currently or if there is a plan is to separate the sewers. He will check into the question and report back.

Commissioner Haarlow stated that he believed that the only storm sewers locations were at the intersections and that the sanitary sewer line under the street was constructed in the 1940s. Further discussion took place about sanitary and storm sewers on First St.

Chairman Bohnen shared information about a study done in the past on asphalt versus brick streets that involved Washington St. north of the train tracks. Chairman Bohnen stated that the study supported the initial higher cost of brick for the lower maintenance costs over the long lifespan. He added it not only improves the area aesthetically but also makes financial sense

Ms. Salmon stated she is unfamiliar with the process of land marking right of ways and will look into the matter further, especially how it relates to the Village Code.

Chairman Bohnen suggested that the topic is also timely because of the opportunity to amend Title Fourteen (14), if needed, could be done.

Chairman Gonzalez suggested the specifications of pavers was provided by the Engineering companies as part of previous projects. Commissioner Gonzalez suggested that these specifications could be used as a secondary source for the longevity of pavers.

Further discussion took place about gathering as much useful information from past studies and projects to be well prepared for future discussions related to preservation of brick streets.

Adjournment

Commissioner Weinberger made a motion, seconded by Commissioner Braden, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of February 1, 2023.

The meeting was adjourned at 8:11 p.m. after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office

STATE OF ILLINOIS)
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COUNTY OF DU PAGE) SS:

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
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HPC-01-2023,)
Consideration of Properties)
for Inclusion on the)
Historically Significant)
Structures Property List in)
the Historic Overly)
District.)

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-
entitled matter before the Hinsdale Historic
Preservation Commission, on the 1st day of
February, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;
MS. ALEXIS BRADEN, Member;
MR. BILL HAARLOW, Member;
MR. FRANK GONZALEZ, Member;
MS. SHANNON WEINBERGER, Member; and
MR. JIM PRISBY, Member.

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| <p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. ROBB MCGINNIS, Director of</p> <p>4 Community Development.</p> <hr/> <p>5</p> <p>6 CHAIRMAN BOHNEN: Call Public Hearing</p> <p>7 Case No. HPC-01-2023, consideration of</p> <p>8 properties for inclusion on the historically</p> <p>9 significant structures property list in the</p> <p>06:41PM 10 historic overlay district.</p> <p>11 Do we have a motion to open the</p> <p>12 public hearing?</p> <p>13 MS. WEINBERGER: I move to open the</p> <p>14 Public Hearing for Case HPC-01-2023</p> <p>15 consideration of properties for inclusion on the</p> <p>16 historically significant structures property</p> <p>17 list in the historic overlay district.</p> <p>18 CHAIRMAN BOHNEN: Second, please.</p> <p>19 MS. BRADEN: I second.</p> <p>06:42PM 20 CHAIRMAN BOHNEN: Roll call vote,</p> <p>21 please.</p> <p>22 MS. SALMON: Commissioner Weinberger?</p> | <p style="text-align: right;">4</p> <p>1 Staff overview, please.</p> <p>2 MS. SALMON: So we are here tonight to</p> <p>3 review our first historically significant</p> <p>4 structures property list. We have a total of 47</p> <p>5 properties that are going to be considered</p> <p>6 tonight, 7 of which are in Cook county and 40 of</p> <p>7 which are in DuPage county. All of these</p> <p>8 properties are in our currently established</p> <p>9 historic overlay district and the property</p> <p>06:43PM 10 owners have given consent to be on this list.</p> <p>11 The packet includes a couple of</p> <p>12 materials. The first is some background</p> <p>13 information and summary information and we have</p> <p>14 a complete table that shows all 47 properties,</p> <p>15 that's Exhibit No. 4. It kind of shows an</p> <p>16 overview of all of the individual sheets that</p> <p>17 are in your package and these kind of include a</p> <p>18 summary sheet with a current photo that talks</p> <p>19 about the basic overview of the architect, dates</p> <p>06:43PM 20 constructed, the architectural style, zoning</p> <p>21 district, parcel number, address, and then if we</p> <p>22 had any past historic surveys on file with the</p> |
| <p style="text-align: right;">3</p> <p>1 MS. WEINBERGER: Aye.</p> <p>2 MS. SALMON: Commissioner Gonzalez?</p> <p>3 MR. GONZALEZ: Aye.</p> <p>4 MS. SALMON: Commissioner Braden?</p> <p>5 MS. BRADEN: Aye.</p> <p>6 MS. SALMON: Commissioner Haarlow?</p> <p>7 MR. HAARLOW: Aye.</p> <p>8 MS. SALMON: Commissioner Prisby?</p> <p>9 MR. PRISBY: Aye.</p> <p>06:42PM 10 MS. SALMON: Chairman Bohnen?</p> <p>11 CHAIRMAN BOHNEN: Aye. The motion</p> <p>12 carries.</p> <p>13 During the public hearing we will</p> <p>14 consider all of the various properties proposed</p> <p>15 for inclusion on the historically significant</p> <p>16 structures property list in the historic overlay</p> <p>17 district. If anyone in the audience wishes to</p> <p>18 speak on this matter in general or regarding</p> <p>19 any particular property on the list, please</p> <p>06:42PM 20 stand, raise your right hand and be sworn in.</p> <p>21 (No response.)</p> <p>22 Hearing none, we will proceed.</p> | <p style="text-align: right;">5</p> <p>1 village.</p> <p>2 The village did surveys of select</p> <p>3 areas anywhere from 1999 to the late 2000 and so</p> <p>4 if we have already had a historic preservation</p> <p>5 consultant do a review on these properties, that</p> <p>6 information was included at that bottom of that</p> <p>7 first summary sheet where it talks about which</p> <p>8 survey it was and how they rated it.</p> <p>9 One of the other things that's in</p> <p>06:44PM 10 here is in Exhibit No. 2 there's a definition</p> <p>11 page for what those ratings mean. So,</p> <p>12 obviously, significant is something very</p> <p>13 significant, that's the highest level of rating</p> <p>14 that we generally have and then there's a lot</p> <p>15 more details in Exhibit No. 2 if you want to go</p> <p>16 into it.</p> <p>17 If something is historically</p> <p>18 significant, there's some more historic value</p> <p>19 for it. There are also, you know, it could be</p> <p>06:44PM 20 contributing, meaning that maybe on its own</p> <p>21 that's something where it's not -- maybe it's</p> <p>22 landmarked status or of the highest level of</p> |

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| <p style="text-align: center;">6</p> <p>1 architectural merit that it possibly could be 2 but it contributes to an overall possible 3 historic district so it's not saying that if you 4 are contributing, you are still important 5 historically.</p> <p>6 And then it will also note anything 7 else. There's a couple of cases here where we 8 got some extra information on homes that we had 9 readily available where the historical society 10 helped us or some of these houses are also 11 proposed landmarks so those applications are in 12 here as well.</p> <p>13 And then for the procedures for 14 tonight, because we have 47 properties, which is 15 quite a bit to review, we will kind of go 16 through each of these as the packet has them and 17 we want to identify at least one criteria. At 18 this point, you don't get extra credit if you 19 get five criteria and some of these houses might 20 actually meet all the criteria but we only need 21 to identify one for the purposes of the meeting 22 and we do have quite a few properties.</p> | <p style="text-align: center;">8</p> <p>1 code is we are providing some alternative zoning 2 relief. So that could be waiving of floor area 3 ratio, some review set backs to help people with 4 building additions, and then we also got people 5 available in the future if they are on this list 6 to apply for the building permit fee waivers, 7 expedited permit processing and application 8 processing, a property tax rebate for the 9 village portion of the tax bill and then 10 potentially matching grant funds.</p> <p>11 So all of these 47 properties if 12 they are going to be added officially to the 13 list, which will have final approval by the 14 village board, they would be able to come 15 forward in the future with an application for 16 any of these incentives, which depending on 17 which application, which incentive it is, some 18 can go directly to HPC, some go to the HPC and 19 the village board.</p> <p>20 MR. HAARLOW: Okay. Thank you. And 21 can you also state the boundaries of the 22 district?</p> |
| <p style="text-align: center;">7</p> <p>1 So with that, if there's no 2 questions, and I know we had a member of the 3 audience but I don't think she wants to speak. 4 Okay. Just checking.</p> <p>5 So what we can do is we can just 6 dive right into going -- have the commissioners 7 go through these one by one and then if there's 8 any questions, we can assess them along the way. 9 And then after we review everything, we can go 10 through the motions.</p> <p>11 MR. HAARLOW: Bethany, can you just, 12 for the record, orally define what constitutes 13 the historic overlay district.</p> <p>14 MS. SALMON: Yes. So back in September 15 of last year, as you guys remember, it took us a 16 year and a half to establish our new historic 17 overlay district. That amendment went into our 18 village code and it also went into our zoning 19 code, which basically established a new overlay 20 district, and allows the village to provide a 21 suite of historic preservation incentives. 22 The reason we have it in our zoning</p> | <p style="text-align: center;">9</p> <p>1 MS. SALMON: There is in here if you 2 look in your packet on Exhibit No. 1, we do have 3 the zoning map with the historic overlay and as 4 approved, it basically includes the majority of 5 the village with a couple of zoning districts 6 that were excluded because there wasn't found to 7 be a lot of buildings that had architectural 8 significance.</p> <p>9 So the districts that were excluded 10 are the O-3 district, the B-3 district, the R-5 11 and R-6 districts. Every other district you can 12 basically be eligible for inclusion on this list 13 and subject to meeting the criteria that we are 14 going to review tonight.</p> <p>15 MR. HAARLOW: So it's almost all of the 16 homes in Hinsdale are within the district?</p> <p>17 MS. SALMON: Correct. And that was 18 really important to us because if you remember, 19 we have seen a lot of homes that have come down 20 in our Robbins Park District but we wanted to 21 make sure that we had a way to make this 22 eligible for basically anywhere in the village.</p> |

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| <p style="text-align: right;">10</p> <p>1 But being in the historical overlay district</p> <p>2 doesn't automatically put you on the</p> <p>3 historically significant structures property</p> <p>4 list. We do want to make sure we review these</p> <p>5 homes, make sure they are still historic and</p> <p>6 there's reason to be on this list.</p> <p>7 MR. HAARLOW: Thank you. I appreciate</p> <p>8 you making these clarifications and having it in</p> <p>9 the record. Thank you.</p> <p>06:49PM 10 CHAIRMAN BOHNEN: Do we have any</p> <p>11 questions from our commissioners?</p> <p>12 MS. WEINBERGER: No questions, but I</p> <p>13 just really want to thank Bethany. This is a</p> <p>14 lot of work and it's fabulous. It's fabulous.</p> <p>15 Thank you. I know it was a lot of work.</p> <p>16 MS. SALMON: Yes. And I will say I</p> <p>17 have one more chance to say one thing.</p> <p>18 Anything that's in here, it doesn't</p> <p>19 mean this is everything on these properties.</p> <p>06:49PM 20 The Historical Society actually has a lot more</p> <p>21 information on a lot of these properties but</p> <p>22 what we have included in here at least is what</p> | <p style="text-align: right;">12</p> <p>1 MR. PRISBY: Bethany, I have the one</p> <p>2 you have us at the last meeting.</p> <p>3 CHAIRMAN BOHNEN: Unless anyone else</p> <p>4 has something to say, we are going to close the</p> <p>5 Public Hearing and discuss this matter.</p> <p>6 Do I have a motion to close the</p> <p>7 public hearing?</p> <p>8 MS. WEINBERGER: I move to close the</p> <p>9 public hearing.</p> <p>06:51PM 10 CHAIRMAN BOHNEN: Second, please.</p> <p>11 MR. PRISBY: I'll second.</p> <p>12 MS. SALMON: Commissioner Weinberger?</p> <p>13 MS. WEINBERGER: Aye.</p> <p>14 MS. SALMON: Commissioner Gonzalez?</p> <p>15 MR. GONZALEZ: Aye.</p> <p>16 MS. SALMON: Commissioner Braden?</p> <p>17 MS. BRADEN: Aye.</p> <p>18 MS. SALMON: Commissioner Haarlow?</p> <p>19 MR. HAARLOW: Aye.</p> <p>06:51PM 20 MS. SALMON: Commissioner Prisby?</p> <p>21 MR. PRISBY: Aye.</p> <p>22 MS. SALMON: Chairman Bohnen?</p> |
| <p style="text-align: right;">11</p> <p>1 at least for right now we think is enough to</p> <p>2 bring forward for review. So if there's</p> <p>3 something that we want to look into further, we</p> <p>4 can always do that at a next public hearing.</p> <p>5 And I will say just for your guys purposes, I</p> <p>6 have quite a pending list already for the next</p> <p>7 round. It probably won't be 47 properties again</p> <p>8 because that's a lot but we do have a lot of</p> <p>9 people that have reached out and said, when can</p> <p>06:50PM 10 I get on the next round. So it's a great thing</p> <p>11 and if approved, we have more properties on this</p> <p>12 list than we have landmarked already.</p> <p>13 MS. BRADEN: We can put it on the</p> <p>14 agenda next month and we can push through.</p> <p>15 CHAIRMAN BOHNEN: Is there any members</p> <p>16 of the public that wish to speak on this matter</p> <p>17 or any particular property tonight?</p> <p>18 (No response.)</p> <p>19 Hearing none, we --</p> <p>06:51PM 20 MS. SALMON: The packet is online, to</p> <p>21 answer your question. If you want to contact me</p> <p>22 tomorrow, I'd be happy to send it to you.</p> | <p style="text-align: right;">13</p> <p>1 CHAIRMAN BOHNEN: Aye.</p> <p>2 So now we will proceed to work</p> <p>3 through our list.</p> <p>4 MS. SALMON: Would it be easier if I --</p> <p>5 I'm happy to introduce the house and state the</p> <p>6 address. We will be going through hopefully in</p> <p>7 order as they are in the packet and as they are</p> <p>8 in the spreadsheet that was included in the</p> <p>9 packet.</p> <p>06:53PM 10 The first one on our list is 122</p> <p>11 South Adams Street. Now that we are looking, as</p> <p>12 an example, like I said, each of them have a</p> <p>13 consistent cover page and then that last box in</p> <p>14 there will say what the previous survey</p> <p>15 information was.</p> <p>16 MS. BRADEN: Do we need to review or</p> <p>17 just chime in with our thoughts on a criteria?</p> <p>18 MS. SALMON: Yes. And then if there's</p> <p>19 any debate or disagreement or if everyone</p> <p>06:53PM 20 agrees, we can just go on to the next one.</p> <p>21 MS. BRADEN: I'd select No. 5 criteria</p> <p>22 given it's historically significant given the</p> |

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| <p style="text-align: center;">14</p> <p>1 local landmark.</p> <p>2 MS. WEINBERGER: I would agree.</p> <p>3 MR. GONZALEZ: Says it's designated as</p> <p>4 a landmark so</p> <p>5 MS. SALMON: We will do a mass motion</p> <p>6 at the end. As long as we can identify at least</p> <p>7 one criteria and everyone agrees on it, that's</p> <p>8 great, and then I'll mark down for the record</p> <p>9 which every one agrees on.</p> <p>06:54PM 10 If someone really feels strongly</p> <p>11 they want to have more criteria, that's fine but</p> <p>12 you only need to meet one. If there's any</p> <p>13 discussion or deliberation that's needed, we can</p> <p>14 stop and discuss it and like I said, if we need</p> <p>15 to continue certain ones or set those aside for</p> <p>16 a separate motion, we can.</p> <p>17 So is everyone feeling okay about</p> <p>18 122 South Adams, and I'll mark in the record</p> <p>19 that it meets criteria 5.</p> <p>06:55PM 20 MS. BRADEN: Yes.</p> <p>21 MR. GONZALEZ: Yes.</p> <p>22 MS. SALMON: Okay. That brings us to</p> | <p style="text-align: center;">16</p> <p>1 someone drove up to this house on the historic</p> <p>2 list they would be like why or how because</p> <p>3 enough of the exterior has changed to look like</p> <p>4 a new home that I was also struggling with this</p> <p>5 one.</p> <p>6 MS. BRADEN: But they didn't teardown,</p> <p>7 which --</p> <p>8 MS. WEINBERGER: They didn't.</p> <p>9 MS. BRADEN: But they didn't keep</p> <p>06:57PM 10 enough of the facade to --</p> <p>11 MR. PRISBY: They kept the bay, they</p> <p>12 kept the gable, they kept the dormer with that</p> <p>13 large roof that looks very much like the old</p> <p>14 house, but then the porch is radically</p> <p>15 different. They did the extension, it doesn't</p> <p>16 look like the original house. They didn't try</p> <p>17 to maintain that image or that style. So when I</p> <p>18 relate to what we used for the first two, No. 5,</p> <p>19 to me it's no longer an architectural style so</p> <p>06:57PM 20 what would this fall under?</p> <p>21 MS. WEINBERGER: Correct.</p> <p>22 MR. PRISBY: Does it still fall under</p> |
| <p style="text-align: center;">15</p> <p>1 25 East Ayres Street.</p> <p>2 MR. PRISBY: I think it still falls</p> <p>3 under No. 5. Queen Anne style home,</p> <p>4 architecturally significant.</p> <p>5 MS. WEINBERGER: Yes. Agree.</p> <p>6 MR. PRISBY: Pretty straightforward as</p> <p>7 far as I'm concerned.</p> <p>8 MS. WEINBERGER: Yes.</p> <p>9 MS. SALMON: So I think there's</p> <p>06:56PM 10 consensus we also agree on No. 5.</p> <p>11 The next one on the list is</p> <p>12 309 East Chicago Avenue.</p> <p>13 MS. BRADEN: This one I may have</p> <p>14 questions about off line but it wouldn't impact</p> <p>15 our agreeing on this.</p> <p>16 MS. WEINBERGER: Which criteria? I'm</p> <p>17 grateful it was saved but I'm struggling with</p> <p>18 criteria because if this would have been saved</p> <p>19 and done in the style of the home, that would</p> <p>06:56PM 20 have helped but it looks brand new.</p> <p>21 MR. PRISBY: I think I'd use the</p> <p>22 example that Bethany gave the other day that if</p> | <p style="text-align: center;">17</p> <p>1 one of the other five?</p> <p>2 MR. WEINBERGER: We don't have enough</p> <p>3 information.</p> <p>4 CHAIRMAN BOHNEN: I think the fact that</p> <p>5 it was saved, right. I mean, when you look at</p> <p>6 the original structure and look at the number of</p> <p>7 pictures of the exterior facade, it mirrored the</p> <p>8 old house.</p> <p>9 What we are trying to do is to save</p> <p>06:58PM 10 old houses not necessarily reconstruct it in the</p> <p>11 exact style.</p> <p>12 I, frankly, think that the people</p> <p>13 along Chicago Avenue have done a great job on a</p> <p>14 number of those old houses that go from the Oak</p> <p>15 Street bridge west that look very nice now and</p> <p>16 otherwise would have been torn down. I don't</p> <p>17 know what criteria.</p> <p>18 MS. BRADEN: Should we say 5 because it</p> <p>19 still has the bones of the architecture?</p> <p>06:59PM 20 MR. PRISBY: I'm just wondering if we</p> <p>21 need more information on this one. I mean, was</p> <p>22 the house simply saved because of -- maybe Robb</p> |

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| <p style="text-align: center;">18</p> <p>1 knows -- zoning aspects of this, it was over a 2 setback line or was there a reason for keeping 3 the structure? Is it more of a zoning criteria? 4 MR. MCGINNIS: I wouldn't know. 5 MR. PRISBY: I'm just wondering if we 6 need more information on this one. You can keep 7 this house simply because how it relates to the 8 newer zoning with the older structure as opposed 9 to tearing it down and building it new, which to 10 me, I have a bit of an issue then saying that 11 this is historic. 12 CHAIRMAN BOHNEN: I don't think that 13 people would typically buy that, tear it down 14 and build a new house with the railroad in their 15 backyard. 16 MR. PRISBY: Probably not. 17 CHAIRMAN BOHNEN: So I think it was 18 either refit a house like this or have nothing 19 there. These houses, many of them, were in 20 disrepair and the people who have been working 21 on them showed a lot of ingenuity. 22 I think they should be credited for</p> | <p style="text-align: center;">20</p> <p>1 they would just deteriorate and probably not 2 have anything built on those lots. 3 MS. SALMON: One thing I'll offer as an 4 option here, not that this is the way we need to 5 go, but we did think about this, like, what the 6 information that was included for each of these 7 properties is kind of like a windshield survey, 8 right, they are kind of higher level. 9 We do have some historic survey 10 sheets that are really good to go off of, but 11 this particular property has had some recent 12 renovations and we didn't do like a deep dive 13 into everything they actually did. We didn't 14 look into that specifically. Maybe there is 15 more information historically that the 16 Historical Society has on this house or the 17 homeowners might have. 18 So for cases like this, if you guys 19 would like additional information, we could add 20 this to the list and continue it to the next 21 meeting and be able to see if we can find 22 anything else that you guys might be interested</p> |
| <p style="text-align: center;">19</p> <p>1 the fact that they saved houses in Hinsdale and 2 if perhaps their renovation ends up being a 3 little hard to identify in terms of style, I can 4 get by that. 5 MS. WEINBERGER: Does No. 3 fit, 6 criteria 3 fit? 7 MR. PRISBY: No. 3? 8 MS. BRADEN: I just don't know who the 9 architect is. 10 MR. GONZALEZ: I think that's going to 11 happen many times. 12 MS. WEINBERGER: No. 3, one or more 13 structures on the property embodies the 14 distinctive characteristics of a type, period, 15 or method of construction, or represents the 16 work of a master, or possesses high artistic 17 values, or represents a significant and 18 distinguishable entity whose components may lack 19 individual distinction. Those are all ors so 20 you don't need to have the work by a master. 21 CHAIRMAN BOHNEN: By guess would be if 22 somebody didn't come along and renovate these,</p> | <p style="text-align: center;">21</p> <p>1 in and bring it back for review. 2 MS. BRADEN: Because maybe the person 3 who built it is noteworthy or was noteworthy 4 rather, because that would fit a criteria. 5 MS. SALMON: Right. 6 MS. BRADEN: Do you know why it was 7 significant in the reconnaissance survey and 8 then contributing in the Robbins Park or is that 9 just the opinion of the surveyor? 10 MS. SALMON: That's a good question. 11 But I will say the one thing I know 12 is that the reconnaissance survey done in 1999, 13 it's my understanding, that it was trying to 14 kind of look at the village as a whole and 15 that's a really big thing for a historic survey 16 to do. 17 So I think they did it more as a 18 windshield survey truly where you are kind of 19 just like not really deep diving into building 20 permit and you are not going that one level 21 deeper and then it set up kind of like little 22 districts and that became the foundation for how</p> |

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| <p style="text-align: center;">22</p> <p>1 they decided where to do the additional historic 2 surveys and identify which areas might be their 3 own stand-alone districts. 4 That's actually how Robbins Park 5 became a historic district and some of the other 6 areas that we have in town, they didn't become 7 historic districts later but they did the survey 8 information for it. 9 So I think when they started 07:03PM 10 looking into it further in 2002, it may have 11 gotten reclassified when they started doing a 12 deeper level or something could have happened to 13 the building permit between the one survey and 14 the other survey. 15 MR. MCGINNIS: I might suggest if -- 16 you are going to struggle with others and like 17 Jim's point, we have a month, if we continue 18 this, we don't get through the entire list 19 tonight, we can do some research on some of 07:03PM 20 these properties and maybe help identify some of 21 that specific criteria. Maybe there were some 22 setbacks that somebody was trying to take</p> | <p style="text-align: center;">24</p> <p>1 style house would not be rated significant. 2 So it seems like the stucco siding 3 is perhaps not there anymore, or it's been 4 covered up, but it does still have the side 5 one-story addition and so if we are looking for 6 a criterion that matches, I would argue that 7 No. 5 could be applied here. So I'm okay with 8 continuing it. 9 MS. SALMON: I think, Commissioner 07:05PM 10 Haarlow, what you are saying is that that stucco 11 that used to be there was actually added on 12 after and might not have been something that 13 they should have done and actually maybe them 14 putting back that siding is more appropriate. 15 MS. WEINBERGER: Correct. 16 MR. HAARLOW: So, actually, I guess I 17 read this incorrectly. Because I guess what 18 they are saying is that those would be 19 detractions. 07:05PM 20 MS. SALMON: I think the stucco 21 cladding, if you look at the last box at the end 22 of the page, they are saying that that stucco</p> |
| <p style="text-align: center;">23</p> <p>1 advantage of or maybe there was some 2 significance to this that wasn't included in the 3 detail tonight. 4 MS. WEINBERGER: Do we need to make a 5 motion to table this? 6 MS. SALMON: I think we will make a 7 motion but if you guys can agree right now, 8 maybe take another month. I will make a note on 9 my sheet because we are going to do a bulk 07:04PM 10 motion for the ones that everyone seems to 11 easily agree on and the ones -- we have a 12 separate motion to continue. 13 MS. BRADEN: So we will set that aside 14 then? 15 MS. SALMON: Yes. 16 MS. BRADEN: Great. 17 MR. HAARLOW: Can I just offer on this 18 one before we leave it. On the survey, it was 19 done by the Illinois Urban Architectural 07:04PM 20 Historical Survey, it says, reason for 21 significance. If not for the stucco siding and 22 the side one-story addition, this Queen Anne</p> | <p style="text-align: center;">25</p> <p>1 actually is not original from whoever did this 2 survey. 3 MR. HAARLOW: Okay. Well, then I just 4 retract what I said. 5 MS. SALMON: But what we can do is we 6 can do a dive for building permits, we can see 7 if Historical Society has some information and I 8 can hopefully bring that information back to the 9 next meeting and then we can review it all 07:06PM 10 together. 11 Does that sound okay to everyone? 12 We will add it to the future list. 13 MR. GONZALEZ: I'm good with it. 14 MS. WEINBERGER: That's fine. 15 MR. PRISBY: This one is just really a 16 good example of whether the changes are 17 significant enough to render it no longer 18 historically significant. 19 At the same time, to John's point, 07:06PM 20 we don't want these people to not keep these 21 houses and if they want to take the exterior and 22 update it to a more modern style or something</p> |

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| <div>26</div> <div>1 that's a little more trendy, at least they are</div> <div>2 keeping the house, so where do we draw that</div> <div>3 line. And I think we will probably, in the next</div> <div>4 run of houses, probably see a lot more of those</div> <div>5 than we are seeing tonight. I think we are</div> <div>6 going to see a lot more that have been renovated</div> <div>7 significantly that they may no longer look</div> <div>8 historically significant or historic at all and</div> <div>9 what do you do with those. This is a good</div> <div>07:07PM 10 benchmark to start with.</div> <div>11 CHAIRMAN BOHNEN: Frankly, again, I</div> <div>12 drive down there all the time going to Western</div> <div>13 Springs, and I feel civic pride about the fact</div> <div>14 they have taken these little houses and</div> <div>15 renovated them so nicely.</div> <div>16 So for me, I can stretch it for</div> <div>17 No. 6 even though maybe historically may not be</div> <div>18 significant enough. I think it shows innovation</div> <div>19 and it shows civic concern and I think the town</div> <div>07:07PM 20 is better off for them because over the years</div> <div>21 these houses have sort of dwindled and now</div> <div>22 there's three or four of them that have shown</div> | <div>28</div> <div>1 continue it?</div> <div>2 MS. SALMON: It wouldn't be dead. Your</div> <div>3 recommendation of the HPC will be forwarded to</div> <div>4 the village board and they are going to make the</div> <div>5 final decision. They will obviously take HPC's</div> <div>6 recommendation as part of their decision making.</div> <div>7 CHAIRMAN BOHNEN: Okay.</div> <div>8 MR. GONZALEZ: Let's move one.</div> <div>9 MS. SALMON: So we will hold that one.</div> <div>07:09PM 10 46 South County Line Road.</div> <div>11 MS. BRADEN: Criteria 3 and 5.</div> <div>12 MR. GONZALEZ: No brainer.</div> <div>13 MS. WEINBERGER: And 2, yes.</div> <div>14 MS. SALMON: Any other discussion on</div> <div>15 that one?</div> <div>16 MS. WEINBERGER: No.</div> <div>17 MS. SALMON: Okay. The next property</div> <div>18 on the list is 121 South County Line Road, which</div> <div>19 I believe everyone is familiar with.</div> <div>07:10PM 20 MR. BRADEN: Very familiar. 3, 5, 6.</div> <div>21 MS. WEINBERGER: 2.</div> <div>22 MS. SALMON: So I will add 2, 3, 5 and</div> |
| <div>27</div> <div>1 real solid renovation.</div> <div>2 MR. GONZALEZ: Something to consider</div> <div>3 that the proportion has pretty much stayed with</div> <div>4 a very few exceptions. So I take the old view,</div> <div>5 it's very relatable, it's not like they bumped</div> <div>6 out the side, the front and side that the side</div> <div>7 changed so drastically that doesn't look</div> <div>8 anything like that. It still does resemble the</div> <div>9 original home, at least 80, 90 percent.</div> <div>07:08PM 10 CHAIRMAN BOHNEN: I like it.</div> <div>11 MR. GONZALEZ: Just some thoughts.</div> <div>12 MS. BRADEN: Now, do we all have to be</div> <div>13 in agreement in moving the home along, or is</div> <div>14 this, like, how we vote?</div> <div>15 MS. SALMON: I think if there's any</div> <div>16 where there's debate like this, we should have</div> <div>17 them as a separate motion. I think that's the</div> <div>18 easiest way to do it and if there are people</div> <div>19 saying hey, why don't we take another month we</div> <div>07:08PM 20 can add it to review next month.</div> <div>21 MR. PRISBY: If we vote on it and it's</div> <div>22 3-3, is it dead or is that a good reason to</div> | <div>29</div> <div>1 do you want me to also add 6?</div> <div>2 MS. BRADEN: In my opinion, it was</div> <div>3 Frank Lloyd Wright.</div> <div>4 MS. SALMON: Okay. It did recently</div> <div>5 become landmarked, so that landmark ordinance is</div> <div>6 in here.</div> <div>7 The next property for consideration</div> <div>8 is 505 South County Line Road.</div> <div>9 MS. BRADEN: Another one that I have</div> <div>07:10PM 10 been hooked to in the past 48 hours.</div> <div>11 MS. WEINBERGER: 2.</div> <div>12 MS. BRADEN: Yes. 2, 3, 5 and 6. The</div> <div>13 owners, the original owners, I know the wife</div> <div>14 started infant welfare. She was a very big</div> <div>15 advocate for the American Red Cross when it came</div> <div>16 to Hinsdale, so the owners themselves have made</div> <div>17 huge contributions to this community. I'm not</div> <div>18 even bringing to light the architectural</div> <div>19 significance on the Lyon and Healy owners and</div> <div>07:11PM 20 David Adler.</div> <div>21 MS. SALMON: Any other comments on 505</div> <div>22 South County Line?</div> |

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| <div>30</div> <div>1 The next house on the list is 644</div> <div>2 South County Line Road.</div> <div>3 MR. GONZALEZ: 5.</div> <div>4 CHAIRMAN BOHNEN: What about 6?</div> <div>5 MR. GONZALEZ: 6, too.</div> <div>6 MS. WEINBERGER: 5.</div> <div>7 MS. SALMON: Okay.</div> <div>8 Any other comments?</div> <div>9 MR. GONZALEZ: It's classical --</div> <div>07:12PM 10 actually colonial, so I think it should be 6,</div> <div>11 too.</div> <div>12 MS. SALMON: So we will put down 5 and</div> <div>13 6.</div> <div>14 The next house on property up for</div> <div>15 consideration is 5901 South County Line Road.</div> <div>16 This is our Harold Zook home and studio that's</div> <div>17 at KLM Park.</div> <div>18 Just for the record here, because I</div> <div>19 know this might be a little confusing, the</div> <div>07:13PM 20 survey sheets that we had on file for when it</div> <div>21 was previously located at 327 South Oak Street</div> <div>22 but obviously it's the house.</div> | <div>32</div> <div>1 recovery. And after that subsided, they split</div> <div>2 the house.</div> <div>3 MS. WEINBERGER: I didn't know that.</div> <div>4 MS. SALMON: I will put down No. 3 and</div> <div>5 No. 5.</div> <div>6 MS. BRADEN: Probably No. 2, the</div> <div>7 history Chairman Bohnen just shared about the</div> <div>8 history.</div> <div>9 MS. WEINBERGER: Agree.</div> <div>07:16PM 10 MS. SALMON: The next property on the</div> <div>11 list is 425 South Elm Street.</div> <div>12 MS. WEINBERGER: 5.</div> <div>13 MS. BRADEN: 5.</div> <div>14 CHAIRMAN BOHNEN: They did a real neat</div> <div>15 job on that.</div> <div>16 MS. SALMON: Any other comments?</div> <div>17 If not, we will move to 740 South</div> <div>18 Elm Street.</div> <div>07:17PM 19 MS. BRADEN: Definitely 5. I'd say 2,</div> <div>20 Phillip Duke West.</div> <div>21 MS. WEINBERGER: 2 and 3.</div> <div>22 MR. HAARLOW: I'd say 3 as well.</div> |
| <div>31</div> <div>1 MS. WEINBERGER: Well, I would say it's</div> <div>2 1, 2, 3, 4, 5, 6.</div> <div>3 MS. SALMON: Any other comments? Okay.</div> <div>4 The next house on the list is 24</div> <div>5 East Eighth Street.</div> <div>6 MR. PRISBY: I was good with this one,</div> <div>7 especially since it was the home of a local</div> <div>8 architect, Harford Field, so this would fall</div> <div>9 under 2.</div> <div>07:14PM 10 MS. WEINBERGER: 2.</div> <div>11 MS. BRADEN: For sure.</div> <div>12 MS. SALMON: Okay. The next house on</div> <div>13 the list is 209 North Elm Street.</div> <div>14 MS. WEINBERGER: 3 and, interestingly,</div> <div>15 5. If we had more history on the house, this is</div> <div>16 actually a portion of a larger home that was on</div> <div>17 that corner. The history is really interesting</div> <div>18 and I would love to get their neighbor to be on</div> <div>19 this list because it was originally one large</div> <div>07:15PM 20 house and after World War II they split into</div> <div>21 two.</div> <div>22 CHAIRMAN BOHNEN: It was the TB</div> | <div>33</div> <div>1 MR. PRISBY: 3.</div> <div>2 MS. BRADEN: 100 percent 3.</div> <div>3 MS. SALMON: Okay. Moving on -- we</div> <div>4 have 2, 3, 5 for that property.</div> <div>5 Moving on to the next property we</div> <div>6 have 33 East Fifth Street.</div> <div>7 MR. GONZALEZ: 1 through 6.</div> <div>8 MS. BRADEN: Yes.</div> <div>9 MS. SALMON: Any other comments?</div> <div>07:17PM 10 I'll put 1 through 6.</div> <div>11 The next house is 132 East Fifth</div> <div>12 Street.</div> <div>13 MS. BRADEN: 2, 3 and 5.</div> <div>14 MS. WEINBERGER: Agree.</div> <div>15 MR. PRISBY: Agree.</div> <div>16 MS. SALMON: Okay.</div> <div>17 The next house on the list is 145</div> <div>18 East Fifth Street.</div> <div>19 MS. WEINBERGER: For sure 5.</div> <div>07:18PM 20 MR. GONZALEZ: Yes.</div> <div>21 MS. SALMON: Okay. I have No. 5</div> <div>22 listed.</div> |

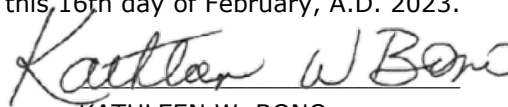
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| <p style="text-align: center;">34</p> <p>1 The next house is 317 East First</p> <p>2 Street.</p> <p>3 MR. PRISBY: Can we go fast on this</p> <p>4 one, guys. For transparency reasons, this is</p> <p>5 one of three houses that our office did work on</p> <p>6 that are on this list. I'll get to the other</p> <p>7 two later when we get to them.</p> <p>8 These were -- all three houses, we</p> <p>9 did architectural work on them more than</p> <p>07:19PM 10 20 years ago. They were all in the last century</p> <p>11 so our office did this porch, an addition to the</p> <p>12 north and a revised kitchen back in I think this</p> <p>13 was '95 and I'm not recusing myself from voting</p> <p>14 on any of these. I'm not getting any more work</p> <p>15 from them. All three have new owners, pretty</p> <p>16 straightforward for me. I think it just needed</p> <p>17 to be on the record that I was associated with</p> <p>18 the work on that house.</p> <p>19 MS. BRADEN: Okay. 5.</p> <p>07:20PM 20 MS. SALMON: There's no further</p> <p>21 comments on that.</p> <p>22 The next one is 131 North Garfield</p> | <p style="text-align: center;">36</p> <p>1 MS. SALMON: Okay.</p> <p>2 MS. BRADEN: Or No. 2 also.</p> <p>3 MR. GONZALEZ: Yes. 2 and 5.</p> <p>4 MS. BRADEN: Yes, 5.</p> <p>5 MS. SALMON: And No. 2? The last page</p> <p>6 of the survey sheet does have some historic</p> <p>7 information on it too. I don't know if that's</p> <p>8 what you were looking at.</p> <p>9 MS. BRADEN: I'm looking at Stough sold</p> <p>07:23PM 10 it to Bruner in 1873 but I was just thinking</p> <p>11 about that No. 2. We have identified No. 5 for</p> <p>12 sure, I'm okay with that.</p> <p>13 MS. SALMON: Okay. No. 5.</p> <p>14 Next is 510 North Lincoln Street.</p> <p>15 MR. GONZALEZ: Full disclosure, I just</p> <p>16 finished this work about four weeks ago maybe,</p> <p>17 yes, four week ago, where we replaced the</p> <p>18 damaged limestone steps on both sides on the</p> <p>19 east and south of the facade. But as far as my</p> <p>07:24PM 20 work, it's been closed and it was closed last</p> <p>21 year. I took a lot of pride trying to get this</p> <p>22 -- Robb helped me with the railing issues and</p> |
| <p style="text-align: center;">35</p> <p>1 Avenue.</p> <p>2 MS. WEINBERGER: It's definitely a 5.</p> <p>3 MS. BRADEN: Yes.</p> <p>4 MS. SALMON: Okay. I will put 5 down</p> <p>5 for the criteria.</p> <p>6 The next house is 518 South</p> <p>7 Garfield Avenue.</p> <p>8 MS. BRADEN: 5.</p> <p>9 MR. GONZALEZ: 5.</p> <p>07:21PM 10 MR. PRISBY: 5 for sure.</p> <p>11 MS. SALMON: Okay. No. 5.</p> <p>12 The next house is 217 West Hickory</p> <p>13 Street.</p> <p>14 MR. GONZALEZ: Yes, this is a</p> <p>15 landmarked home. 1 through 6.</p> <p>16 MS. WEINBERGER: Definitely.</p> <p>17 MS. SALMON: Okay. Everyone in</p> <p>18 agreement, so I'll put down 1 through 6.</p> <p>19 The next house on the list is 111</p> <p>07:22PM 20 North Lincoln Street.</p> <p>21 MR. PRISBY: 5 again.</p> <p>22 MS. WEINBERGER: Yes.</p> | <p style="text-align: center;">37</p> <p>1 the height, loose stone trying to keep the</p> <p>2 character of the home the best as we could.</p> <p>3 MS. WEINBERGER: Definitely a 5.</p> <p>4 MS. BRADEN: Yes.</p> <p>5 MS. SALMON: Okay. The next house is</p> <p>6 307 South Lincoln Street.</p> <p>7 MR. PRISBY: Definitely a 5.</p> <p>8 MS. WEINBERGER: Yes.</p> <p>9 MS. SALMON: Any other comments? We</p> <p>07:25PM 10 will list that as meeting criteria 5.</p> <p>11 The next house is 515 South Lincoln</p> <p>12 Street.</p> <p>13 MR. PRISBY: This is also another</p> <p>14 project our office worked on, front porch was</p> <p>15 done in '98.</p> <p>16 MS. WEINBERGER: This is definitely a 5</p> <p>17 as well.</p> <p>18 MS. SALMON: Okay. I'll put down</p> <p>19 criteria 5.</p> <p>07:25PM 20 The next house is 833 South</p> <p>21 Lincoln.</p> <p>22 MR. GONZALEZ: It resembles a little</p> |

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| <p>38</p> <p>1 bit of a Zook?</p> <p>2 MS. WEINBERGER: Yes.</p> <p>3 MS. SALMON: I heard rumors that Zook</p> <p>4 may have done an addition on this house but I</p> <p>5 don't know if we can verify that.</p> <p>6 MS. BRADEN: Definitely 5.</p> <p>7 MR. GONZALEZ: Definitely 5.</p> <p>8 MS. SALMON: Okay. I'll list this as</p> <p>9 No. 5.</p> <p>07:26PM 10 MS. WEINBERGER: This actually was a</p> <p>11 Sears Roebuck catalogue design.</p> <p>12 MR. GONZALEZ: That's a big home for</p> <p>13 sure.</p> <p>14 MS. SALMON: The current homeowner when</p> <p>15 we spoke with them in the past, has said I think</p> <p>16 there's a rear addition that she believes Zook</p> <p>17 may have been involved in. We obviously need to</p> <p>18 do additional research because I don't see it</p> <p>19 noted here.</p> <p>07:26PM 20 MR. GONZALEZ: Okay.</p> <p>21 MS. SALMON: I'll list that as No. 5.</p> <p>22 The next house is 807 McKinley</p> | <p>40</p> <p>1 The next house is 728 South Oak</p> <p>2 Street.</p> <p>3 MR. PRISBY: 5 for sure. Great example</p> <p>4 of a French Eclectic house.</p> <p>5 MS. BRADEN: Wait, this is the --</p> <p>6 MR. PRISBY: 728.</p> <p>7 MS. BRADEN: 728 we have this as the</p> <p>8 Foss home.</p> <p>9 MS. WEINBERGER: No.</p> <p>07:29PM 10 MS. BRADEN: That's confusing because I</p> <p>11 just pulled the summary sheet.</p> <p>12 MS. WEINBERGER: It's definitely a 5.</p> <p>13 MS. SALMON: The pole vaulter, I think</p> <p>14 he's associated with 711 South Oak.</p> <p>15 MS. BRADEN: I'm sorry. I reviewed all</p> <p>16 of this over the weekend and then I pulled the</p> <p>17 summary sheets because I thought it would be</p> <p>18 easier to have the quick facts. It's my fault.</p> <p>19 MS. SALMON: So 728 South Oak I'll put</p> <p>07:29PM 20 No. 5 down.</p> <p>21 MR. GONZALEZ: Yes.</p> <p>22 MS. SALMON: The next house on the list</p> |
| <p>39</p> <p>1 Lane.</p> <p>2 MS. WEINBERGER: No. 5.</p> <p>3 MR. GONZALEZ: 5.</p> <p>4 MS. SALMON: Okay. The next house is</p> <p>5 23 South Oak Street.</p> <p>6 MR. GONZALEZ: Definitely 5.</p> <p>7 MS. SALMON: All right.</p> <p>8 The next house is 35 South Oak</p> <p>9 Street.</p> <p>07:27PM 10 MS. BRADEN: 5.</p> <p>11 MR. GONZALEZ: 5.</p> <p>12 MS. SALMON: Okay. The next house is</p> <p>13 711 South Oak Street.</p> <p>14 MS. WEINBERGER: For sure 5 but then</p> <p>15 also with the history of the Olympics, that's</p> <p>16 pretty cool.</p> <p>17 MS. SALMON: The homeowner gave me that</p> <p>18 information after we published this packet.</p> <p>19 MS. WEINBERGER: So I would say</p> <p>07:28PM 20 definitely 2 and 5.</p> <p>21 MS. SALMON: Okay. So that I will put</p> <p>22 a No. 2 and a No. 5.</p> | <p>41</p> <p>1 is 420 South Park.</p> <p>2 MS. BRADEN: 2 and 5.</p> <p>3 MS. WEINBERGER: Yes, I agree.</p> <p>4 MR. HAARLOW: Can we include 3 in that</p> <p>5 as well just for the characteristic and the</p> <p>6 type?</p> <p>7 MS. SALMON: Yes, No. 2, No. 3 and</p> <p>8 No. 5.</p> <p>9 MS. BRADEN: He apparently painted</p> <p>07:30PM 10 Lincoln's first official portrait.</p> <p>11 MS. SALMON: Okay. The next house is</p> <p>12 640 South Park Avenue.</p> <p>13 MS. WEINBERGER: 5.</p> <p>14 MS. BRADEN: The same, 2 and 5.</p> <p>15 MR. HAARLOW: John, isn't this where --</p> <p>16 CHAIRMAN BOHNEN: His uncle.</p> <p>17 MR. HAARLOW: His uncle. Okay. Can we</p> <p>18 include criterion 2 as well, lives of persons of</p> <p>19 significance.</p> <p>07:31PM 20 MS. SALMON: So we will include No. 2</p> <p>21 and No. 5. Okay.</p> <p>22 The next house on the list is 420</p> |

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| <p style="text-align: center;">42</p> <p>1 East Seventh Street.</p> <p>2 MS. BRADEN: 5.</p> <p>3 MR. GONZALEZ: Definitely 5. This is</p> <p>4 an interesting home. I did a walk through.</p> <p>5 MS. SALMON: We will list criteria 5.</p> <p>6 The next house on the list is 138</p> <p>7 East Sixth Street.</p> <p>8 CHAIRMAN BOHNEN: In Charleston that's</p> <p>9 where houses were taxed by the house width</p> <p>07:32PM 10 that's why all the houses in Charleston are</p> <p>11 sideways, and this house was built in the same</p> <p>12 mode of entry on the side.</p> <p>13 MS. BRADEN: I love this home.</p> <p>14 MS. WEINBERGER: For sure 5.</p> <p>15 MS. SALMON: I will list criteria</p> <p>16 No. 5.</p> <p>17 The next house is 222 East Sixth</p> <p>18 Street.</p> <p>19 MS. WEINBERGER: I would say a 2 and a</p> <p>07:32PM 20 5.</p> <p>21 MS. SALMON: Okay. No. 2 and No. 5</p> <p>22 will be listed.</p> | <p style="text-align: center;">44</p> <p>1 landmark now, just one item of clarity.</p> <p>2 MS. WEINBERGER: 1 through 6.</p> <p>3 MS. SALMON: Okay. The next house is</p> <p>4 810 Taft Road.</p> <p>5 MR. GONZALEZ: 5.</p> <p>6 MS. SALMON: Okay. We will list No. 5.</p> <p>7 The next house is 148 The Lane.</p> <p>8 MR. GONZALEZ: Agree, 5.</p> <p>9 MR. PRISBY: Only thing that fits.</p> <p>07:35PM 10 MS. SALMON: Okay. We will list No. 5.</p> <p>11 The next house is 222 East Third</p> <p>12 Street.</p> <p>13 MR. PRISBY: This is the last one that</p> <p>14 our office worked on. Restored the tower up,</p> <p>15 put the curved glass up at the top, did the wrap</p> <p>16 around front porch, the stained glass for the</p> <p>17 front door and the garage addition on the</p> <p>18 southwest side.</p> <p>19 MR. GONZALEZ: I think this is 1</p> <p>07:36PM 20 through 6 too.</p> <p>21 MS. SALMON: 1 through 6.</p> <p>22 The next house is 417 East Third</p> |
| <p style="text-align: center;">43</p> <p>1 The next house to review is 114</p> <p>2 South Stough Street.</p> <p>3 MR. GONZALEZ: This could be 1 through</p> <p>4 6.</p> <p>5 MS. BRADEN: It could be.</p> <p>6 MR. GONZALEZ: There's a lot of</p> <p>7 history.</p> <p>8 MS. SALMON: 1 through 6 for this</p> <p>9 house? And other comments?</p> <p>07:34PM 10 MR. GONZALEZ: Yes.</p> <p>11 MS. SALMON: The next house is 701 Taft</p> <p>12 Road, which you are all familiar with as well.</p> <p>13 MR. GONZALEZ: That's an interesting</p> <p>14 home. That's a little bit of an international</p> <p>15 style. The addition seems to relate really well</p> <p>16 with the home.</p> <p>17 MS. SALMON: And it was an addition</p> <p>18 done by the original architect. I would note</p> <p>19 when we put this original survey sheet together,</p> <p>07:34PM 20 I don't think they had gotten official landmark</p> <p>21 status so the ordinance was not included in here</p> <p>22 but they have officially been approved as a</p> | <p style="text-align: center;">45</p> <p>1 Street.</p> <p>2 MR. GONZALEZ: 1895, yes.</p> <p>3 MS. BRADEN: And Zook remodeled it</p> <p>4 after the fire, right.</p> <p>5 MR. GONZALEZ: Yes, and they did a nice</p> <p>6 job.</p> <p>7 MS. WEINBERGER: For sure 5 and 2.</p> <p>8 MS. SALMON: Okay, we will list No. 2</p> <p>9 and No. 5.</p> <p>07:37PM 10 The next house is 433 East Third</p> <p>11 Street. This property is owned by Commissioner</p> <p>12 Barclay. She's obviously not present at the</p> <p>13 meeting tonight but if she were, she was</p> <p>14 planning on recusing herself from the vote. She</p> <p>15 doesn't need to now but I just wanted to make</p> <p>16 that for transparency sake on the record.</p> <p>17 MR. GONZALEZ: Definitely 5.</p> <p>18 MS. BARCLAY: Can I say 2 because she's</p> <p>19 a commissioner?</p> <p>07:37PM 20 MR. PRISBY: Nice try.</p> <p>21 MS. SALMON: We will list No. 5.</p> <p>22 Next house is 434 East Third</p> |

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| <p style="text-align: center;">46</p> <p>1 Street.</p> <p>2 MS. WEINBERGER: 2, 6.</p> <p>3 MS. BRADEN: It's interesting on this</p> <p>4 one though it's not contributing.</p> <p>5 MS. WEINBERGER: It's because the</p> <p>6 facade. For sure 2.</p> <p>7 MS. SALMON: Okay. I will mark that as</p> <p>8 meeting criteria No. 2.</p> <p>9 The next house for review is 605</p> <p>07:38PM 10 East Third Street.</p> <p>11 MS. WEINBERGER: 5.</p> <p>12 MS. BRADEN: 5.</p> <p>13 MS. SALMON: I will mark down criteria</p> <p>14 No. 5.</p> <p>15 The next is 132 North Vine Street.</p> <p>16 MS. WEINBERGER: This is a 2 for sure.</p> <p>17 Probably a 5.</p> <p>18 MS. BRADEN: Agree.</p> <p>19 MS. SALMON: Criteria No. 2 and</p> <p>07:39PM 20 criteria No. 5.</p> <p>21 The next house is 239 East Walnut</p> <p>22 Street.</p> | <p style="text-align: center;">48</p> <p>1 MS. SALMON: No. 3 and No. 5, did I</p> <p>2 hear that right for the criteria?</p> <p>3 MR. HAARLOW: For 239 East Walnut, yes.</p> <p>4 MS. SALMON: Okay, No. 3 and 5.</p> <p>5 The next house is 640 North</p> <p>6 Washington.</p> <p>7 MR. GONZALEZ: You know, one second.</p> <p>8 For 239 East Walnut I'd like to do 1 through 6;</p> <p>9 it's a landmarked home.</p> <p>07:41PM 10 MS. SALMON: Okay. We will amend 239</p> <p>11 East Walnut to include 1 through 6.</p> <p>12 The next house 640 North Washington</p> <p>13 Street.</p> <p>14 MR. PRISBY: 5.</p> <p>15 MS. WEINBERGER: 5.</p> <p>16 MS. SALMON: Okay. We will include</p> <p>17 criteria No. 5.</p> <p>18 And the final house is 711 South</p> <p>19 Washington Street.</p> <p>07:42PM 20 MS. BRADEN: I'd say 5 and 2, the</p> <p>21 former home of the cofounder of the Kitchen</p> <p>22 Walk. I'm not being facetious.</p> |
| <p style="text-align: center;">47</p> <p>1 I can make a little note on this</p> <p>2 for transparency as well. This particular house</p> <p>3 is owned by Commissioner Weinberger, so we will</p> <p>4 make a separate motion for this house, kind of</p> <p>5 separate it off so that she can recuse herself</p> <p>6 on this vote down the road.</p> <p>7 MR. GONZALEZ: So we are skipping it</p> <p>8 for now is what you're saying?</p> <p>9 MS. SALMON: You can still discuss it</p> <p>07:40PM 10 now but when we get to the motion, we will have</p> <p>11 a separate motion for her house so she can</p> <p>12 recuse herself.</p> <p>13 MS. BRADEN: She can't weight in on the</p> <p>14 criteria, right?</p> <p>15 MR. GONZALEZ: Okay.</p> <p>16 MS. SALMON: No, she should recuse</p> <p>17 herself from that discussion.</p> <p>18 MS. WEINBERGER: But if you have any</p> <p>19 questions.</p> <p>07:40PM 20 MS. SALMON: This house is a landmark</p> <p>21 status.</p> <p>22 MR. HAARLOW: Certainly 3 and 5.</p> | <p style="text-align: center;">49</p> <p>1 MS. WEINBERGER: I would agree.</p> <p>2 MS. BRADEN: It's a very important</p> <p>3 building.</p> <p>4 MS. SALMON: Okay. I will add criteria</p> <p>5 No. 5 and No. 2.</p> <p>6 We can give one more opportunity if</p> <p>7 anyone wants to talk about 309 East Chicago.</p> <p>8 That was the only one we had discussion on it if</p> <p>9 you guys want to go back to it, we can or we can</p> <p>07:43PM 10 still bring more information for next month.</p> <p>11 MR. PRISBY: We can pull it and vote</p> <p>12 separate.</p> <p>13 MS. SALMON: You can do that too.</p> <p>14 MS. BRADEN: So it would be separate</p> <p>15 vote and it would be like a motion.</p> <p>16 MS. SALMON: Yes.</p> <p>17 So based on the discussion we are</p> <p>18 going to do a separate motion for 239 East</p> <p>19 Walnut Street to allow Commissioner Weinberger</p> <p>07:43PM 20 to recuse herself from the vote and then we did</p> <p>21 have discussion come up about 309 East Chicago</p> <p>22 Avenue.</p> |

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| <p style="text-align: center;">50</p> <p>1 But we can, for the properties that</p> <p>2 we just identified that meet specific criteria,</p> <p>3 we can have someone state the motion and either</p> <p>4 the commissioners can read out the entire list</p> <p>5 of properties or I'm happy to do it as well.</p> <p>6 As long as someone makes the</p> <p>7 motion, I'll say the list of properties and</p> <p>8 remove those two from the list.</p> <p>9 MS. WEINBERGER: So I move to recommend</p> <p>07:44PM 10 to the village board approval of the following</p> <p>11 properties for inclusion on the historically</p> <p>12 significant structures property list in the</p> <p>13 historic overlay district under Case No.</p> <p>14 HPC-01-2023. And I'm going to let Bethany</p> <p>15 handle this.</p> <p>16 MS. SALMON: Okay. So the list</p> <p>17 includes 122 South Adams Street, 25 East Ayres</p> <p>18 Street, 46 South County Line Road, 121 South</p> <p>19 County Line Road, 505 South County Line Road,</p> <p>07:44PM 20 644 South County Line Road, 5901 South County</p> <p>21 Line Road, 24 East Eighth Street, 209 North Elm</p> <p>22 Street, 425 South Elm Street, 740 South Elm</p> | <p style="text-align: center;">52</p> <p>1 MS. SALMON: Commissioner Gonzalez?</p> <p>2 MR. GONZALEZ: Aye.</p> <p>3 MS. SALMON: Commissioner Braden?</p> <p>4 MS. BRADEN: Aye.</p> <p>5 MS. SALMON: Commissioner Haarlow?</p> <p>6 MR. HAARLOW: Aye.</p> <p>7 MS. SALMON: Commissioner Prisby?</p> <p>8 MR. PRISBY: Aye.</p> <p>9 MS. SALMON: Chairman Bohnen?</p> <p>07:46PM 10 CHAIRMAN BOHNEN: Aye. Motion carries.</p> <p>11 Now we need a motion for 239 East</p> <p>12 Walnut.</p> <p>13 MS. SALMON: Yes.</p> <p>14 CHAIRMAN BOHNEN: Can I have a motion,</p> <p>15 please.</p> <p>16 MS. BRADEN: I move to recommend to the</p> <p>17 village board approval of the following property</p> <p>18 for inclusion on the historically significant</p> <p>19 structures property list in the historic overlay</p> <p>07:47PM 20 district under Case No. HPC-01-2023 at 239 East</p> <p>21 Walnut Street.</p> <p>22 CHAIRMAN BOHNEN: Second, please?</p> |
| <p style="text-align: center;">51</p> <p>1 Street, 33 East Fifth Street, 132 East Fifth</p> <p>2 Street, 145 East Fifth Street, 317 East First</p> <p>3 Street, 131 North Garfield Avenue, 518 South</p> <p>4 Garfield Avenue, 217 West Hickory Street, 111</p> <p>5 North Lincoln Street, 510 North Lincoln Street,</p> <p>6 307 South Lincoln Street, 515 South Lincoln</p> <p>7 Street, 833 South Lincoln Street, 807 McKinley</p> <p>8 Lane, 23 South Oak Street, 35 South Oak Street,</p> <p>9 711 South Oak Street, 428 South Oak Street, 420</p> <p>07:45PM 10 South Park Avenue, 640 South Park Avenue, 420</p> <p>11 East Seventh Street, 138 East Sixth Street, 222</p> <p>12 East Sixth Street, 114 South Stough Street, 701</p> <p>13 Taft Road, 810 Taft Road, 148 The Lane, 222 East</p> <p>14 Third Street, 417 East Third Street, 433 East</p> <p>15 Third Street, 434 East Third Street, 605 East</p> <p>16 Third Street, 132 North Vine Street, 640 North</p> <p>17 Washington Street, 711 South Washington Street.</p> <p>18 MR. PRISBY: I'll second.</p> <p>19 CHAIRMAN BOHNEN: Roll call vote,</p> <p>07:46PM 20 please.</p> <p>21 MS. SALMON: Commissioner Weinberger?</p> <p>22 MS. WEINBERGER: Aye.</p> | <p style="text-align: center;">53</p> <p>1 MR. HAARLOW: Second.</p> <p>2 CHAIRMAN BOHNEN: Roll call vote,</p> <p>3 please.</p> <p>4 MS. SALMON: Commissioner Weinberger?</p> <p>5 MS. WEINBERGER: Abstain.</p> <p>6 MS. SALMON: Commissioner Gonzalez?</p> <p>7 MR. GONZALEZ: Aye.</p> <p>8 MS. SALMON: Commissioner Braden?</p> <p>9 MS. BRADEN: Aye.</p> <p>07:47PM 10 MS. SALMON: Commissioner Haarlow?</p> <p>11 MR. HAARLOW: Aye.</p> <p>12 MS. SALMON: Commissioner Prisby?</p> <p>13 MR. PRISBY: Aye.</p> <p>14 MS. SALMON: Chairman Bohnen?</p> <p>15 CHAIRMAN BOHNEN: Aye. Motion carries.</p> <p>16 MS. SALMON: I believe the final house</p> <p>17 that we need to make a recommendation for is 309</p> <p>18 East Chicago Avenue.</p> <p>19 So there's the two motions options</p> <p>07:48PM 20 here. You can either just have a separate</p> <p>21 motion of asking if everyone wants to recommend</p> <p>22 it or if everyone wants more information, that</p> |

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| <p style="text-align: center;">54</p> <p>1 would be under No. 4 of continuing the following</p> <p>2 public hearing and make sure we mention a date</p> <p>3 certain, which is March 1, 2023.</p> <p>4 MS. BRADEN: I'm happy to make that</p> <p>5 motion if we are in agreement.</p> <p>6 MS. WEINBERGER: I would like a little</p> <p>7 more information.</p> <p>8 MR. PRISBY: I just think this is one</p> <p>9 we need to do a little deeper dive on it to</p> <p>07:48PM 10 where I'd being comfortable with it.</p> <p>11 MS. WEINBERGER: I agree.</p> <p>12 CHAIRMAN BOHNEN: You want a</p> <p>13 continuation?</p> <p>14 MR. PRISBY: Yes.</p> <p>15 MS. SALMON: Okay. If someone can make</p> <p>16 the motion on the last page.</p> <p>17 MS. BRADEN: I move to continue the</p> <p>18 Public Hearing on Case No. HPC-01-2023 for the</p> <p>19 consideration of 309 East Chicago Avenue listed</p> <p>07:49PM 20 in the Public Hearing notice for inclusion on</p> <p>21 the historically significant structures property</p> <p>22 list in the historic overlay district under Case</p> | <p style="text-align: center;">56</p> <p>1 In the meantime, we have been told</p> <p>2 for the properties that were just recommended</p> <p>3 for approval, we can start moving on those and</p> <p>4 bringing them forward to the village board. So</p> <p>5 it's okay if they kind of take divergent paths,</p> <p>6 they will all get to the same place eventually.</p> <p>7 And then I think the last thing to</p> <p>8 do -- I think that's it.</p> <p>9 CHAIRMAN BOHNEN: Is there any public</p> <p>07:50PM 10 comment?</p> <p>11 (No response.)</p> <p>12 Hearing none, we will move on to</p> <p>13 new business.</p> <p>14 (WHICH, were all of the</p> <p>15 proceedings had, evidence</p> <p>16 offered or received in the</p> <p>17 above entitled cause.)</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> |
| <p style="text-align: center;">55</p> <p>1 No. HPC-01-2023 to the next regular Historic</p> <p>2 Preservation Commission on March 1, 2023.</p> <p>3 MS. WEINBERGER: Second.</p> <p>4 CHAIRMAN BOHNEN: Roll call vote,</p> <p>5 please.</p> <p>6 MS. SALMON: Commissioner Weinberger?</p> <p>7 MS. WEINBERGER: Abstain.</p> <p>8 MS. SALMON: Commissioner Gonzalez?</p> <p>9 MR. GONZALEZ: Aye.</p> <p>10 MS. SALMON: Commissioner Braden?</p> <p>11 MS. BRADEN: Aye.</p> <p>12 MS. SALMON: Commissioner Haarlow?</p> <p>13 MR. HAARLOW: Aye.</p> <p>14 MS. SALMON: Commissioner Prisby?</p> <p>15 MR. PRISBY: Aye.</p> <p>16 MS. SALMON: Chairman Bohnen?</p> <p>17 CHAIRMAN BOHNEN: Aye. Motion carries.</p> <p>18 MS. SALMON: So with that what we will</p> <p>19 do is we will try and gather as much information</p> <p>07:49PM 20 as we can on the property for the next meeting</p> <p>21 and we will continue the Public Hearing at that</p> <p>22 time.</p> | <p style="text-align: center;">57</p> <p>STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss:</p> <p>COUNTY OF DU PAGE)</p> <p>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.</p> <p>IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 16th day of February, A.D. 2023.</p> <p style="text-align: right;"></p> <p style="text-align: right;">KATHLEEN W. BONO C.S.R. No. 84-1423 Notary Public, DuPage County</p> |

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|---|---|--|---|---|
| | 52:11, 52:20 24 [2] - 31:4, 50:21 25 [2] - 15:1, 50:17 | 39:6, 39:10, 39:11, 39:14, 39:20, 39:22, 40:3, 40:12, 40:20, 41:2, 41:8, 41:13, 41:14, 41:21, 42:2, 42:3, 42:5, 42:14, 42:16, 42:20, 42:21, 44:5, 44:6, 44:8, 44:10, 45:7, 45:9, 45:17, 45:21, 46:11, 46:12, 46:14, 46:17, 46:20, 47:22, 48:1, 48:4, 48:14, 48:15, 48:17, 48:20, 49:5 505 [3] - 29:8, 29:21, 50:19 510 [2] - 36:14, 51:5 515 [2] - 37:11, 51:6 518 [2] - 35:6, 51:3 5901 [2] - 30:15, 50:20 | 9 | answer [1] - 11:21 application [3] - 8:7, 8:15, 8:17 applications [1] - 6:11 applied [1] - 24:7 apply [1] - 8:6 appreciate [1] - 10:7 appropriate [1] - 24:14 approval [4] - 8:13, 50:10, 52:17, 56:3 approved [3] - 9:4, 11:11, 43:22 architect [4] - 4:19, 19:9, 31:8, 43:18 Architectural [1] - 23:19 architectural [6] - 4:20, 6:1, 9:7, 16:19, 29:18, 34:9 architecturally [1] - 15:4 architecture [1] - 17:19 area [1] - 8:2 areas [3] - 5:3, 22:2, 22:6 argue [1] - 24:6 artistic [1] - 19:16 aside [2] - 14:15, 23:13 aspects [1] - 18:1 assess [1] - 7:8 associated [2] - 34:17, 40:14 audience [2] - 3:17, 7:3 automatically [1] - 10:2 available [2] - 6:9, 8:5 Avenue [12] - 15:12, 17:13, 35:1, 35:7, 41:12, 49:22, 51:3, 51:4, 51:10, 53:18, 54:19 aye [27] - 3:1, 3:3, 3:7, 3:9, 3:11, 12:13, 12:15, 12:17, 12:19, 12:21, 13:1, 51:22, 52:2, 52:4, 52:6, 52:8, 52:10, 53:7, 53:9, 53:11, 53:13, 53:15, 55:9, 55:11, 55:13, 55:15, 55:17 Aye [1] - 3:5 Ayres [2] - 15:1, 50:17 |
| '95 [1] - 34:13 '98 [1] - 37:15 | | | 90 [1] - 27:9 | |
| 1 | 3 3 [22] - 19:5, 19:6, 19:7, 19:12, 28:11, 28:20, 28:22, 29:12, 31:2, 31:14, 32:4, 32:21, 32:22, 33:1, 33:2, 33:4, 33:13, 41:4, 41:7, 47:22, 48:1, 48:4 3-3 [1] - 27:22 307 [2] - 37:6, 51:6 309 [5] - 15:12, 49:7, 49:21, 53:17, 54:19 317 [2] - 34:1, 51:2 327 [1] - 30:21 33 [2] - 33:6, 51:1 35 [2] - 39:8, 51:8 | | A | |
| 1 [15] - 9:2, 31:2, 33:7, 33:10, 35:15, 35:18, 43:3, 43:8, 44:2, 44:19, 44:21, 48:8, 48:11, 54:3, 55:2 100 [1] - 33:2 111 [2] - 35:19, 51:4 114 [2] - 43:1, 51:12 121 [2] - 28:18, 50:18 122 [3] - 13:10, 14:18, 50:17 131 [2] - 34:22, 51:3 132 [4] - 33:11, 46:15, 51:1, 51:16 138 [2] - 42:6, 51:11 145 [2] - 33:17, 51:2 148 [2] - 44:7, 51:13 16th [1] - 57:18 1873 [1] - 36:10 1895 [1] - 45:2 1999 [2] - 5:3, 21:12 1st [1] - 1:14 | | | A.D [1] - 57:18 able [2] - 8:14, 20:21 abstain [2] - 53:5, 55:7 Adams [3] - 13:11, 14:18, 50:17 add [6] - 20:19, 25:12, 27:20, 28:22, 29:1, 49:4 added [2] - 8:12, 24:11 addition [8] - 23:22, 24:5, 34:11, 38:4, 38:16, 43:15, 43:17, 44:17 additional [3] - 20:19, 22:1, 38:18 additions [1] - 8:4 address [2] - 4:21, 13:6 Adler [1] - 29:20 advantage [1] - 23:1 advocate [1] - 29:15 affix [1] - 57:17 aforesaid [1] - 57:15 agenda [1] - 11:14 ago [3] - 34:10, 36:16, 36:17 agree [12] - 14:2, 15:10, 23:7, 23:11, 32:9, 33:14, 33:15, 41:3, 44:8, 46:18, 49:1, 54:11 Agree [1] - 15:5 agreeing [1] - 15:15 agreement [3] - 27:13, 35:18, 54:5 agrees [3] - 13:20, 14:7, 14:9 ALEXIS [1] - 1:18 allow [1] - 49:19 allows [1] - 7:20 almost [1] - 9:15 alone [1] - 22:3 ALSO [1] - 2:1 alternative [1] - 8:1 amend [1] - 48:10 amendment [1] - 7:17 American [1] - 29:15 Anne [2] - 15:3, 23:22 | |
| 2 | 4 4 [3] - 4:15, 31:2, 54:1 40 [1] - 4:6 417 [2] - 44:22, 51:14 420 [4] - 41:1, 41:22, 51:9, 51:10 425 [2] - 32:11, 50:22 428 [1] - 51:9 433 [2] - 45:10, 51:14 434 [2] - 45:22, 51:15 46 [2] - 28:10, 50:18 47 [5] - 4:4, 4:14, 6:14, 8:11, 11:7 48 [1] - 29:10 | 6 6 [21] - 26:17, 28:20, 29:1, 29:12, 30:4, 30:5, 30:10, 30:13, 31:2, 33:7, 33:10, 35:15, 35:18, 43:4, 43:8, 44:2, 44:20, 44:21, 46:2, 48:8, 48:11 605 [2] - 46:9, 51:15 640 [5] - 41:12, 48:5, 48:12, 51:10, 51:16 644 [2] - 30:1, 50:20 6:30 [1] - 1:15 | | |
| | 5 5 [89] - 13:21, 14:19, 15:3, 15:10, 16:18, 17:18, 24:7, 28:11, 28:20, 28:22, 29:12, 30:3, 30:6, 30:12, 31:2, 31:15, 32:5, 32:12, 32:13, 32:19, 33:4, 33:13, 33:19, 33:21, 34:19, 35:2, 35:4, 35:8, 35:9, 35:10, 35:11, 35:21, 36:3, 36:4, 36:11, 36:13, 37:3, 37:7, 37:10, 37:16, 37:19, 38:6, 38:7, 38:9, 38:21, 39:2, 39:3, | 7 7 [1] - 4:6 701 [2] - 43:11, 51:12 711 [5] - 39:13, 40:14, 48:18, 51:9, 51:17 728 [4] - 40:1, 40:6, 40:7, 40:19 740 [2] - 32:17, 50:22 | 6 | |
| 2 [38] - 5:10, 5:15, 28:13, 28:21, 28:22, 29:11, 29:12, 31:2, 31:9, 31:10, 32:6, 32:19, 32:21, 33:4, 33:13, 36:2, 36:3, 36:5, 36:11, 39:20, 39:22, 41:2, 41:7, 41:14, 41:18, 41:20, 42:19, 42:21, 45:7, 45:8, 45:18, 46:2, 46:6, 46:8, 46:16, 46:19, 48:20, 49:5 20 [1] - 34:10 2000 [1] - 5:3 2002 [1] - 22:10 2023 [4] - 1:15, 54:3, 55:2, 57:18 209 [2] - 31:13, 50:21 217 [2] - 35:12, 51:4 222 [4] - 42:17, 44:11, 51:11, 51:13 23 [2] - 39:5, 51:8 239 [7] - 46:21, 48:3, 48:8, 48:10, 49:18, | | | | |
| | 5 | 8 80 [1] - 27:9 807 [2] - 38:22, 51:7 810 [2] - 44:4, 51:13 833 [2] - 37:20, 51:7 84-1423 [1] - 57:21 | | |

| B | | | | |
|---|---|---|---|---|
| <p>B-3 [1] - 9:10 background [1] - 4:12 backs [1] - 8:3 backyard [1] - 18:15 Barclay [1] - 45:12 BARCLAY [1] - 45:18 based [1] - 49:17 basic [1] - 4:19 bay [1] - 16:11 became [2] - 21:22, 22:5 become [2] - 22:6, 29:5 BEFORE [1] - 1:3 believes [1] - 38:16 benchmark [1] - 26:10 best [1] - 37:2 bethany [1] - 12:1 BETHANY [1] - 2:2 Bethany [4] - 7:11, 10:13, 15:22, 50:14 better [1] - 26:20 between [1] - 22:13 big [3] - 21:15, 29:14, 38:12 bill [1] - 8:9 BILL [1] - 1:19 bit [4] - 6:15, 18:10, 38:1, 43:14 board [6] - 8:14, 8:19, 28:4, 50:10, 52:17, 56:4 BOARD [1] - 1:16 Bohnen [6] - 3:10, 12:22, 32:7, 52:9, 53:14, 55:16 BOHNEN [32] - 1:17, 2:6, 2:18, 2:20, 3:11, 10:10, 11:15, 12:3, 12:10, 13:1, 17:4, 18:12, 18:17, 19:21, 26:11, 27:10, 28:7, 30:4, 31:22, 32:14, 41:16, 42:8, 51:19, 52:10, 52:14, 52:22, 53:2, 53:15, 54:12, 55:4, 55:17, 56:9 bones [1] - 17:19 BONO [2] - 57:3, 57:20 bottom [1] - 5:6 boundaries [1] - 8:21 box [2] - 13:13,</p> | <p>24:21 BRADEN [63] - 1:18, 2:19, 3:5, 11:13, 12:17, 13:16, 13:21, 14:20, 15:13, 16:6, 16:9, 17:18, 19:8, 21:2, 21:6, 23:13, 23:16, 27:12, 28:11, 28:20, 29:2, 29:9, 29:12, 31:11, 32:6, 32:13, 32:19, 33:2, 33:8, 33:13, 34:19, 35:3, 35:8, 36:2, 36:4, 36:9, 37:4, 38:6, 39:10, 40:5, 40:7, 40:10, 40:15, 41:2, 41:9, 41:14, 42:2, 42:13, 43:5, 45:3, 46:3, 46:12, 46:18, 47:13, 48:20, 49:2, 49:14, 52:4, 52:16, 53:9, 54:4, 54:17, 55:11 Braden [5] - 3:4, 12:16, 52:3, 53:8, 55:10 brainer [1] - 28:12 brand [1] - 15:20 bridge [1] - 17:15 bring [4] - 11:2, 21:1, 25:8, 49:10 bringing [2] - 29:18, 56:4 brings [1] - 14:22 Bruner [1] - 36:10 build [1] - 18:14 building [7] - 8:4, 8:6, 18:9, 21:19, 22:13, 25:6, 49:3 buildings [1] - 9:7 built [3] - 20:2, 21:3, 42:11 bulk [1] - 23:9 bumped [1] - 27:5 business [1] - 56:13 buy [1] - 18:13</p> | <p>54:3 certainly [1] - 47:22 Certified [1] - 57:3 certify [1] - 57:6 CHAIRMAN [31] - 2:6, 2:18, 2:20, 3:11, 10:10, 11:15, 12:3, 12:10, 13:1, 17:4, 18:12, 18:17, 19:21, 26:11, 27:10, 28:7, 30:4, 31:22, 32:14, 41:16, 42:8, 51:19, 52:10, 52:14, 52:22, 53:2, 53:15, 54:12, 55:4, 55:17, 56:9 Chairman [6] - 1:17, 3:10, 12:22, 32:7, 53:14, 55:16 chairman [1] - 52:9 chance [1] - 10:17 changed [2] - 16:3, 27:7 changes [1] - 25:16 character [1] - 37:2 characteristic [1] - 41:5 characteristics [1] - 19:14 Charleston [2] - 42:8, 42:10 checking [1] - 7:4 Chicago [6] - 15:12, 17:13, 49:7, 49:21, 53:18, 54:19 chime [1] - 13:17 civic [2] - 26:13, 26:19 cladding [1] - 24:21 clarifications [1] - 10:8 clarity [1] - 44:1 classical [1] - 30:9 close [3] - 12:4, 12:6, 12:8 closed [2] - 36:20 code [3] - 7:18, 7:19, 8:1 cofounder [1] - 48:21 colonial [1] - 30:10 comfortable [1] - 54:10 commencement [1] - 57:6 comment [1] - 56:10 comments [8] - 29:21, 30:8, 31:3, 32:16, 33:9, 34:21, 37:9, 43:9 COMMISSION [1] -</p> | <p>1:3 Commission [2] - 1:14, 55:2 Commissioner [29] - 2:22, 3:2, 3:4, 3:6, 3:8, 12:12, 12:14, 12:16, 12:18, 12:20, 24:9, 45:11, 47:3, 49:19, 51:21, 52:1, 52:3, 52:5, 52:7, 53:4, 53:6, 53:8, 53:10, 53:12, 55:6, 55:8, 55:10, 55:12, 55:14 commissioner [1] - 45:19 commissioners [3] - 7:6, 10:11, 50:4 community [1] - 29:17 Community [1] - 2:3 complete [2] - 4:14, 57:14 components [1] - 19:18 concern [1] - 26:19 concerned [1] - 15:7 confusing [2] - 30:19, 40:10 consensus [1] - 15:10 consent [1] - 4:10 consider [2] - 3:14, 27:2 Consideration [1] - 1:7 consideration [5] - 2:7, 2:15, 29:7, 30:15, 54:19 considered [1] - 4:5 consistent [1] - 13:13 constitutes [1] - 7:12 constructed [1] - 4:20 construction [1] - 19:15 consultant [1] - 5:5 contact [1] - 11:21 continuation [1] - 54:13 continue [7] - 14:15, 20:20, 22:17, 23:12, 28:1, 54:17, 55:21 continuing [2] - 24:8, 54:1 contributes [1] - 6:2 contributing [4] - 5:20, 6:4, 21:8, 46:4 contributions [1] - 29:17</p> | <p>Cook [1] - 4:6 cool [1] - 39:16 corner [1] - 31:17 correct [4] - 9:17, 16:21, 24:15, 57:14 county [2] - 4:6, 4:7 COUNTY [2] - 1:2, 57:2 County [13] - 28:10, 28:18, 29:8, 29:22, 30:2, 30:15, 50:18, 50:19, 50:20, 57:5, 57:21 couple [3] - 4:11, 6:7, 9:5 cover [1] - 13:13 covered [1] - 24:4 credit [1] - 6:18 credited [1] - 18:22 criteria [31] - 6:17, 6:19, 6:20, 9:13, 13:17, 13:21, 14:7, 14:11, 14:19, 15:16, 15:18, 17:17, 18:3, 19:6, 21:4, 22:21, 28:11, 35:5, 37:10, 37:19, 42:5, 42:15, 46:8, 46:13, 46:19, 46:20, 47:14, 48:2, 48:17, 49:4, 50:2 criterion [2] - 24:6, 41:18 Cross [1] - 29:15 current [2] - 4:18, 38:14 curved [1] - 44:15</p> |
| | C | | | D |
| | <p>C.S.R [1] - 57:21 carries [4] - 3:12, 52:10, 53:15, 55:17 Case [6] - 2:7, 2:14, 50:13, 52:20, 54:18, 54:22 cases [2] - 6:7, 20:18 catalogue [1] - 38:11 century [1] - 34:10 certain [2] - 14:15,</p> | | | <p>damaged [1] - 36:18 date [1] - 54:2 dates [1] - 4:19 David [1] - 29:20 dead [2] - 27:22, 28:2 debate [2] - 13:19, 27:16 decided [1] - 22:1 decision [2] - 28:5, 28:6 deep [2] - 20:12, 21:19 deeper [3] - 21:21, 22:12, 54:9 define [1] - 7:12 definitely [13] - 32:19, 35:2, 35:16, 37:3, 37:7, 37:16, 38:6, 38:7, 39:6,</p> |

| | | | | |
|---|---|---|---|---|
| <p>39:20, 40:12, 42:3, 45:17</p> <p>definition [1] - 5:10</p> <p>deliberation [1] - 14:13</p> <p>design [1] - 38:11</p> <p>designated [1] - 14:3</p> <p>detail [1] - 23:3</p> <p>details [1] - 5:15</p> <p>deteriorate [1] - 20:1</p> <p>detractions [1] - 24:19</p> <p>Development [1] - 2:3</p> <p>different [1] - 16:15</p> <p>directly [1] - 8:18</p> <p>Director [1] - 2:3</p> <p>disagreement [1] - 13:19</p> <p>disclosure [1] - 36:15</p> <p>discuss [3] - 12:5, 14:14, 47:9</p> <p>discussion [6] - 14:13, 28:14, 47:17, 49:8, 49:17, 49:21</p> <p>disrepair [1] - 18:20</p> <p>distinction [1] - 19:19</p> <p>distinctive [1] - 19:14</p> <p>distinguishable [1] - 19:18</p> <p>District [2] - 1:9, 9:20</p> <p>district [19] - 2:10, 2:17, 3:17, 4:9, 4:21, 6:3, 7:13, 7:17, 7:20, 8:22, 9:10, 9:11, 9:16, 10:1, 22:5, 50:13, 52:20, 54:22</p> <p>districts [6] - 9:5, 9:9, 9:11, 21:22, 22:3, 22:7</p> <p>dive [4] - 7:6, 20:12, 25:6, 54:9</p> <p>divergent [1] - 56:5</p> <p>diving [1] - 21:19</p> <p>done [8] - 15:19, 17:13, 21:12, 23:19, 24:13, 37:15, 38:4, 43:18</p> <p>door [1] - 44:17</p> <p>dormer [1] - 16:12</p> <p>down [14] - 9:19, 14:8, 17:16, 18:9, 18:13, 26:12, 30:12, 32:4, 35:4, 35:18, 37:18, 40:20, 46:13, 47:6</p> | <p>drastically [1] - 27:7</p> <p>draw [1] - 26:2</p> <p>drive [1] - 26:12</p> <p>drove [1] - 16:1</p> <p>DU [2] - 1:2, 57:2</p> <p>Duke [1] - 32:20</p> <p>duly [1] - 57:8</p> <p>DuPage [3] - 4:7, 57:5, 57:21</p> <p>during [1] - 3:13</p> <p>dwindled [1] - 26:21</p> | <p>examination [1] - 57:7</p> <p>example [4] - 13:12, 15:22, 25:16, 40:3</p> <p>exceptions [1] - 27:4</p> <p>excluded [2] - 9:6, 9:9</p> <p>Exhibit [4] - 4:15, 5:10, 5:15, 9:2</p> <p>expedited [1] - 8:7</p> <p>extension [1] - 16:15</p> <p>exterior [3] - 16:3, 17:7, 25:21</p> <p>extra [2] - 6:8, 6:18</p> | <p>form [1] - 57:13</p> <p>former [1] - 48:21</p> <p>forward [3] - 8:15, 11:2, 56:4</p> <p>forwarded [1] - 28:3</p> <p>Foss [1] - 40:8</p> <p>foundation [1] - 21:22</p> <p>four [3] - 26:22, 36:16, 36:17</p> <p>Frank [1] - 29:3</p> <p>FRANK [1] - 1:20</p> <p>frankly [2] - 17:12, 26:11</p> <p>French [1] - 40:4</p> <p>front [4] - 27:6, 37:14, 44:16, 44:17</p> <p>full [1] - 36:15</p> <p>funds [1] - 8:10</p> <p>future [3] - 8:5, 8:15, 25:12</p> | <p>guess [3] - 19:21, 24:16, 24:17</p> <p>guys [7] - 7:15, 11:5, 20:18, 20:22, 23:7, 34:4, 49:9</p> |
| | <p>E</p> | <p>F</p> | <p>G</p> | <p>H</p> |
| | <p>easier [2] - 13:4, 40:18</p> <p>easiest [1] - 27:18</p> <p>easily [1] - 23:11</p> <p>east [1] - 36:19</p> <p>East [40] - 15:1, 15:12, 31:5, 33:6, 33:11, 33:18, 34:1, 42:1, 42:7, 42:17, 44:11, 44:22, 45:10, 45:22, 46:10, 46:21, 48:3, 48:8, 48:11, 49:7, 49:18, 49:21, 50:17, 50:21, 51:1, 51:2, 51:11, 51:12, 51:13, 51:14, 51:15, 52:11, 52:20, 53:18, 54:19</p> <p>Eclectic [1] - 40:4</p> <p>Eighth [2] - 31:5, 50:21</p> <p>either [3] - 18:18, 50:3, 53:20</p> <p>electronic [1] - 57:17</p> <p>eligible [2] - 9:12, 9:22</p> <p>Elm [6] - 31:13, 32:11, 32:18, 50:21, 50:22</p> <p>embodies [1] - 19:13</p> <p>end [2] - 14:6, 24:21</p> <p>ends [1] - 19:2</p> <p>entire [2] - 22:18, 50:4</p> <p>entitled [2] - 1:13, 56:17</p> <p>entity [1] - 19:18</p> <p>entry [1] - 42:12</p> <p>especially [1] - 31:7</p> <p>establish [1] - 7:16</p> <p>established [2] - 4:8, 7:19</p> <p>eventually [1] - 56:6</p> <p>evidence [1] - 56:15</p> <p>exact [1] - 17:11</p> | <p>fabulous [2] - 10:14</p> <p>facade [4] - 16:10, 17:7, 36:19, 46:6</p> <p>facetious [1] - 48:22</p> <p>fact [3] - 17:4, 19:1, 26:13</p> <p>facts [1] - 40:18</p> <p>fall [3] - 16:20, 16:22, 31:8</p> <p>falls [1] - 15:2</p> <p>familiar [3] - 28:19, 28:20, 43:12</p> <p>far [2] - 15:7, 36:19</p> <p>fast [1] - 34:3</p> <p>fault [1] - 40:18</p> <p>February [2] - 1:15, 57:18</p> <p>fee [1] - 8:6</p> <p>few [2] - 6:22, 27:4</p> <p>Field [1] - 31:8</p> <p>Fifth [6] - 33:6, 33:11, 33:18, 51:1, 51:2</p> <p>file [2] - 4:22, 30:20</p> <p>final [4] - 8:13, 28:5, 48:18, 53:16</p> <p>fine [2] - 14:11, 25:14</p> <p>finished [1] - 36:16</p> <p>fire [1] - 45:4</p> <p>First [2] - 34:1, 51:2</p> <p>first [6] - 4:3, 4:12, 5:7, 13:10, 16:18, 41:10</p> <p>fit [3] - 19:5, 19:6, 21:4</p> <p>fits [1] - 44:9</p> <p>five [2] - 6:19, 17:1</p> <p>floor [1] - 8:2</p> <p>following [3] - 50:10, 52:17, 54:1</p> <p>foregoing [1] - 57:13</p> | <p>gable [1] - 16:12</p> <p>garage [1] - 44:17</p> <p>Garfield [4] - 34:22, 35:7, 51:3, 51:4</p> <p>gather [1] - 55:19</p> <p>general [1] - 3:18</p> <p>generally [1] - 5:14</p> <p>given [4] - 4:10, 13:22, 57:10</p> <p>glass [2] - 44:15, 44:16</p> <p>Gonzalez [5] - 3:2, 12:14, 52:1, 53:6, 55:8</p> <p>GONZALEZ [45] - 1:20, 3:3, 12:15, 14:3, 14:21, 19:10, 25:13, 27:2, 27:11, 28:8, 28:12, 30:3, 30:5, 30:9, 33:7, 33:20, 35:9, 35:14, 36:3, 36:15, 37:22, 38:7, 38:12, 38:20, 39:3, 39:6, 39:11, 40:21, 42:3, 43:3, 43:6, 43:10, 43:13, 44:5, 44:8, 44:19, 45:2, 45:5, 45:17, 47:7, 47:15, 48:7, 52:2, 53:7, 55:9</p> <p>grant [1] - 8:10</p> <p>grateful [1] - 15:17</p> <p>great [5] - 11:10, 14:8, 17:13, 23:16, 40:3</p> | <p>HAARLOW [20] - 1:19, 3:7, 7:11, 8:20, 9:15, 10:7, 12:19, 23:17, 24:16, 25:3, 32:22, 41:4, 41:15, 41:17, 47:22, 48:3, 52:6, 53:1, 53:11, 55:13</p> <p>Haarlow [6] - 3:6, 12:18, 24:10, 52:5, 53:10, 55:12</p> <p>half [1] - 7:16</p> <p>hand [2] - 3:20, 57:17</p> <p>handle [1] - 50:15</p> <p>happy [4] - 11:22, 13:5, 50:5, 54:4</p> <p>hard [1] - 19:3</p> <p>Harford [1] - 31:8</p> <p>Harold [1] - 30:16</p> <p>Healy [1] - 29:19</p> <p>hear [1] - 48:2</p> <p>heard [1] - 38:3</p> <p>Hearing [7] - 1:12, 2:6, 2:14, 12:5, 54:18, 54:20, 55:21</p> <p>hearing [9] - 2:12, 3:13, 3:22, 11:4, 11:19, 12:7, 12:9, 54:2, 56:12</p> <p>height [1] - 37:1</p> <p>help [2] - 8:3, 22:20</p> <p>helped [3] - 6:10, 15:20, 36:22</p> <p>hereby [1] - 57:5</p> <p>herein [1] - 57:8</p> <p>hereto [1] - 57:10</p> <p>hereunto [1] - 57:17</p> <p>herself [5] - 45:14, 47:5, 47:12, 47:17, 49:20</p> <p>Hickory [2] - 35:12, 51:4</p> <p>high [1] - 19:16</p> <p>higher [1] - 20:8</p> <p>highest [2] - 5:13, 5:22</p> <p>HINSDALE [1] - 1:3</p> <p>Hinsdale [4] - 1:13, 9:16, 19:1, 29:16</p> <p>historic [25] - 2:10,</p> |

| | | | | |
|--|--|--|--|---|
| <p>2:17, 3:16, 4:9, 4:22, 5:4, 5:18, 6:3, 7:13, 7:16, 7:21, 9:3, 10:5, 16:1, 18:11, 20:9, 21:15, 22:1, 22:5, 22:7, 26:8, 36:6, 50:13, 52:19, 54:22</p> <p>HISTORIC [1] - 1:3</p> <p>Historic [3] - 1:9, 1:13, 55:1</p> <p>historical [2] - 6:9, 10:1</p> <p>Historical [4] - 10:20, 20:16, 23:20, 25:7</p> <p>Historically [1] - 1:8</p> <p>historically [15] - 2:8, 2:16, 3:15, 4:3, 5:17, 6:5, 10:3, 13:22, 20:15, 25:18, 26:8, 26:17, 50:11, 52:18, 54:21</p> <p>history [6] - 31:15, 31:17, 32:7, 32:8, 39:15, 43:7</p> <p>hold [1] - 28:9</p> <p>home [18] - 15:3, 15:19, 16:4, 27:9, 27:13, 30:16, 31:7, 31:16, 35:15, 37:2, 38:12, 40:8, 42:4, 42:13, 43:14, 43:16, 48:9, 48:21</p> <p>homeowner [2] - 38:14, 39:17</p> <p>homeowners [1] - 20:17</p> <p>homes [4] - 6:8, 9:16, 9:19, 10:5</p> <p>hooked [1] - 29:10</p> <p>hopefully [2] - 13:6, 25:8</p> <p>hours [1] - 29:10</p> <p>house [63] - 13:5, 16:1, 16:14, 16:16, 17:8, 17:22, 18:7, 18:14, 18:18, 20:16, 24:1, 26:2, 30:1, 30:14, 30:22, 31:4, 31:12, 31:15, 31:20, 32:2, 33:11, 33:17, 34:1, 34:18, 35:6, 35:12, 35:19, 37:5, 37:11, 37:20, 38:4, 38:22, 39:4, 39:8, 39:12, 40:1, 40:4, 40:22, 41:11, 41:22, 42:6, 42:9, 42:11, 42:17, 43:1, 43:9, 43:11, 44:3, 44:7,</p> | <p>44:11, 44:22, 45:10, 45:22, 46:9, 46:21, 47:2, 47:4, 47:11, 47:20, 48:5, 48:12, 48:18, 53:16</p> <p>houses [14] - 6:10, 6:19, 17:10, 17:14, 18:19, 19:1, 25:21, 26:4, 26:14, 26:21, 34:5, 34:8, 42:9, 42:10</p> <p>HPC [3] - 8:18, 28:3</p> <p>HPC's [1] - 28:5</p> <p>HPC-01-2023 [7] - 1:6, 2:7, 2:14, 50:14, 52:20, 54:18, 55:1</p> <p>huge [1] - 29:17</p> | <p>20:19, 22:8, 25:7, 25:8, 36:7, 39:18, 49:10, 53:22, 54:7, 55:19</p> <p>ingenuity [1] - 18:21</p> <p>innovation [1] - 26:18</p> <p>interested [1] - 20:22</p> <p>interesting [4] - 31:17, 42:4, 43:13, 46:3</p> <p>interestingly [1] - 31:14</p> <p>international [1] - 43:14</p> <p>introduce [1] - 13:5</p> <p>involved [1] - 38:17</p> <p>issue [1] - 18:10</p> <p>issues [1] - 36:22</p> <p>item [1] - 44:1</p> | <p>35:15, 48:9</p> <p>landmarks [1] - 6:11</p> <p>Lane [4] - 39:1, 44:7, 51:8, 51:13</p> <p>large [2] - 16:13, 31:19</p> <p>larger [1] - 31:16</p> <p>last [10] - 7:15, 12:2, 13:13, 24:21, 34:10, 36:5, 36:20, 44:13, 54:16, 56:7</p> <p>late [1] - 5:3</p> <p>least [6] - 6:17, 10:22, 11:1, 14:6, 26:1, 27:9</p> <p>leave [1] - 23:18</p> <p>level [5] - 5:13, 5:22, 20:8, 21:20, 22:12</p> <p>light [1] - 29:18</p> <p>limestone [1] - 36:18</p> <p>Lincoln [10] - 35:20, 36:14, 37:6, 37:11, 37:21, 51:5, 51:6, 51:7</p> <p>Lincoln's [1] - 41:10</p> <p>line [3] - 15:14, 18:2, 26:3</p> <p>Line [11] - 28:10, 28:18, 29:8, 29:22, 30:2, 30:15, 50:18, 50:19, 50:20, 50:21</p> <p>list [48] - 2:9, 2:17, 3:16, 3:19, 4:4, 4:10, 8:5, 8:13, 9:12, 10:4, 10:6, 11:6, 11:12, 13:3, 13:10, 15:11, 16:2, 20:20, 22:18, 25:12, 28:18, 30:1, 31:4, 31:13, 31:19, 32:11, 33:17, 34:6, 35:19, 37:10, 38:8, 38:21, 40:22, 41:22, 42:5, 42:6, 42:15, 44:6, 44:10, 45:8, 45:21, 50:4, 50:7, 50:8, 50:12, 50:16, 52:19, 54:22</p> <p>List [1] - 1:8</p> <p>listed [3] - 33:22, 42:22, 54:19</p> <p>lives [1] - 41:18</p> <p>Lloyd [1] - 29:3</p> <p>local [2] - 14:1, 31:7</p> <p>located [1] - 30:21</p> <p>look [12] - 9:2, 11:3, 16:3, 16:16, 17:5, 17:6, 17:15, 20:14, 21:14, 24:21, 26:7, 27:7</p> <p>looking [5] - 13:11,</p> | <p>22:10, 24:5, 36:8, 36:9</p> <p>looks [2] - 15:20, 16:13</p> <p>loose [1] - 37:1</p> <p>love [2] - 31:18, 42:13</p> <p>Lyon [1] - 29:19</p> |
| I | | | | |
| <p>identified [2] - 36:11, 50:2</p> <p>identify [6] - 6:17, 6:21, 14:6, 19:3, 22:2, 22:20</p> <p>Il [1] - 31:20</p> <p>Illinois [2] - 23:19, 57:5</p> <p>ILLINOIS [2] - 1:1, 57:1</p> <p>image [1] - 16:17</p> <p>impact [1] - 15:14</p> <p>important [3] - 6:4, 9:18, 49:2</p> <p>IN [2] - 1:5, 57:16</p> <p>incentive [1] - 8:17</p> <p>incentives [2] - 7:21, 8:16</p> <p>include [6] - 4:17, 41:4, 41:18, 41:20, 48:11, 48:16</p> <p>included [6] - 5:6, 10:22, 13:8, 20:6, 23:2, 43:21</p> <p>includes [3] - 4:11, 9:4, 50:17</p> <p>Inclusion [1] - 1:7</p> <p>inclusion [7] - 2:8, 2:15, 3:15, 9:12, 50:11, 52:18, 54:20</p> <p>incorrectly [1] - 24:17</p> <p>individual [2] - 4:16, 19:19</p> <p>infant [1] - 29:14</p> <p>information [21] - 4:13, 5:6, 6:8, 10:21, 13:15, 17:3, 17:21, 18:6, 20:6, 20:15,</p> | J | | | |
| <p>JIM [1] - 1:22</p> <p>Jim's [1] - 22:17</p> <p>job [3] - 17:13, 32:15, 45:6</p> <p>JOHN [1] - 1:17</p> <p>john [1] - 41:15</p> <p>John's [1] - 25:19</p> | K | | | |
| <p>KATHLEEN [2] - 57:3, 57:20</p> <p>keep [4] - 16:9, 18:6, 25:20, 37:1</p> <p>keeping [2] - 18:2, 26:2</p> <p>kept [3] - 16:11, 16:12</p> <p>kind [10] - 4:15, 4:17, 6:15, 20:7, 20:8, 21:14, 21:18, 21:21, 47:4, 56:5</p> <p>kitchen [1] - 34:12</p> <p>Kitchen [1] - 48:21</p> <p>KLM [1] - 30:17</p> <p>knows [1] - 18:1</p> | L | | | |
| <p>lack [1] - 19:18</p> <p>landmark [6] - 14:1, 14:4, 29:5, 43:20, 44:1, 47:20</p> <p>landmarked [5] - 5:22, 11:12, 29:5,</p> | <p>maintain [1] - 16:17</p> <p>majority [1] - 9:4</p> <p>map [1] - 9:3</p> <p>March [2] - 54:3, 55:2</p> <p>mark [4] - 14:8, 14:18, 46:7, 46:13</p> <p>mass [1] - 14:5</p> <p>master [2] - 19:16, 19:20</p> <p>matches [1] - 24:6</p> <p>matching [1] - 8:10</p> <p>materials [1] - 4:12</p> <p>MATTER [1] - 1:5</p> <p>matter [4] - 1:13, 3:18, 11:16, 12:5</p> <p>matters [1] - 57:9</p> <p>McGINNIS [3] - 2:3, 18:4, 22:15</p> <p>McKinley [2] - 38:22, 51:7</p> <p>mean [4] - 5:11, 10:19, 17:5, 17:21</p> <p>meaning [1] - 5:20</p> <p>means [1] - 57:11</p> <p>meantime [1] - 56:1</p> <p>meet [3] - 6:20, 14:12, 50:2</p> <p>meeting [9] - 6:21, 9:13, 12:2, 20:21, 25:9, 37:10, 45:13, 46:8, 55:20</p> <p>meets [1] - 14:19</p> <p>member [1] - 7:2</p> <p>Member [5] - 1:18, 1:19, 1:20, 1:21, 1:22</p> <p>members [1] - 11:15</p> <p>MEMBERS [1] - 1:16</p> <p>mention [1] - 54:2</p> <p>merit [1] - 6:1</p> <p>method [1] - 19:15</p> <p>might [7] - 6:19, 20:17, 20:22, 22:2, 22:15, 24:12, 30:19</p> <p>mirrored [1] - 17:7</p> <p>mode [1] - 42:12</p> <p>modern [1] - 25:22</p> <p>month [6] - 11:14,</p> | | | |

| | | | | |
|--|---|--|--|--|
| <p>22:17, 23:8, 27:19, 27:20, 49:10</p> <p>motion [25] - 2:11, 3:11, 12:6, 14:5, 14:16, 23:5, 23:7, 23:10, 23:12, 27:17, 47:4, 47:10, 47:11, 49:15, 49:18, 50:3, 50:7, 52:10, 52:11, 52:14, 53:15, 53:21, 54:5, 54:16, 55:17</p> <p>motions [2] - 7:10, 53:19</p> <p>move [8] - 2:13, 12:8, 28:8, 32:17, 50:9, 52:16, 54:17, 56:12</p> <p>moving [4] - 27:13, 33:3, 33:5, 56:3</p> <p>MR [108] - 1:17, 1:19, 1:20, 1:22, 2:3, 3:3, 3:7, 3:9, 7:11, 8:20, 9:15, 10:7, 12:1, 12:11, 12:15, 12:19, 12:21, 14:3, 14:21, 15:2, 15:6, 15:21, 16:11, 16:22, 17:2, 17:20, 18:4, 18:5, 18:16, 19:7, 19:10, 22:15, 23:17, 24:16, 25:3, 25:13, 25:15, 27:2, 27:11, 27:21, 28:8, 28:12, 28:20, 30:3, 30:5, 30:9, 31:6, 32:22, 33:1, 33:7, 33:15, 33:20, 34:3, 35:9, 35:10, 35:14, 35:21, 36:3, 36:15, 37:7, 37:13, 37:22, 38:7, 38:12, 38:20, 39:3, 39:6, 39:11, 40:3, 40:6, 40:21, 41:4, 41:15, 41:17, 42:3, 43:3, 43:6, 43:10, 43:13, 44:5, 44:8, 44:9, 44:13, 44:19, 45:2, 45:5, 45:17, 45:20, 47:7, 47:15, 47:22, 48:3, 48:7, 48:14, 49:11, 51:18, 52:2, 52:6, 52:8, 53:1, 53:7, 53:11, 53:13, 54:8, 54:14, 55:9, 55:13, 55:15</p> <p>MS [251] - 1:18, 1:21, 2:2, 2:13, 2:19, 2:22, 3:1, 3:2, 3:4, 3:5, 3:6, 3:8, 3:10, 4:2, 7:14, 9:1, 9:17, 10:12,</p> | <p>10:16, 11:13, 11:20, 12:8, 12:12, 12:13, 12:14, 12:16, 12:17, 12:18, 12:20, 12:22, 13:4, 13:16, 13:18, 13:21, 14:2, 14:5, 14:20, 14:22, 15:5, 15:8, 15:9, 15:13, 15:16, 16:6, 16:8, 16:9, 16:21, 17:18, 19:5, 19:8, 19:12, 20:3, 21:2, 21:5, 21:6, 21:10, 23:4, 23:6, 23:13, 23:15, 23:16, 24:9, 24:15, 24:20, 25:5, 25:14, 27:12, 27:15, 28:2, 28:9, 28:11, 28:13, 28:14, 28:16, 28:17, 28:21, 28:22, 29:2, 29:4, 29:9, 29:11, 29:12, 29:21, 30:6, 30:7, 30:12, 31:1, 31:3, 31:10, 31:11, 31:12, 31:14, 32:3, 32:4, 32:6, 32:9, 32:10, 32:12, 32:13, 32:16, 32:19, 32:21, 33:2, 33:3, 33:8, 33:9, 33:13, 33:14, 33:16, 33:19, 33:21, 34:19, 34:20, 35:2, 35:3, 35:4, 35:8, 35:11, 35:16, 35:17, 35:22, 36:1, 36:2, 36:4, 36:5, 36:9, 36:13, 37:3, 37:4, 37:5, 37:8, 37:9, 37:16, 37:18, 38:2, 38:3, 38:6, 38:8, 38:10, 38:14, 38:21, 39:2, 39:4, 39:7, 39:10, 39:12, 39:14, 39:17, 39:19, 39:21, 40:5, 40:7, 40:9, 40:10, 40:12, 40:13, 40:15, 40:19, 40:22, 41:2, 41:3, 41:7, 41:9, 41:11, 41:13, 41:14, 41:20, 42:2, 42:5, 42:13, 42:14, 42:15, 42:19, 42:21, 43:5, 43:8, 43:11, 43:17, 44:2, 44:3, 44:6, 44:10, 44:21, 45:3, 45:7, 45:8, 45:18, 45:21, 46:2, 46:3, 46:5, 46:7, 46:11, 46:12, 46:13, 46:16, 46:18, 46:19, 47:9, 47:13, 47:16, 47:18, 47:20, 48:1, 48:4,</p> | <p>48:10, 48:15, 48:16, 48:20, 49:1, 49:2, 49:4, 49:13, 49:14, 49:16, 50:9, 50:16, 51:21, 51:22, 52:1, 52:3, 52:4, 52:5, 52:7, 52:9, 52:13, 52:16, 53:4, 53:5, 53:6, 53:8, 53:9, 53:10, 53:12, 53:14, 53:16, 54:4, 54:6, 54:11, 54:15, 54:17, 55:3, 55:6, 55:7, 55:8, 55:10, 55:11, 55:12, 55:14, 55:16, 55:18</p> | <p>46:15, 48:5, 48:12, 50:21, 51:3, 51:5, 51:16</p> <p>north [1] - 34:12</p> <p>Notary [2] - 57:4, 57:21</p> <p>note [4] - 6:6, 23:8, 43:18, 47:1</p> <p>noted [1] - 38:19</p> <p>notes [1] - 57:15</p> <p>noteworthy [2] - 21:3</p> <p>nothing [1] - 18:18</p> <p>notice [1] - 54:20</p> <p>number [3] - 4:21, 17:6, 17:14</p> | <p>online [1] - 11:20</p> <p>open [2] - 2:11, 2:13</p> <p>opinion [2] - 21:9, 29:2</p> <p>opportunity [1] - 49:6</p> <p>opposed [1] - 18:8</p> <p>option [1] - 20:4</p> <p>options [1] - 53:19</p> <p>orally [1] - 7:12</p> <p>order [1] - 13:7</p> <p>ordinance [2] - 29:5, 43:21</p> <p>original [7] - 16:16, 17:6, 25:1, 27:9, 29:13, 43:18, 43:19</p> <p>originally [1] - 31:19</p> <p>ors [1] - 19:19</p> <p>otherwise [1] - 17:16</p> <p>overall [1] - 6:2</p> <p>overlay [12] - 2:10, 2:17, 3:16, 4:9, 7:13, 7:17, 7:19, 9:3, 10:1, 50:13, 52:19, 54:22</p> <p>Overly [1] - 1:9</p> <p>overview [3] - 4:1, 4:16, 4:19</p> <p>own [2] - 5:20, 22:3</p> <p>owned [2] - 45:11, 47:3</p> <p>owners [6] - 4:10, 29:13, 29:16, 29:19, 34:15</p> |
| | | N | | O |
| | | <p>neat [1] - 32:14</p> <p>necessarily [1] - 17:10</p> <p>need [14] - 6:20, 13:16, 14:12, 14:14, 17:21, 18:6, 19:20, 20:4, 23:4, 38:17, 45:15, 52:11, 53:17, 54:9</p> <p>needed [2] - 14:13, 34:16</p> <p>neighbor [1] - 31:18</p> <p>new [8] - 7:16, 7:19, 15:20, 16:4, 18:9, 18:14, 34:15, 56:13</p> <p>newer [1] - 18:8</p> <p>next [55] - 11:4, 11:6, 11:10, 11:14, 13:20, 15:11, 20:20, 25:9, 26:3, 27:20, 28:17, 29:7, 30:1, 30:14, 31:4, 31:12, 32:10, 33:5, 33:11, 33:17, 34:1, 34:22, 35:6, 35:12, 35:19, 36:14, 37:5, 37:11, 37:20, 38:22, 39:4, 39:8, 39:12, 40:1, 40:22, 41:11, 41:22, 42:6, 42:17, 43:1, 43:11, 44:3, 44:7, 44:11, 44:22, 45:10, 45:22, 46:9, 46:15, 46:21, 48:5, 48:12, 49:10, 55:1, 55:20</p> <p>nice [3] - 17:15, 45:5, 45:20</p> <p>nicely [1] - 26:15</p> <p>none [3] - 3:22, 11:19, 56:12</p> <p>North [13] - 31:13, 34:22, 35:20, 36:14,</p> | | <p>O-3 [1] - 9:10</p> <p>Oak [12] - 17:14, 30:21, 39:5, 39:8, 39:13, 40:1, 40:14, 40:19, 51:8, 51:9</p> <p>obviously [5] - 5:12, 28:5, 30:22, 38:17, 45:12</p> <p>OF [7] - 1:1, 1:2, 1:3, 1:5, 1:11, 57:1, 57:2</p> <p>offer [2] - 20:3, 23:17</p> <p>offered [1] - 56:16</p> <p>office [4] - 34:5, 34:11, 37:14, 44:14</p> <p>official [2] - 41:10, 43:20</p> <p>officially [2] - 8:12, 43:22</p> <p>old [5] - 16:13, 17:8, 17:10, 17:14, 27:4</p> <p>older [1] - 18:8</p> <p>Olympics [1] - 39:15</p> <p>one [44] - 5:9, 6:17, 6:21, 7:7, 10:17, 12:1, 13:10, 13:20, 14:7, 14:9, 14:12, 15:11, 15:13, 16:5, 17:1, 17:21, 18:6, 19:12, 20:3, 21:11, 21:20, 22:13, 23:18, 23:22, 24:5, 25:15, 28:8, 28:9, 28:15, 29:9, 31:6, 31:19, 34:4, 34:5, 34:22, 44:1, 44:13, 46:4, 48:7, 49:6, 49:8, 54:8</p> <p>one-story [2] - 23:22, 24:5</p> <p>ones [3] - 14:15, 23:10, 23:11</p> |
| | | | | P |
| | | | | <p>p.m [1] - 1:15</p> <p>package [1] - 4:17</p> <p>packet [7] - 4:11, 6:16, 9:2, 11:20, 13:7, 13:9, 39:18</p> <p>PAGE [2] - 1:2, 57:2</p> <p>page [5] - 5:11, 13:13, 24:22, 36:5, 54:16</p> <p>painted [1] - 41:9</p> <p>parcel [1] - 4:21</p> <p>Park [8] - 9:20, 21:8, 22:4, 30:17, 41:1, 41:12, 51:10</p> <p>part [1] - 28:6</p> <p>particular [4] - 3:19, 11:17, 20:11, 47:2</p> <p>past [3] - 4:22, 29:10, 38:15</p> <p>paths [1] - 56:5</p> <p>pending [1] - 11:6</p> <p>people [8] - 8:3, 8:4, 11:9, 17:12, 18:13,</p> |

| | | | | |
|---|--|---|---|---|
| <p>18:20, 25:20, 27:18 percent [2] - 27:9, 33:2 perhaps [2] - 19:2, 24:3 period [1] - 19:14 permit [4] - 8:6, 8:7, 21:20, 22:13 permits [1] - 25:6 person [1] - 21:2 persons [1] - 41:18 pertaining [1] - 57:10 Phillip [1] - 32:20 photo [1] - 4:18 pictures [1] - 17:7 place [1] - 56:6 Planner [1] - 2:2 planning [1] - 45:14 point [3] - 6:18, 22:17, 25:19 pole [1] - 40:13 porch [4] - 16:14, 34:11, 37:14, 44:16 portion [2] - 8:9, 31:16 portrait [1] - 41:10 possesses [1] - 19:16 possible [1] - 6:2 possibly [1] - 6:1 potentially [1] - 8:10 PRESENT [2] - 1:16, 2:1 present [1] - 45:12 preservation [2] - 5:4, 7:21 PRESERVATION [1] - 1:3 Preservation [2] - 1:14, 55:2 pretty [4] - 15:6, 27:3, 34:15, 39:16 previous [2] - 13:14, 57:6 previously [1] - 30:21 pride [2] - 26:13, 36:21 PRISBY [37] - 1:22, 3:9, 12:1, 12:11, 12:21, 15:2, 15:6, 15:21, 16:11, 16:22, 17:20, 18:5, 18:16, 19:7, 25:15, 27:21, 31:6, 33:1, 33:15, 34:3, 35:10, 35:21, 37:7, 37:13, 40:3, 40:6, 44:9, 44:13, 45:20, 48:14, 49:11,</p> | <p>51:18, 52:8, 53:13, 54:8, 54:14, 55:15 Prisby [5] - 3:8, 12:20, 52:7, 53:12, 55:14 procedures [1] - 6:13 proceed [2] - 3:22, 13:2 proceedings [1] - 56:15 PROCEEDINGS [1] - 1:11 processing [2] - 8:7, 8:8 project [1] - 37:14 Properties [1] - 1:7 properties [21] - 2:8, 2:15, 3:14, 4:5, 4:8, 4:14, 5:5, 6:14, 6:22, 8:11, 10:19, 10:21, 11:7, 11:11, 20:7, 22:20, 50:1, 50:5, 50:7, 50:11, 56:2 Property [1] - 1:8 property [23] - 2:9, 2:16, 3:16, 3:19, 4:4, 4:9, 8:8, 10:3, 11:17, 19:13, 20:11, 28:17, 29:7, 30:14, 32:10, 33:4, 33:5, 45:11, 50:12, 52:17, 52:19, 54:21, 55:20 proportion [1] - 27:3 proposed [2] - 3:14, 6:11 provide [1] - 7:20 providing [1] - 8:1 public [8] - 2:12, 3:13, 11:4, 11:16, 12:7, 12:9, 54:2, 56:9 Public [9] - 1:12, 2:6, 2:14, 12:5, 54:18, 54:20, 55:21, 57:4, 57:21 published [1] - 39:18 pull [1] - 49:11 pulled [2] - 40:11, 40:16 purposes [2] - 6:21, 11:5 push [1] - 11:14 put [12] - 10:2, 11:13, 30:12, 32:4, 33:10, 35:4, 35:18, 37:18, 39:21, 40:19, 43:19, 44:15 putting [1] - 24:14</p> | <p>Q</p> <p>queen [1] - 15:3 Queen [1] - 23:22 questions [6] - 7:2, 7:8, 10:11, 10:12, 15:14, 47:19 quick [1] - 40:18 quite [3] - 6:15, 6:22, 11:6</p> <p>R</p> <p>R-5 [1] - 9:10 R-6 [1] - 9:11 radically [1] - 16:14 railing [1] - 36:22 railroad [1] - 18:14 raise [1] - 3:20 rated [2] - 5:8, 24:1 rather [1] - 21:4 rating [1] - 5:13 ratings [1] - 5:11 ratio [1] - 8:3 reached [1] - 11:9 read [2] - 24:17, 50:4 readily [1] - 6:9 real [2] - 27:1, 32:14 really [9] - 9:18, 10:13, 14:10, 20:10, 21:15, 21:19, 25:15, 31:17, 43:15 rear [1] - 38:16 reason [5] - 7:22, 10:6, 18:2, 23:20, 27:22 reasons [1] - 34:4 rebate [1] - 8:8 received [1] - 56:16 recent [1] - 20:11 recently [1] - 29:4 reclassified [1] - 22:11 recommend [3] - 50:9, 52:16, 53:21 recommendation [3] - 28:3, 28:6, 53:17 recommended [1] - 56:2 reconnaissance [2] - 21:7, 21:12 reconstruct [1] - 17:10 record [7] - 7:12, 10:9, 14:8, 14:18, 30:18, 34:17, 45:16 recovery [1] - 32:1 recuse [4] - 47:5,</p> | <p>47:12, 47:16, 49:20 recusing [2] - 34:13, 45:14 Red [1] - 29:15 reduced [1] - 57:11 refit [1] - 18:18 regarding [1] - 3:18 regular [1] - 55:1 relatable [1] - 27:5 relate [2] - 16:18, 43:15 relates [1] - 18:7 relation [1] - 57:9 relief [1] - 8:2 remember [2] - 7:15, 9:18 remodeled [1] - 45:3 remove [1] - 50:8 render [1] - 25:17 renovate [1] - 19:22 renovated [2] - 26:6, 26:15 renovation [2] - 19:2, 27:1 renovations [1] - 20:12 replaced [1] - 36:17 REPORT [1] - 1:11 Reporter [1] - 57:4 represents [2] - 19:15, 19:17 research [2] - 22:19, 38:18 resemble [1] - 27:8 resembles [1] - 37:22 response [3] - 3:21, 11:18, 56:11 restored [1] - 44:14 retract [1] - 25:4 review [14] - 4:3, 5:5, 6:15, 7:9, 8:3, 9:14, 10:4, 11:2, 13:16, 21:1, 25:9, 27:20, 43:1, 46:9 reviewed [1] - 40:15 revised [1] - 34:12 Road [14] - 28:10, 28:18, 29:8, 30:2, 30:15, 43:12, 44:4, 50:18, 50:19, 50:20, 50:21, 51:13 road [1] - 47:6 Robb [2] - 17:22, 36:22 ROBB [1] - 2:3 Robbins [3] - 9:20, 21:8, 22:4 Roebuck [1] - 38:11 roll [4] - 2:20, 51:19,</p> | <p>53:2, 55:4 roof [1] - 16:13 round [2] - 11:7, 11:10 rumors [1] - 38:3 run [1] - 26:4</p> <p>S</p> <p>sake [1] - 45:16 SALMON [124] - 2:2, 2:22, 3:2, 3:4, 3:6, 3:8, 3:10, 4:2, 7:14, 9:1, 9:17, 10:16, 11:20, 12:12, 12:14, 12:16, 12:18, 12:20, 12:22, 13:4, 13:18, 14:5, 14:22, 15:9, 20:3, 21:5, 21:10, 23:6, 23:15, 24:9, 24:20, 25:5, 27:15, 28:2, 28:9, 28:14, 28:17, 28:22, 29:4, 29:21, 30:7, 30:12, 31:3, 31:12, 32:4, 32:10, 32:16, 33:3, 33:9, 33:16, 33:21, 34:20, 35:4, 35:11, 35:17, 36:1, 36:5, 36:13, 37:5, 37:9, 37:18, 38:3, 38:8, 38:14, 38:21, 39:4, 39:7, 39:12, 39:17, 39:21, 40:13, 40:19, 40:22, 41:7, 41:11, 41:20, 42:5, 42:15, 42:21, 43:8, 43:11, 43:17, 44:3, 44:6, 44:10, 44:21, 45:8, 45:21, 46:7, 46:13, 46:19, 47:9, 47:16, 47:20, 48:1, 48:4, 48:10, 48:16, 49:4, 49:13, 49:16, 50:16, 51:21, 52:1, 52:3, 52:5, 52:7, 52:9, 52:13, 53:4, 53:6, 53:8, 53:10, 53:12, 53:14, 53:16, 54:15, 55:6, 55:8, 55:10, 55:12, 55:14, 55:16, 55:18 save [1] - 17:9 saved [5] - 15:17, 15:18, 17:5, 17:22, 19:1 Sears [1] - 38:11 second [9] - 2:18, 2:19, 12:10, 12:11, 48:7, 51:18, 52:22,</p> |
|---|--|---|---|---|

| | | | | |
|--|---|--|---|--|
| <p>53:1, 55:3 see [5] - 20:21, 25:6, 26:4, 26:6, 38:18 seeing [1] - 26:5 select [2] - 5:2, 13:21 send [1] - 11:22 separate [10] - 14:16, 23:12, 27:17, 47:4, 47:5, 47:11, 49:12, 49:14, 49:18, 53:20 September [1] - 7:14 set [5] - 8:3, 14:15, 21:21, 23:13, 57:17 setback [1] - 18:2 setbacks [1] - 22:22 Seventh [2] - 42:1, 51:11 SHANNON [1] - 1:21 shared [1] - 32:7 sheet [6] - 4:18, 5:7, 23:9, 36:6, 40:11, 43:19 sheets [4] - 4:16, 20:10, 30:20, 40:17 Shorthand [1] - 57:4 shorthand [2] - 57:12, 57:15 showed [1] - 18:21 shown [1] - 26:22 shows [4] - 4:14, 4:15, 26:18, 26:19 side [7] - 23:22, 24:4, 27:6, 42:12, 44:18 sides [1] - 36:18 sideways [1] - 42:11 siding [3] - 23:21, 24:2, 24:14 signature [1] - 57:18 significance [5] - 9:8, 23:2, 23:21, 29:19, 41:19 Significant [1] - 1:8 significant [20] - 2:9, 2:16, 3:15, 4:3, 5:12, 5:13, 5:18, 10:3, 13:22, 15:4, 19:17, 21:7, 24:1, 25:17, 25:18, 26:8, 26:18, 50:12, 52:18, 54:21 significantly [1] - 26:7 simply [2] - 17:22, 18:7 Sixth [4] - 42:7, 42:17, 51:11, 51:12 skipping [1] - 47:7 Society [3] - 10:20, 20:16, 25:7 society [1] - 6:9</p> | <p>sold [1] - 36:9 solid [1] - 27:1 someone [5] - 14:10, 16:1, 50:3, 50:6, 54:15 sorry [1] - 40:15 sort [1] - 26:21 sound [1] - 25:11 South [45] - 13:11, 14:18, 28:10, 28:18, 29:8, 29:22, 30:2, 30:15, 30:21, 32:11, 32:17, 35:6, 37:6, 37:11, 37:20, 39:5, 39:8, 39:13, 40:1, 40:14, 40:19, 41:1, 41:12, 43:2, 48:18, 50:17, 50:18, 50:19, 50:20, 50:22, 51:3, 51:6, 51:7, 51:8, 51:9, 51:10, 51:12, 51:17 south [1] - 36:19 southwest [1] - 44:18 specific [2] - 22:21, 50:2 specifically [1] - 20:14 split [2] - 31:20, 32:1 spreadsheet [1] - 13:8 Springs [1] - 26:13 ss [1] - 57:1 SS [1] - 1:1 staff [1] - 4:1 stained [1] - 44:16 stand [2] - 3:20, 22:3 stand-alone [1] - 22:3 start [2] - 26:10, 56:3 started [3] - 22:9, 22:11, 29:14 STATE [2] - 1:1, 57:1 state [3] - 8:21, 13:5, 50:3 State [1] - 57:5 status [3] - 5:22, 43:21, 47:21 stayed [1] - 27:3 steps [1] - 36:18 still [9] - 6:4, 10:5, 15:2, 16:22, 17:19, 24:4, 27:8, 47:9, 49:10 stone [1] - 37:1 stop [1] - 14:14 story [2] - 23:22, 24:5 Stough [3] - 36:9, 43:2, 51:12</p> | <p>straightforward [2] - 15:6, 34:16 Street [68] - 13:11, 15:1, 17:15, 30:21, 31:5, 31:13, 32:11, 32:18, 33:6, 33:12, 33:18, 34:2, 35:13, 35:20, 36:14, 37:6, 37:12, 39:5, 39:9, 39:13, 40:2, 42:1, 42:7, 42:18, 43:2, 44:12, 45:1, 45:11, 46:1, 46:10, 46:15, 46:22, 48:13, 48:19, 49:19, 50:17, 50:18, 50:21, 50:22, 51:1, 51:2, 51:3, 51:4, 51:5, 51:6, 51:7, 51:8, 51:9, 51:11, 51:12, 51:14, 51:15, 51:16, 51:17, 52:21 stretch [1] - 26:16 strongly [1] - 14:10 structure [3] - 17:6, 18:3, 18:8 Structures [1] - 1:8 structures [9] - 2:9, 2:16, 3:16, 4:4, 10:3, 19:13, 50:12, 52:19, 54:21 struggle [1] - 22:16 struggling [2] - 15:17, 16:4 stucco [5] - 23:21, 24:2, 24:10, 24:20, 24:22 studio [1] - 30:16 style [10] - 4:20, 15:3, 15:19, 16:17, 16:19, 17:11, 19:3, 24:1, 25:22, 43:15 subject [1] - 9:13 subsided [1] - 32:1 suggest [1] - 22:15 suite [1] - 7:21 summary [5] - 4:13, 4:18, 5:7, 40:11, 40:17 Survey [1] - 23:20 survey [16] - 5:8, 13:14, 20:7, 20:9, 21:7, 21:12, 21:15, 21:18, 22:7, 22:13, 22:14, 23:18, 25:2, 30:20, 36:6, 43:19 surveyor [1] - 21:9 surveys [3] - 4:22, 5:2, 22:2 sworn [2] - 3:20, 57:8</p> | <p>T table [2] - 4:14, 23:5 Taft [4] - 43:11, 44:4, 51:13 talks [2] - 4:18, 5:7 tax [2] - 8:8, 8:9 taxed [1] - 42:9 TB [1] - 31:22 tear [1] - 18:13 teardown [1] - 16:6 tearing [1] - 18:9 terms [1] - 19:3 testify [1] - 57:9 TESTIMONY [1] - 57:16 testimony [3] - 1:11, 57:7, 57:10 THE [2] - 1:3, 1:5 themselves [1] - 29:16 thereafter [1] - 57:12 thinking [1] - 36:10 Third [10] - 44:11, 44:22, 45:10, 45:22, 46:10, 51:14, 51:15, 51:16 thoughts [2] - 13:17, 27:11 three [4] - 26:22, 34:5, 34:8, 34:15 together [2] - 25:10, 43:19 tomorrow [1] - 11:22 tonight [9] - 4:2, 4:6, 6:14, 9:14, 11:17, 22:19, 23:3, 26:5, 45:13 took [2] - 7:15, 36:21 top [1] - 44:15 torn [1] - 17:16 total [1] - 4:4 tower [1] - 44:14 town [2] - 22:6, 26:19 transcribed [1] - 57:12 transcript [1] - 57:14 transparency [3] - 34:4, 45:16, 47:2 trendy [1] - 26:1 true [1] - 57:14 truly [1] - 21:18 truth [1] - 57:9 try [3] - 16:16, 45:20, 55:19 trying [5] - 17:9, 21:13, 22:22, 36:21, 37:1</p> | <p>two [5] - 16:18, 31:21, 34:7, 50:8, 53:19 type [2] - 19:14, 41:6 typewritten [1] - 57:13 typically [1] - 18:13</p> <p>U</p> <p>uncle [2] - 41:16, 41:17 under [8] - 15:3, 16:20, 16:22, 31:9, 50:13, 52:20, 54:1, 54:22 unless [1] - 12:3 up [8] - 16:1, 19:2, 21:21, 24:4, 30:14, 44:14, 44:15, 49:21 update [1] - 25:22 Urban [1] - 23:19</p> <p>V</p> <p>value [1] - 5:18 values [1] - 19:17 various [2] - 3:14, 57:7 vaulter [1] - 40:13 verify [1] - 38:5 view [1] - 27:4 village [14] - 5:1, 5:2, 7:18, 7:20, 8:9, 8:14, 8:19, 9:5, 9:22, 21:14, 28:4, 50:10, 52:17, 56:4 Village [1] - 2:2 VILLAGE [1] - 1:3 Vine [2] - 46:15, 51:16 vote [11] - 2:20, 27:14, 27:21, 45:14, 47:6, 49:11, 49:15, 49:20, 51:19, 53:2, 55:4 voting [1] - 34:13</p> <p>W</p> <p>wait [1] - 40:5 waivers [1] - 8:6 waiving [1] - 8:2 Walk [1] - 48:22 walk [1] - 42:4 Walnut [7] - 46:21, 48:3, 48:8, 48:11, 49:19, 52:12, 52:21</p> |
|--|---|--|---|--|

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|---|--|
| <p>wants ^[4] - 7:3, 49:7, 53:21, 53:22</p> <p>War ^[1] - 31:20</p> <p>Washington ^[5] - 48:6, 48:12, 48:19, 51:17</p> <p>week ^[1] - 36:17</p> <p>weekend ^[1] - 40:16</p> <p>weeks ^[1] - 36:16</p> <p>weight ^[1] - 47:13</p> <p>WEINBERGER ^[65] - 1:21, 2:13, 3:1, 10:12, 12:8, 12:13, 14:2, 15:5, 15:8, 15:16, 16:8, 16:21, 17:2, 19:5, 19:12, 23:4, 24:15, 25:14, 28:13, 28:16, 28:21, 29:11, 30:6, 31:1, 31:10, 31:14, 32:3, 32:9, 32:12, 32:21, 33:14, 33:19, 35:2, 35:16, 35:22, 37:3, 37:8, 37:16, 38:2, 38:10, 39:2, 39:14, 39:19, 40:9, 40:12, 41:3, 41:13, 42:14, 42:19, 44:2, 45:7, 46:2, 46:5, 46:11, 46:16, 47:18, 48:15, 49:1, 50:9, 51:22, 53:5, 54:6, 54:11, 55:3, 55:7</p> <p>Weinberger ^[7] - 2:22, 12:12, 47:3, 49:19, 51:21, 53:4, 55:6</p> <p>welfare ^[1] - 29:14</p> <p>West ^[3] - 32:20, 35:12, 51:4</p> <p>west ^[1] - 17:15</p> <p>Western ^[1] - 26:12</p> <p>WHEREOF ^[1] - 57:16</p> <p>WHICH ^[1] - 56:14</p> <p>whole ^[1] - 21:14</p> <p>width ^[1] - 42:9</p> <p>wife ^[1] - 29:13</p> <p>windshield ^[2] - 20:7, 21:18</p> <p>wish ^[1] - 11:16</p> <p>wishes ^[1] - 3:17</p> <p>witnesses ^[2] - 57:8, 57:11</p> <p>wondering ^[2] - 17:20, 18:5</p> <p>World ^[1] - 31:20</p> <p>wrap ^[1] - 44:15</p> <p>Wright ^[1] - 29:3</p> <p>writing ^[1] - 57:11</p> | <p>Y</p> <p>year ^[3] - 7:15, 7:16, 36:21</p> <p>years ^[2] - 26:20, 34:10</p> <p>Z</p> <p>zoning ^[9] - 4:20, 7:18, 7:22, 8:1, 9:3, 9:5, 18:1, 18:3, 18:8</p> <p>Zook ^[5] - 30:16, 38:1, 38:3, 38:16, 45:3</p> |
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MEMORANDUM

DATE: March 31, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-01-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – Public Hearing (Continued from February 1, 2023)

FOR: April 5, 2023 Historic Preservation Commission Meeting

Summary

On February 1, 2023, the Historic Preservation Commission reviewed forty-seven (47) properties for consideration on the Historically Significant Structures Property List within the Historic Overlay District, in accordance with the regulations listed in Section 14-7-3 of Title 14 of the Village Code. Seven (7) of these properties are located in Cook County and forty (40) are located in DuPage County. All of the properties are located in the established Historic Overlay District ([Exhibit 1](#)).

At the public hearing, the Commission reviewed information provided in the packet and determined if each property possesses one or more of the criteria set forth in Section 14-7-3(B). Detailed property information and a summary table describing all properties was included in the packet, listing the address, date of construction, architectural style, architect, historic name, historic significance rating according to past historic surveys, land use, and zoning district. The definitions and evaluation information for the historic significance ratings based on past historic surveys is included in [Exhibit 2](#). The criteria set forth in Section 14-7-3(B) is included in [Exhibit 3](#).

By a vote of six (6) ayes and zero (0) nays, with one (1) absent, the Historic Preservation Commission recommended to the Village Board approval of forty-five (45) properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-01-2023.

A separate motion was made for two (2) properties – 239 E. Walnut Street and 309 E. Chicago Avenue.

For 239 E. Walnut Street, a separate motion was made for this property because Commissioner Shannon Weinberger is the property owner and recused herself from the vote on her house. By a vote of five (5) ayes, zero (0) nays, one (1) abstain, and with one (1) absent, the Historic Preservation Commission recommended to the Village Board approval of 239 E. Walnut Street for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District under Case HPC-01-2023.

For 309 E. Chicago Avenue, given the recent substantial exterior renovations to this house, the HPC requested additional information be researched and provided at the next meeting to help determine if criteria in Section 14-7-3(B) of the Village Code are met to include the house on the List. By a vote of six (6) ayes and zero (0) nays, with one (1) absent, the Historic Preservation Commission moved to continue the public hearing for Case HPC-02-2023 for the consideration of the property located at 309 E. Chicago Avenue to the next regular meeting on March 1, 2023.



MEMORANDUM

The summary table for all properties is included in Exhibit 4, which includes the specific eligibility criteria listed in Section 14-7-3(B) that the Historic Preservation Commission determined each property met at the public hearing on February 1, 2023.

Review of 309 E. Chicago Avenue

The Historic Preservation Commission will review additional information provided for 309 E. Chicago Avenue at the continued public hearing on March 1, 2023 to determine if the 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 the property should be included on the Historically Significant Structures Property List. The meeting on March 1, 2023 was cancelled due to a lack of quorum and the hearing was rescheduled for April 5, 2023.

Detailed property information for 309 E. Chicago Avenue is provided in Exhibit 5. The Village does not have an original permit for the house on file. Per the 2002 Robbins Park I Survey, the house was estimated to be built circa 1890 and the stucco cladding is not original to the house. It is believed per the survey that the house was originally covered in wood siding. The Downers Grove Township Assessor property data estimates that the house was constructed in 1907. Per Village permit files, in 1960, a new detached garage was constructed. In 1981, the one-story addition on the east side of the house was approved for construction.

The property owner provided building elevations, a rendering, and a site plan showing the recent exterior renovations for the Commission to review. Please note that it appears the owner has made some field changes to the elevations, including changes to windows and the removal of a proposed balcony. Changes include alterations to the front/side porch, installation of new roof shingles and windows, installation of a rear deck and side staircase, and the removal of stucco and installation of black Hardie Board horizontal siding on the majority of the exterior, with vertical siding accent areas on the two-story bay window and other building areas.

Exterior alterations to building should be evaluated in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties & the Standards for Rehabilitation (Exhibit 6).

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

Background

On September 20, 2022, the Village Board approved the following ordinances establishing a Historic Overlay District to assist property owners with the preservation, restoration, and rehabilitation of historically significant properties throughout the Village:



MEMORANDUM

- Ordinance No. 2022-27: Ordinance Creating a New Part II (Historic Overlay District (HOD)) in Article VIII (Overlay Districts) of the Hinsdale Zoning Code to Establish a Historic Preservation Overlay District, making related Zoning Code Changes, and Amending Various Provisions of Title 14 (Historic Preservation) of the Village Code of Hinsdale relative to the Historic Preservation Overlay District
- Ordinance No. 2022-28: Ordinance Amending the Official Zoning Map of the Village of Hinsdale to Create a New Historic Overlay Zoning District

Owners of properties included on the Historically Significant Structures Property List may be eligible for 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

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, within one hundred eighty (180) days of approval of the Ordinance creating the Historic Overlay District, compile an Initial List of properties proposed for inclusion on the Historically Significant Structures Property List.

Upon creation of the Initial List, the Historic Preservation Commission shall hold a public hearing or hearings relative to the Initial List pursuant to the procedures set forth in Section 14-1-4(C) of Title 14. Public notice was provided in The Hinsdalean. The Historic Preservation Commission shall determine whether each property on the Initial List 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 review criteria listed in Section 14-7-3(B) is attached for review. 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 Initial List for inclusion on the Historically Significant Structures Property 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

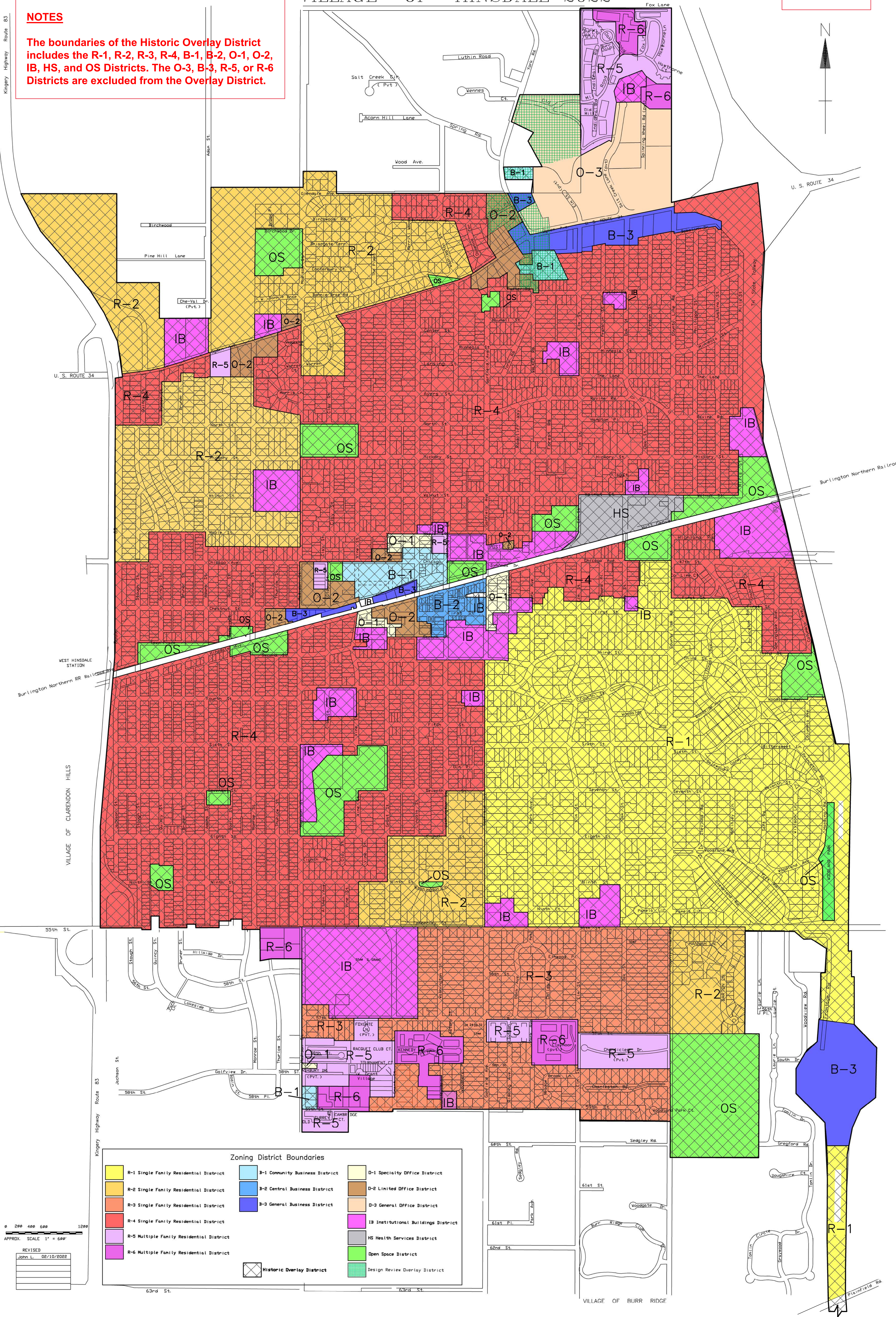
1. Exhibit 1 - Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2 - Hinsdale Historic Surveys - Evaluation Information / Definitions
3. Exhibit 3 - Review Criteria for Properties on the Historically Significant Structures Property List - Village Code Title 14, Chapter 7, Section 14-7-3(B)
4. Exhibit 4 - Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List (Amended to Include the HPC's Determination for Criteria Met)
5. Exhibit 5 - Detailed Property Information for 309 E. Chicago Avenue to be Considered for Inclusion on the Historically Significant Structures Property List
6. Exhibit 6 - The Secretary of the Interior's Standards for Rehabilitation

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

VILLAGE OF BURR RIDGE

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.

| Full Address | Date Constructed | Architectural Style | Architect | Historic Name | Historic Significance | Land Use | Zoning District | PIN(s) | County | Review Criteria Met Per Section 14-7-3(B) - HPC Public Hearing Recommendation 2/1/2023 |
|--------------------------|------------------|---------------------|--------------------|---|--|-------------------------------|-----------------|--|--------|--|
| 122 S. Adams Street | 1886 | Gable Front | | | Reconnaissance Survey (1999) - Significant / Historically Significant; Designated Local Landmark (Ord. No. O2001-33) | Single-Family | R-4 | 09-11-211-012 | DuPage | 5 |
| 25 E. Ayres Street | 1896 | Queen Anne | | Boetinger House | Reconnaissance Survey (1999) - Significant / Historically Significant | Single-Family | R-4 | 09-01-305-006 | DuPage | 5 |
| 309 E. Chicago Avenue | c. 1890 | Queen Anne | | | Reconnaissance Survey (1999) - Significant; Robbins Park I Survey (2002) - Contributing; Significant renovations in 2022-2023 | Single-Family | R-4 | 09-01-420-014 | DuPage | N/A – Continued Review at Public Hearing on 3/1/2023 |
| 46 S. County Line Road | 1928 | Tudor Revival | R. Harold Zook | S.B. Smith House | Reconnaissance Survey (1999) - Significant / Historically Significant ; Robbins Park I Survey (2002) – Significant | Single-Family | R-1 | 09-12-206-019 | DuPage | 2, 3, 5 |
| 121 S. County Line Road | 1894 | Dutch Colonial | Frank Lloyd Wright | Frederick P. & Grace H. Bagley House | Designated Local Landmark (Ord. No. O2022-13) | Single-Family | R-1 | 18-07-105-007-0000 | Cook | 2, 3, 5, 6 |
| 505 S. County Line Road | 1902 | Classical Revival | | L.H. Freer House | Reconnaissance Survey (1999) - Significant / Historically Significant; Additional information provided by Hinsdale Historical Society and representative of owner | Single-Family | R-1 | 18-07-115-036-0000; 18-07-115-037-0000; 18-07-115-038-0000 | Cook | 2, 3, 5, 6 |
| 644 S. County Line Road | 1928 | Colonial Revival | M. Harlow Jr. | George Burnell House | Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II Survey (2007) – Significant | Single-Family | R-1 | 09-12-403-017 | DuPage | 5, 6 |
| 5901 S. County Line Road | 1924 | Tudor Revival | R. Harold Zook | R. Harold Zook Home and Studio | Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) - Significant (Survey sheets when property was located at 327 S. Oak Street) | Vacant - Former Single-Family | OS | 18-18-108-001-0000; 18-18-300-001-0000 | Cook | 1, 2, 3, 4, 5, 6 |
| 24 E. Eighth Street | 1929 | Colonial Revival | Harford Field | Harford Field House | Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) - Significant; Additional information provided by Michael Abraham's office | Single-Family | R-2 | 09-12-317-003 | DuPage | 2 |
| 209 N. Elm Street | c. 1910 | Colonial Revival | | | North East Hinsdale Survey (2006) – Contributing | Single-Family | R-4 | 09-01-412-007 | DuPage | 2, 3, 5 |
| 425 S. Elm Street | 1925 | French Eclectic | Paul G. Burt | Paul G. Burt House | Reconnaissance Survey (1999) – Significant / Historically Significant; Robbins Park II (2007) – Significant; Side addition completed in 2022 | Single-Family | R-1 | 09-12-225-019 | DuPage | 5 |
| 740 S. Elm Street | 1940 | French Eclectic | Phillip Duke West | George Bunker House | Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II Survey (2007) – Significant | Single-Family | R-1 | 09-12-405-016 | DuPage | 2, 3, 5 |
| 33 E. Fifth Street | 1892 | Queen Anne | | Charles H. Crossette House / R.F. Shinn | Reconnaissance Survey (1999) - Historically Significant / Potentially Contributing; Town of Hinsdale Survey (2001) - Potentially Significant / Contributing | Single-Family | R-4 | 09-12-132-021 | DuPage | 1, 2, 3, 4, 5, 6 |

| Full Address | Date Constructed | Architectural Style | Architect | Historic Name | Historic Significance | Land Use | Zoning District | PIN(s) | County | Review Criteria Met Per Section 14-7-3(B) - HPC Public Hearing Recommendation 2/1/2023 |
|------------------------|------------------|-------------------------------|-------------------------------------|---------------------------------|--|---------------|-----------------|--------------------|--------|--|
| 132 E. Fifth Street | 1881 | No Style (Altered) | Remodeled by R. Harold Zook in 1927 | John W. Bushnell House | Reconnaissance Survey (1999) – Potentially Contributing / Historically Significant; Robbins Park II (2007) – Contributing with Alterations | Single-Family | R-1 | 09-12-223-005 | DuPage | 2, 3, 5 |
| 145 E. Fifth Street | 1925 | French Eclectic | Alfred F. Pashley | Ms. K. Besley House | Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) – Significant | Single-Family | R-1 | 09-12-215-020 | DuPage | 5 |
| 317 E. First Street | 1888 | Queen Anne | | Charles and Mary Mihm House | Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) – Contributing | Single-Family | R-1 | 09-12-204-016 | DuPage | 5 |
| 131 N. Garfield Avenue | 1924 | Colonial Revival | | F.W. Millington House | Reconnaissance Survey (1999) - Significant; North East Hinsdale Survey (2006) - Significant | Single-Family | R-4 | 09-01-414-002 | DuPage | 5 |
| 518 S. Garfield Avenue | c. 1925 | French Eclectic | | | Reconnaissance Survey (1999) - Contributing; Town of Hinsdale Survey (2001) - Significant | Single-Family | R-4 | 09-12-133-014 | DuPage | 5 |
| 217 W. Hickory Street | 1875 | Gabled Ell | | | Reconnaissance Survey (1999) - Significant; North Hinsdale Survey (2005) - Contributing | Single-Family | R-4 | 09-01-311-016 | DuPage | 1, 2, 3, 4, 5, 6 |
| 111 N. Lincoln Street | 1894 | Shingle Style | | George Smith House | Reconnaissance Survey (1999) - Significant; North Hinsdale Survey (2005) - Significant | Single-Family | R-4 | 09-01-325-005 | DuPage | 5 |
| 510 N. Lincoln Street | 1911 | Craftsman Bungalow | | | Reconnaissance Survey (1999) - Significant; Additional information provided by owner | Single-Family | R-4 | 09-01-303-006 | DuPage | 5 |
| 307 S. Lincoln Street | 1894 | Colonial Revival / Queen Anne | | Lawrence & Isabel Conover House | Reconnaissance Survey (1999) - Significant / Historically Significant; Town of Hinsdale Survey (2001) - Potentially Significant / Contributing | Single-Family | R-4 | 09-12-124-001 | DuPage | 5 |
| 515 S. Lincoln Street | 1896 | Colonial Revival | | | Reconnaissance Survey (1999) - Significant; Town of Hinsdale Survey (2001) - Potentially Significant / Contributing | Single-Family | R-4 | 09-12-126-002 | DuPage | 5 |
| 833 S. Lincoln Street | 1927 | Tudor Revival | | | Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) - Significant | Single-Family | R-2 | 09-12-316-006 | DuPage | 5 |
| 807 McKinley Lane | 1927 | Tudor Revival | William G. Barfield | | Reconnaissance Survey (1999) - Significant; Building Permits | Single-Family | R-1 | 18-07-304-008-0000 | Cook | 5 |
| 23 S. Oak Street | c. 1910 | Prairie School | | | Reconnaissance Survey (1999) - Significant; Robbins Park I Survey (2002) - Significant | Single-Family | R-4 | 09-12-206-005 | DuPage | 5 |
| 35 S. Oak Street | c. 1910 | Craftsman | | | Reconnaissance Survey (1999) - Historically Significant / Significant; Robbins Park I Survey (2002) - Significant | Single-Family | R-4 | 09-12-206-007 | DuPage | 5 |

| Full Address | Date Constructed | Architectural Style | Architect | Historic Name | Historic Significance | Land Use | Zoning District | PIN(s) | County | Review Criteria Met Per Section 14-7-3(B) - HPC Public Hearing Recommendation 2/1/2023 |
|-----------------------|------------------|-------------------------------------|--|----------------------------------|--|---------------|-----------------|---------------------------------|--------|--|
| 711 S. Oak Street | 1937 | Colonial Revival | Frazier & Raftery | Mr. & Mrs. Frank Foss House | Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II Survey (2007) – Significant; Information / Website Links on Frank Foss, Gold Medal Winner of the 1920 Summer Olympics for Pole Vaulting, Provided by Property Owner | Single-Family | R-1 | 09-12-407-014 | DuPage | 2, 5 |
| 728 S. Oak Street | 1927 | French Eclectic | F.E. Morency | F.E. Morency House | Reconnaissance Survey (1999) - Significant; Robbins Park II Survey (2007) - Significant | Single-Family | R-1 | 09-12-406-014 | DuPage | 5 |
| 420 S. Park Avenue | 1924 | French Eclectic | Alfred F. Pashley | Mrs. Charles Besley House | Reconnaissance Survey (1999) - Significant / National Register / Historically Significant; Robbins Park II Survey (2007) - Significant | Single-Family | R-1 | 09-12-215-018 | DuPage | 2, 3, 5 |
| 640 S. Park Avenue | c. 1915 | Colonial Revival | | | Reconnaissance Survey (1999) - Contributing; Robbins Park II Survey (2007) - Contributing | Single-Family | R-1 | 09-12-400-018 | DuPage | 2, 5 |
| 420 E. Seventh Street | 1929 | Mediterranean Revival | Kriston | W.M. Hogenson House | Reconnaissance Survey (1999) - Significant / National Register / Historically Significant; Robbins Park II Survey (2007) - Significant | Single-Family | R-1 | 09-12-407-002 | DuPage | 5 |
| 138 E. Sixth Street | 1931 | Colonial Revival | | H.A. Miller House | Reconnaissance Survey (1999) – Contributing / Historically Significant; Robbins Park II (2007) – Potentially Significant | Single-Family | R-1 | 09-12-400-006 | DuPage | 5 |
| 222 E. Sixth Street | 1892 | Classical Revival | | J.C.S. Merrill House | Reconnaissance Survey (1999) – Significant / National Register / Historically Significant; Robbins Park II (2007) – Contributing | Single-Family | R-1 | 09-12-401-008 | DuPage | 2, 5 |
| 114 S. Stough Street | 1891 | Shingle | | Raftree Residence | Reconnaissance Survey (1999) - Significant / Historically Significant; Additional information provided by owner | Single-Family | R-4 | 09-11-208-009; 09-11-208-010 | DuPage | 1, 2, 3, 4, 5, 6 |
| 701 Taft Road | 1959 | Modern | George Fred Keck & William Keck – plans in 1959 and 1971 addition by Keck & Keck | Avedisian House | Reconnaissance Survey (1999) - Significant / Non-Contributing due to age at time of survey; Designated Local Landmark (Ord. No. O2023-02) | Single-Family | R-1 | 18-07-305-001-0000 | Cook | 1, 2, 3, 4, 5, 6 |
| 810 Taft Road | c. 1910 | Tudor Revival | | | Reconnaissance Survey (1999) - Significant / Historically Significant; Additional information provided by Hinsdale Historical Society (Realtor Card 1964) | Single-Family | R-1 | 18-07-304-017-0000 | Cook | 5 |
| 148 The Lane | 1930 | Cape Cod / Colonial Revival Cottage | V.L. Morris | V.L. Morris House | Reconnaissance Survey (1999) - Contributing; North East Hinsdale Survey (2006) - Significant | Single-Family | R-4 | 09-01-400-009 | DuPage | 5 |
| 222 E. Third Street | 1892 | Queen Anne | | Thomas and Sallie Phillips House | Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) - Significant | Single-Family | R-1 | 09-12-212-014 | DuPage | 1, 2, 3, 4, 5, 6 |

| Full Address | Date Constructed | Architectural Style | Architect | Historic Name | Historic Significance | Land Use | Zoning District | PIN(s) | County | Review Criteria Met Per Section 14-7-3(B) - HPC Public Hearing Recommendation 2/1/2023 |
|--------------------------|------------------|------------------------|-------------------------------|--------------------------|--|---------------|-----------------|--------------------|--------|--|
| 417 E. Third Street | 1895 | Classical Revival | R. Harold Zook (1938 Remodel) | Esther W.J. Barker House | Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) - Significant | Single-Family | R-1 | 09-12-210-011 | DuPage | 2, 5 |
| 433 E. Third Street | c. 1910 | Craftsman | | | Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park I Survey (2002) - Significant | Single-Family | R-1 | 09-12-210-013 | DuPage | 5 |
| 434 E. Third Street | 1927 / 1998 | Tudor Revival | R. Harold Zook / McCoughey | N. H. Whiteside House | Reconnaissance Survey (1999) - Not Contributing; Robbins Park I Survey (2002) - Not Contributing; Front of house has been significantly altered; rear addition constructed | Single-Family | R-1 | 09-12-214-006 | DuPage | 2 |
| 605 E. Third Street | c. 1935 | Tudor Revival | | | Reconnaissance Survey (1999) - Significant; Rear addition to match original house added in 1990s | Single-Family | R-1 | 18-07-106-004-0000 | Cook | 5 |
| 132 N. Vine Street | 1882 | L-Form | | Oliver J. Stough House | Reconnaissance Survey (1999) - Significant / Historically Significant; North Hinsdale Survey (2005) - Significant | Single-Family | R-4 | 09-01-322-006 | DuPage | 2, 5 |
| 239 E. Walnut Street | 1889 | Queen Anne | Patton & Fisher | James Ridgeway House | Designated Local Landmark (Ord. No. O2004-28); Reconnaissance Survey (1999) - Significant / Historically Significant; North East Hinsdale Survey (2006) - Significant | Single-Family | R-4 | 09-01-411-022 | DuPage | 1, 2, 3, 4, 5, 6 |
| 640 N. Washington Street | c. 1910 | Colonial Revival | | | Reconnaissance Survey (1999) - Significant; Additional information provided by Hinsdale Historical Society | Single-Family | R-4 | 09-01-119-024 | DuPage | 5 |
| 711 S. Washington Street | c. 1920 | Dutch Colonial Revival | | | Reconnaissance Survey (1999) - Contributing; Robbins Park II Survey (2007) - Contributing | Single-Family | R-2 | 09-12-311-019 | DuPage | 2, 5 |



Village of Hinsdale
Community Development Department
19 E. Chicago Avenue
Hinsdale, Illinois 60521
(630) 789-7030

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|---|---|
| Address 309 E. Chicago Avenue |  |
| County DuPage | |
| PIN / Parcel Number 09-01-420-014 | |
| Zoning District R-4 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name N/A | |
| Architect N/A | |
| Date Constructed c. 1890 | |
| Architectural Style Queen Anne | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none">• Reconnaissance Survey (1999) - Significant• Robbins Park I Survey (2002) - Contributing• Significant exterior renovations in 2022/2023 | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|---------|
| STREET # | 309 |
| DIRECTION | E |
| STREET | CHICAGO |
| 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? | |



GENERAL INFORMATION

| | | | |
|---------------------|-----------------------------------|----------------------------|--|
| CATEGORY | building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | good | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | minor alterations and addition(s) | REASON for SIGNIFICANCE | If not for the stucco siding and side one story addition; this Queen Anne style house would be rated significant. |
| SECONDARY STRUCTURE | detached garage | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|---------------------------------|---|-----------------|-------------------|
| ARCHITECTURAL CLASSIFICATION | Queen Anne | PLAN | rectangular |
| DETAILS | | NO OF STORIES | 2 |
| DATE of construction | c. 1890 | ROOF TYPE | Cross gable |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | surveyor | FOUNDATION | Parged |
| WALL MATERIAL (current) | Stucco | PORCH | Front entry |
| WALL MATERIAL 2 (current) | | WINDOW MATERIAL | wood |
| WALL MATERIAL (original) | Wood | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | | WINDOW TYPE | double hung |
| | | WINDOW CONFIG | 1/1 |
| SIGNIFICANT FEATURES | 2 story front bay window; front dormer with conical roof; recessed front entry porch under a cat slide roof | | |
| ALTERATIONS | Stucco cladding; replacement front porch supports; one story east side addition (1981); rebuilt chimney | | |

HISTORIC INFORMATION

| | |
|------------------|----------------------|
| HISTORIC NAME | <input type="text"/> |
| COMMON NAME | <input type="text"/> |
| PERMIT NO | 6113; 11360 |
| COST | <input type="text"/> |
| ARCHITECT | <input type="text"/> |
| ARCHITECT2 | <input type="text"/> |
| BUILDER | <input type="text"/> |
| ARCHITECT SOURCE | <input type="text"/> |



HISTORIC
INFO

LANDSCAPE

House is on a busy residential
avenue; side driveway; front
sidewalks; mature trees

PHOTO INFORMATION

| | |
|---------------------|----------------------|
| ROLL1 | 6 |
| FRAMES1 | 27-28 |
| ROLL2 | <input type="text"/> |
| FRAMES2 | <input type="text"/> |
| ROLL3 | <input type="text"/> |
| FRAMES3 | <input type="text"/> |
| DIGITAL PHOTO ID | <input type="text"/> |

SURVEY INFORMATION

| | |
|--------------------------|---------------------------------------|
| PREPARER | Jennifer Kenny |
| PREPARER ORGANIZATION | Historic Certification Consultants |
| SURVEYDATE | 7/10/02 |
| SURVEYAREA | Robbins |

309 E. Chicago – Changes to Building Elevations Under Current Renovation Project - Plans Provided by Property Owner



Rendering of Front / South Elevation



PROPOSED SOUTH ELEVATION 2
1/4" = 1'-0"

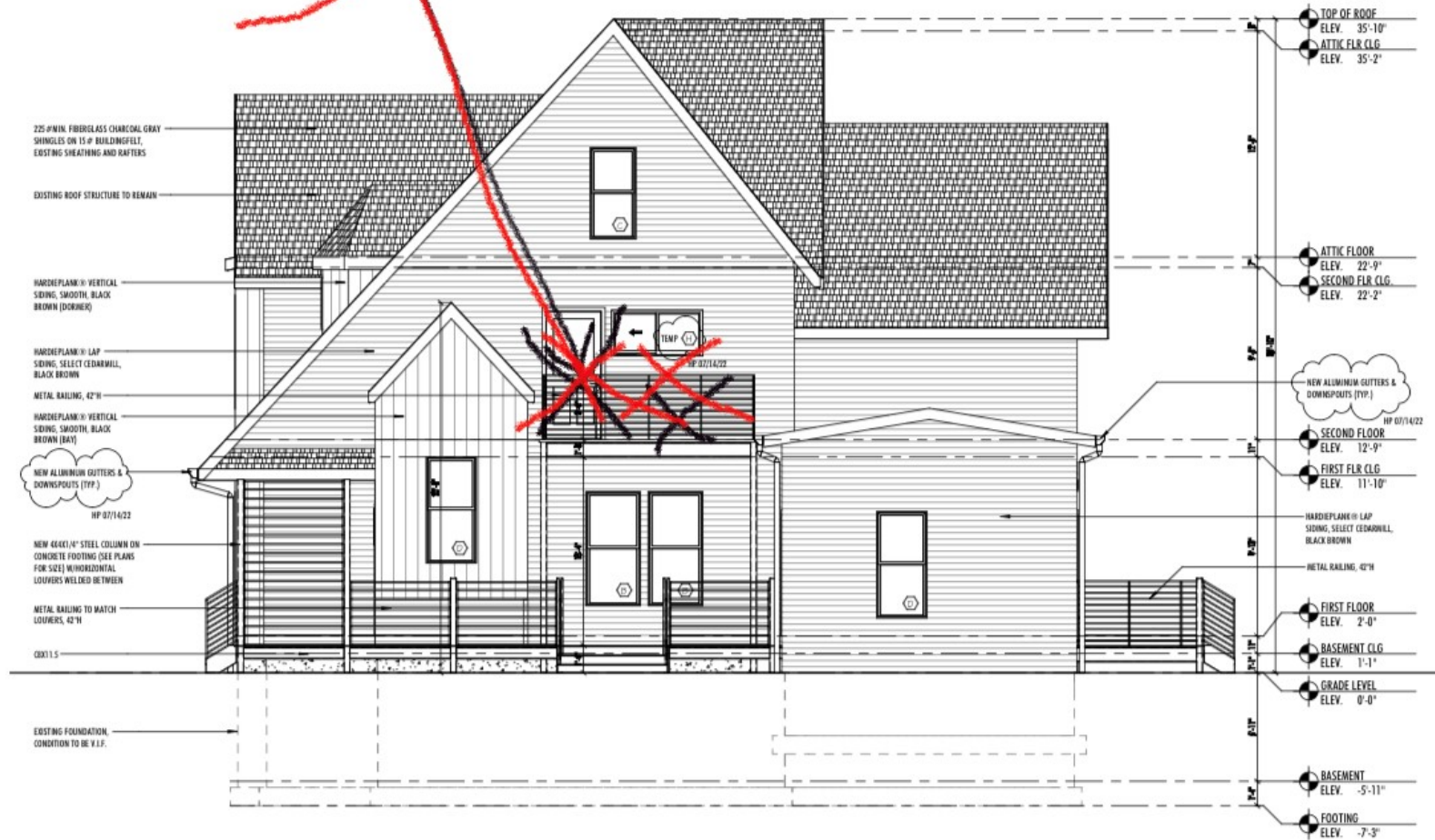


Front / South Elevation



Front / South With Partial East / Side Elevation

~~NO BALCONY~~



PROPOSED EAST ELEVATION 1
1/4" = 1'-0"



West Elevation



West Elevation





SCALE:
1" = 20'



R&R SurveyorS,LTD.

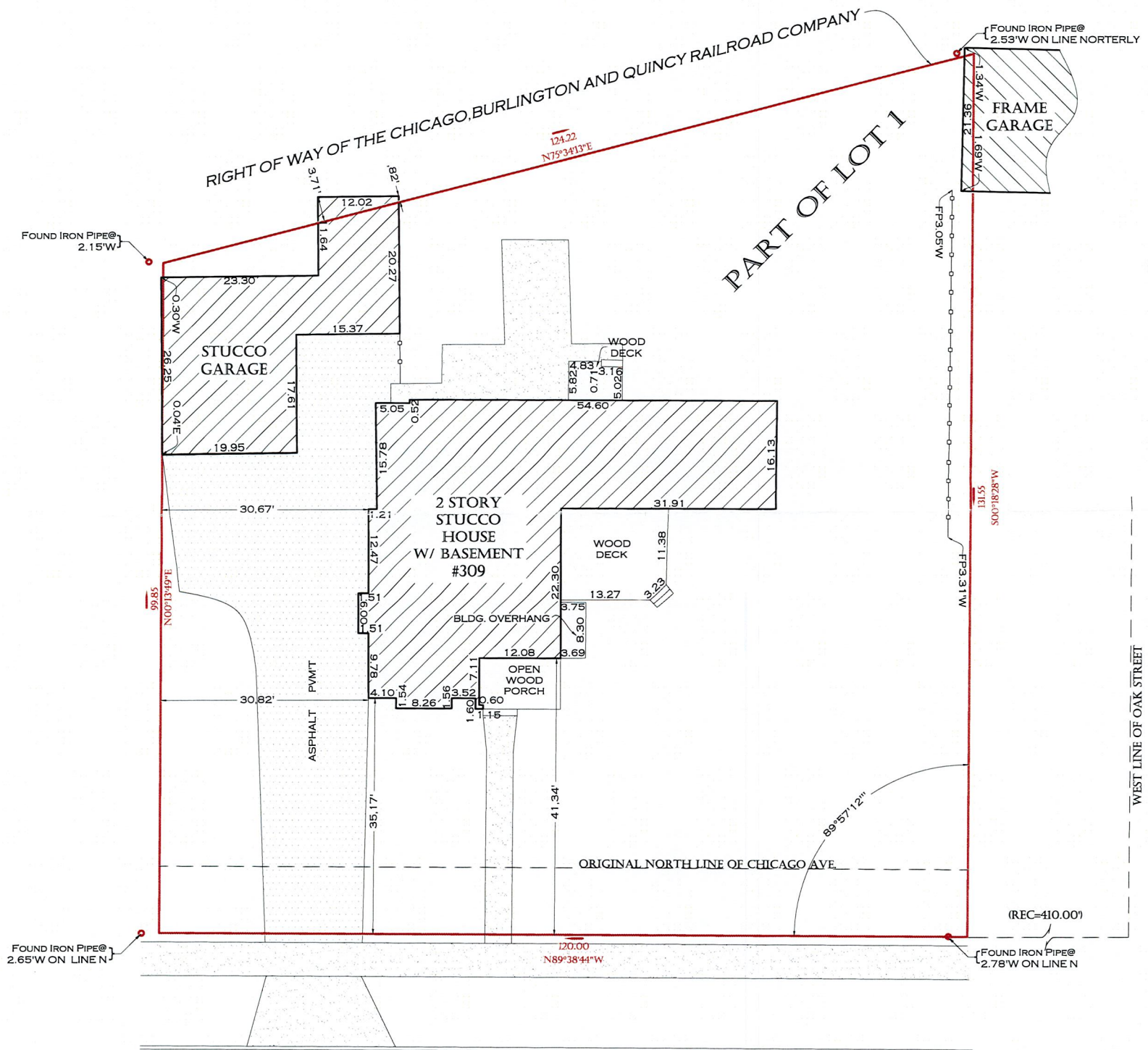
CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412 WAUCONDA, IL 60084
TEL: (773) 450-9321 FAX: (773) 956-7217
ACCURATEA@ATT.NET

PLAT OF SURVEY

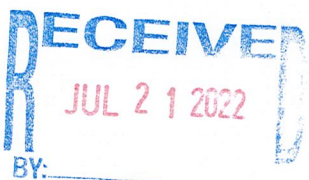
THAT PART OF BLOCK 10 AND OF THE VACATED PORTION OF CHICAGO AVENUE ADJOINING SAID BLOCK 10 TO THE SOUTH IN ALFRED WALKERS ADDITION TO THE TOWN OF HINSDALE BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 1 AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1868 AS DOCUMENT 9611, IN DUPAGE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF CHICAGO AVENUE, (AS LOCATED AND ESTABLISHED IN THE YEAR 1944) 410 FEET WEST OF THE WEST LINE OF OAK STREET AS MEASURED ON SAID NORTH LINE OF CHICAGO AVENUE: THENCE WEST ALONG SAID NORTH LINE OF CHICAGO AVENUE 120.00 FEET: THENCE NORTH PARALLEL WITH WEST LINE OF OAK STREET, 99.86 FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY, (AS LOCATED AND ESTABLISHED IN THE YEAR 1944); THENCE NORTHEASTERLY ALONG SOUTH LINE OF THE SAID RIGHT OF WAY TO A POINT ON A LINE WHICH IS 410.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF OAK STREET; THENCE SOUTH PARALLEL TO THE WEST LINE OF OAK STREET, 131.55 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 309 E. CHICAGO AVENUE, HINSDALE, IL 60521



CHICAGO AVENUE



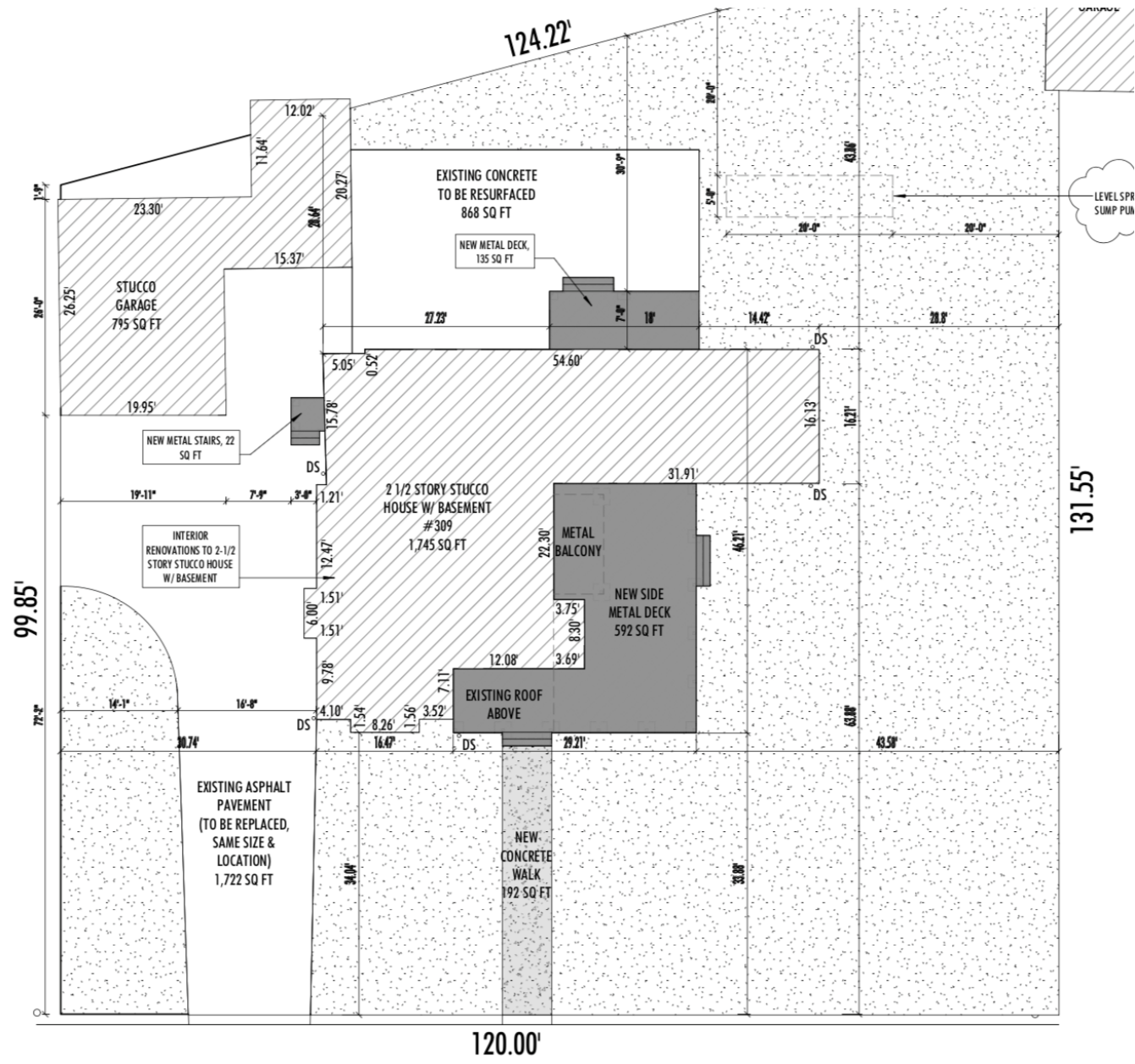
NOTE:
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FARENHEIT.
-THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER A FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
-DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
-COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
-REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 22-6898
DATE: 5/1/2022
ORDERED BY: IR BLDG.



STATE OF ILLINOIS } s.s.
COUNTY OF MCHENRY
I, ROY G. LAWNICZAK,
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN
SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON
THE PLAT HEREON DRAWN. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
CARY, ILLINOIS MAY 12/2022
BY: Roy G. Lawniczak
ROY G. LAWNICZAK, ILL. REG. LAND SURVEYOR NO. 2290

Proposed Site Plan



Google Street View – October 2019



Aerial View – March 2021



Birds Eye View – March 2021



Looking North

Birds Eye View – March 2021



Looking West



Looking South

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are widely accepted as the basis for how historic buildings should be rehabilitated and are regularly used at the federal, state, and local levels to guide and evaluate the appropriateness of repairs, alterations, and construction work. The Standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings is available to download from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf>

A separate document, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*, has also been prepared to provide recommendations and guidance on making historic buildings more sustainable while simultaneously preserving their historic character. The document is available to download from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings also provides practical guidance on the preservation, rehabilitation, restoration, and reconstruction of historic buildings. The full document may be downloaded from the following link on National Park Service's website:

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>



MEMORANDUM

DATE: March 31, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-4-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – Public Hearing

FOR: April 5, 2023 Historic Preservation Commission Meeting

Summary

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

A total of fourteen (14) properties are being brought forward for consideration on the Historically Significant Structures Property List, two (2) of which are located in Cook County and twelve (12) 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 March 16, 2023. The Historic Preservation Commission shall determine whether each property possesses one or more of the criteria set forth in Section 14-7-3(B) and make a recommendation to the Board of Trustees as to whether each property included on the Initial List should be included on the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the List. The Board of Trustees may also remand the Initial List, or individual properties on the Initial List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.

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



MEMORANDUM

Attachments

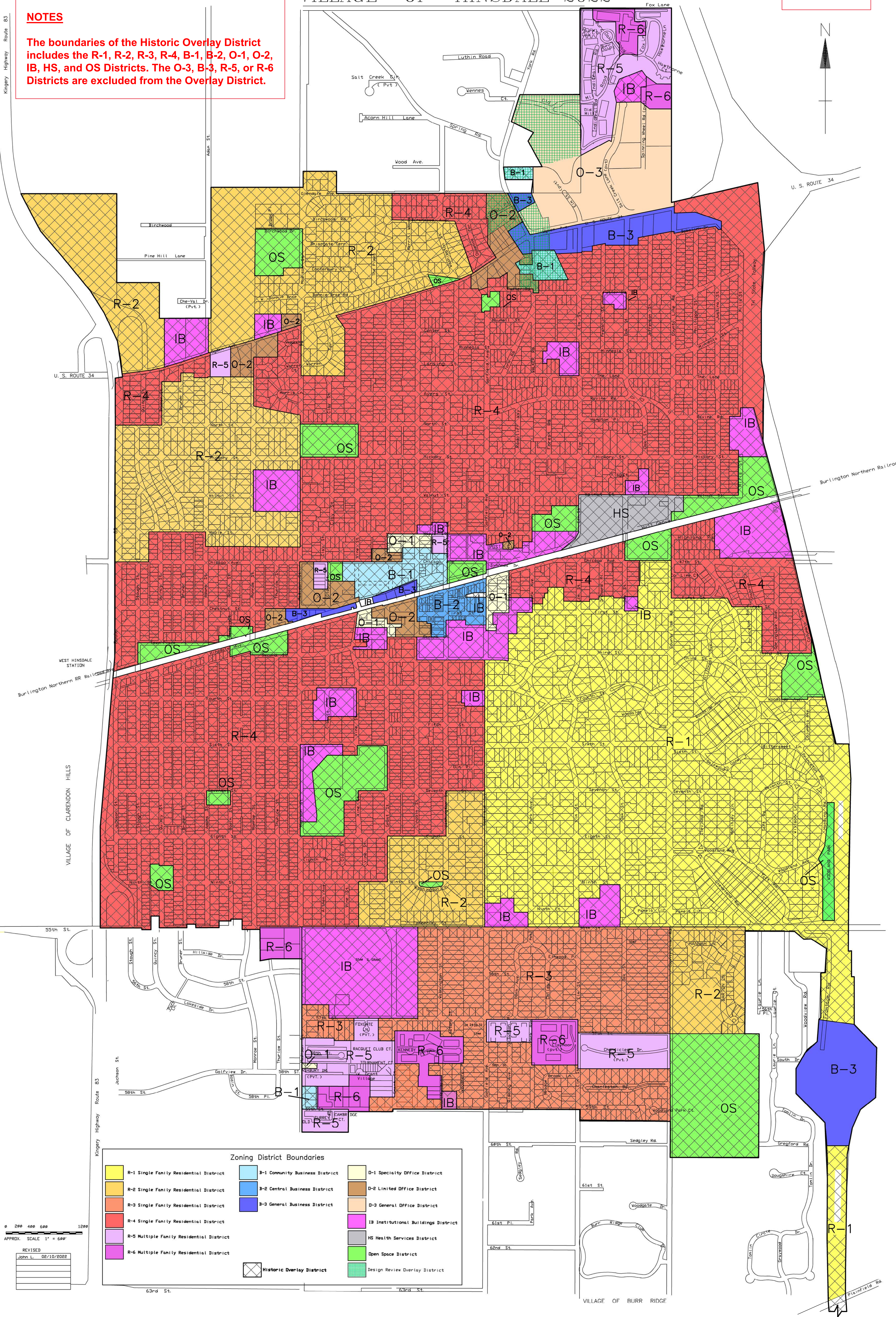
1. Exhibit 1 - Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2 - Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List
3. Exhibit 3 - Hinsdale Historic Surveys - Evaluation Information / Definitions
4. Exhibit 4 - Review Criteria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

VILLAGE OF HINSDALE 2022

Exhibit 1

NOTES

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



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 | |

| Full Address | Date Constructed | Architectural Style | Architect | Historic Name | Existing Historic Significance | Land Use | Zoning District | PIN(s) | County |
|-------------------------|------------------|---------------------------------|-----------------------|---|---|--------------------------------------|-----------------|---------------------------------|--------|
| 137 N. Clay | 1883 | Gable Front | | Oliver Stough House | Reconnaissance Survey (1999) - Significant / Historically Significant; North Hinsdale Survey (2005) - Contributing; Additional information provided by homeowner; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 | Single-Family | R-4 | 09-01-322-001 | DuPage |
| 15 S. Clay Street | 1874 | Italianate | | Henry Chapin House | Designated Local Landmark (Ord. No. O2002-20); Reconnaissance Survey (1999) - Significant / Historically Significant; Downtown Survey (2003) - Significant; Originally located at 213 S. Lincoln Street and was moved to the present location in 1981 by the Historical Society | Museum - Hinsdale Historical Society | OS | 09-12-105-001 | DuPage |
| 321 S. County Line Road | 1893 | Colonial Revival | | | Reconnaissance Survey (1999) - Significant / Historically Significant; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them" Volume 2, by Mary Sterling, 1997; Additional information provided by Hinsdale Historical Society and property owner | Single-Family | R-1 | 18-07-110-022-0000 | Cook |
| 329 S. County Line Road | c. 1925 | Tudor Revival | | | Reconnaissance Survey (1999) - Significant / Historically Significant; 2013 building addition and garage on the north side of the house that matches the existing architecture | Single-Family | R-1 | 18-07-110-002-0000 | Cook |
| 306 E. First Street | 1890 | Romanesque Revival / Queen Anne | | Backdraft House / Elizabeth Grant House | Reconnaissance Survey (1999) - Significant; Robbins Park I Survey (2002) – Significant; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 | Single-Family | R-1 | 09-12-209-013 | DuPage |
| 117 N. Garfield Avenue | c. 1895 | Shingle | | | Reconnaissance Survey (1999) - Potentially Contributing / Historically Significant; North East Hinsdale Survey (2006) - Contributing | Single-Family | R-4 | 09-01-414-026; 09-01-414-027 | DuPage |
| 735 S. Garfield Avenue | 1923 | Tudor Revival | Walter Smith House | William Barfield | Designated Local Landmark (Ord. No. O2007-36); Reconnaissance Survey (1999) - Significant / Historically Significant; Robbins Park II (2007) – Significant | Single-Family | R-1 | 09-12-404-006 | DuPage |
| 302 S. Grant Street | 1900 | Gothic Revival / Church | | Immanuel Evangelical Church / Immanuel Hall | Designated Local Landmark (Ord. No. O2002-06); Reconnaissance Survey (1999) - Significant; Town of Hinsdale Survey (2001) - Significant; Listed on the National Register of Historic Places (2001) | Hinsdale Historical Society | R-4 | 09-12-112-016 | DuPage |
| 718 S. Lincoln Street | c. 1890-1903 | Queen Anne | | | Reconnaissance Survey (1999) - Potentially Contributing; Additional Information Provided by Homeowner and Historical Society | Single-Family | R-4 | 09-12-309-017 | DuPage |
| 121 S. Monroe Street | 1909-1910 | | | | Not included in any past historic surveys; Additional research provided by the Historical Society | Single-Family | R-4 | 09-11-214-005 | DuPage |
| 17 E. Seventh Street | c. 1935 | French Eclectic | | | Reconnaissance Survey (1999) - Significant; Robbins Park II (2007) – Significant | Single-Family | R-4 | 09-12-305-018 | DuPage |
| 218 E. Sixth Street | 1924 | Colonial Revival | John H. Crowell House | Van Gunter & Van Gunter | Reconnaissance Survey (1999) - Contributing; Robbins Park II (2007) – Contributing; Recent rear addition completed not visible from street | Single-Family | R-1 | 09-12-401-002 | DuPage |

| Full Address | Date Constructed | Architectural Style | Architect | Historic Name | Existing Historic Significance | Land Use | Zoning District | PIN(s) | County |
|--------------------------|------------------|---------------------|-----------------------|---------------|--|---------------|-----------------|---------------------------------|--------|
| 108 E. Walnut Street | c. 1915 | French Eclectic | | | Reconnaissance Survey (1999) - Significant; North Hinsdale Survey (2005) - Potentially Significant | Single-Family | R-4 | 09-01-414-001 | DuPage |
| 304 S. Washington Street | 1872 | Four over Four | Julian Hulanski House | | Reconnaissance Survey (1999) - Significant / Historically Significant; Town of Hinsdale Survey (2001) - Significant; Additional information provided by the homeowner; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 | Single-Family | R-4 | 09-12-124-005; 09-12-124-006 | DuPage |

Hinsdale Historic Surveys – Evaluation Information & Ratings Definitions

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

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

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

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

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

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

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

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




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

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

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

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

PROPERTY INFORMATION SHEET

| | |
|--|---|
| Address 137 N. Clay Street |  |
| County DuPage | |
| PIN / Parcel Number 09-01-322-001 | |
| Zoning District R-1 Single Family Zoning District | |
| Land Use Single-Family | |
| Historic Name Oliver Stough House | |
| Architect N/A | |
| Date Constructed 1883 | |
| Architectural Style Gable Front | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) - Significant / Historically Significant North Hinsdale Survey (2005) – Contributing Additional information provided by homeowner Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 | |
| Additional Photos <div style="display: flex; justify-content: space-around; margin-top: 10px;">   </div> | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 137
 DIRECTION N
 STREET: CLAY
 SUFFIX ST
 CITY IN
 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/plaque



GENERAL INFORMATION

| | | | |
|---------------------|--------------------------------------|-------------------------|--|
| CATEGORY | building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | good | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | major alterations and/or addition(s) | REASON for SIGNIFICANCE | If not for the multiple additions, this house might be considered significant. |
| SECONDARY STRUCTURE | detached garage | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|------------------------------|-------------|-----------------|-------------------|
| ARCHITECTURAL CLASSIFICATION | Gable Front | PLAN | L |
| DETAILS | Queen Anne | NO OF STORIES | 2.5 |
| DATE of construction | 1883 | ROOF TYPE | Front gable |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | HHS | FOUNDATION | Stone |
| WALL MATERIAL (current) | Wood | PORCH | Full front |
| WALL MATERIAL 2 (current) | | WINDOW MATERIAL | wood |
| WALL MATERIAL (original) | Wood | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | | WINDOW TYPE | double hung |
| | | WINDOW CONFIG | 2/2 |

SIGNIFICANT FEATURES Enclosed front gable roof with fish scale and diamond pattern shingles; two story polygonal window bay on south elevation with enclosed gable roof, decorative brackets, and dentil trim; gable dormer on north elevation

ALTERATIONS original rectangular plan altered by additions, including 2 story rear and south side addition (1996) and one story south side sunroom addition; replacement front porch

HISTORIC INFORMATION

| | |
|------------------|--------------------------------|
| HISTORIC NAME | Stough, Oliver J. (Spec) House |
| COMMON NAME | |
| PERMIT NO | |
| COST | |
| ARCHITECT | |
| ARCHITECT2 | |
| BUILDER | |
| ARCHITECT SOURCE | |



HISTORIC INFO The house was one of many "spec" houses in Hinsdale built by Oliver J. Stough. Chris Bargeman, a carpenter who helped to construct the house, bought it in 1888. It remained in the Bargeman family for over 100 years. (Sterling, Vol. 1, p. 7-9)

LANDSCAPE southeast corner of Walnut and Clay; front and north sidewalks; rear driveway; similar setback; mature trees

PHOTO INFORMATION

| | |
|------------------|-----------------|
| ROLL1 | 08 |
| FRAMES1 | 7-8 |
| ROLL2 | |
| FRAMES2 | |
| ROLL3 | |
| FRAMES3 | |
| DIGITAL PHOTO ID | e:\clay137n.jpg |

SURVEY INFORMATION

| | |
|-----------------------|-------------------------------|
| PREPARER | Lara Ramsey |
| PREPARER ORGANIZATION | GRANACKI HISTORIC CONSULTANTS |
| SURVEYDATE | 11/18/04 |
| SURVEYAREA | Scattered Sites |

137 N. Clay History

- Built in 1883 by Oliver J. Stough, a man well known for his real estate prowess in early Hinsdale, and his wife, Jennie. It was one of the many “spec” homes in Hinsdale that the Stoughs had built.
- Diedrich and Dora Schroeder bought the home around 1884 and owned it for four years. However, they never actually lived there. The carpenter who built the home was Chris Bargeman. Chris and his wife Mary bought the house on March 27, 1888, from Diedrich and Dora Schroeder. It remained in their family for 101 years!
- Chris, originally from Germany, was an industrious carpenter who built many of its houses. He was the carpenter/finisher of the historical home on the corner of Lincoln and Walnut.
- The second floor has all the original floors that Chris Bargeman put down all those years ago. The original staircase remains. All 93 spindle and balls on the railings that were made by Chris Bargeman and his son, Henry. And the beading trim on all the doorways is just as it was in 1883.
- We’ve had the privilege of meeting Chris’s great granddaughter, Nancy Schweigerdt, when she was visiting the area several years ago. She walked us through the house and told us lots of stories, like how one of the upstairs bedrooms was once a kitchen! We keep in touch via holiday cards and even recently, a phone call. Not only do we know about all the past people who have lived in this home, but also the past pets! Nancy shared that after we told her we were getting a dog. HA!
- Nancy said her grandfather also built 126 N Vine, which her mother lived in after selling 137 N Clay. She lived in that house until she passed, living on the same block of Hinsdale her whole life.
- 137 N Clay has really only had three families: Bargeman’s for three generations, The Kormashoff’s, and us. :)

Nancy expressed her appreciation of how amazingly we have cared for this historical home full of so many wonderful memories. She told us that 137 N. Clay has good bones. We agree. She shared these photocopied pages with us as well as some photos of the house before the Kormashoff's added two additions. Hope you enjoy. They are a treasure.

137 N. Clay



The charming frame farmhouse-style home at 137 N. Clay Street was built in 1883 by Oliver J. Stough, a man well known for his real estate prowess in early Hinsdale, and his wife, Jennie. This was one of the many "spec" houses in Hinsdale that the Stoughs had built. The carpenter who built it was Chris Bargeman. We'll learn more about him later.

Diedrich and Dora Schroder bought the home around 1884 and owned it for four years. They never lived there, however.

On March 27, 1888, Christopher Bargeman and his wife, Mary, bought the house. It remained in their family for one hundred and one years!

The original address of the house was 115 N. Clay Street. It should be noted that all the addresses in Hinsdale were changed in the 1930's to better reflect their positions on the blocks. That makes tracing ownership of houses a little tricky. Prior to that date, we must find them by their old numbers.

The 1910 census shows Chris and Mary Bargeman living in this house. He was a carpenter, 56, who had come from Germany

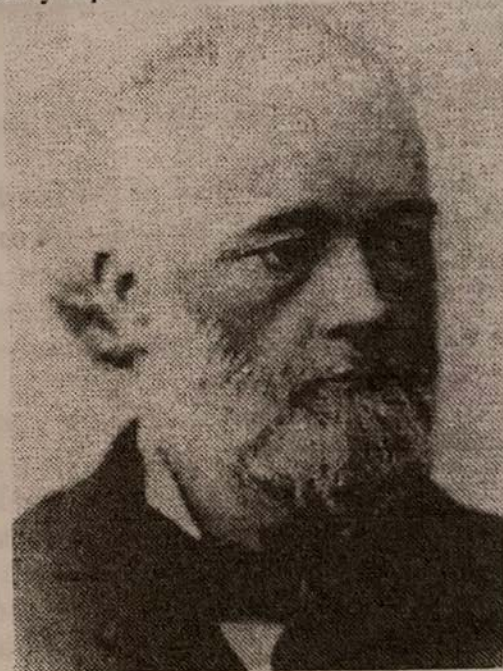
at the age of 14. They had three children: Henry, 23, a bookkeeper in a store at 43 Franklin St.; William, 20, another bookkeeper at Nonotuck Silk Company, 266 Adams St.; and Louis, then only 8 years old. Chris Bargeman was an industrious carpenter in Hinsdale who built many of its houses. His granddaughter, Mrs. Arvis Bargeman Kurth, remembers his telling of working on the inside of the house on Walnut and Lincoln streets and his having completed the inside of the home after its walls were brought on flatbed trucks and assembled on the site.

The 1924 Hinsdale Directory reports that Henry and his wife, Mamie, moved to Vine Street. Louis, then an engineer of the Rockwood Sprinkler Company in Chicago, and William, a clerk in Chicago, both still lived with their parents, Chris and Mary, who had by this time retired. The 1927 Directory further lists Louis as a "trav. engr." in Chicago.

There was a change in title listed in 1929 using the traditional strawman (this time a strawperson), Emma Ostrum. Emma was a clerk at The First National Bank of Hinsdale, along with Helen and Selma, her

sisters. At the time of the transfer Emma would have been 62 years old. Her father was William Ostrum, coincidentally another builder, a brick mason, who had built many of the homes in Hinsdale. She was still single, making her the perfect legal transfer agent for property with no spouse having a possible interest in the property.

Christopher and Mary Bargeman lived in this home until his death when Mary became the sole owner. At her subsequent death,



Oliver J. Stough, the man who built this house in back in 1883

Henry, one of their sons, and his wife, Mamie, took title to the house.

When Henry died, his widow, Mamie, owned the house until her death in 1980 when their daughter, Avis Bargeman Kurth, and her husband, Norman, bought the house.

Mrs. Avis Bargeman Kurth is the granddaughter of the builder of the house. It had remained in her family for more than one hundred years!

The charming house has all its original windows and hardwood floors. A fascinating point is that upstairs it has two wooden floors. The craftsmanship of Mrs. Kurth's grandfather endures. He was an extraordinary carpenter who so appreciated woods that he lovingly put not one but two floors in what was to be his own home. We can only guess at what would be his feelings if he had known that his great-great-grandson would one day enjoy his work—Mrs. Kurth's grandson moved in to live with her.

Christopher Bargeman himself dug out the dirt basement and put in the cement floor. The new furnace, installed in August of 1988, is the first since the original, which had been converted to gas. Now that is quality!

The garage was replaced in 1985. The original staircase remains. All 93 spindle and balls on the railings were made by hand by Mrs. Kurth's father and grandfather. The beading trim on all the doorways is just as it was in 1883.

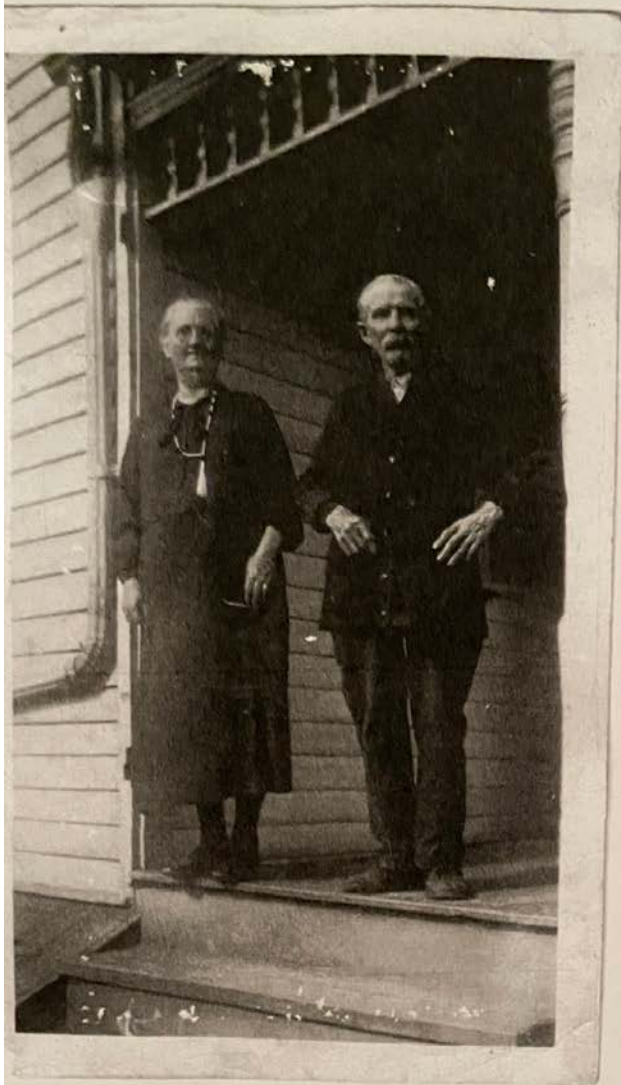
Imagine the wonderful memories Mrs. Kurth had from all the holidays spent in her own home, and that of her father and his father. The house, full of people for family gatherings at Christmas, Thanksgiving, and other holidays—hunting for Easter eggs, warm with happy times with loved ones. Mrs. Kurth spent a great deal of time with her grandparents in this house as a child.

The house continues its tradition of quality and coziness with its new owners, Alex and Mary Kay Kormushoff and their children, David, Margaret and Katharine. They bought it in 1994, put on a two-story addition, and put it on the market in August of 1996, moving to Massachusetts. Missing Hinsdale, they returned in March of 1997 and continue to love this house in all its warmth and charm.









Christopher and
Mary Baisman.

He was the
Carpenter who built
the house in 1883
and my great-
grandfather. Standing
on the back porch.



The about



The house in 1949
and my great-
grandfather. Standing
on the back porch.



Me about
1949?
"Olsen"
house behind
me and back
porch steps
to my right.



Winter
1947 - 48

Nancy in white
hat and brother
Dave behind
me. Burns.
Field behind
us and taken
in front of
house.





Winter 1948-49 ?

Dave on the left and me.
Note Maple School behind
us as we face Walnut St.
in our backyard.






March 27, 1950



January, 1950
Dad - 9 yrs old.
Monroe School
behind him.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

PROPERTY INFORMATION SHEET

| | |
|--|---|
| <p>Address 15 S. Clay Street</p> |  |
| <p>County DuPage</p> | |
| <p>PIN / Parcel Number 09-12-105-001</p> | |
| <p>Zoning District OS Open Space District</p> | |
| <p>Land Use Museum – Hinsdale Historical Society</p> | |
| <p>Historic Name Henry Chapin House</p> | |
| <p>Architect N/A</p> | |
| <p>Date Constructed 1874</p> | |
| <p>Architectural Style Italianate</p> | |
| <p>Past Historic Surveys / Historic Significance</p> <ul style="list-style-type: none"> Designated Local Landmark (Ord. No. O2002-20) Reconnaissance Survey (1999) - Significant / Historically Significant Downtown Survey (2003) – Significant Originally located at 213 S. Lincoln Street / Moved to Eleanor's Park in 1981 by the Historical Society Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 | |
| <p>Additional Photos</p> <div style="display: flex; justify-content: space-around;">   </div> | |

4/9



J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

JUL.09,2002

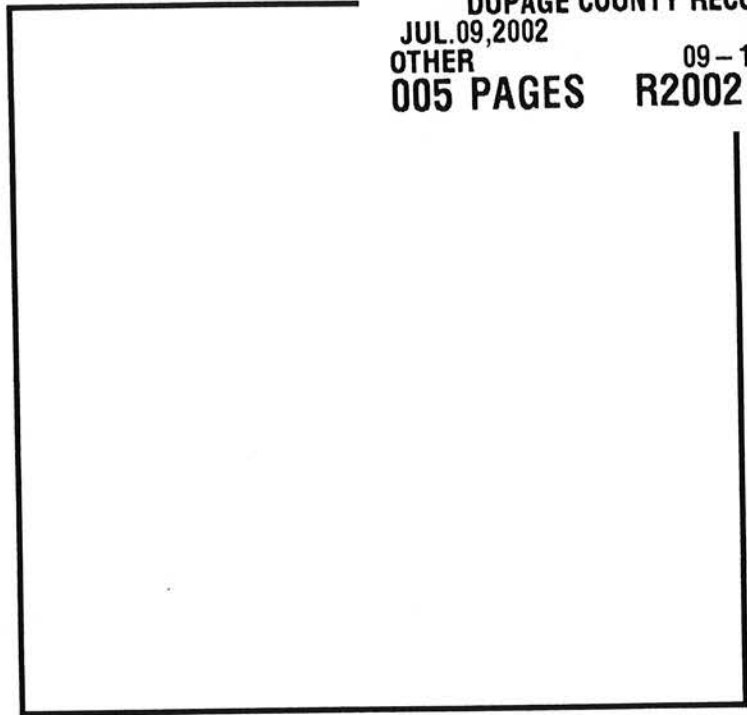
8:55 AM

OTHER

09-12-105-001

005 PAGES

R2002-175079



VILLAGE OF HINSDALE

ORDINANCE NO. 02002-20

**AN ORDINANCE DESIGNATING
15 SOUTH CLAY STREET
AS AN HISTORIC LANDMARK
(HINSDALE HISTORICAL SOCIETY MUSEUM)
(HPC CASE No. 02-2002)**

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

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

WHEREAS, the Hinsdale Historical Society (the "Applicant"), is the legal owner of, and has filed an application (the "Application") seeking to designate, the building located at 15 South Clay Street, commonly known as the Hinsdale Historical Society Museum, (the "Subject Building") as a historic landmark; and

WHEREAS, the Village of Hinsdale is the owner of the property on which the Subject Building is located, and the Village has consented to the Application; and

WHEREAS, pursuant to notice duly published and mailed as required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on April 9, 2002 to consider the Application; and

WHEREAS, following review of all information presented to the Commission at its April 9, 2002 public hearing, the Commission recommended approval of the Application that the Subject Building be designated as an historic landmark, based on the Commission's Findings of Fact in HPC Case No. 02-2002; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on April 22, 2002, considered the Application as recommended by the Commission; and

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

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

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

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

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

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

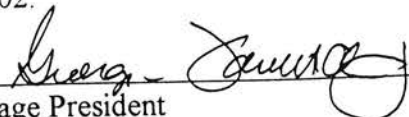
PASSED this 7th day of May, 2002.

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

NAYS: NONE

ABSENT: NONE

APPROVED this 7th day of May, 2002.


Village President

ATTEST:


Village Clerk



EXHIBIT A

Legal Description

LOT 17 IN BLOCK 1, OF GRANT SQUARE RESUBDIVISION OF BLOCKS ONE AND TWO AND THE VACATED ALLEYS RUNNING NORTH AND SOUTH THROUGH SAID BLOCAKS, FROM THE NORTH LINE OF CHESTNUT STREET TO THE SOUTH LINE OF CHICAGO AVENUE, IN HANNAH'S SUBDIVISION OF PART OF OUT LOT ONE OF THE ORIGINAL TOWN OF HINSDALE, IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 15 South Clay Street
Hinsdale, Illinois 60521

Property Identification Numbers: 09-12-105-001



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

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

VILLAGE PRESIDENT
George L. Faulstich, Jr.

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

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

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

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

AN ORDINANCE DESIGNATING 15 SOUTH CLAY STREET AS AN
HISTORIC LANDMARK (HINSDALE HISTORICAL SOCIETY
MUSEUM) (HPC CASE NO. 02-2002)

passed and approved by the Village Board of Trustees at their regular meeting on
May 7, 2002.

WITNESS my hand and seal this 8th day of May, 2002.



Mary M. Reed

Village Clerk

By: *Rosmary Graham*
Deputy Village Clerk



HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 15 South Clay Street (Hinsdale Historical Society Museum)
Designation as Landmark Building - HPC Case 02-2002

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: April 9, 2002

DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 22, 2002

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Hinsdale Historical Society (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the 128-year old structure located at 15 South Clay Street for designation as an historic landmark. The applicant is the owner of record of the Subject Building and the Village of Hinsdale is the owner of record of the Subject Property.
2. The Subject Building, now known as the Hinsdale Historical Society Museum, is a two-story wood frame and wood clad building with wood shake roof, constructed in 1874 in the Italianate style. The house was originally sited at 213 South Lincoln Street and moved to its present location in 1981. The building was rehabilitated during 1982 and 1985 and the interior was restored as a museum reflecting Hinsdale life in the late-19th Century. Office and meeting room space is located in the basement.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because the Subject Building was constructed one year after the incorporation of the Village of Hinsdale and is an example of the Village's early settlement and the social aspirations and economic standing of its owner and the owners of the similar middle-class dwellings in the area. The Subject Building was occupied by eight separate families from 1847 to 1981. It is listed in the DuPage County Cultural and Historical Inventory. As the headquarters of the Hinsdale Historical Society, the Subject Building is the focal point for a number of popular Historical Society activities and programs. The Subject Building's important role as a house museum, with its collection of rare and unique artifacts, enables the Society to inform and educate the public about life in early Hinsdale and the Hinsdale community.

- B. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located immediately south of Eleanor's Park, a familiar site to many because of its location along highly trafficked Chicago Avenue, and because it is the only residential structure on the block it now occupies, which includes only two other buildings, both commercial, well south of the Subject Building. In addition, the evening illumination and its landscaping complement its surroundings and contribute to its high degree of visibility.
- C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of materials as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building is an example of a well-maintained modest Italianate style popular in the latter half of the 19th Century. The Subject Building has a low-pitched gable roof, wide eaves, elaborate eave brackets, arched windows with hood moldings at the front and paired front doors (not original) with glass. The raised stone foundation replicates the original. In 1983, the east and south walls of the small room at the rear of the house were extended to meet the original south wall of the main house to provide a covered and more secure rear entrance. In 1985, a period- and style-authentic covered, flat-roof front porch, that partially wraps to the south wall was added

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of five (5) "Ayes," zero (0) "Nays," two (2) "Absent," and one (1) "Recusing", recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: Jean A. Follett
Chairman

Dated this 19th day of May, 2002.

15 South Clay Street - Membership Organization Building



The building is located at the southeast corner of Chicago Avenue and Clay Street and is now known, as the Hinsdale Historical Society Museum was landmarked by the Village Board of Trustees on May 7, 2002. It is a two-story wood frame and wood clad building with wood shake roof, constructed in 1874 in the Italianate style. The house was originally sited at 213 South Lincoln Street and was moved to its present location south of Eleanor's Park in 1981.

The building is an example of the Village's early settlement and the social aspirations and economic standing of its owner and the owners of similar middle-class dwellings in the area. The building was occupied by eight separate families from 1847 to 1981 and is an example of a well-maintained modest Italianate style popular in the latter half of the 19th Century. It has a low-pitched gable roof, wide eaves, elaborate eave brackets, arched windows with hood moldings at the front and paired front doors (not original) with glass. The raised stone foundation replicates the original. In 1983, the east and south walls of the small room at the rear of the house were extended to meet the original south wall of the main house to provide a covered and more secure rear entrance. In 1985, a period- and style-authentic covered flat-roof front porch that partially wraps to the south wall was added.

As the headquarters of the **Hinsdale Historical Society**, 15 South Clay is the focal point for a number of popular Historical Society activities and programs. It is listed in the DuPage County Cultural and Historical Inventory.

15 S. Clay



The mustard and burgundy Italianate Victorian at 15 S. Clay Street is known to most of you as the Hinsdale Historical Society headquarters and museum. This building, however, hasn't always been at this site.

This house was built in 1874 at 213 S. Lincoln Street. It was one of the houses that needed to be moved in order to make room for the playing field of the Hinsdale Junior High School. District 181 graciously gave the Society the house to use for its headquarters and museum, and it was moved to its present site in August of 1981 via a flatbed truck.

The noted researcher and genealogist Beverly H. Erickson of Clarendon Hills spent many hours in 1984 researching the history of the house and its occupants. Her research is now incorporated into the docents' materials for house tours.

Henry A. Chapin had this old house built in 1874. He is listed in the 1870 census as a 38-year-old clerk in the furniture business in

Chicago. He was born in New York. Living now with him are his wife, Fannie, 28; daughter Laura, 3; and school teacher, Helen L. Allen, 38. Laura Fox, 50, and John W. Fox, 20, a tinner, lived with the Chapin family in a house on Lincoln and Fourth streets before they moved into this home. I find it curious that all the inhabitants except young Laura Chapin were born in New York. I wonder what the connection was, did they all come here together or just find a natural affinity to each other with that common background?

According to Erickson, Chapin worked for Allen and Chapin Furniture on State Street in Chicago in 1873. He also worked in 1874 for Alanson Reed and Sons as a clerk in a piano store three blocks down on State Street. The 1880 census finds him back in the furniture business, with his family expanded to include Laura, 13; Ethel, 9; Raymond, 5; and Fannie Jr., 3. As if this wasn't enough, to fill the little house we must include the rest of its residents—E.P. Lewis, 36, a merchant from Scotland; Lewis' wife, Etta, 23, from Massachusetts; and their son, Harry, 3, born in Illinois.

When you go to the museum, just try to imagine where all those nine people ate, slept and lived. It's enough to imagine a household with two three-year-olds in it! I wonder if the two mothers took turns with baby-sitting and chores. The Lewis family are clearly indicated on the census as boarders, but they must have spent a great deal of time together.

In 1881 James and Edith Shannon bought the house. Shannon lists himself in the 1880 census as an inventor, 43, from Pennsylvania.

Erickson points out that the Shannons had been living in Hinsdale where they owned several lots. Edith's older sister, Laura Arnold, was visiting from Vermont where Edith had been born. In 1880 James and Edith's children were James Samuel, 15, and Edith, 16. James later married neighbor Lois Webster and went on to become an architect. We know that Florence Webster, another neighbor and possibly Lois' sister, married Mr. Hall who ran a livery in Hinsdale to become Florence Webster Hall. Her portrait hangs in the front parlor of the Hinsdale Historical Society house.

In 1887 Athalia Walker bought this house and lived there for twelve years until her death in 1899. Her late husband, Dr. Henry Franklin Walker, had died in Monterey, California in 1887. Athalia,

therefore, was already widowed when she bought this house. Dr. Walker's brother, James Monroe Walker (notice the use of Presidential names for the brothers) was president of the CB&Q Railroad, and it was he who platted the town of Clarendon Hills.

Emma Orr, widow of local barber Eddy Orr, bought the house in 1905. Eddy must have died between 1900 and 1905 when the house was purchased because the 1900 census lists E.P. Orr, 49, a barber from New York, living with wife, Emma, 53, also from New York. (Do you notice number of New Yorkers who lived in this house?) They had been married for 27 years, and with them are their daughter, Nina, 23, and son, Herbert, 20. This must have been a very neat neighborhood—next door were Charles Hedges and Frank Schlink, both of whom were also barbers.

The 1900 census lists E.W. Neidig and his family living on Grant Street. Bev went through considerable trouble to find out that Neidig married Nina Orr, Emma's daughter, after his wife and infant son died leaving him with two daughters, Miriam and Nina. Nina Orr Neidig became stepmother to the girls and her mother, Emma, became a boarder with them.

Bev reported that Ed Neidig died in 1911, which explains why in the 1912 Hinsdale Directory there are so many listings for businesses under the name of N.O. Neidig: Neidig's Barber Shop, Neidig's Billiard Hall, Neidig's Lodge Hall, and Neidig's News Stand, all at 18 E. Hinsdale Avenue (today the site of Hinsdale Pharmacy) and all with the same proprietor. Nina would then have



Dr. H. Franklin Walker

been 35 and quite a businesswoman to keep all that running while caring for her two step-daughters at the same time.

One stepdaughter, Miriam, became a clerk at the Federal Life Insurance Company in Chicago by 1924, but Mrs. Orr is no longer listed.

By 1927 we see Nina O. Neidig and Miriam at this same house, along with Erwin and Nina Rudorf. Rudorf is a banker with Liberty Trust Bank in Chicago. We surmise that he has now married Nina O. Neidig's step-daughter, Nina. That means that the house now has two Ninas, a Miriam and an Erwin. I hope I haven't confused you.

Miriam isn't listed in the 1931 directory but the others remain listed until the 1938 directory when none of these people are listed. Instead, we find Fred Hensel and Grace Stookey in this house. Fred is a salesman at Combustion Engine Company in Chicago and lives here with his wife, Cathy. Grace Stookey is a dental assistant to C.M. Olson.

We surmise that the house is being rented. In 1940 it is sold to Theodore Scheips, listed in the 1938 directory as being manager of Henry A. Miller Realtor and living with his wife, Edith at 610 S. Washington Street.

In 1944 the house was sold to Oak Park Trust from which James G. Hake purchased it in 1954.



The house was moved to its current site in 1981 at the cost of \$60,000, which was raised by the Hinsdale Historical Society. The land was generously provided by the Village of Hinsdale.

This restored beauty is open to the public the first and third Sundays of the month from 1:30 to 3:30 p.m. The archives room is open every Wednesday from 11 a.m. to 2 p.m. There are several working committees which you might like to join—the Historic Sites Committee which researches the histories of homes, Program Committee, Childrens' Program Committee, Docents and many others. Just call 789-2600 for more information on current programs and committees.

I want to thank Bev Erickson for her splendid research of the genealogy of the people who inhabited this house.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

PROPERTY INFORMATION SHEET

| | |
|--|---|
| <p>Address 321 S. County Line Road</p> |  |
| <p>County Cook</p> | |
| <p>PIN / Parcel Number 18-07-110-022-0000</p> | |
| <p>Zoning District R-1 Single Family Zoning District</p> | |
| <p>Land Use Single Family</p> | |
| <p>Historic Name N/A</p> | |
| <p>Architect N/A</p> | |
| <p>Date Constructed 1893</p> | |
| <p>Architectural Style Colonial Revival</p> | |
| <p>Past Historic Surveys / Historic Significance</p> <ul style="list-style-type: none"> Reconnaissance Survey (1999) - Significant / Historically Significant Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 2, by Mary Sterling, 1997 Additional information provided by Hinsdale Historical Society and property owner | |
| <p>Additional Photos</p> <div style="text-align: center;">  </div> | |

**HISTORIC SITES RESEARCH PROGRAM
FINDINGS SHEET**

Current Resident/Owner Mr. and Mrs. Dennis J. Callaghan

Street Address 321 South County Line Road, Hinsdale, IL Date Submitted June 13, 1990

Legal Description of Property See Note 1 Below

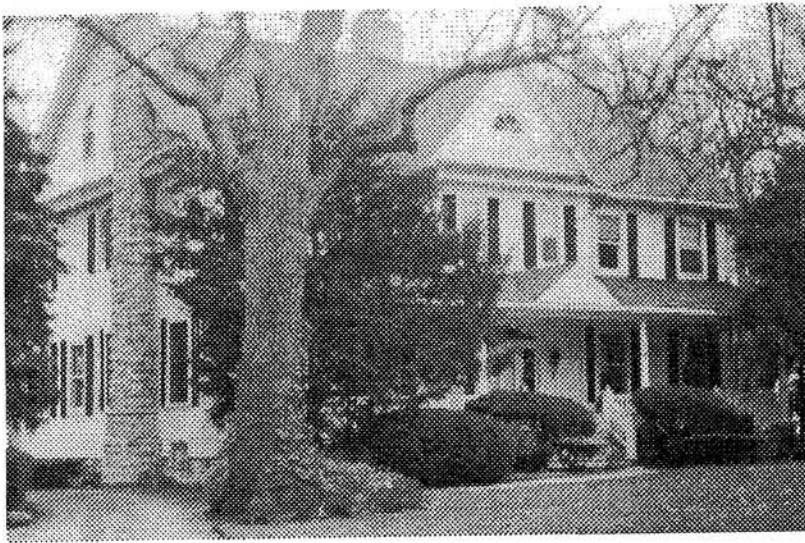
Year in which home believed built 1893 Year enclosed picture was taken _____

First Owner Mrs. Annie M. Jackson, wife of Horace Jackson

Subsequent Owners and Dates of Ownership

| | |
|---|------------------------------------|
| <u>Miss Virginia Owens Jackson</u> | <u>July 15, 1911-May 21, 1919</u> |
| <u>Nettie D. Phillips (believed to be only a</u> | <u>May 21, 1919-Aug. 19, 1919</u> |
| <u>"strawman")</u> | |
| <u>Frank Van Inwagen</u> | <u>Aug. 19, 1919-Feb. 1, 1939</u> |
| <u>Gary-Wheaton Bank, as Trustee of Trust #78</u> | <u>Feb. 1, 1939-Jul. 2, 1943</u> |
| <u>Mr. and Mrs. Feerman L. Mueller</u> | <u>Jul. 2, 1943-Jul. 2, 1962</u> |
| <u>Mr. and Mrs. Ralph D. Budelman</u> | <u>Jul. 2, 1962-Sep. 14, 1973</u> |
| <u>Central National Bank in Chicago, as Trustee</u> | <u>Sep. 14, 1973-June 14, 1976</u> |
| <u>of Trust #20056</u> | |
| <u>Mr. and Mrs. Thomas J. Haggerty</u> | <u>June 14, 1976-Mar. 26, 1984</u> |
| <u>Heritage First National Bank of Lockport, as</u> | <u>Mar. 26, 1984-June 20, 1986</u> |
| <u>Trustee of Trust #72-18320</u> | |
| <u>Thomas E. Woelfle (only a "strawman")</u> | <u>June 20, 1986 only</u> |
| <u>La Salle National Bank, as Trustee of Trust</u> | <u>June 20, 1986-Oct. 26, 1988</u> |
| <u>#111265</u> | |
| <u>Dennis J. Callaghan</u> | <u>Oct. 26, 1988 - Present</u> |

321 S. County Line



This marvelous Victorian at 321 S. County Line Road was built in 1893 for Annie M. Jackson, the wife of Horace Jackson. Annie bought the first lot in a subdivision called the "Highlands". This subdivision ran from Chicago Avenue south to Sixth Street and from what is now County Line Road to Columbia Street, close to Interstate 294. In his 1949 book "Village on the County Line", Hugh Dugan referred to the Jacksons, confirming that Horace was the builder of the house and that his family was its first occupants. The Jacksons named this house "Royal Oaks", a name which remains today on a rusty sign hung on a lantern at the end of the driveway. I was unable to find any more information on the Jackson family.

In 1919 Frank Van Inwagen bought the house. We have learned plenty about Frank! He was the great-grandson of Judge Joel Tiffany, Hinsdale's first village president. His mother, Mrs. Lucia J. Van Inwagen, lived with him and his sisters in this house. She was formerly Lucia Jane Irish of Hinsdale. She had lived in Chicago as a child but moved to Hinsdale upon the death of her father, when her mother, Mrs. Irish, built the home on the northwest corner of Third and Lincoln. Lucia married Fred Van Inwagen. They had four daughters and two sons: Lucia, Mary, Ruth, Helen, Frank and Stanton. Frank was born and raised in Hinsdale and never married. The 1900 census

shows Frank, 40, as a life insurance agent and head of the household. Twelve years later Frank was a mechanical engineer at the Illinois Engineering Company in Chicago. By 1924 he was president of the Central Brake Shoe Company which he founded and later sold to the American Brake Shoe Company.

Also listed at this address are: Mrs. Lucia J. Van Inwagen, his mother; and sisters, Lucia, a clerk at the Hinsdale State Bank; Mary; Ruth, a teacher in the Western Springs Public Schools; and Helen. In 1942 he moved the family to Denver where he died in 1948 of a heart attack. During his time in Hinsdale he had served as a member of the Village Board from 1928-31 and was active in the Masonic Lodge as its Master. He was a charter member and past commander of the Hinsdale Post 250 of the American Legion, as well as having served as a Navy Lieutenant during World War I. He was also president of the prestigious

Hinsdale Club from 1937-38. He served on the committee that erected the Memorial Building, representing real estate and financial interests. When in Colorado he was associated with Hal Klock in gold mining enterprises.

In "Cushing's Comments" of April, 1946, wonderful articles sent by Otis R. Cushing, an insurance agent, to his customers, Mr. Cushing wrote that Frank Van Inwagen told him something about early Hinsdale. When Van Inwagen lived on Third Street and the street flooded, before it was paved, he used to "take his canoe out and paddle along what is now the street proper." Now that was a puddle for you!

There are some interesting changes in the family which were noted from the Directory. Lucia, Frank's sister, moved from the Hinsdale State Bank in 1927 to the Merchandise National Bank of Chicago in 1938. Also, their sister, Ruth, married George W. Hales and moved to Casper, Wyoming.

"The Man Who Stayed at Home"
 Presented by
 Hinsdale Post No. 250, American Legion
 AT THE
 HINSDALE CLUB, EIGHTEENTH P. M.
 ADMISSION, ONE DOLLAR, INCLUDING TAX

Check the performance you will attend

| | |
|--|---|
| <input type="checkbox"/> Monday, April 27 | <input type="checkbox"/> Tuesday, April 28 |
| <input type="checkbox"/> Wednesday, April 29 | <input type="checkbox"/> Thursday, April 30 |

Then return this ticket with \$1.00 and enclosed ticket will be mailed to you promptly. If you prefer you may exchange this ticket in person for it with \$1.00 at either local Drug Store.

SIGN HERE _____

Made: Tickets payable to Otis R. Cushing, Trust

Exchange Ticket No. 2504
Not Good for Admission

A ticket to a play at the Hinsdale Club sponsored by Hinsdale's American Legion

A letter from Beth Krohn Jones in 1996 further describes the Van Inwagen family. She is a cousin of the family but had never known Frank. "My father's mother was an Irish -- (whose background was French) - she was a large dark-haired, dark-eyed woman. I've only seen her in pictures. My dad was born and raised until ten years of age, in the Third and Lincoln Street home. Then his dad, mom and he moved to their 330 N. Washington Street home where he lived out his life. I can remember Lucia positively glowing on her 56th birthday. She matched her age in initials - Roman numerals for 56 = LVI. She said Mary could never reach 1,000 and Helen and Ruth couldn't even compete! She was an imp! We visited Mary, Helen and Lucia in Denver when I was six. They had bought the Spanish Ambassador's house - and just the three of them lived in that huge three-story place. The dining room could seat fifty and four people could walk together in the hallways. We did visit Ruth in Wyoming but no one told me she was a sister."

In 1943 Foorman L. and Isabel Mueller bought the house, living there until 1962. We learned that Mrs. Mueller, born in 1908, was a former 35-year resident of Hinsdale when she died in 1988. Surviving her was a son, Foorman L. Mueller, Jr. of Michigan.

Ralph N. and Vivian Budelman bought the house in 1973. He was quite an athlete having won a bronze medal in the 1948 Olympics for water polo.

In 1976 Thomas J. and Theresa Haggerty bought the house, and, after two trusts, Mr. and Mrs. Dennis J. Callaghan bought the house in 1988. William and Jennifer Horne became the owners in 1992, selling in 1994 to move down the street to First and County Line Road.


John "Bud" and Lori Hunt bought the house in 1994. They built a garage to match the roof-line and other features of this grand house, replacing a barn at the back of the property which had been torn down years ago. They redid both the patios and the back entry. When they remodeled the kitchen they were certain to stay in the proper style of the house while using new materials. Isn't it heartening to know that some owners will spend hours prowling antique stores to find just the right light fixtures and door knobs to complete their home.

My thanks to John T. Ziegweid of the Hinsdale Historical Society's Historic Sites Committee for his work on the original research of this house.

321 S. County Line Road – Hinsdale Historical Society Information

- The house was built in 1893 for Annie M. Jackson, the wife of Horace Jackson. The Jacksons named this house "Royal Oaks."
- In 1919, Frank Van Inwagen bought the house (he was the great-grandson of Judge Joel Tiffany). He served as a Village Board Trustee from 1928-31. He was a charter member and past commander of the Hinsdale Post 250 of the American Legion, having served as a Navy Lieutenant during World War One. Frank was also the president of the Hinsdale Club from 1937-38, and served on the committee that erected the Memorial Building.
- John "Bud" and Lori Hunt bought the house in 1994. They built a garage to match the roof-line and other features of the house, replacing a barn at the back of the property which had been torn down years before. They redid both the patios and the back entry. When they remodeled the kitchen they were certain to stay in the proper style of the house while using new materials.
- List of all past owners on record at the Historical Society.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET



| | |
|---|---|
| Address 329 S. County Line Road |  |
| County Cook | |
| PIN / Parcel Number 18-07-110-002-0000 | |
| Zoning District R-1 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name N/A | |
| Architect N/A | |
| Date Constructed c.1925 | |
| Architectural Style Tudor Revival | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) - Significant / Historically Significant • 2013 building addition and garage on the north side of the house that matches the existing architecture | |

ROBBINS PARK HISTORIC DISTRICT

| Address | Date of Construction | Architectural style/type | Rating | Historic rating | Historic name | Common name | Landmark list | Architect |
|----------------------|----------------------|--------------------------|--------|-----------------|--------------------|-------------|----------------------------|---------------------|
| 333 E Chicago AV | c. 1910 | Bungalow | C | | | | | |
| 337 E Chicago AV | c. 1915 | Craftsman | C | | | | | |
| 341 E Chicago AV | c. 1915 | Tudor Revival Cottage | C | | | | | |
| 418 E Chicago AV | c. 1910 | Prairie | C | | | | | |
| 420 E Chicago AV | c. 1915 | Tudor Revival | C | | | | | |
| 426 E Chicago AV | 1990s | | NC | | | | | |
| 12 S County Line RD | 1970s | | NC | | | | | |
| 22 S County Line RD | c. 1915 | Craftsman | C | | | | | |
| 30 S County Line RD | c. 1915 | Craftsman | C | | | | | |
| 46 S County Line RD | 1928 | Tudor Revival | S | HS | Smith, S. B. House | | IHSS; Zook list; Arch Gems | Zook, R. Harold |
| 113 S County Line RD | c. 1910 | Craftsman | C | | | | | |
| 118 S County Line RD | 1960s | | NC | | | | | |
| 121 S County Line RD | 1894 | Dutch Colonial Revival | S | HS | Bagley House | | IHSS | Wright, Frank Lloyd |
| 131 S County Line RD | 1960s | | NC | | | | | |
| 141 S County Line RD | 1960s | | NC | | | | | |
| 306 S County Line RD | 1940 | Modern | S | HS | | | IHSS | |
| 321 S County Line RD | 1893 | Colonial Revival | S | HS | | | IHSS, HHS | |
| 329 S County Line RD | c. 1925 | Tudor Revival | S | HS | | | IHSS | |
| 330 S County Line RD | c. 1925 | Dutch Colonial Revival | S | HS | | | IHSS | |
| 403 S County Line RD | c. 1910 | Prairie | S | HS | | | IHSS | |
| 410 S County Line RD | 1950s | Colonial Revival | NC | | | | | |
| 411 S County Line RD | c. 1925 | Colonial Revival | S | | | | | |
| 420 S County Line RD | c. 1945 | Colonial Revival | C | | | | | |

Reconnaissance Survey (1999)

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|--|---|
| Address 306 E. First Street |  |
| County DuPage | |
| PIN / Parcel Number 09-12-209-013 | |
| Zoning District R-1 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name Backdraft House / Elizabeth Grant House | |
| Architect N/A | |
| Date Constructed 1890 | |
| Architectural Style Romanesque Revival / Queen Anne | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) – Significant • Robbins Park I Survey (2002) – Significant • Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 | |
| Additional Photos  | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 306
DIRECTION E
STREET FIRST
ABB ST
PIN
LOCAL SIGNIFICANCE RATING S
POTENTIAL IND NR? (Y or N) Y
CRITERIA
Contributing to a NR DISTRICT? C
Contributing secondary structure? NC
Listed on existing SURVEY? IHSS; HHS/plaque; Arch Ge



GENERAL INFORMATION

CATEGORY building CURRENT FUNCTION Domestic - single dwelling
CONDITION excellent HISTORIC FUNCTION Domestic - single dwelling
INTEGRITY minor alterations and addition(s) REASON for SIGNIFICANCE One of Hinsdale's most architecturally significant structures. A notable design with a combination of Romanesque arches and Queen Anne style detailing.
SECONDARY STRUCTURE detached garage
SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Romanesque Revival
DETAILS Queen Anne
DATE of construction 1890
OTHER YEAR
DATESOURCE HHS
WALL MATERIAL (current) Brick
WALL MATERIAL 2 (current) Limestone; Wood - shingle
WALL MATERIAL (original) Brick
WALL MATERIAL 2 (original) Limestone; Wood - shingle
PLAN irregular
NO OF STORIES 2.5
ROOF TYPE Combination
ROOF MATERIAL Asphalt - shingle
FOUNDATION Limestone
PORCH Front entry
WINDOW MATERIAL wood
WINDOW MATERIAL
WINDOW TYPE double hung/fixed
WINDOW CONFIG 1/1; 1 light
SIGNIFICANT FEATURES See continuation sheet.
ALTERATIONS Rear one story addition (c. 2002); skylight; 1994 fire damage

HISTORIC INFORMATION

| | |
|------------------|-------------------------|
| HISTORIC NAME | Grant , Elizabeth House |
| COMMON NAME | |
| PERMIT NO | B9401028 |
| COST | |
| ARCHITECT | |
| ARCHITECT2 | |
| BUILDER | |
| ARCHITECT SOURCE | |



| | |
|---------------|---|
| HISTORIC INFO | Elizabeth Grant purchased this property and two adjoining lots in 1890. It is rumored that Elizabeth Grant and another woman wished to turn the home into a girls' finishing school, but it never occurred. |
|---------------|---|

| | |
|-----------|--|
| LANDSCAPE | Corner lot on residential street (SE corner of First and Elm); house on slightly raised lot; rear and side curved driveway; front sidewalks; house faces north |
|-----------|--|

PHOTO INFORMATION

| | |
|------------------|------|
| ROLL1 | 3 |
| FRAMES1 | 9-10 |
| ROLL2 | |
| FRAMES2 | |
| ROLL3 | |
| FRAMES3 | |
| DIGITAL PHOTO ID | |

SURVEY INFORMATION

| | |
|-----------------------|------------------------------------|
| PREPARER | Jennifer Kenny |
| PREPARER ORGANIZATION | Historic Certification Consultants |
| SURVEYDATE | 8/15/02 |
| SURVEYAREA | Robbins |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 306

STREET E FIRST ST

ADDITIONAL PHOTOS OR INFORMATION

Significant features:

Recessed front entry porch with rusticated stone arch, piers, and balustrade; projecting full height front bay with stone trim, arched window and stone finial; stone and brick stringcourses; stone frieze; decorative built-in copper gutters; porte cochere; wood shingle siding in side gables with curved attic balcony; west side gable w/stepped parapet; brick lintels; leaded glass transom on front window; paired front doors w/transom; Queen Anne style multilight front window.

clapboard of the lower two stories is contrasted by the shingles in the gable end. Here brackets accent the overhang of a pent roof. The principal entry at the front porch is marked by a pediment with geometric design. Other decorative features include fanburst designs and the restored front porch with turned columns and spindlework frieze.

A fine example of a modest expression of the Queen Anne style can be found at 27 Blaine Avenue. This house is essentially a 19th century Gable Front vernacular type structure. However, because of the exuberance of its Queen Anne features, it has been classified with this high style. The full-width front porch is rich in detail, with a spindlework frieze and rail, turned columns, and a gabled entry with decorative trim. The gable peak of the house has a vergeboard with foliated trim. Despite its simple form, this house was noted as Outstanding in the Illinois Historic Sites Survey.

SHINGLE STYLE

The Shingle Style, popular between 1880 and 1900, is a variable style that borrows characteristics from several other styles. Many are closely related to the Queen Anne style with a facade that is usually asymmetrical, with irregular, steeply pitched roof lines having cross-gables and multi-level eaves. Others have Colonial Revival or Dutch Colonial Revival-style features such as gambrel roofs, classical columns, and Palladian windows. Large porches are also common. The distinguishing feature that sets this style apart is the use of continuous wood shingles cladding the roof and walls and wrapping the house like a skin. Shingled walls may curve into recessed windows. Sometimes even porches and stair rails are covered with shingles. There is one Shingle Style house in

the survey area, the Bucholz House at 35 S. Garfield Street, and it is ranked locally significant.



Figure 14: Bucholz House, 35 S. Garfield Street

The Bucholz House was built in 1903 and is an example of the Shingle style that incorporates Dutch Colonial Revival-style elements. The most prominent of these is the cross-gambrel roof. The ends of the gambrels have fish-scale shingles in two sections, the upper being a pent roof with brackets underneath. Other interesting features include the decorative oculus window in the front gambrel and the arched front windows at the second floor. The full-width front porch has classical columns; however, the porch balustrade has been removed.

ROMANESQUE REVIVAL

Buildings in the Romanesque Revival style are always masonry, usually with some rough-faced stonework. Wide, rounded arches of the kind found in Roman or Romanesque architecture are an important identifying feature, and they often rest on squat columns. There is frequently decorative floral detail in the stonework, and sometimes on column capitals. In the late 19th century the style was popularized by Henry Hobson Richardson and

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



Figure 15: Grant House, 306 E. First Street

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

COLONIAL REVIVAL



Figure 16: Root House, 134 S. Park Avenue

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

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

306 E. First



The unique Romanesque style home of Tom and Patricia Murphy regally graces the southeast corner of First and Oak streets, gathering highlights from the red brick street with its line of stately trees.

This charming home at 306 E. First Street was built in 1890 by Elizabeth Grant, who also purchased two adjoining lots. It is rumored that she and another woman wished to turn the home into a girls' finishing school which would be a perfect setting for young ladies of the time. Unfortunately, this never happened. In 1897, Annie B. and N. Adelaide Mitchell bought the home and lived there for one year. Annie Mitchell, 32, is listed in the 1900 census as being from England originally and a "servant."

Mathias L. Rafftree, a lawyer, bought the home in 1899 and lived there for five years. Rafftree is a familiar name in Hinsdale history, known for his pleasant disposition. His colorful career was a source of many interesting stories which he told about his appearances before juries and public gatherings. The 1900 census lists Rafftree as being originally from England, having come to the states in 1869. In 1899 he was married to his wife, Maria, an

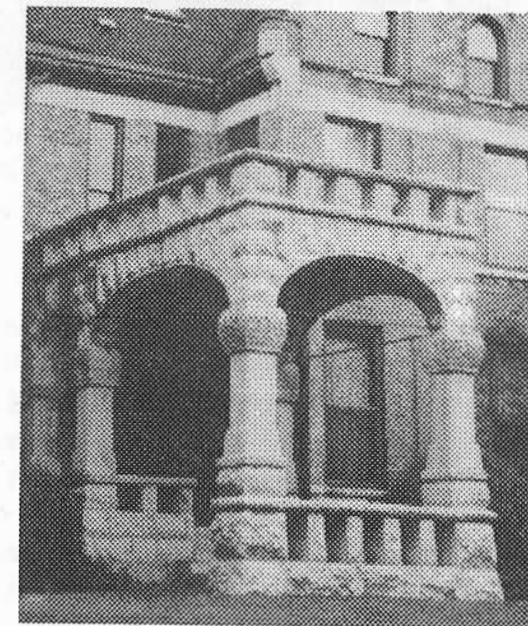
Illinois native, for 22 years. They had four living children: William, 21; Olive, 19; Elizabeth, 16; and Julia, 12. This family would have made a lively household!

John and Alice Fetzner bought the house in 1904 and lived there until 1947. John is listed as being born in 1865, manager of real estate interests for the estate of Cyrus McCormick among many other financial directorships. John was 39 when he first moved into the house. The Fetzners did not have any children but were famous for their lavish parties for friends of all ages. They had a huge horseshoe-shaped table capable of seating 75, with dishes and glassware to fill it. The home was then lit by gaslight, but when it was electrified, to avoid the problem of blowing fuses during parties they hired a man whose only task was to watch the fuse box the entire evening of each party. The dining room still has its lovely cabinet lined with mirrors to show off its contents.

In 1947 the home again heard the sound of children living there when the Henry Regnerys bought it and lived there, raising their four children, until 1966. The Regnery family are well known in Hinsdale for their generosity and interest in civic projects.

In 1966, R.A. Carlton purchased the home. Irving and Pat Davis Fox purchased it in 1971 and lived there with their four children. In 1984, its present owners, Patricia and Tom Murphy, bought it and have enlivened it with their six children. Once again the home has the sound of children, and plenty of them.

The home has seen some changes over the years. The coach house to the south where old Bob, the coachman, kept the buggy shining and the brass lanterns polished, was torn down during the ownership of the Fox family and replaced with another house. The



The porte-cochere of 306 E. First

late Pat Davis Fox wrote to confirm that they had installed a three-car garage in the basement under the living room where a summer kitchen had been located. She also modernized the kitchen. A laundry room is now on the second floor where there were once the maid's quarters.

The Murphys have made some changes on the third floor, where there were three rooms: a billiard room and two bedrooms, with a sink in the hall. In their place are a computer room, three bedrooms, a gym and a huge bathroom capable of serving the boys in the Murphy clan. They also converted the five bedrooms on the second floor into four, each with its own bath.

The dining room is largely unchanged over the years, with the same cabinet and fireplace.

The twelve-foot ceilings, with cove moldings throughout, remain a highlight of the house. Some of the home's five fireplaces were walled up when central heating was installed. The Murphys hope to uncover them, including the closed-up fireplace in the foyer. They feel the entrance, which now has closets with leaded glass windows in them on either side of the door, was intended to be open. The original stairway, with ornately carved wood, remains untouched throughout the years!


When remodeling the third floor, the Murphys found a board signed by a carpenter, "John Wilhelm, 1890," which shows not only the year of construction but the pride in workmanship which existed.

The distinctive Romanesque style has a stepped parapet on the west side over the stone portico, suitable for horse-drawn carriages of the 1890 period.

The Murphys have remodeled while maintaining the architectural features of this stunning house. Another fascinating piece of history is that a few years ago it was the set for filming the hit movie, *Backdraft*.

This house won the Hinsdale Historical Society's Historic Preservation Award in 1992 in the residence category.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|---|---|
| Address 117 N. Garfield Avenue |  |
| County DuPage | |
| PIN / Parcel Number 09-01-414-026; 09-01-414-027 | |
| Zoning District R-4 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name N/A | |
| Architect N/A | |
| Date Constructed c.1895 | |
| Architectural Style Shingle | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) - Potentially Contributing / Historically Significant • North East Hinsdale Survey (2006) - Contributing | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|----------|
| STREET # | 117 |
| DIRECTION | N |
| STREET: | Garfield |
| ABB | ST |
| PIN | |
| LOCAL SIGNIFICANCE RATING | C |
| POTENTIAL IND NR? (Y or N) | N |
| CRITERIA | |
| Contributing to a NR DISTRICT? | C |
| Contributing secondary structure? | - |
| Listed on existing SURVEY? | IHSS |



GENERAL INFORMATION

| | | | |
|---------------------|-----------------------------------|----------------------------|----------------------------|
| CATEGORY | Building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | Good | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | Minor alterations and addition(s) | REASON for SIGNIFICANCE | |
| SECONDARY STRUCTURE | | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|---------------------------------|---|-----------------|-----------------------|
| ARCHITECTURAL CLASSIFICATION | Shingle | PLAN | Rectangular |
| DETAILS | | NO OF STORIES | 2.5 |
| DATE of construction | c. 1895 | ROOF TYPE | Front gambrel |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | Surveyor | FOUNDATION | Stone |
| WALL MATERIAL (current) | Aluminum | PORCH | Full front |
| WALL MATERIAL 2 (current) | | WINDOW MATERIAL | Wood |
| WALL MATERIAL (original) | Wood | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | Wood - shingle | WINDOW TYPE | Double hung/fixed |
| | | WINDOW CONFIG | 1/1; 2-light; 1-light |
| SIGNIFICANT FEATURES | Front gambrel w/ overhang; 2nd story 3-sided bays on front corners; full width front porch w/ side gable roof & round columns; square oriel bay w/mansard roof on north (left) side; recessed window bay in gambrel w/ round columns; historic wood windows | | |
| ALTERATIONS | Aluminum siding; replacement porch railing; large 1 story rear addition with below grade attached garage (permit #6994--1964; permit #11816--1983) | | |

HISTORIC INFORMATION

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



HISTORIC INFO Historic photograph of building on file at the Hinsdale Historical Society.

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

PHOTO INFORMATION


| | |
|------------------|-------------------------------|
| ROLL1 | |
| FRAMES1 | |
| ROLL2 | 08 |
| FRAMES2 | 29-30 |
| ROLL3 | |
| FRAMES3 | |
| DIGITAL PHOTO ID | \\images\garfield1 17n.jpg |

SURVEY INFORMATION

| | |
|-----------------------|-------------------------------|
| PREPARER | Lara Ramsey |
| PREPARER ORGANIZATION | GRANACKI HISTORIC CONSULTANTS |
| SURVEYDATE | 10/18/2005 |
| SURVEYAREA | NE HINSDALE |



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|---|---|
| Address 735 S. Garfield Avenue |  |
| County DuPage | |
| PIN / Parcel Number 09-12-404-006 | |
| Zoning District R-1 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name Walter Smith House | |
| Architect William Barfield | |
| Date Constructed 1923 | |
| Architectural Style Tudor Revival | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none">• Designated Local Landmark (Ord. No. O2007-36)• Reconnaissance Survey (1999) - Significant / Historically Significant• Robbins Park II (2007) – Significant | |

the ownership of F. A. Weage. Sanborn maps from the 1930s list several subdivisions in this area, including Lenter Addition, McCurdy's Addition, and Hyde Park Subdivision.

HINSDALE BECOMES A MATURING COMMUNITY

By 1873, when the village was incorporated, much of the community, on both the north and south sides of the rail line and including much of the Robbins II survey area, was platted for housing development. Many residences had already been constructed. There were stores and a post office, a hotel, a large stone schoolhouse, and Baptist and Congregational churches. Population numbered 1500 [Chamberlin, 418]. The village continued to develop with homes representing a wide range of architectural styles and vernacular types spanning over 130 years.

The 1890s saw an era of extensive improvements in the village. Bonds were issued for a waterworks (1890), drainage system (1891), and electrical lines (1896). Streets were paved beginning in 1892 and cement sidewalks replaced the old wood plank walks in 1904 [Bateman, 676-677]. The *Hinsdale Doings*, a newspaper that continues publication to this day, began in 1894. Hinsdale came to be regarded as one of the most beautiful and desirable middle-class suburbs of Chicago. Its status was enhanced by the publication of an article entitled, "Hinsdale the Beautiful" in the November 1897 issue of *Campbell's Illustrated Journal*. This journal focused on household affairs and interior decoration of the period. Nearly 50 of Hinsdale's most impressive homes were illustrated in that issue, including the following buildings in the survey area:

- Mrs. Sarah A. Slocum House (p. 15), 605 S. Garfield Street
- Haskell House (p. 33), 121 E. Fifth Street
- Eggleston House/Bird House (p. 26), 104 E. Fourth Street
- J. C. S. Merrill House (p. 26), 222 E. Sixth Street
- William Robbins House/ ("Woodside") Bassett House (p. 8), 425 E. Sixth Street
- Paschel & Louisa Matthews House (p. 33), 106 E. Eighth Street
- Pearsall House (p. 9), 120 E. Fifth Street
- Cary Residence (p. 25), 205 E. Sixth Street (demolished)

PROMINENT ARCHITECTS AND BUILDERS IN THE ROBBINS II SURVEY AREA

Architects have been linked to the design and construction of approximately half (54%) of the houses in the Robbins II Area. Further research in real estate trade journals and architectural periodicals would likely yield greater numbers of architect-designed homes within the Robbins II area. Following are some of the more prominent architects who have been identified:

William Gibson Barfield (b. September 19, 1857) was a native of England who came to the U.S. in 1882 and was naturalized two years later. After his arrival in the U.S., he established an architectural practice in Chicago. Between 1882 and 1935, William Barfield designed a number of buildings including the Arcadia Dance Hall, Hinsdale State Bank, schools in Lake View, and a residence for Chief Justice Fuller. According to the Chicago Historic Resources Survey, he also designed a manufacturing building in 1924 on Chicago's Near North Side at 834 W.

Eastman Street and a single family residence in 1908 at 5521 S. Woodlawn Avenue in Chicago's Hyde Park neighborhood. Barfield designed his own home in 1912 at 136 S. Oak (located within the 2002 Robbins Survey) in the Craftsman style. He was a long time resident of Hinsdale, and spent the latter part of his life at his home at 112 N. Lincoln Street [*Who's Who in Chicago*, 1936, 59]. The two houses in the Robbins II survey area designed by Barfield are the Walter Smith House, a 1923 Tudor Revival style residence at 735 S. Garfield Street, and a 1916 Craftsman style house at 739 S. Washington Street.

Alfred Foster Pashley (1856-1932) was born in Lodi, Wisconsin on September 22, 1856 and was educated in the Chicago Public Schools. He began practicing architecture in Chicago in 1885 and was a fellow of the American Institute of Architects and member of the Illinois Chapter of the American Institute of Architects. For many years he resided at his home, "Hillcrest," located in Palos Park, IL, a southwest suburb of Chicago [*Who's Who in Chicago*, 1926, p. 675]. Pashley designed two French Eclectic style houses for members of the Besley family in the Robbins II area—the first was built in 1924 at 420 S. Park Avenue; the second in 1925 at 145 E. Fifth Street.

Schmidt, Garden, & Erickson

The firm of Schmidt, Garden & Erickson had its roots in an earlier partnership between Richard Ernest Schmidt and Hugh Macki Gordon Garden. Richard Schmidt (b. 1865 - d. 1958) emigrated from Bavaria to Chicago with his family while still an infant. After studying at the Massachusetts Institute of Technology for two years, he returned to Chicago and worked under several architecture firms before forming a practice

with Adolph A. Cudell.

Hugh Garden (b. 1873 - d. 1961) was born in Toronto, Ontario. In 1887, he moved to Minneapolis, Minnesota and found work as a draftsman. Garden left Minnesota for Chicago a few years later, and gained experience under several prestigious architectural firms, including Shepley, Rutan and Coolidge, Howard Van Doren Shaw, and Frank Lloyd Wright. Garden became a member of the Chicago Architectural Club, which was closely associated with the development of the Prairie School of architecture, in 1892.

In 1895, after the dissolution of his partnership with Cudell, Richard Schmidt invited Hugh Garden to be chief designer and partner in a new firm. The partnership between Schmidt, who worked primarily as an engineer, and Garden, a skilled designer, was ideal. The firm of Schmidt & Garden specialized in commercial, public and institutional buildings. The firm was best known for its hospital designs—during their time together, Schmidt and Garden produced over 300 plans for hospital buildings.

In 1906, Schmidt and Garden added a third partner, Edgar Martin. When Martin left the firm to become a partner in Pond, Pond, Martin and Lloyd, Carl A. Erickson replaced him, and the final incarnation of the firm, Schmidt, Garden & Erickson. Erickson, a graduate of the University of Pennsylvania, had been an employee of Schmidt, Garden, and Martin since 1913. The firm continued with all three principals through the mid-1950s.

The two Colonial Revival residences in the Robbins II survey area designed by Schmidt, Garden & Erickson are the N. J. Allbright

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|----------|
| STREET # | 735 |
| DIRECTION | S |
| STREET: | Garfield |
| ABB | ST |
| PIN | |
| LOCAL SIGNIFICANCE RATING | S |
| POTENTIAL IND NR? (Y or N) | N |
| CRITERIA | |
| Contributing to a NR DISTRICT? | C |
| Contributing secondary structure? | C |
| Listed on existing SURVEY? | IHSS (P) |



GENERAL INFORMATION

| | | | |
|---------------------|-----------------|----------------------------|--|
| CATEGORY | Building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | Excellent | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | Addition(s) | REASON for SIGNIFICANCE | Stately local example of Tudor Revival-style residence designed by noted local architect William Barfield, with few alterations. |
| SECONDARY STRUCTURE | Detached garage | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|---------------------------------|---|-----------------|-------------------|
| ARCHITECTURAL CLASSIFICATION | Tudor Revival | PLAN | Rectangular |
| DETAILS | | NO OF STORIES | 2.5 |
| DATE of construction | 1923 | ROOF TYPE | Side gable |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | Permit | FOUNDATION | Concrete |
| WALL MATERIAL (current) | Brick | PORCH | |
| WALL MATERIAL 2 (current) | Stucco | WINDOW MATERIAL | Wood |
| WALL MATERIAL (original) | Brick | WINDOW MATERIAL | Lead glass |
| WALL MATERIAL 2 (original) | Stucco | WINDOW TYPE | Casement/fixd |
| | | WINDOW CONFIG | 6-light; 4-light |
| SIGNIFICANT FEATURES | Side gable roof w/ overhanging eaves; 2-story front gable entry bay w/ decorative half timbering & 2nd story square window bay; recessed entry w/ stone label mold surround; front gable dormers; historic casement windows | | |
| ALTERATIONS | 1 story addition over existing rear below grade garage (1997); addition to existing detached garage (2005); rear attached garage addition & rear sun room addition (1976) | | |

HISTORIC INFORMATION

| | |
|------------------|----------------------|
| HISTORIC NAME | Smith, Walter House |
| COMMON NAME | |
| PERMIT NO | 242 |
| COST | 20000 |
| ARCHITECT | Barfield, William |
| ARCHITECT2 | |
| BUILDER | Gleismann, Frederick |
| ARCHITECT SOURCE | Permit |



HISTORIC INFO

| |
|--|
| |
|--|

LANDSCAPE

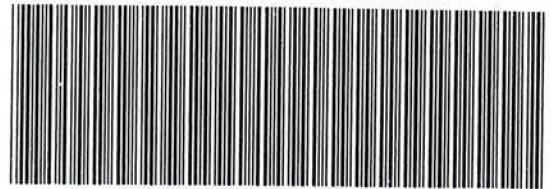
Midblock on east side of residential street; front sidewalk; side driveway; similar setbacks; mature trees

PHOTO INFORMATION

| | |
|------------------|-------------------------------|
| ROLL1 | 13 |
| FRAMES1 | 31, 30 |
| ROLL2 | |
| FRAMES2 | |
| ROLL3 | |
| FRAMES3 | |
| DIGITAL PHOTO ID | \\images\garfieldsouth735.jpg |

SURVEY INFORMATION

| | |
|-----------------------|-------------------------------|
| PREPARER | Lara Ramsey |
| PREPARER ORGANIZATION | GRANACKI HISTORIC CONSULTANTS |
| SURVEYDATE | 10/27/2006 |
| SURVEYAREA | ROBBINS II |



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

MAY 08, 2007

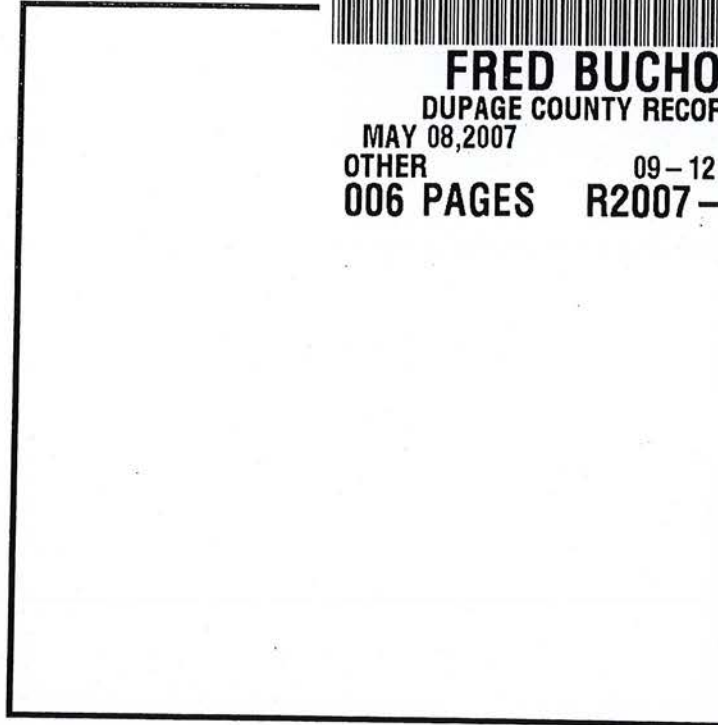
9:12 AM

OTHER

09-12-404-006

006 PAGES

R2007-085685



VILLAGE OF HINSDALE

ORDINANCE NO. 02007-36

**AN ORDINANCE DESIGNATING 735 SOUTH GARFIELD STREET
AS A HISTORIC LANDMARK
(HPC CASE No. 01-2007)**

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

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

WHEREAS, Daniel and Joy Ives (the "Applicant"), are the legal owner of the single family house located 735 South Garfield Street in the Village and legally described in Exhibit A

attached to and made part of this Ordinance by this reference (the "Subject House"), and he has filed an application seeking to designate the Subject House (but not the detached accessory building/garage on the property) as a historic landmark (the "Application"); and

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on April 10, 2007, to consider the Application; and

WHEREAS, after review of all information presented at the public hearing, the Commission recommended approval of the Application, as set forth in the Commission's Findings of Fact in HPC Case No. 01-2007; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on April 23, 2007, considered the Application as recommended by the Commission; and

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

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

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

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

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

Section 4. Not Applicable to Other Buildings. The historic landmark designation approved by this Ordinance applies only to the Subject House and does not apply to any other building on the property at 735 South Garfield Street, including without limitation the detached garage and the pool house.

Section 5. Recordation. The Village Clerk is directed cause a copy of this Ordinance be recorded promptly in the office of the DuPage County Recorder of Deeds.

PASSED this 1st day of May 2007.

AYES: Trustees Tuggle, Williams, Smith, Orler, Follett

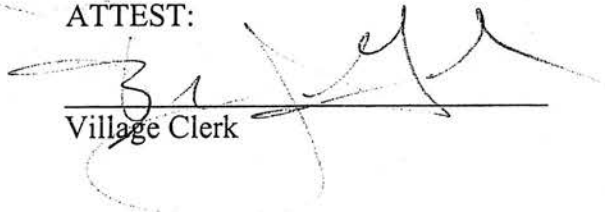
NAYS: None

ABSENT: Johnson

APPROVED this 1st day of May 2007.


Village President

ATTEST:


Village Clerk



**ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE
CONDITIONS OF THIS ORDINANCE:**

By: 
Its: Joy Ives
Homeowner

Date: April 25th, 2007

Psdata/ord&res/hpc/2007/735sgarfield-hpc-01-2007.doc

EXHIBIT A

Legal Description

THE SOUTH 100 FEET OF THE NORTH 200 FEET OF THE SOUTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 735 South Garfield Street, Hinsdale, Illinois 60521

Property Identification Number: 09-12-404-006

HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 735 South Garfield Street (Daniel and Joy Ives)
Designation as Landmark Building - HPC Case 2007-01

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: April 10, 2007

DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 23, 2007

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Daniel and Joy Ives (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the 1924 structure located at 735 South Garfield Street for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
2. The Subject Building was constructed in 1924. A one-story addition was added near the southeast corner of the building in the 1970's. A second addition in the 1980's included a family room and attached garage at the rear of the residence.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because it is representative of an English Tudor style with several Prairie style features.
 - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building was designed by local architect William Barfield. Mr. Barfield also designed the Hinsdale Theater and the existing Gap building in addition to numerous single-family residences in the Village.

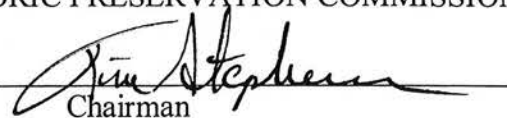
- C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building is a fine example of the English Tudor style and displays significant original characteristics such as masonry veneering on the first floor, stucco with half timbering on the second floor, massive chimney, multi-paned casement windows, leaded glass windows, and a steeply pitched gabled roof. The home also exhibits many Prairie style elements such as rectangular doorways rather than archways, a short, wide bricks exterior bricks and leaded glass in a rectangular pattern rather than the diamond pattern.
- D. The Subject Building embodies elements of design, detail, material, or craftsmanship of exceptional quality, as set forth in Section 14-3-1B2 of the Village Code, because the Subject Building contains the high quality detail elements noted above.
- E. The Subject Building exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction, as set forth in Section 14-3-1B3 of the Village Code, because the Subject Building has had no additions and few alterations in more than fifty years.
- D. The Subject Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village, as set forth in Section 14-3-1-C1 of the Village Code, because the building exemplifies a Tudor Revival architectural style that is largely intact with architectural elements found in the Prairie style.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of six (6) "Ayes," zero (0) "Nays," two (2) "Absent," and one (1) "Recusing," recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark. The detached garage structure was not considered and is not part of the landmark designation application.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: _____


Chairman

Dated this 12th day of April 2007.

735 South Garfield Street – Private Residence





On May 1, 2007, this 1924 Tudor Revival style home became a landmarked structure.

The 1924 structure is one of the few examples of a two-story brick English Tudor style and displays significant original characteristics such as masonry veneering on the first floor, stucco with half timbering on the second floor, massive chimney, multi-paned casement windows, leaded glass windows, and a steeply pitched gabled roof. The home also exhibits many Prairie style elements such as rectangular doorways rather than archways, a short, wide bricks exterior bricks and leaded glass in a rectangular pattern rather than the diamond pattern.

The building was designed by local architect William Barfield. Mr. Barfield also designed the old Hinsdale Theater building and the existing Gap building in addition to numerous single-family residences in the Village.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|--|---|
| Address 302 S. Grant Street |  |
| County DuPage | |
| PIN / Parcel Number 09-12-112-016 | |
| Zoning District R-4 Single Family Zoning District | |
| Land Use Hinsdale Historical Society | |
| Historic Name Immanuel Evangelical Church / Immanuel Hall | |
| Architect N/A | |
| Date Constructed 1900 | |
| Architectural Style Gothic Revival | Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Designated Local Landmark (Ord. No. 02002-06) • Reconnaissance Survey (1999) – Significant • Town of Hinsdale Survey (2001) – Significant • Listed on the National Register of Historic Places (2001) |
| Additional Photos  | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 302

DIRECTION S

STREET Grant

ABB ST

PIN

LOCAL SIGNIFICANCE RATING ☒ S

POTENTIAL IND NR? (Y OR N) ☒ Y

Criteria C

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

Contributing secondary structure? ☐
(C or NC)

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



GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

ARCHITECTURAL CLASSIFICATION2

ORIGINAL CONSTRUCTION DATE

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

OVERALL SHAPE OR PLAN

NO. OF STORIES

WINDOW MATERIAL, TYPE(S)

PORCH

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME Immanuel Evangelical Church

ARCHITECT

COMMON NAME Immanuel Evangelical & Reformed Church

BUILDER

LANDMARK LIST

COST OLD SIGNIFICANCE RATING S

ADDITIONAL INFORMATION:

see continuation sheet

SURVEY AREA TOWN OF HINSDALE

LANDSCAPE FEATURES

Corner lot on residential street; large lawn on side and in rear; foundation plantings; mature trees in parkway

PHOTOGRAPHIC INFO

ROLL NO. 10 FRAME NO. 24

ROLL NO. 5 FRAME NO. 9-10

ROLL NO. FRAME NO.

PREPARER Victoria Granacki

ORGANIZATION Historic Certification Consultants

DATE 6/5/2001

302 S Grant ST

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 302
STREET S Grant

ADDITIONAL PHOTOS OR INFORMATION

Architectural Information (cont.):

The stained glass windows were installed by the manufacturer, Flanagan & Biedenweg Company, in 1924 [National Register of Historic Places Nomination Form, p.5].

Historic Information:

This structure served the Hinsdale community as a church for a consecutive 64 years, beginning when it was constructed in 1900 until 1964. The "Deutch Evangelisch Lutherische Immanuels Germeinde," a Lutheran congregation constructed the Immanuel Evangelical Church. It primarily served German immigrants, and first and second generation German Americans throughout its use as a religious facility. The name of the church was changed to Immanuel Evangelical and Reformed Church in 1934 when the Evangelical Synods merged with the Reformed Church. The church merged again in 1947 with the Congregational Christian Churches to become the United Church of Christ. The result of second merger was a congregation too large for the historic building. Services ceased in 1964 [National Register of Historic Places Nomination Form, p12-13].

The three churches founded in the survey area in the late 1800s all originated as immigrant churches. Two were German and one Swedish. The first Lutheran congregation, Zion Lutheran, was founded in 1888 by German families who had been meeting loosely since 1886. They purchased a lot at Second and Vine streets that same year and constructed their first church. The congregation affiliated with the Missouri Lutheran Synod in 1891 and began offering services in English in 1908. In 1911, the lot at 204 S. Grant Street was purchased, and the existing church was completed in 1915. William Soltwisch is cited as the builder [Bakken, 105], as is elder and local carpenter, Fred Huenke. Huenke lived nearby at 135 S. Madison Street, a house he also built. The church was enlarged and remodeled in the west end in 1952. With the continued growth of the congregation, the present Zion Lutheran School was built at 125 S. Vine Street in 1931, while the old church building was moved to the rear of the lot. An addition was built to the school in the 1960s and it continues to operate today as one of only three private schools in the village.

Other German immigrants, particularly those from the province of Hanover, where Low German was spoken, chose to join another congregation, St. John's Evangelical Church in Fullersburg. After a dispute among members of this congregation, some of the Hinsdale members organized in 1898 as the "Deutsch Evangelisch Lutherische Immanuels Germeinde." In 1900 they began construction of the Immanuel Evangelical Church at 302 S. Grant Street. William Vornsand was the general contractor and other members of the congregation worked as carpenters. In 1908 a two-story frame house was built behind the church as a parsonage and meeting hall, and in the 1950s a one-story brick building was constructed on the lot immediately south. The church merged with the Congregational Church in 1947 and became the United Church of Christ. The result was a congregation too large for the historic building in a congested area. The congregation relocated and sold the property to the Illinois Conference of the United Church of Christ in 1964. It was later bought and occupied by the Montessori School of Hinsdale from 1982 through 1999. Threatened with demolition, the property was purchased by the Village of Hinsdale in 1999 with the intention of deeding it to the Hinsdale Historical Society for public use. The parsonage and religious education building were demolished and the church structure was listed on the National Register of Historic Places in 2000 [NR nomination, 12-14].

The third church existing today in the Town of Hinsdale survey area is the Evangelical Mission Covenant Church (now Hinsdale Evangelical Covenant Church). It was founded on February 6, 1892 as the Swedish Evangelical Bethel Church to serve a Swedish immigrant congregation. Shortly after, in November 1892, the congregation built a frame church at 18 E. Fourth Street that was commonly referred to as the "Swede's Church." Services were held in Swedish until 1935, and the church became a center for Scandinavian families within Hinsdale in the early 20th century. Many of its early members were in the construction trades or served as domestics in the homes of prosperous business and professional people. The Swedish Evangelical Bethel Church became the Evangelical Mission Covenant Church of Hinsdale in 1922, soon after affiliating itself with the Covenant Church in America. In the same year, the congregation purchased the corner lot at Fourth and Garfield Street, the site of their present church. The current church was built in 1930 at 412 S. Garfield Avenue at a cost of \$41,414, and was dedicated on March 15, 1931. In 1972 the preschool was built

302 South Grant Street – Membership Organization Building



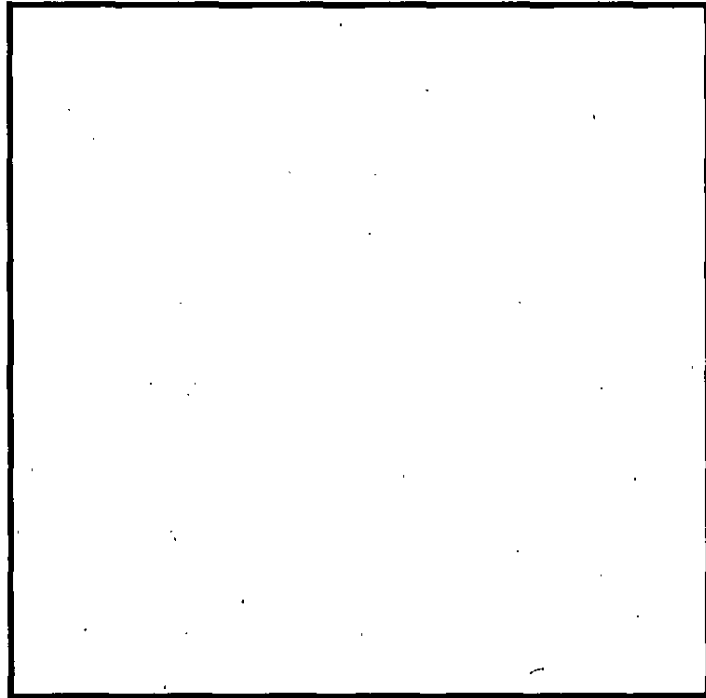
On February 5, 2002 the Village Board of Trustees adopted an ordinance that designated the property at 302 South Grant Street (known as Immanuel Hall or the former Immanuel Evangelical Church) as an Historic Landmark. Application to landmark the 1900 structure was made by the Hinsdale Historical Society.

This single-story wood frame and clad building was constructed in 1900 in the Late Gothic Revival style, of a vernacular type known as “carpenter Gothic.” Major changes to the exterior include the digging of a full basement in 1920, and the replacement of the original roof, front doors, front steps, windows and decoration atop the spire. It is the only surviving, almost originally intact, building of its type in Hinsdale, and one of the few in the region. It was constructed by skilled German immigrant tradesmen, who donated their labor, as members of the, founding German speaking congregation. They were among Hinsdale’s early residents at a time when the Village was experiencing significant development.

The building was first used for 64 years as a religious, instructional and society center by a small, close-knit German congregation, the second use for 18 years as the state headquarters for the Illinois Conference of United Church of Christ. Its third use for 17 years was as a Montessori School, until its sale by private parties to the Village of Hinsdale in June 1999 – made possible through the cooperation of the Village, Hinsdale Historical Society, Illinois Historic Preservation Agency and a grant from the State of Illinois – in order to save the building from likely demolition. In addition the building was designated by ordinance the Village’s first “historic and community landmark” on June 1, 1999, and it was listed on the National Register of Historic Places on February 9, 2001. In March 2001, the Hinsdale Historical Society took ownership of the property. The preservation of the building has come to symbolize the Village’s present commitment to historic preservation.



Date unknown. Photograph courtesy of Hinsdale Historical Society.

**VILLAGE OF HINSDALE****ORDINANCE NO. 02002- 6**

File

**AN ORDINANCE DESIGNATING
302 SOUTH GRANT STREET (IMMANUEL HALL)
AS AN HISTORIC LANDMARK
(HPC CASE No. 01-2002)**

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

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

WHEREAS, the Hinsdale Historical Society (the "Applicant"), is the legal owner of, and has filed an application seeking to designate, the building located 302 South Grant Street, commonly referred to as the Immanuel Hall and legally described in Exhibit A attached to and made part of this Ordinance by this reference, (the "Subject Building") in the Village as a historic landmark (the "Application"); and

WHEREAS, pursuant to notice duly published and mailed as required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on January 8, 2002 to consider the Application; and

WHEREAS, following review of all information presented to the Commission at its January 8, 2002 public hearing, the Commission recommended approval of the Application that the Subject Building be designated as an historic landmark, based on the Commission's Findings of Fact in HPC Case No. 01-2002; and

WHEREAS, the Zoning and Public Safety Committee of the Village Board of Trustees, at a public meeting on January 28, 2002, considered the Applicant's Application as recommended by the Commission; and

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

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

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

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

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

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

PASSED this 5th day of February, 2002.

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

NAYS: NONE

ABSENT: NONE

APPROVED this 5th day of February, 2002.

ATTEST:



George - [Signature]
Village President

Mary M. [Signature]
Village Clerk

EXHIBIT A


Legal Description

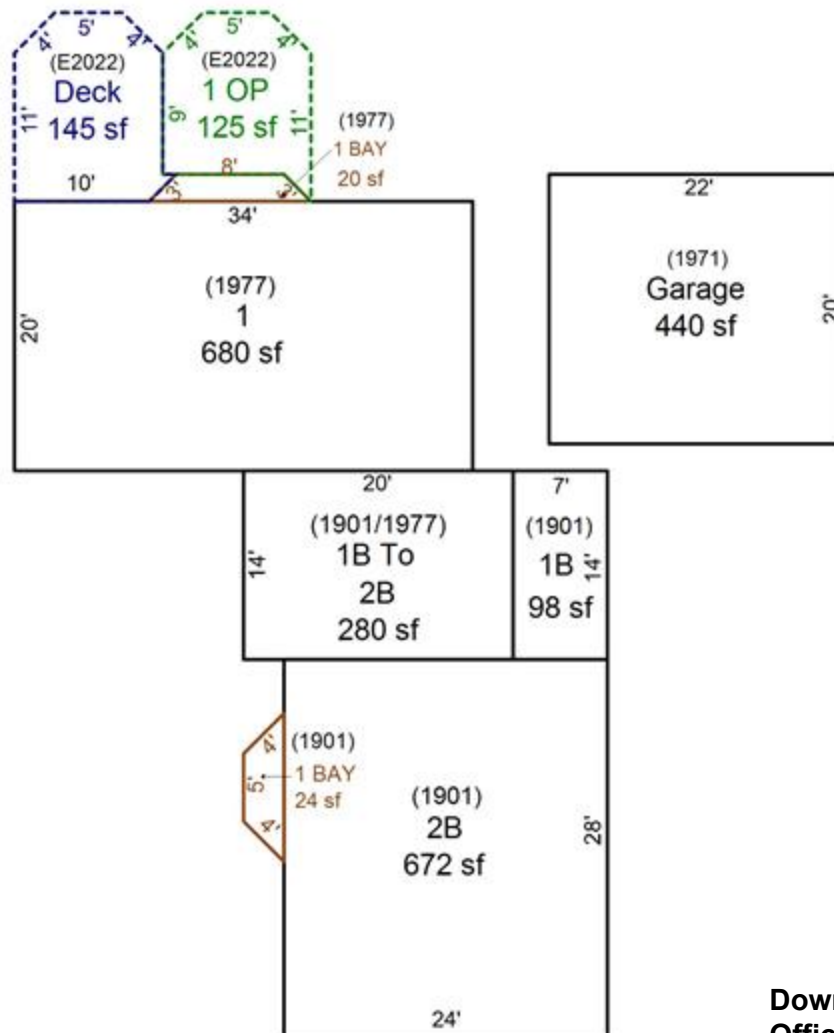
LOT 1 OF MCKENNA'S RESUBDIVISION OF LOT 1 AND LOT 4 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 4 IN J.I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1999 AS R1999-155950, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 302 South Grant Street
Hinsdale, Illinois 60521

Property Identification Numbers: 09-12-112-016

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|--|---|
| Address 718 S. Lincoln Street |  |
| County DuPage | |
| PIN / Parcel Number 09-12-309-017 | |
| Zoning District R-4 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name N/A | |
| Architect N/A | |
| Date Constructed c. 1890-1903 | |
| Architectural Style Queen Anne | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none">• Reconnaissance Survey (1999) - Potentially Contributing• Additional Information Provided by Homeowner and Historical Society | |





Walk has historical treasures

4-21-83

718 SOUTH
LINCOLN

Dimpy and George Morvis' stick-style house is one of five homes featured on the Hinsdale Junior Woman's Club's third Historical Housewalk on Wednesday, May 18, from 5 to 10 p.m. The home, built in 1900 as a farmhouse for the Kuhls family, features a Victorian layout with a formal parlor. A light and airy family room with its trussed beam ceiling and skylights brings a modern feel to part of the home. The spacious kitchen features leaded glass windows. Several unique antiques punctuate the classic feel of the home. A complimentary wine and cheese party at Katherine Legge Memorial Park Lodge from 7 p.m. to 11 p.m. will conclude the evening. Tickets for a chance drawing on a three-story furnished Victorian dollhouse will be sold for \$1. Proceeds from the housewalk benefit the Hinsdale Historical Society and Hinsdale Community Service. The \$12 tickets are available at Sheryl's Hallmark and Table Trends in Hinsdale and Ruth's on Park Avenue and Mid America Federal Savings in Clarendon Hills.



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 | Clarendon Hills | Virginia | Office Ph. 323-6323 |
| Owner | Naab, Bruce | Address 718 S. Lincoln, Hinsdale | | Home Ph. 986-1788 |
| Tenant | Ph. | | | |
| Taxes | \$595 | Yr. | 1970 | Spec. Assm't \$ 600 bal. on curb |
| Recep. | slate | Mtg. | | By |
| Living Rm. | 13.7 x 19.10 | EXCELLENT HOME : SHOWS WELL | | |
| Dining Rm. | 13.5 x 14.7 inc. bay | | | |
| Kitchen | 10.2 x 13.7 dishwasher, SS sink | | | |
| Brfst. Rm. | good space | Fam. Rm. 11.8 x 13.6 | | |
| Den | 11.4 x 11.9 or 4th bedroom | Sun Rm. or Porch | | |
| Baths (1) | Cabinet sink - ceramic | Rec. Room | | |
| Bedrooms | (3) 10.7 x 12 - 13.7 x 14.6 inc. bay - 11.8 x 13.6 | Powder Rm. cabinet sink - 1st flr. | | |

SOLD

11/15/91
Pearl
\$48,500

| | | | | |
|--|--------------------------|-------------|--------------|---------------|
| Sq. Ft. Liv. Area | 1750 | Builder | Utility Rm. | yes, in bsmt. |
| Basement | full | Heat GFA | Water Heater | 40 gal gas |
| Storms | comb. alum | Screens | Insulation | blown |
| Inter. Finish | plaster, hardwood floors | Landscaping | Garage | 2 car det. |
| Remarks & Inclusions: 7 rooms of carpeting and gas barbeque. New furnace, roof, sodding, and stockage fencing, Large pantry, humidifier, circuit breakers 100 amp - 220 service. | | | | LIST 111-10 |
| | | | | EXP. 23-10 |
| | | | | REN. |

| | | | | |
|--------|---------------|-----------------|-------------------------------------|--|
| Key | Code 7RPI-289 | | | |
| Age 71 | Lot 50 x 175 | Motive transfer | Poss. TBA | Price 49,500 |
| Rms. 8 | Bedr's 3/4 | Baths 1 1/2 | Style & Construction Frame Colonial | Name & Address NAAB 718 S. Lincoln, Hinsdale |

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|---|---|
| Address 121 S. Monroe Street |  |
| County DuPage | |
| PIN / Parcel Number 09-11-214-005 | |
| Zoning District R-1 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name N/A | |
| Architect N/A | |
| Date Constructed 1909-1910 | |
| Architectural Style Tudor Revival | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Not included in any past historic surveys • Additional research provided by the Historical Society / property owner | |

Hinsdale Historical Society

House History Research Program

Findings Sheet

Current Resident/Owner: Jeremy Svabek and Abbey Hayes

Street Address: 121 South Monroe Street

Property Index Number: 09-11-214-005

Legal Description of Property: Lot 5 in Buchholz Subdivision of the West 124 Feet of Lots 3 and 4 in Block 8 of Stough's Second Addition to Hinsdale

Year in which home believed built: 1909-1910

First owner: William Schramm

Subsequent Owners and Dates of Ownership:

| | |
|---|-----------|
| Jeremy Svabek | 2021- |
| David J. Marcet and Sheryl D. (Coffman) Marcet | 2003-2021 |
| Dominic J. and Joan W. Mancini | 1984-2003 |
| HINSDALE FSLA | 1981-1984 |
| Melvin F. and Lucille R. Eggert | 1975-1981 |
| Paula J. and Alan T. Albano | 1974-1975 |
| Goldie and Harry Pielet | 1921-1974 |
| William Schramm | 1910-1921 |

Documents & Notes Used in Research

Downer Grove Township Assessor's Office

(<https://search.dgtownship.com/ParcelSearch/SD/DG/AssessorDB/Search.aspx> : 2023), "Building Calculation Card, 2013."

- This document wrongly names the year of construction as 1893.

"ALBANO 121 South Monroe, Hinsdale," 1974, Collection: House Files, Folder: 121 South Monroe St., accessed *Hinsdale Historical Society Archives*, (302 South Grant Street, Hinsdale, Illinois : 2023), DuPage Board of Realtors, United Multiple Listing Office, Thorsen Realtors.

"PIELET 121 South Monroe, Hinsdale," 1974, Collection: House Files, Folder: 121 South Monroe St., accessed at *Hinsdale Historical Society Archives* (302 South Grant Street, Hinsdale, Illinois : 2023), DuPage Board of Realtors, United Multiple Listing Office, Dixon Gallery of Homes.

"Aerial From South Vine Street," 1914, Collection: Photographs, Folder: Streets South II, accessed at *Hinsdale Historical Society Archives* (302 South Grant Street, Hinsdale, Illinois).

"DuPage Recorder Documents," accessed at The County of DuPage, Wheaton, Illinois.

"DuPage County Clerk Tax Records," accessed at The County of DuPage, Wheaton, Illinois.

Reasons for Concluding Year in Which House Built (refer to worksheets)

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

Lot 5 is in Buchholz Subdivision of the West 124 Feet of Lots 3 and 4 in Block 8 of Stough's Second Addition to Hinsdale. This subdivision of land was recorded November 1, 1903 and lays west of what is now Madison Street and south of Chicago Avenue.

The DuPage County records of assessed values were reviewed for the period between 1908 and 1920, and reveal that in 1911, the lot was assessed at \$450.00, 1910 it was assessed at \$145.00, and in 1909 it was assessed at \$25.00. This indicates that the property increased in value significantly in 1909 and again in 1910. This increase in value is evidence that construction on the house began in 1909 and was completed in 1910. Thus, the house was built in 1909, but fully constructed in 1910.

Evidence of the structure still being under construction in 1910 is evident in the lack of residents found at the address in the 1910 United States Census. However, shortly after the census enumeration the house must have been completed, as the tax records in 1911 show an assessed value of \$450.00.

Other Information of Interest

Previous Residents

Prior to 1932, the address of the property was 7 North Monroe St. In 1932, the Village of Hinsdale renumbered most of the properties in the village.

The first owner of the structure was William Schramm. He was the owner from at least 1910 until 1921. The 1912 Hinsdale Village Directory, indicates that William Schramm was living at 7 North Monroe Street and was employed as a mason. William Schramm was the son of Dietrich A. Schramm and Maria (nee Schroeder) Schramm. His parents, him, and his siblings immigrated from Germany in the 1880s. William was born on 11 March 1877 in Germany and died on 24 September 1929 in LaGrange.

Prior to moving into 121 South Monroe, William married Anna Kloeckner. They had two children together before she passed away young at 23 years old in May 1905. William remarried Mary C. Horek in 1906. In 1921, the family sold the property to Harry and Goldie Pielet.

Harry Pielet was the president of Pielet Brothers Scrap Iron & Steel Company. His wife, Goldie, and him had six sons and six daughters (Arthur, Philip, Seymour, Samuel, Irving, Leonard, Pauline, Irene, Sophie, Ruth, Freda, and Faye), and over 35 grandchildren. The Pielet family owned 121 South Monroe Street from 1921-1974, presumably raising all 12 of their children there. They are both buried in Jewish Waldheim Cemetery.

Structure

The original structure on the property was built during the years 1909-1910. Known modifications to the house were made in 2011, when the front and back decks were renovated, and a concrete patio was installed in the back. In 2013, a raised deck was added to the back of the house.

Property Transaction Worksheet by Grantor

Legal Description of Property: Lot 5 in Buchholz Subdivision of the West 124 Feet of Lots 3 and 4 in Block 8 of Stough's Second Addition to Hinsdale

Date Completed: 9 February 2023

Compiler: Katharine Korte Andrew, Society Manager

| Document Number | Grantor (Seller) | Grantee (Buyer) | Instrument | 1. Date of Instrument 2. Date of Filing | Consideration | Book/Page No. | Property Description |
|------------------|---|---|------------|--|---------------|---------------|---|
| R2021-035 358 | Marcet, David J. Marcet, Sheryl D. Coffman, Sheryl D. | Svabek, Jeremy | Deed | 1. 2/19/2021 2. 3/5/2021 | | | BUCHHOLZ SUB LT 3&4 BK 8 L: 5 |
| R2003-038 891 | Mancini, Joan W. DECL TR | Coffman, Sheryl D. | Deed | 1. 1/17/2003 2. 1/30/2003 | | | L 5 BUCHHOLZ SUB 38-11 |
| R1999-022 874 | Mancini, Dominic J. Mancini, Joan W. | Mancini, Joan W. DECL TR Mancini, Joan W. | Deed | 1. 12/26/1998 2. 1/28/1999 | | | NA L 5 BUCHOLZ SUB 38-11 |
| R1988-011 826 | Mancini, Dominic J. Mancini, Joan W. | Mancini, Dominic J. Mancini, Joan W. | Deed | 1. 1/25/1988 2. 2/3/1988 | | | L 5 BUCHHOLZ SUB 38-11 |
| R1984-002 888 | HINSDALE FSLA | Mancini, Dominic J. Mancini, Joan W. | Deed | 1. 11/28/1983 2. 1/6/1984 | | | L 5 BUCHHOLZ SUB 38-11 |
| R1981-006 623 | Eggert, Melvin F. | HINSDALE FSLA | Deed | 1. 1/28/1981 2. 2/5/1981 | \$10.00 | | Lot 5 in Buchholz Subdivision of the West 124 Feet of Lots 3 and 4 in Block 8 of Stough's Second Addition to Hinsdale |

| | | | | | | | |
|------------------|-------------------------------------|---|------|---------------|--|--|--|
| R1975-059 769 | Albano, Paula J. Albano, Alan T. | Eggert, Melvin F. Eggert, Lucille R. | Deed | 2. 10/29/1975 | | | Lot 5 in Buchholz Subdivision of the West 134 feet of Lots 3 and 4 in Block 8 of Stough's Second Addition to Hinsdale |
| R1974-046 941 | Pielet, Goldie | Albano, Paula J. Albano, Alan T. | Deed | 2. 9/10/1974 | | | Same as above. |
| | | | | | | | |

Property Tax Worksheet

Legal Description of Property: Lot 5 in Buchholz Subdivision of the West 124 Feet of Lots 3 and 4 in Block 8 of Stough's Second Addition to Hinsdale

Date Completed: 9 February 2023

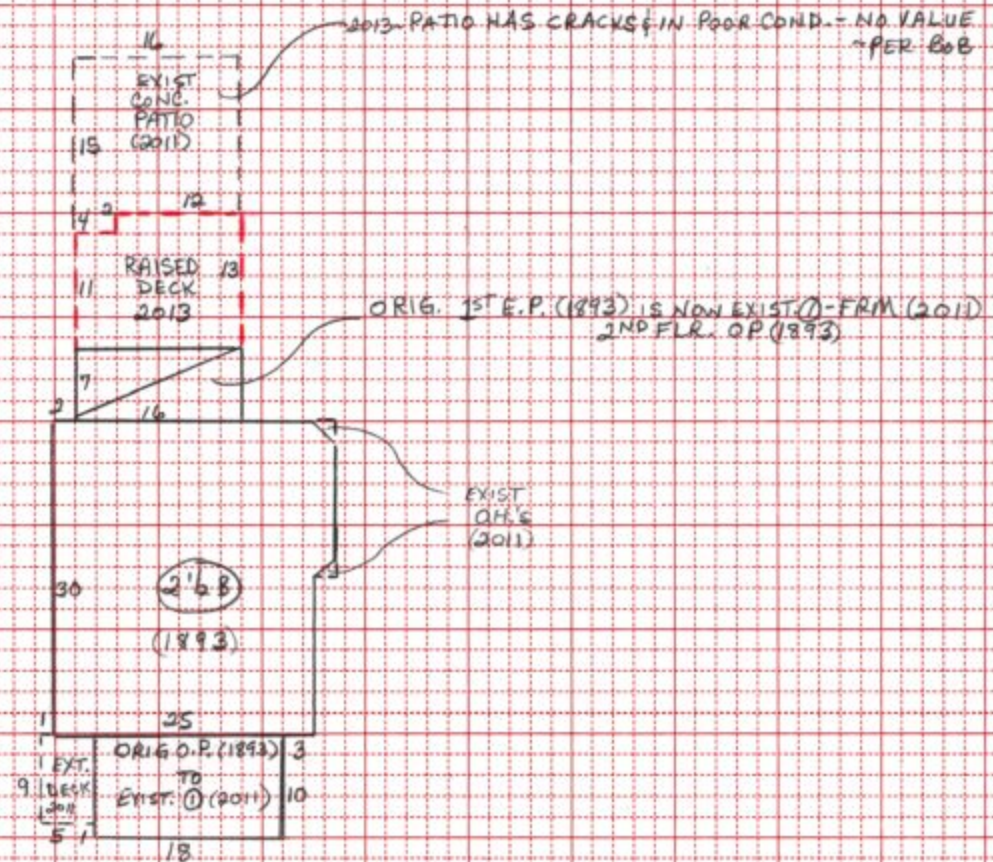
Compiler: Katharine Korte Andrew, Society Manager

| Year | Person Whose Name Assessed | SubDivision of Lot | Lot | Block | Valuation | Total Tax | Remarks |
|------|----------------------------|--|---------------------------------|-------|-----------|-----------|--|
| 1960 | Pielet, Harry | Buchholz Sub, Stoughs 2nd Add | 5 | 8 | 4800 | 294.02 | |
| 1932 | Pielet, Harry | Buchholz Subdivision of the West 134 feet of lots 3 and 4, block 8, Stough's Second Addition to Town of Hinsdale | 5 | | 1580.00 | 2,223.34 | Special Assessments taxes added. |
| 1927 | Pielet, Harry | Buchholz Subdivision of the West 134 feet of lots 3 and 4, block 8, Stough's Second Addition to Town of Hinsdale | 5 | | 1,820.00 | 106.66 | |
| 1926 | Pielet, Harry | Buchholz Subdivision of the West 134 feet of Lots 3 and 4 in Block 8 of Stough's 2nd Addition, Sub-Lot 5 | Sub -lot 5, Lot 3&4 | 8 | \$675.00 | \$81.47 | |

| | | | | | | | |
|-----------|------------------|--|--------------------|------|----------|---------|-------------------------|
| 1924 | Pielet, Harry | Buchholz Subdiv. Of the W. 134 ft. of Stough's 2nd Addition, sub-lot 5 of lots 3&4 | Sub-lot 5, Lot 3&4 | 8 | \$675.00 | \$81.20 | |
| 1923 | Same | Same | Same | Same | Same | \$68.90 | |
| 1921-1922 | Same as above | | | | | | |
| 1920 | Schramm, William | Same | Same | Same | \$675.00 | \$58.29 | Paid by Lord Lumber Co. |
| 1911 | Schramm, William | Same | Same | Same | \$450.00 | \$25.64 | |
| 1910 | Schramm, William | Same | Same | Same | \$145.00 | \$7.96 | |
| 1909 | Buchholz, H. | Same | Same | Same | \$25.00 | \$2.36 | |
| 1908 | Bucholz, H. | Same | Same | Same | \$25.00 | \$1.78 | |


PPN:

09-11-214-005



Downers Grove Township Assessors
Office Property Information

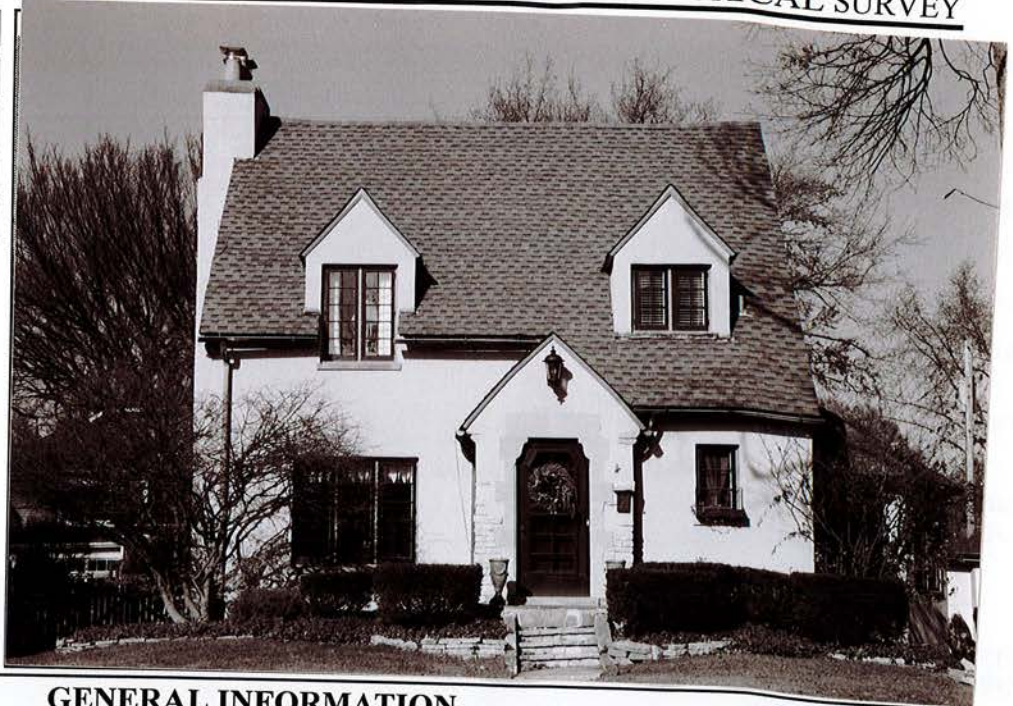
HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|---|---|
| Address 17 E. Seventh Street |  |
| County DuPage | |
| PIN / Parcel Number 09-12-305-018 | |
| Zoning District R-4 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name N/A | |
| Architect N/A | |
| Date Constructed c. 1935 | |
| Architectural Style French Eclectic | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) – Significant • Robbins Park II (2007) – Significant | |
| Additional Photos  | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|---------|
| STREET # | 17 |
| DIRECTION | E |
| STREET: | Seventh |
| ABB | ST |
| PIN | |
| LOCAL SIGNIFICANCE RATING | S |
| POTENTIAL IND NR? (Y or N) | N |
| CRITERIA | |
| Contributing to a NR DISTRICT? | C |
| Contributing secondary structure? | NC |
| Listed on existing SURVEY? | |



GENERAL INFORMATION

| | | | |
|---------------------|-------------------|----------------------------|---|
| CATEGORY | Building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | Excellent | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | Minor alterations | REASON for SIGNIFICANCE | Charming French Eclectic Cottage with many original features. |
| SECONDARY STRUCTURE | Detached garage | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|---------------------------------|--|-----------------|-------------------|
| ARCHITECTURAL CLASSIFICATION | French Eclectic | PLAN | Rectangular |
| DETAILS | | NO OF STORIES | 1.5 |
| DATE of construction | c. 1935 | ROOF TYPE | Side gable |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | Surveyor | FOUNDATION | Parged |
| WALL MATERIAL (current) | Stucco | PORCH | |
| WALL MATERIAL 2 (current) | Stone | WINDOW MATERIAL | Wood |
| WALL MATERIAL (original) | Stucco | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | Stone | WINDOW TYPE | Casement |
| | | WINDOW CONFIG | 6-light; 10-light |
| SIGNIFICANT FEATURES | Steeply pitched side gable roof with asymmetrical front eaves; front gable dormer & wall dormer; front gable entry bay with stone quoin door surround, rustic stone corners, and original door; historic wood casement windows | | |
| ALTERATIONS | front steps replaced; some windows replaced in original openings on side elevations; 1 story east/rear addition | | |

HISTORIC INFORMATION

| | |
|------------------|----------------------|
| HISTORIC NAME | <input type="text"/> |
| COMMON NAME | <input type="text"/> |
| PERMIT NO | <input type="text"/> |
| COST | <input type="text"/> |
| ARCHITECT | <input type="text"/> |
| ARCHITECT2 | <input type="text"/> |
| BUILDER | <input type="text"/> |
| ARCHITECT SOURCE | <input type="text"/> |



HISTORIC INFO

LANDSCAPE

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

PHOTO INFORMATION

| | |
|------------------|--|
| ROLL1 | <input type="text" value="4"/> |
| FRAMES1 | <input type="text" value="16, 15"/> |
| ROLL2 | <input type="text"/> |
| FRAMES2 | <input type="text"/> |
| ROLL3 | <input type="text"/> |
| FRAMES3 | <input type="text"/> |
| DIGITAL PHOTO ID | <input type="text" value="\\images\Seventh east17.JPG"/> |

SURVEY INFORMATION

| | |
|-----------------------|--|
| PREPARER | <input type="text" value="Lara Ramsey"/> |
| PREPARER ORGANIZATION | <input type="text" value="GRANACKI HISTORIC CONSULTANTS"/> |
| SURVEYDATE | <input type="text" value="10/16/2006"/> |
| SURVEYAREA | <input type="text" value="ROBBINS II"/> |

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|---|---|
| Address 218 E. Sixth Street |  |
| County DuPage | |
| PIN / Parcel Number 09-12-401-002 | |
| Zoning District R-1 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name John H. Crowell House | |
| Architect Van Gunter & Van Gunter | |
| Date Constructed 1924 | |
| Architectural Style Colonial Revival | |
| Past Historic Surveys / Historic Significance <ul style="list-style-type: none">• Reconnaissance Survey (1999) – Contributing• Robbins Park II (2007) – Contributing• Recent rear addition completed not visible from street | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|-------|
| STREET # | 218 |
| DIRECTION | E |
| STREET: | Sixth |
| ABB | ST |
| 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? | |



GENERAL INFORMATION

| | | | |
|---------------------|-----------------------------------|----------------------------|----------------------------|
| CATEGORY | Building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | Excellent | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | Minor alterations and addition(s) | REASON for SIGNIFICANCE | |
| SECONDARY STRUCTURE | Detached garage | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|---------------------------------|--|-----------------|----------------------|
| ARCHITECTURAL CLASSIFICATION | Colonial Revival | PLAN | Rectangular |
| DETAILS | | NO OF STORIES | 2.5 |
| DATE of construction | 1924 | ROOF TYPE | Side gable |
| OTHER YEAR | | ROOF MATERIAL | Wood - shingle |
| DATESOURCE | Permit | FOUNDATION | Not visible |
| WALL MATERIAL (current) | Brick | PORCH | Front entry |
| WALL MATERIAL 2 (current) | Wood | WINDOW MATERIAL | Aluminum |
| WALL MATERIAL (original) | Brick | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | | WINDOW TYPE | Double hung/casement |
| | | WINDOW CONFIG | 6/6; multi-light |
| SIGNIFICANT FEATURES | Side gable roof; multi-hued brickwork with corner brick quoins; soldier course brick lintels with center keystones on first story of front façade | | |
| ALTERATIONS | Replacement windows in original openings; 2 story west side addition, 1 story east side addition, replacement front porch, and three front dormer additions (2003) | | |

HISTORIC INFORMATION

| | |
|------------------|-------------------------|
| HISTORIC NAME | Crowell, John H. House |
| COMMON NAME | |
| PERMIT NO | 362 |
| COST | 14000 |
| ARCHITECT | Van Gunter & Van Gunter |
| ARCHITECT2 | |
| BUILDER | Soltwisch, William |
| ARCHITECT SOURCE | Permit |



HISTORIC INFO

| |
|--|
| |
|--|

LANDSCAPE

Midblock on south side of residential street; circular front and side driveways; front sidewalk; similar setbacks; mature trees

PHOTO INFORMATION

| | |
|------------------|--------------------------------|
| ROLL1 | 3 |
| FRAMES1 | 15, 14 |
| ROLL2 | |
| FRAMES2 | |
| ROLL3 | |
| FRAMES3 | |
| DIGITAL PHOTO ID | \\images\\Sixtheas t218.JPG |

SURVEY INFORMATION

| | |
|-----------------------|----------------------------------|
| PREPARER | Lara Ramsey |
| PREPARER ORGANIZATION | GRANACKI HISTORIC CONSULTANTS |
| SURVEYDATE | 10/23/2006 |
| SURVEYAREA | ROBBINS II |

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

PROPERTY INFORMATION SHEET

| | |
|--|---|
| <p>Address 108 E. Walnut Street</p> |  |
| <p>County DuPage</p> | |
| <p>PIN / Parcel Number 09-01-414-001</p> | |
| <p>Zoning District R-4 Single Family Zoning District</p> | |
| <p>Land Use Single Family</p> | |
| <p>Historic Name N/A</p> | |
| <p>Architect N/A</p> | |
| <p>Date Constructed c.1915</p> | |
| <p>Architectural Style French Eclectic</p> | |
| <p>Past Historic Surveys / Historic Significance</p> <ul style="list-style-type: none"> Reconnaissance Survey (1999) – Significant North Hinsdale Survey (2005) - Potentially Significant | |
| <p>Additional Photos</p> <div style="text-align: center;">  </div> | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|--------|
| STREET # | 108 |
| DIRECTION | E |
| STREET: | Walnut |
| ABB | ST |
| PIN | |
| LOCAL SIGNIFICANCE RATING | PS |
| POTENTIAL IND NR? (Y or N) | N |
| CRITERIA | |
| Contributing to a NR DISTRICT? | C |
| Contributing secondary structure? | - |
| Listed on existing SURVEY? | |



GENERAL INFORMATION

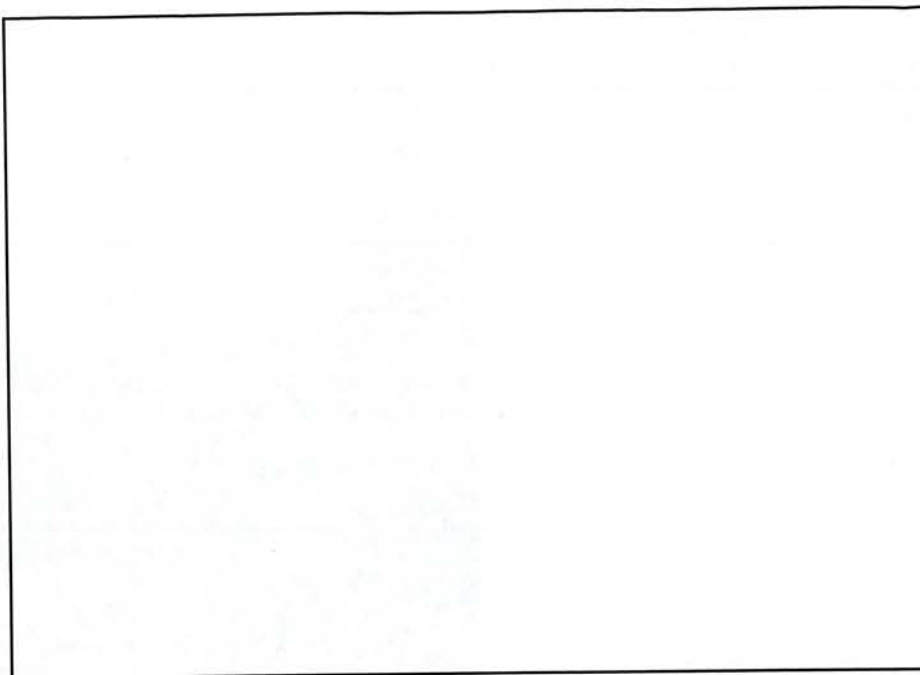
| | | | |
|---------------------|-----------------------------------|----------------------------|----------------------------|
| CATEGORY | Building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | Good | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | Minor alterations and addition(s) | REASON for SIGNIFICANCE | |
| SECONDARY STRUCTURE | | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

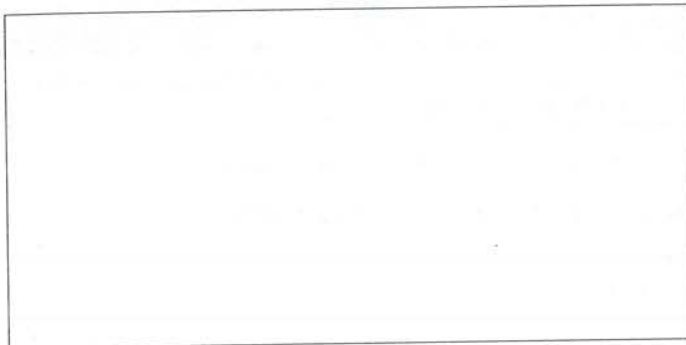
| | | | |
|---------------------------------|---|-----------------|-------------------|
| ARCHITECTURAL CLASSIFICATION | French Eclectic | PLAN | Rectangular |
| DETAILS | | NO OF STORIES | 2.5 |
| DATE of construction | c. 1915 | ROOF TYPE | Combination |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | Surveyor | FOUNDATION | Parged |
| WALL MATERIAL (current) | Stucco | PORCH | |
| WALL MATERIAL 2 (current) | Wood | WINDOW MATERIAL | Vinyl |
| WALL MATERIAL (original) | Stucco | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | Wood | WINDOW TYPE | Casement |
| | | WINDOW CONFIG | Multi-light |
| SIGNIFICANT FEATURES | Front gable with decorative 1/2 timbering; front entry bay with shed roof and decorative stone detailing around round arch doorway; attached garage | | |
| ALTERATIONS | Replacement windows in original openings; 1 story rear addition; replacement garage door | | |

HISTORIC INFORMATION

| | |
|------------------|----------------------|
| HISTORIC NAME | <input type="text"/> |
| COMMON NAME | <input type="text"/> |
| PERMIT NO | <input type="text"/> |
| COST | <input type="text"/> |
| ARCHITECT | <input type="text"/> |
| ARCHITECT2 | <input type="text"/> |
| BUILDER | <input type="text"/> |
| ARCHITECT SOURCE | <input type="text"/> |



HISTORIC INFO



LANDSCAPE

Southeast corner of Walnut and Garfield; front and west sidewalks; side driveway; similar setbacks; mature trees



PHOTO INFORMATION

| | |
|------------------|--|
| ROLL1 | <input type="text" value="06"/> |
| FRAMES1 | <input type="text" value="19"/> |
| ROLL2 | <input type="text" value="04"/> |
| FRAMES2 | <input type="text" value="33"/> |
| ROLL3 | <input type="text"/> |
| FRAMES3 | <input type="text"/> |
| DIGITAL PHOTO ID | <input type="text" value="\\images\walnut108e.jpg"/> |

SURVEY INFORMATION

| | |
|-----------------------|--|
| PREPARER | <input type="text" value="Lara Ramsey"/> |
| PREPARER ORGANIZATION | <input type="text" value="GRANACKI HISTORIC CONSULTANTS"/> |
| SURVEYDATE | <input type="text" value="10/14/2005"/> |
| SURVEYAREA | <input type="text" value="NE HINSDALE"/> |

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

| | |
|---|---|
| Address 304 S. Washington Street |  |
| County DuPage | |
| PIN / Parcel Number 09-12-124-005; 09-12-124-006 | |
| Zoning District R-4 Single Family Zoning District | |
| Land Use Single Family | |
| Historic Name Julian Hulanski House | |
| Architect N/A | |
| Date Constructed 1872 | |
| Architectural Style Four over Four | Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) - Significant / Historically Significant • Town of Hinsdale Survey (2001) – Significant • Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 |
| Additional Photos  | |

The T. H. Linsley House at 323 S. Washington Street is an excellent example of a Gable Front house, retaining much of its original integrity. Built c. 1870, it was noted in the Illinois Historic Resources Survey. The house has its original clapboard siding, two over two wood double hung windows with classical moldings, and Italianate style double front entry doors. There is a one-story bay window on the south side with decorative panels. The full width front porch was probably rebuilt in the early 1900s. A photo of the house in *Hinsdale the Beautiful* shows a more ornate, Italianate-style porch. At the time of the survey, it appeared that this house was about to be demolished.



T. H. Linsley House, 323 S. Washington Street

FOUR OVER FOUR

The Four over Four is a two-story, rectangular house with a central hall and rooms on either side of that hall. It is called Four over Four because each floor consists of four principal rooms. This house type is generally larger than many of the other 19th century vernacular types, and was prevalent in the Midwest in the middle of the century.



Julian Hulanski House, 304 S. Washington Street

The Julian Hulanski House, at 304 S. Washington Street, is a pure example of this vernacular type. Built in 1872, this house features a hipped roof with hipped roof dormers, and a full front porch with Tuscan columns, classical balustrade, and tin roof. It has a side bay and retains its original clapboard siding. It is the only Four over Four in the survey area.

OTHER 19TH CENTURY VERNACULAR TYPES

The oldest house in the survey area is the 1865 Dr. R. P. Hench House at 20 E. Fifth. This T-Form house is visible on the Bird's Eye map of Hinsdale and was noted in the Illinois Historic Resources Survey. The Hench House was ranked potentially significant because, although it was considered important due to its age, it has many alterations. T-Form houses, like L-Form houses, are based on general massing and overall floor plan. There are two T-Form and five L-Form houses in the survey area.

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 304

DIRECTION S

STREET Washington

ABB ST

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y OR N)

Criteria

CONTRIBUTING to a NR district?
(C or NC)

Contributing secondary structure?
(C or NC)

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



GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

ARCHITECTURAL CLASSIFICATION2

ORIGINAL CONSTRUCTION DATE

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

OVERALL SHAPE OR PLAN

NO. OF STORIES

WINDOW MATERIAL, TYPE(S)

PORCH

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME Hulanski, Julian House

ARCHITECT

COMMON NAME

BUILDER

LANDMARK LIST HHS/plaque; Arch Walks; HHSF

COST OLD SIGNIFICANCE RATING S

ADDITIONAL INFORMATION:

Julian Hulanski, a railroad clerk, first resided in this house. [HHSF]

Reason for Significance: A pure example of a vernacular type of architecture.

SURVEY AREA TOWN OF HINSDALE

LANDSCAPE FEATURES

Corner lot location on residential street; large foundation shrubs; mature trees in parkway

PHOTOGRAPHIC INFO

ROLL NO. A2 FRAME NO. 24-25

ROLL NO. 7 FRAME NO. 8-10

ROLL NO. FRAME NO.

PREPARER Victoria Granacki

ORGANIZATION Historic Certification Consultants

DATE 5/17/2001

304 S Washington ST

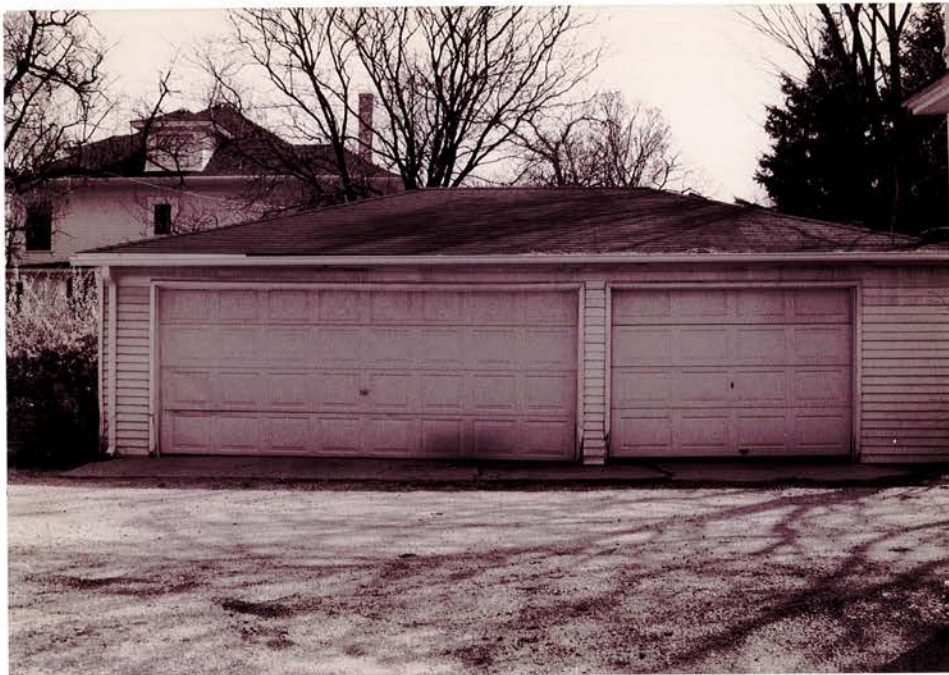
Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 304

STREET S Washington ST

ADDITIONAL PHOTOS OR INFORMATION



304 S. Washington



The welcoming white home of Thomas and Alice Coffey at 304 S. Washington Street has a history well worth documenting. To put it in a time frame, it was thought to have been built in the same year that the Brooklyn Bridge was opened and the same year that Whistler painted "The Artist's Mother" in 1872, although its American Four Square style wasn't popular until the 1900's. Julian Hulanski, a railroad clerk, 32, had the home built on the spacious lot it now enjoys. He and his wife, Yasmine, 34, had a daughter, Dora, 10. We speculate that Yasmine died between 1872 and 1880 because only Julian and Dora were listed on the 1880 census, and Dora is shown as "keeping house."

Timothy Bakken's book, "Hinsdale," reports that in November of 1882 Hulanski owned a lumber yard in downtown Hinsdale. It was having a difficult time with thefts by tramps who came to town on the CB&Q Railroad. They had taken corn, potatoes and \$15 worth of lumber from the yard, perhaps to make a shelter. Hulanski

was certainly civic minded, becoming a village trustee in 1881 under President C.C. Warren.

In 1883 Martha and Elias Banker bought the house.

I note an inconsistency in the fact that the 1880 census lists Martha as a widow, 45, from New York, keeping home. With her are Amelia Hearoncan, 37, her niece, another widow from New York, as well as Amelia's two children, Jennie, 7, and George B., 5. Yet, we know that Elias owned property between Fifth and Sixth streets, Madison Street and Garfield Avenue, which would not fit this property description, and he is thought to have sold it in 1871 and moved to Wisconsin, then later to Western Springs. I wonder which scenario was true since even if he bought the property when he came back to this area we still are faced with the listing of "widow" for Martha. It is difficult to believe that she would marry someone with the same last name as her first husband.

In 1901 Jane Freeman bought the house. Her husband, Arthur B. Freeman, was a well-known dentist in early Hinsdale. He is listed as having had an office at 1208 Venetian Building in Chicago, but it is also said he practiced from this house. He had originally come from Vermont while Jane was from New York. In 1898 Arthur, along with James A. Blood and F.S. Cable, had helped organize the beginnings of The Hinsdale Club, an early place for gathering in Hinsdale. They acquired the land on the southwest corner of Garfield Avenue and First Street where the club remained for many years bringing a place of community to the village.

In 1923 Albert G. Meier, owner of Meier Uniform Company, bought the house and lived there with his wife, Anne, and son, Elmer. We know a few facts from the Hinsdale Directories. In 1924 Elmer lived in the house with his parents, but by the 1927 Directory Elmer had a wife, Ann G., living with them. It is clear that Albert Meier was the proprietor of his own company, and Elmer worked there as a tailor. One can only imagine the possible confusion of having two Ann/Annes in one home.

Something must have happened before the 1932 directory, when Elmer and wife, Ann, are the only listings for this house. Perhaps the senior Meiers had died or moved away in retirement.

In 1956 William Morton bought the house and, in 1959, sold it to Leslie Scott who kept it until 1965 when Robert Hickey bought

it. Thomas and Alice Coffey bought it in 1979 and have enjoyed it ever since.

Now something about the house itself. The interior has the original wood floors and moldings and a molded plaster fireplace in the urn design in the living room.

One can imagine the enjoyable summers spent on the wide front porch with classic columns, enjoying the cool breezes through screens held by the original frames. In the winter the screens are taken down and put up again in the spring. One can almost hear the families of long ago discussing when it was time to have the work done, depending on the recent weather. Is it too early, or just in time?



MEMORANDUM

DATE: March 31, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-5-2023 – 110 E. Seventh Street – Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: April 5, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application from Courtyard Builders, the property owner and builder, requesting approval to demolish an existing single-family home and to construct a new single-family home located at 110 E. Seventh Street in the Robbins Park Historic District.

Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a Certificate of Appropriateness.

Background

The existing single-family home at 110 E. Seventh Street is a two-story building constructed in 1886. The building features no style as there appear to have been major alterations to the exterior over time. The building is classified as a Non-Contributing Structure in the Robbins Park Historic District according to the 2008 National Register of Historic Places Nomination and Non-Contributing Structure according to the 2007 Architectural Resources in the Robbins II Survey Area.

Request and Analysis

The applicant requests approval to demolish the existing single-family home and construct a new code-compliant single-family house on a 14,514.78 square foot lot. The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, south, east and west in the R-1 Single Family Residential District. A site plan, interior floor plans, building elevations, rendering of the front and corner side elevations, streetscape rendering, and photos of the house and neighboring properties have been submitted for review.

As shown on the submitted plans, the two-story home will be constructed of a white board and batten vertical siding, white horizontal siding, white painted brick, both a composite slate and zinc standing seam roofing, and a limestone entry way. The house includes a front porch, a covered porch, an attached two-car garage on the east side elevation, and a detached two-story, one-car garage on the southeast side of the lot.



MEMORANDUM

Process

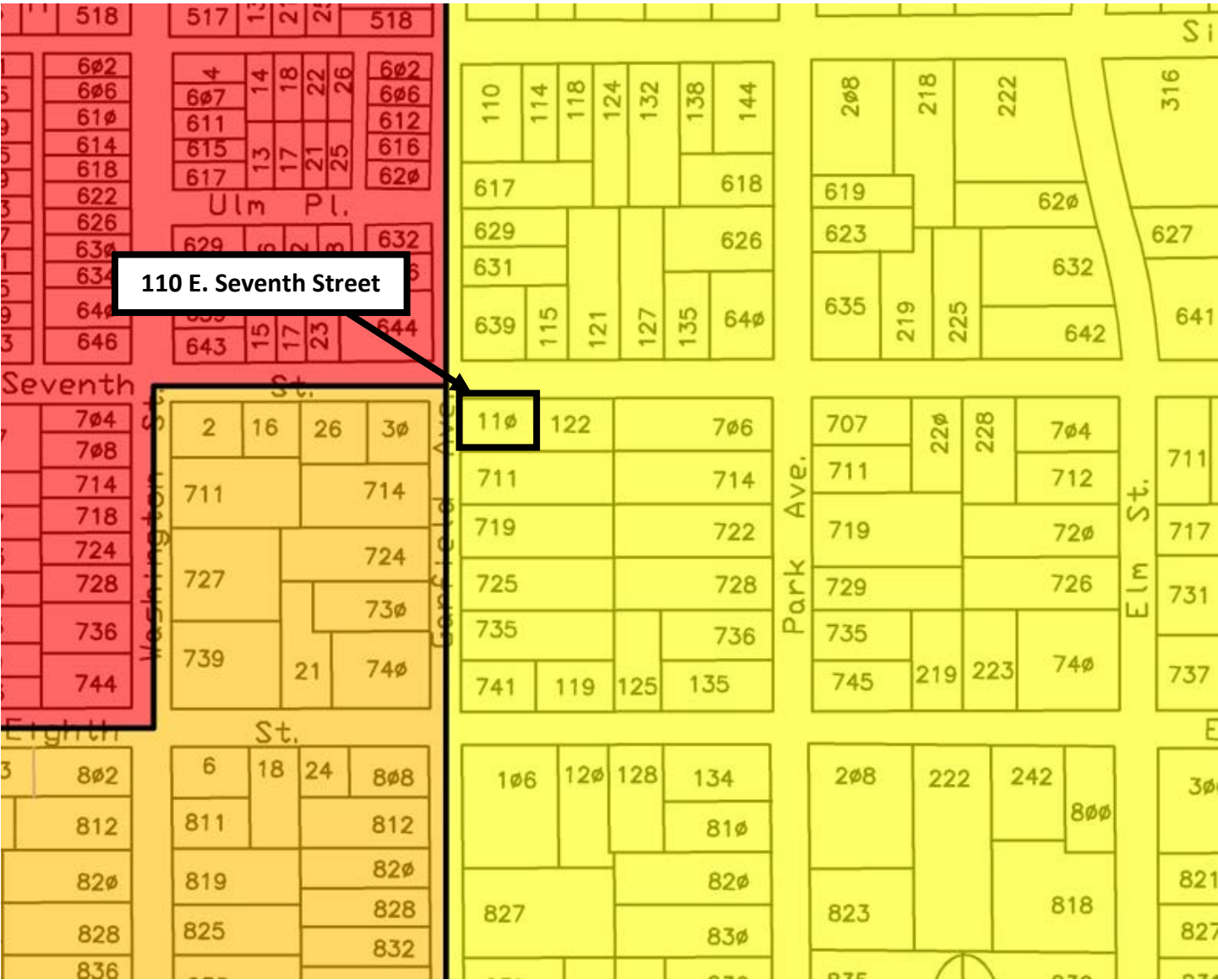
Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a certificate of appropriateness. The final decision of the Historic Preservation Commission shall be advisory only.

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

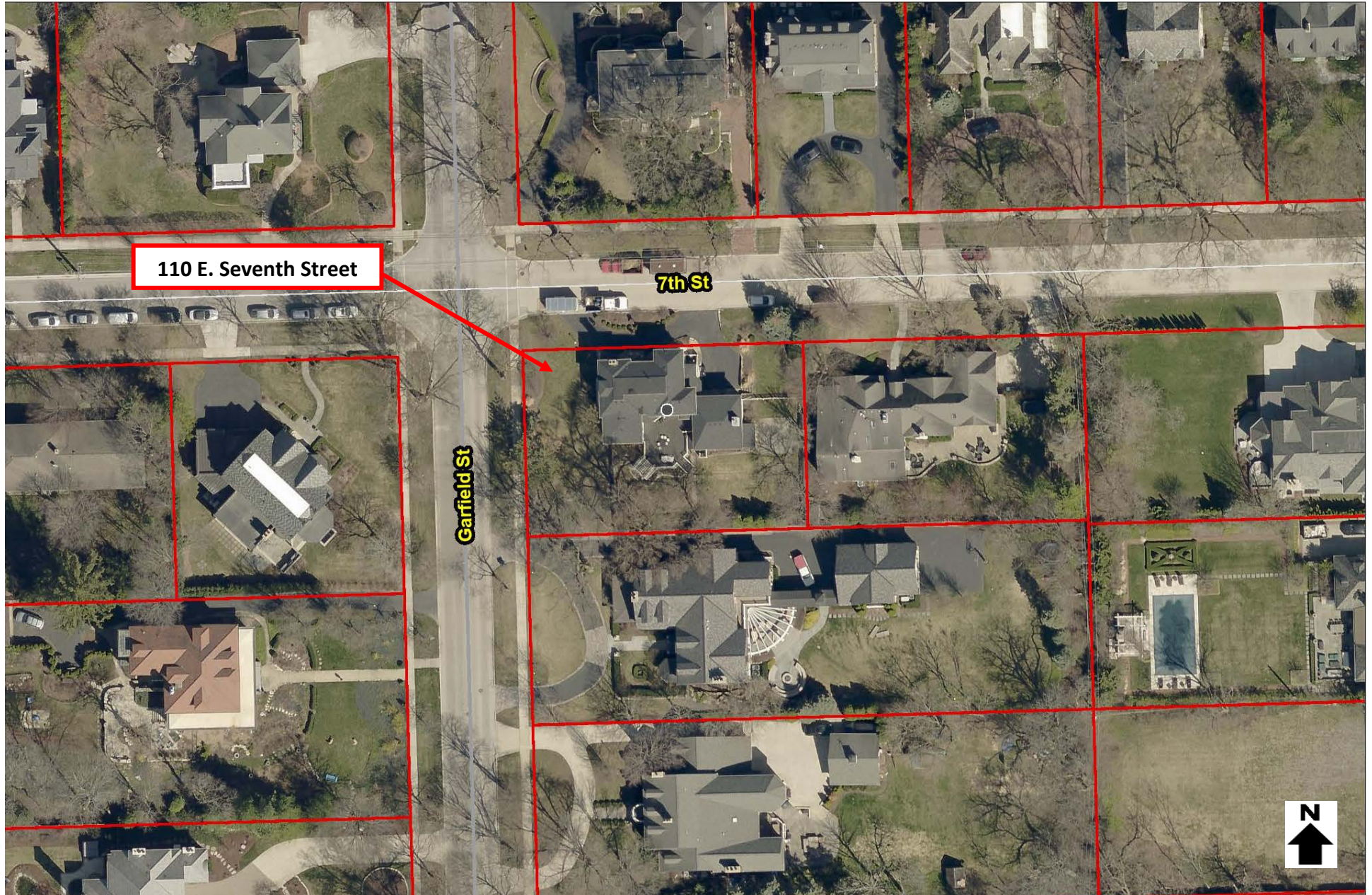
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. National Register of Historic Places Sheet
6. Robbins Park II Architectural Resources Survey Sheet (2006)
7. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
8. Application for Certificate of Appropriateness and Exhibits

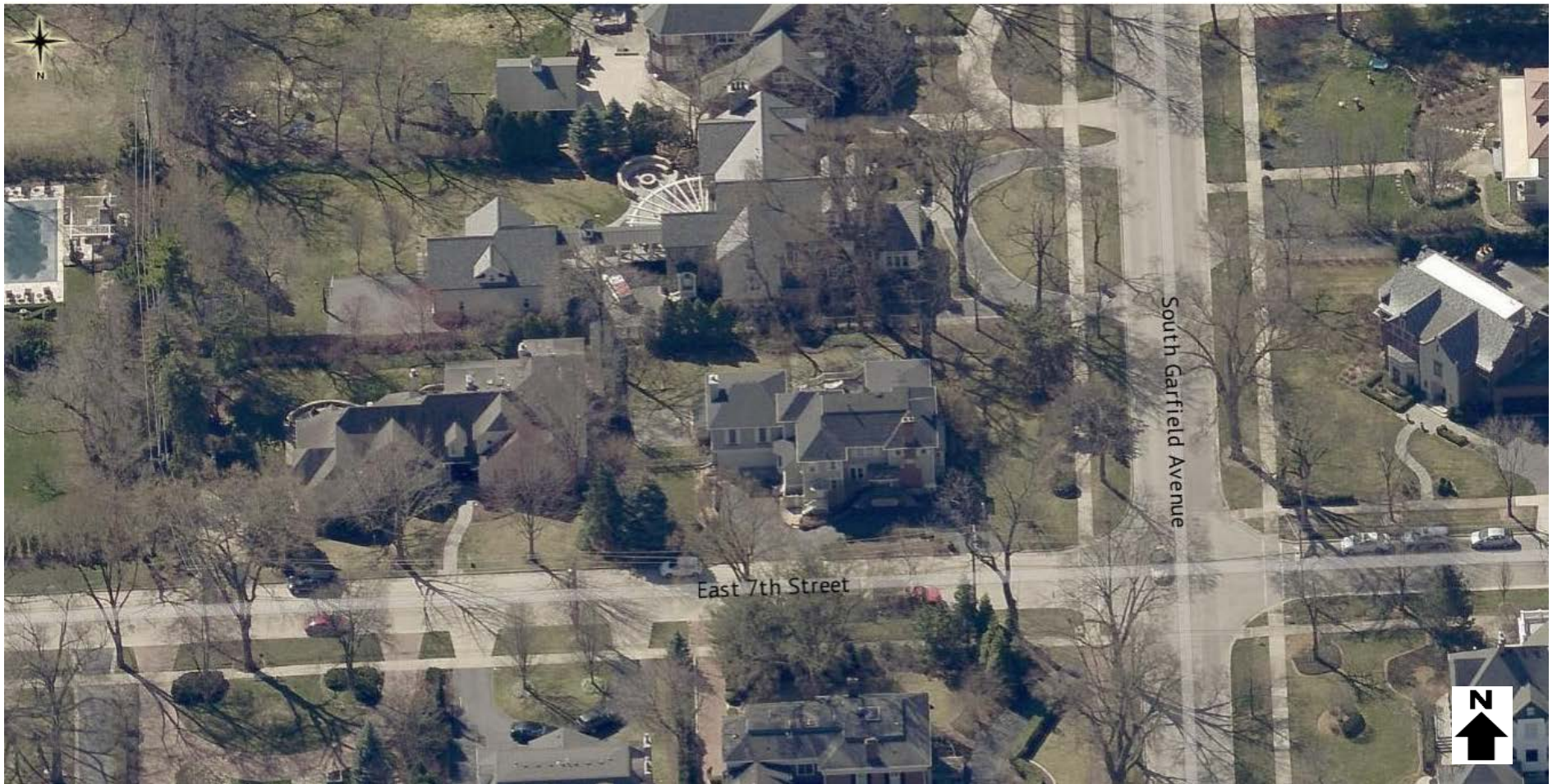
Village of Hinsdale Zoning Map and Project Location



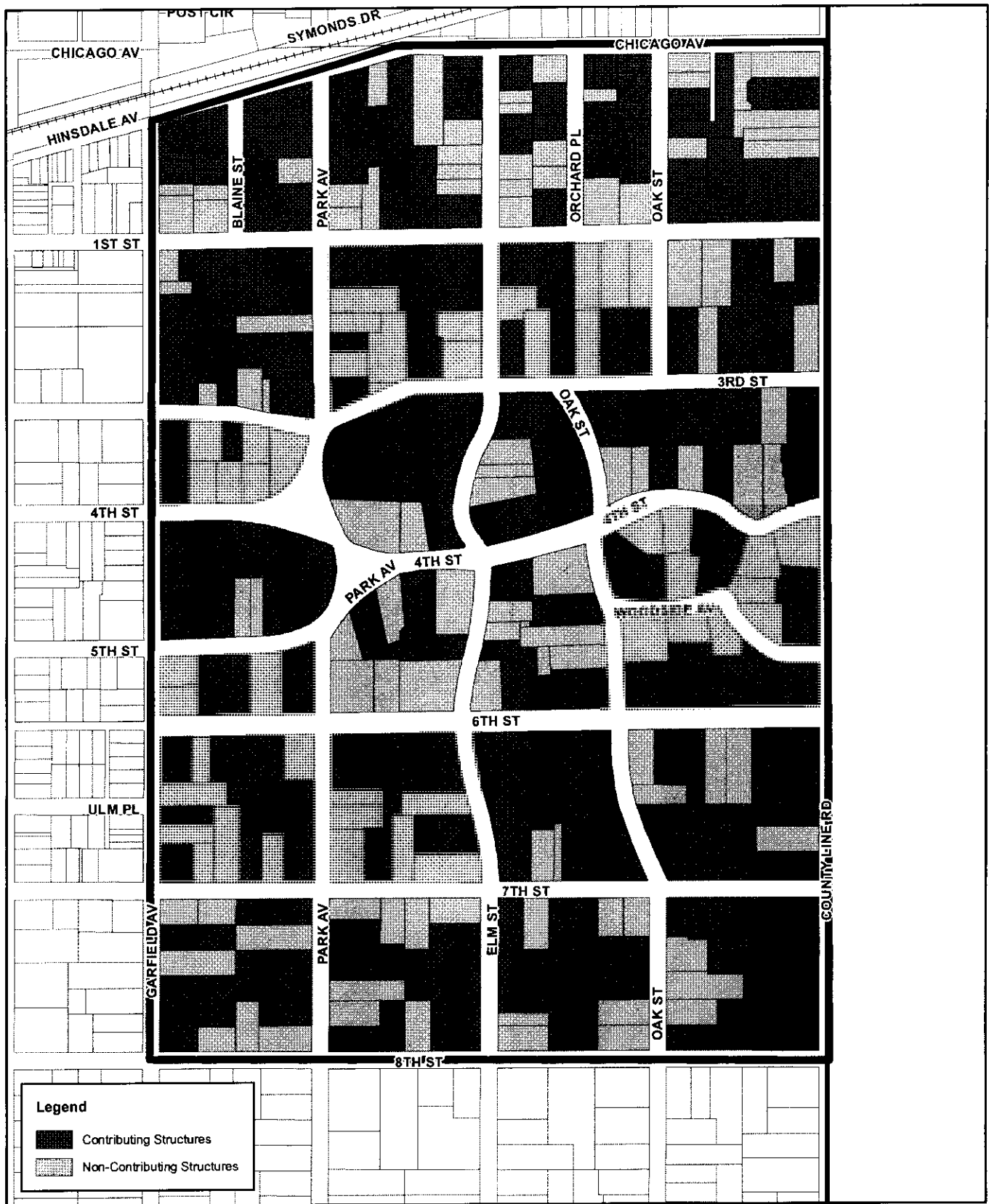
Aerial View – 110 E. Seventh Street



Birds Eye View – 110 E. Seventh Street



ROBBINS PARK HISTORIC DISTRICT



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 19

Robbins Park Historic District
Hinsdale, DuPage County, IL

| NO. | STREET | ARCHCLASS | DATE | HISTORIC NAME | C OR NC | SECONDARY STRUCTURES C OR NC | ARCHITECT | BUILDER | SECONDARY STRUCTURE |
|-----|-----------|--------------------------------------|---------|-----------------------|---------|------------------------------|------------------------------|--------------------------|---------------------|
| 711 | S PARK | Colonial Revival | 1924 | Sailor, C. M. House | C | NC | Thorud, Bert M. | | Detached garage |
| 714 | S PARK | Neo-Traditional (under construction) | 2006-08 | | NC | - | | | |
| 719 | S PARK | Craftsman | c. 1915 | | C | NC | | | Detached garage |
| 722 | S PARK | Colonial Revival | 1941 | Marshall, F. O. House | C | NC | | Nelson, John | Detached garage |
| 728 | S PARK | Classical Revival | c. 1925 | | C | NC | | | Detached garage |
| 729 | S PARK | Neo-Traditional | 1994 | | NC | - | Wigori, Carl | | |
| 735 | S PARK | Neo-Traditional | 2005-06 | | NC | NC | | | Detached garage |
| 736 | S PARK | Tudor Revival | 1916 | Jacks, Arthur House | C | C | Buckley, A. W. & Co. | | Detached garage |
| 110 | E SEVENTH | No Style | 1886 | | NC | - | | | |
| 115 | E SEVENTH | Neo-Traditional | 2005-06 | | NC | - | | | |
| 121 | E SEVENTH | French Eclectic | 1924 | Walker House | NC | C | Foltz & Brand | Braun & Loehman | Detached garage |
| 122 | E SEVENTH | No style (altered) | 1951 | Chiska House | NC | - | Cohen, Arthur S. | | |
| 127 | E SEVENTH | French Eclectic | c. 1925 | | C | NC | | | Detached garage |
| 135 | E SEVENTH | French Eclectic | c. 1940 | | NC | NC | | | Detached garage |
| 219 | E SEVENTH | Colonial Revival Cottage | 1956 | | C | - | Smithson, A. T. | Dressler, Paul | |
| 220 | E SEVENTH | No style | 1927 | Schmidt, R. F. House | NC | NC | Armstrong, Furst, and Tilton | Soltwisch, William & Son | Detached garage |
| 225 | E SEVENTH | Neo-Traditional | 2002 | | NC | - | Estenssoro, Sergio G. | Barrett Builders | |
| 228 | E SEVENTH | Neo-Traditional | 2002 | | NC | - | | | |
| 311 | E SEVENTH | Neo-Traditional | 1995 | | NC | NC | Buss, Michael | Knight, Dave | Detached garage |
| 312 | E SEVENTH | Neo-Traditional | 2002 | | NC | - | R.A.M | Key Brothers | |
| 321 | E SEVENTH | Colonial Revival Cottage | c. 1940 | | C | - | | | |

| STREETNO | DIR. | STREET | ABB | RATING | STYLE | DATE | HISTORIC NAME | ARCHITECT |
|----------|------|---------|-----|--------|--------------------------------------|---------|--------------------------|----------------------------|
| 626 | S | Park | AV | C | Shingle Style | 1900 | Thompson, Edwin House | |
| 635 | S | Park | AV | NC | Tudor Revival (altered) | c. 1925 | | |
| 640 | S | Park | AV | C | Colonial Revival | c. 1915 | | |
| 706 | S | Park | AV | S | French Eclectic | 1925 | Bauer, M.B. & J.R. House | Olsen & Urbain |
| 707 | S | Park | AV | NC | Neo-Traditional | 2001 | | Carrio Prisby Arch. Design |
| 711 | S | Park | AV | C | Colonial Revival | 1924 | Sailor, C. M. House | Thorud, Bert M. |
| 714 | S | Park | AV | S | Tudor Revival | 1923 | Edwards, S. R. House | Van Gurter & Van Luntten |
| 719 | S | Park | AV | S | Craftsman | c. 1915 | | |
| 722 | S | Park | AV | S | Colonial Revival | 1941 | Marshall, F. O House | |
| 728 | S | Park | AV | C | Classical Revival | c. 1925 | | |
| 729 | S | Park | AV | NC | Neo-Traditional | 1994 | | Wigori, Carl |
| 735 | S | Park | AV | NC | Neo-Traditional | 2006 | | |
| 736 | S | Park | AV | S | Tudor Revival | 1916 | Jacks, Arthur House | Buckley, A. W. & Co. |
| 2 | E | Seventh | ST | NC | Neo-Traditional | c. 1995 | | |
| 15 | E | Seventh | ST | NC | Neo-Colonial | c. 1965 | | |
| 16 | E | Seventh | ST | S | Colonial Revival | c. 1940 | | |
| 17 | E | Seventh | ST | S | French Eclectic | c. 1935 | | |
| 23 | E | Seventh | ST | NC | Neo-Traditional | 2003 | | |
| 26 | E | Seventh | ST | NC | Split-Level | c. 1960 | | |
| 30 | E | Seventh | ST | NC | Neo-Colonial | c. 1970 | | |
| 110 | E | Seventh | ST | NC | No Style | 1886 | | |
| 115 | E | Seventh | ST | NC | Neo-Traditional (under construction) | 2006 | | |
| 121 | E | Seventh | ST | NC | French Eclectic (altered) | 1924 | Walker House | Foltz & Brand |
| 122 | E | Seventh | ST | NC | No style (altered) | 1951 | Chiska House | Cohen, Arthur S. |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|------------|
| STREET # | 110 |
| DIRECTION | E |
| STREET: | Seventh |
| ABB | ST |
| PIN | |
| LOCAL SIGNIFICANCE RATING | NC |
| POTENTIAL IND NR? (Y or N) | N |
| CRITERIA | |
| Contributing to a NR DISTRICT? | NC |
| Contributing secondary structure? | - |
| Listed on existing SURVEY? | HHS/plaque |



GENERAL INFORMATION

| | | | |
|---------------------|--------------------------------------|----------------------------|----------------------------|
| CATEGORY | Building | CURRENT FUNCTION | Domestic - single dwelling |
| CONDITION | Good | HISTORIC FUNCTION | Domestic - single dwelling |
| INTEGRITY | Major alterations and/or addition(s) | REASON for SIGNIFICANCE | |
| SECONDARY STRUCTURE | | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|---------------------------------|------------|-----------------|-------------------|
| ARCHITECTURAL CLASSIFICATION | No Style | PLAN | Irregular |
| DETAILS | | NO OF STORIES | 2 |
| DATE of construction | 1886 | ROOF TYPE | Hipped |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | HHS/plaque | FOUNDATION | Parged |
| WALL MATERIAL (current) | Wood | PORCH | Front entry (2) |
| WALL MATERIAL 2 (current) | | WINDOW MATERIAL | Aluminum |
| WALL MATERIAL (original) | Wood | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | | WINDOW TYPE | Double hung |
| | | WINDOW CONFIG | 4/1; 1/1 |

SIGNIFICANT FEATURES

| |
|--|
| |
|--|

ALTERATIONS

Original house obscured by alterations---replacement windows in original openings; 1.5 story east garage addition (1969); 2 story south addition; west front porch (1951); alterations to east end front porch (appears to be the original placement)

HISTORIC INFORMATION

| | |
|------------------|----------------------|
| HISTORIC NAME | <input type="text"/> |
| COMMON NAME | <input type="text"/> |
| PERMIT NO | <input type="text"/> |
| COST | <input type="text"/> |
| ARCHITECT | <input type="text"/> |
| ARCHITECT2 | <input type="text"/> |
| BUILDER | <input type="text"/> |
| ARCHITECT SOURCE | <input type="text"/> |

PERMITINFO: B9310506 (1993)--1 story rec room and deck addition (\$58,000); #12152 (1984)--alterations to kitchen/BR/utility (\$8000); #8307 (1969)--garage addition; #3647 (1951)--replace front porch; #1379 (1928)--tool shed

HISTORIC INFO

According to tax records (provided by Daniel Ives), the assessed value of the house increased substantially in 1910, indicating that there may have been a renovation around that time. House featured in HINSDALE'S HISTORIC HOMES (VOL 1, pp. 149-51)

LANDSCAPE

Southeast corner of Seventh and Garfield, facing Seventh; circular front driveway; west sidewalk; similar setbacks; mature trees

PHOTO INFORMATION

| | |
|------------------|---|
| ROLL1 | <input type="text" value="4"/> |
| FRAMES1 | <input type="text" value="2"/> |
| ROLL2 | <input type="text"/> |
| FRAMES2 | <input type="text"/> |
| ROLL3 | <input type="text"/> |
| FRAMES3 | <input type="text"/> |
| DIGITAL PHOTO ID | <input type="text" value="\\images\Seventh east110.JPG"/> |

SURVEY INFORMATION

| | |
|-----------------------|--|
| PREPARER | <input type="text" value="Lara Ramsey"/> |
| PREPARER ORGANIZATION | <input type="text" value="GRANACKI HISTORIC CONSULTANTS"/> |
| SURVEYDATE | <input type="text" value="10/16/2006"/> |
| SURVEYAREA | <input type="text" value="ROBBINS II"/> |

CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION APPLICATION
FOR CERTIFICATE OF APPROPRIATENESS**

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

Address of Property under review:
Property Identification Number: 09-12-404-001 110 E 7th ST.

I. GENERAL INFORMATION

1. Applicants Name: Courtyard Builders
Address: 84 Windmill Rd. Orland Park IL 60467
Telephone Number: 708-218-3556
2. Owner of Record (if different from applicant):
Address:
Telephone Number:
3. Others involved in project (include, name, address and telephone number):
Architect: Brian Ferapin 434 N DOVER AVE. LaGrange
708-352-0446
Attorney:
Builder: Courtyard Builders 84 Windmill Rd Orland Park
708-218-3556
Engineer: Bridgeline Consultants 1661 AUCUTT RD. Montgomery
630-801-7927

II. SITE INFORMATION

1. Describe the existing conditions of the property: OLDER COLONIAL STYLE HOME
2. Property Designation:
Listed on the National Register of Historic Places? YES X NO
Listed as a Local Designated Landmark? YES X NO
Located in a Designated Historic District? X YES NO

3. Description of work proposed. (Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).

Demolish existing structure and build new single family home. The new home is modeled after surrounding homes in Hinsdale.

5. TABLE OF COMPLIANCE

Address of subject property: 110 EAST 7th STREET

The following table is based on the R-1 ^{Non-CONFORMING} Zoning District.

| You may write "N/A" if the application does NOT affect the building/subject property. | Minimum Code Requirements | Existing Development | Proposed Development |
|---|---------------------------|----------------------|-----------------------|
| Lot Area (SF) | <u>14000 s.f.</u> | <u>14,514.78</u> | <u>14,514.78 s.f.</u> |
| Lot Depth | <u>70.00</u> | <u>148.11</u> | <u>148.11</u> |
| Lot Width | <u>125.00</u> | <u>98.00</u> | <u>98.00</u> |
| Building Height | <u>30'</u> | <u>NA</u> | <u>29.63</u> |
| Number of Stories | | <u>2</u> | <u>2</u> |
| Front Yard Setback | <u>56.83</u> | <u>41.89</u> | <u>57.17</u> |
| Corner Side Yard Setback | <u>29.40'</u> | <u>5.10</u> | <u>29.57'</u> |
| Interior Side Yard Setback | <u>10.80</u> | <u>47.27</u> | <u>12.33</u> |
| Rear Yard Setback | <u>25.00</u> | <u>26.30</u> | <u>25.19</u> |
| Maximum Floor Area Ratio (F.A.R.)* | <u>4683.55 s.f.</u> | <u>3716 s.f.</u> | <u>4683.55 s.f.</u> |
| Maximum Total Building Coverage* | <u>3,628.70 s.f.</u> | <u>2,378 s.f.</u> | <u>2805 s.f.</u> |
| Maximum Total Lot Coverage* | <u>7257.39 s.f.</u> | <u>4575 s.f.</u> | <u>4883 s.f.</u> |
| Parking Requirements | <u>NA</u> | | |
| Parking front yard setback | <u>NA</u> | | |
| Parking corner side yard setback | <u>NA</u> | | |
| Parking interior side yard setback | <u>NA</u> | | |
| Parking rear yard setback | <u>NA</u> | | |
| Loading Requirements | <u>NA</u> | | |
| Accessory Structure Information | <u>1451.47 s.f.</u> | <u>0</u> | <u>442 s.f.</u> |

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☒ **INDIVIDUAL OWNERS**



Signature of Applicant



Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

OTHER

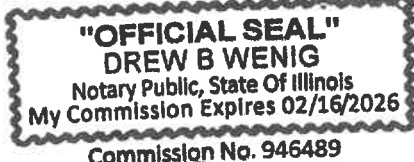
Signature

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 1 day of

March, 2023


Notary Public



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

Application for Certificate of Zoning Compliance

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

Applicant's name: Courtyard Custom Homes

Owner's name (if different): Pete Corluka

Property address: 110 East 7th Street

Property legal description: [attach to this form]

Present zoning classification: R-1 non-Conforming

Square footage of property: 14,514.78 s.f.

Lot area per dwelling: 14,514.78 s.f.

Lot dimensions: 98.00 x 148.11

Current use of property: Single Family Residence

Proposed use:

- ☐ Single-family detached dwelling

Approval sought:

- ☐ Other:
 - ☐ Variation
 - ☐ Planned Development
 - ☐ Exterior Appearance
- ☐ Building Permit
- ☐ Special Use Permit
- ☐ Site Plan
- ☐ Design Review
- ☐ Other:

Brief description of request and proposal:

New single family residence

Plans & Specifications: [submit with this form]

| Yards: | Provided: | Required by code: |
|--------------------------|------------------|--------------------------|
| Front: | <u>57.17'</u> | <u>56.83'</u> |
| Interior Side(s): | <u>12.33'</u> | <u>10.80'</u> |
| Corner Side: | <u>29.57'</u> | <u>29.40'</u> |
| Rear: | <u>25.19'</u> | <u>25.00'</u> |

Setbacks (businesses & offices): **Not Applicable**

Building Heights: **Provided:** **Required by code:**

Principle Building(s): 29.63' 30.00'

Accessory Building(s): NA NA

Building Elevations: **Provided:** **Required by code:**

Principle Building(s): 35.61' 38.74'

Accessory Building(s): 15.00' 15.00'

Dwelling unit size(s): 4,944.52 s.f. 2,800.00 s.f.

Total Building Coverage: 3,184.98 s.f. 3,628.70 s.f.

Total Lot Coverage: _____ s.f. 7,257.39 s.f.

Floor Area Ratio: 4,683.55 s.f. 4,683.55 s.f.

Accessory Building(s): Garage

Spacing Between Buildings: [depicted on attached plans]

Residence & Detached Garage: 10.83'

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

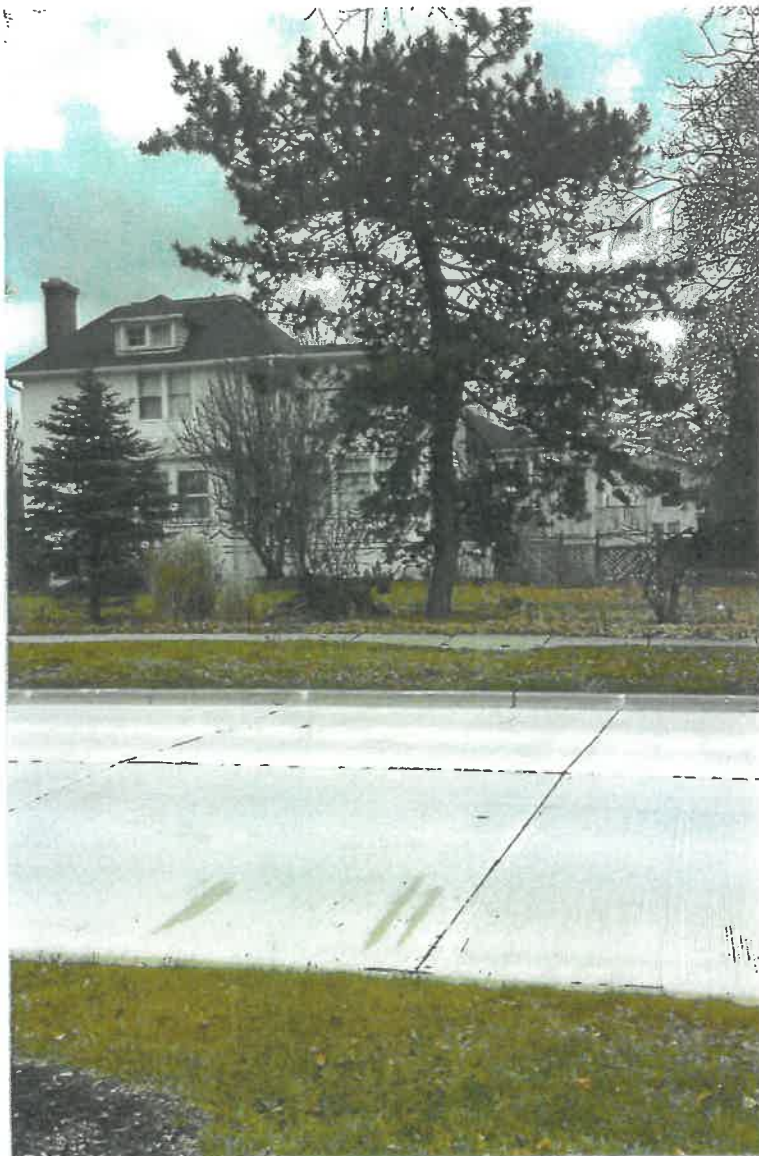
By:  _____
Applicant's signature

By:  _____
Applicant's printed name

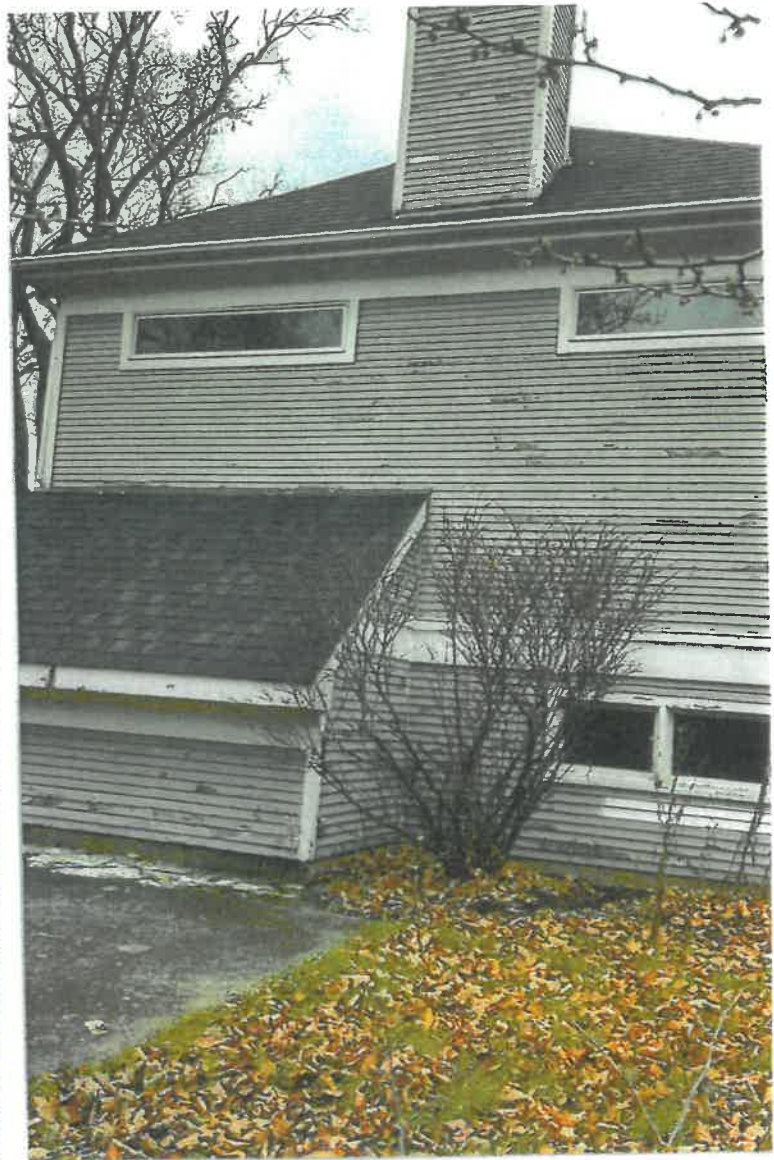
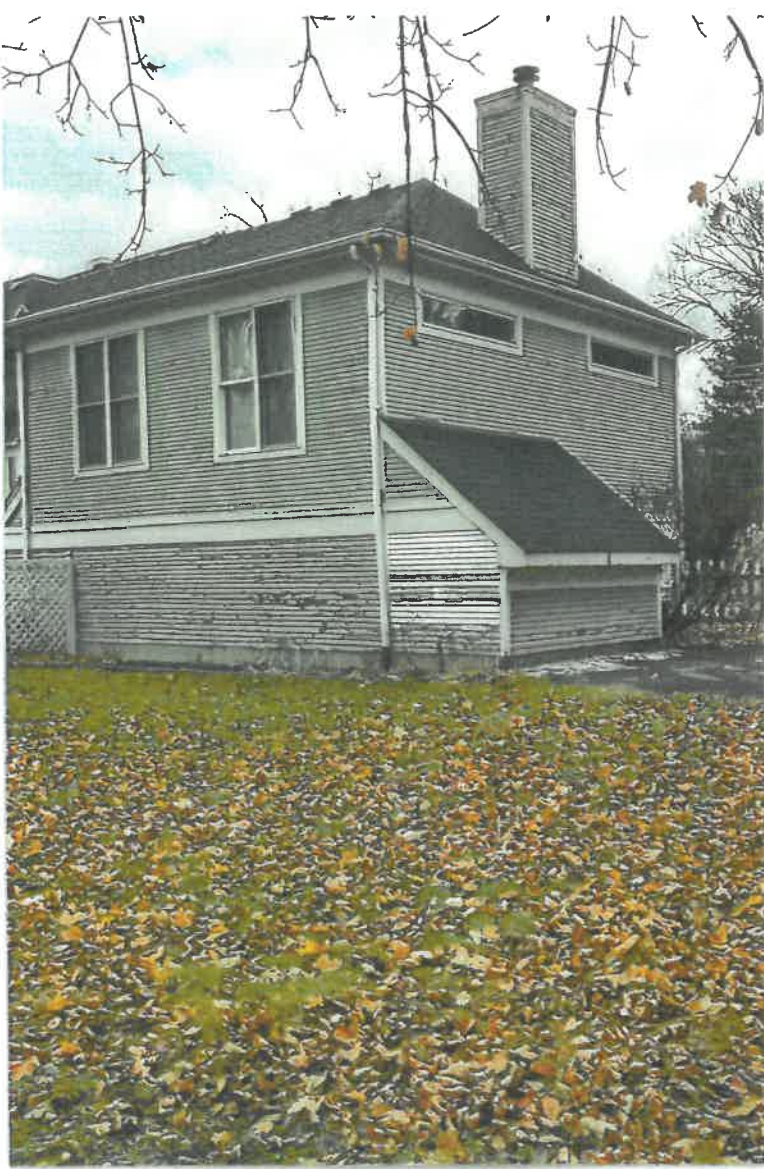
Date: November 28, 2022



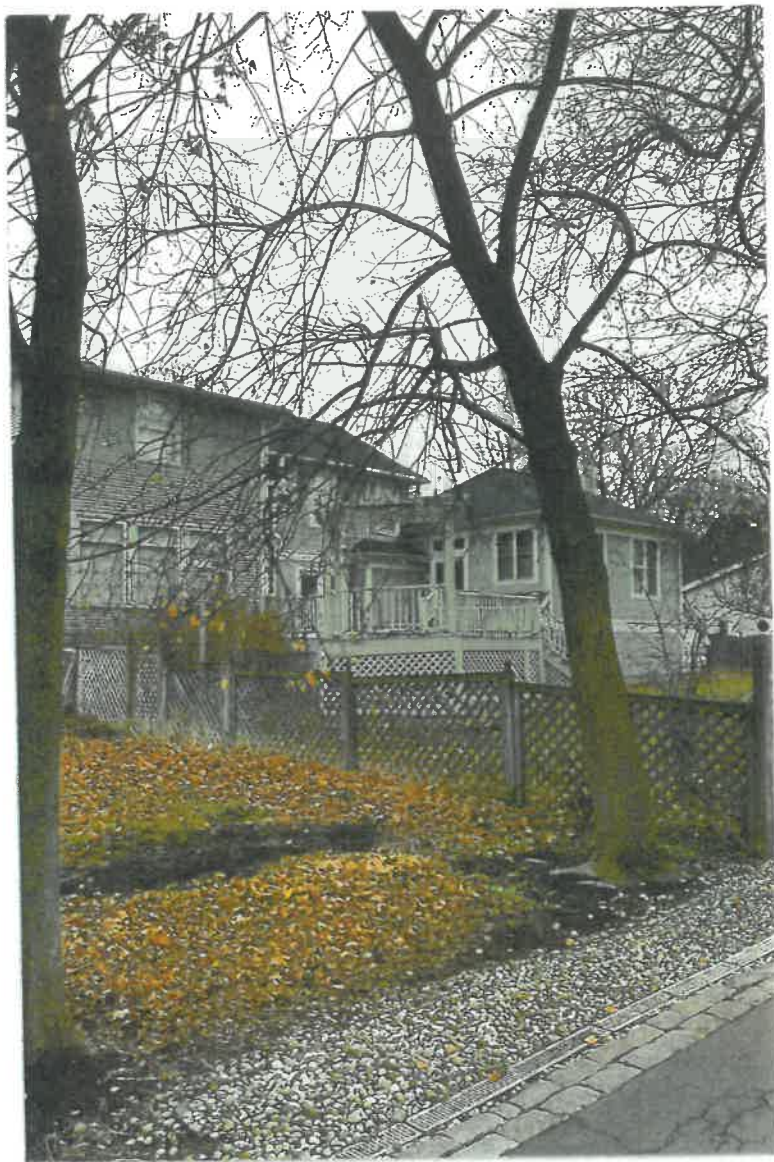
110 E Seventh St. South Elevation



110 E Seventh St. West Elevation



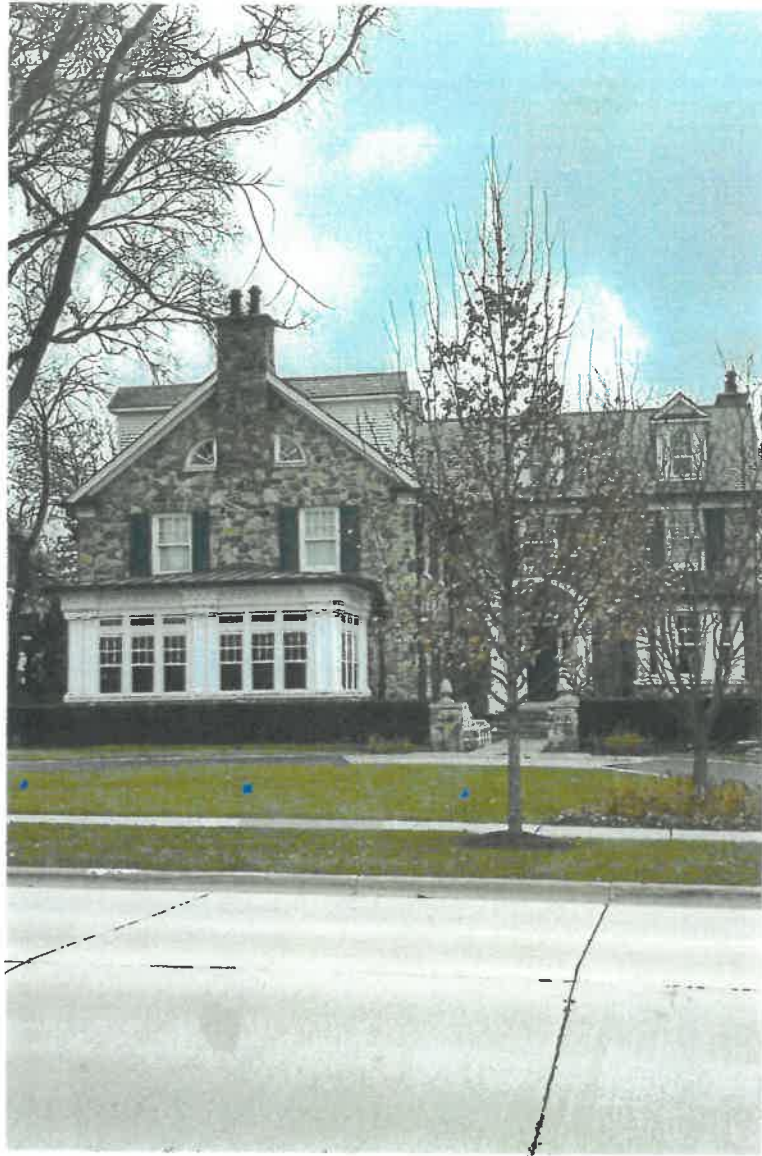
110 E Seventh St. East Elevation



110 E Seventh St. North Elevation



122 E 7th Street. Adjacent Home



711 S Garfield Adjacent Home

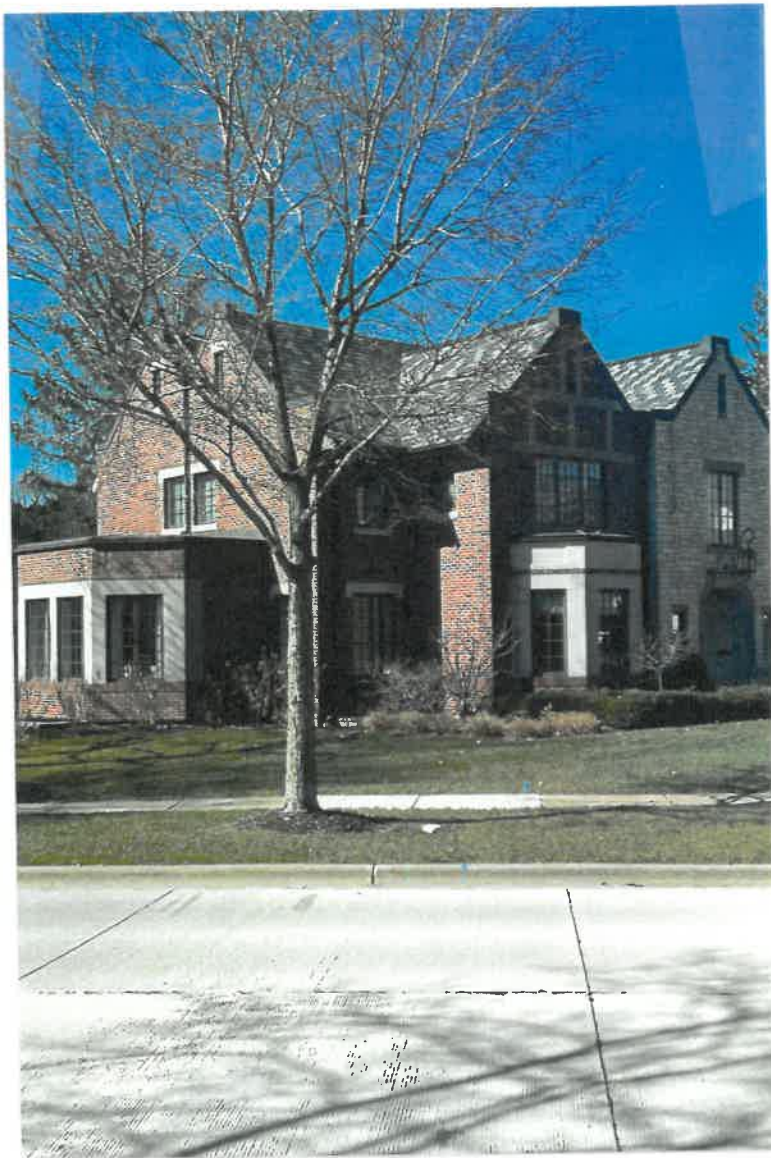


641 S Garfield Home Across Street



714 S Garfield (Across the street)

West Side Of Garfield



30 E. Seventh St. (house across the street)

West Side Of Garfield



SEVENTH STREET PROPOSED STREETScape



SEVENTH STREET EXISTING STREETScape



110 East 7th Street

Garfield Side



110 East 7th Street

7th Street Side



SEVENTH STREET PROPOSED STREETSCAPE



SEVENTH STREET EXISTING STREETSCAPE

110 East 7th St. Hinsdale, IL

WINDOW



COMPOSITE SLATE ROOF

BOARD & BATTEN

LIMESTONE
ENTRY
SURROUND

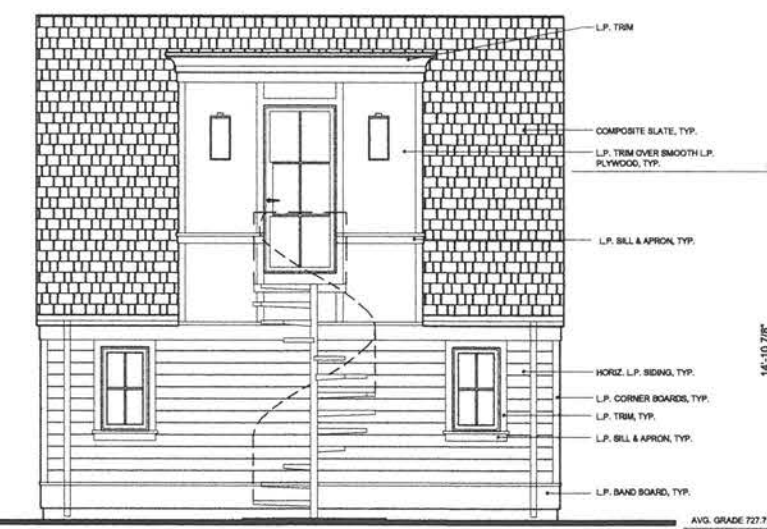


SEAMED ZINC ROOF

PAINTED BRICK



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



110 East 7th St. Hinsdale, IL

WINDOW

LIMESTONE
ENTRY
SURROUND

SEAMED ZINC ROOF

COMPOSITE SLATE ROOF

BOARD & BATTEN

PAINTED BRICK

- CUT STONE CAP.
- CUT STONE LEG, TYP.
- CUT STONE BAND.
- BRICK SOLDIER COURSE, TYP.
- FACE BRICK, TYP.

— L.P. TRIM OVER SMOOTH L.
PLYWOOD TYP.

- L.P. TRIM, TYP.
- L.P. BOARD & BATTEN SIDING, TYP.
- L.P. TRIM, TYP.
- L.P. GILL, TYP.
- COMPOSITE SLATE, TYP.

— L.P. BOARD & BATTEN SIDING, TYP.

— L.P. TROM

— BRICK SOLDIER COURSE, TYP.

— FACE BRICK, TYP.

— 10" x 10" COLUMN, TYP.

CLT STONE WINDOW SILL, TYP.

AVG. GRADE 728.7

LEFT ELEVATION

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

FERGON

ARCHITECTS LLC

434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

COURTYARD
CUSTOM HOMES

84 WINDMILL ROAD
ORLAND PARK, IL 60467
PHONE: 708 218-3558

RESIDENCE FOR:
ZACK & KATE FAASE

110 E. SEVENTH STREET, HINSDALE
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110 East 7th St. Hinsdale, IL

WINDOW

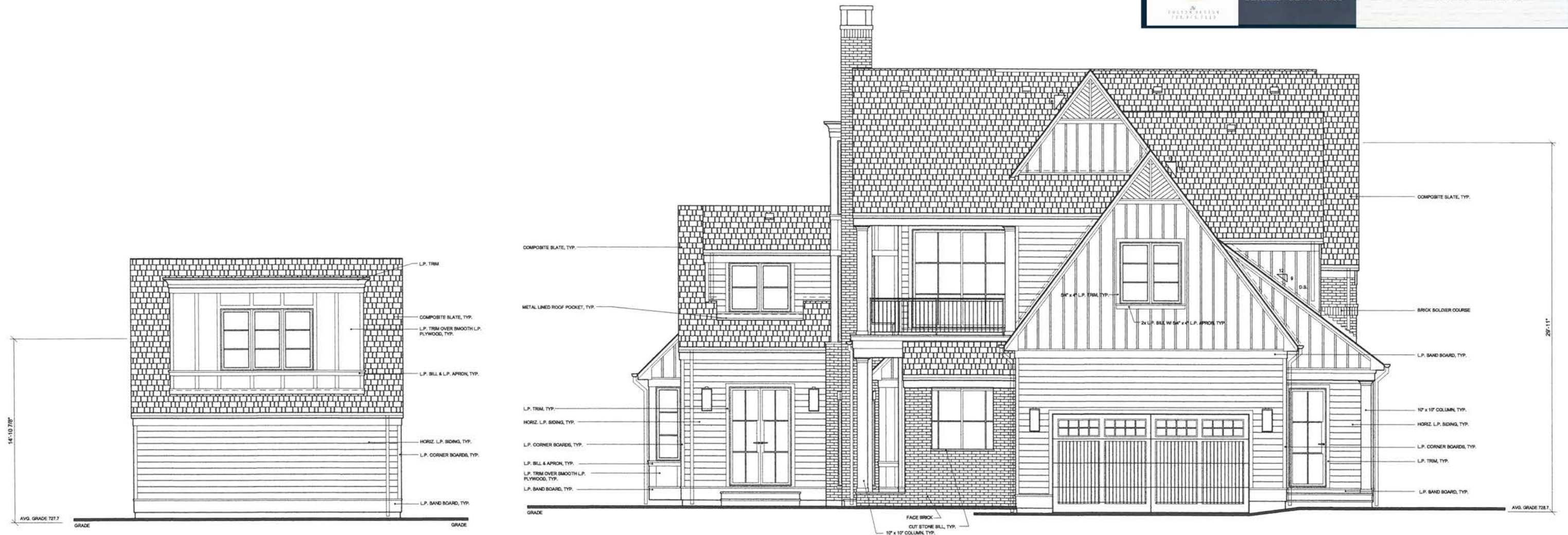
COMPOSITE SLATE ROOF

LIMESTONE
ENTRY
SURROUND

BOARD & BATTEN

SEAMED ZINC ROOF

PAINTED BRICK



REAR ELEVATION

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

FERGON

ARCHITECTS LLC

434 North Dover Avenue
La Grange Park, Illinois 60526
708.352.0446 phone

COURTYARD CUSTOM HOMES

84 WINDMILL ROAD
ORLAND PARK, IL 60487
PHONE: 708 218-3556

RESIDENCE FOR: ZACK & KATE FAASE

110 E. SEVENTH STREET, HINSDALE

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A large, white, two-story house with a gambrel roof and a porch, set in a grassy field. The house has multiple windows and a central entrance. A sign on the left side of the image reads "ONE" and "ND".

SEAMED ZINC ROOF

PAINTED BRICK

AMERICAN SOCIETY OF HUMAN GENETICS
11 DUANE STREET, SUITE 200
NEW YORK, NY 10013-1572
TEL: 212 850 7200 FAX: 212 850 7201
WWW.ASHG.ORG



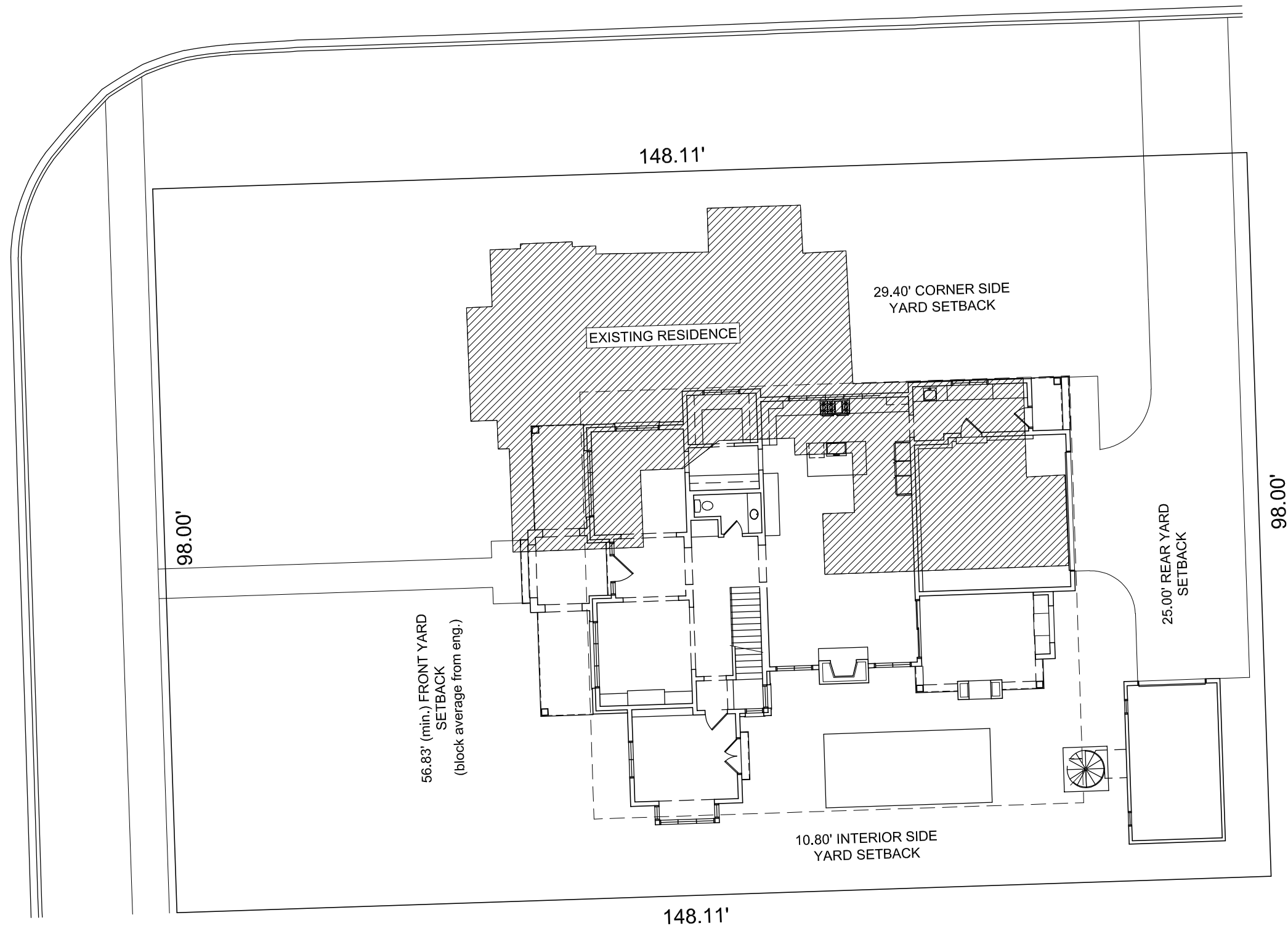
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GARFIELD STREET

EAST 7TH STREET



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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ARCHITECTS LLC

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La Grange Park, Illinois 60526
708.352.0446 phone

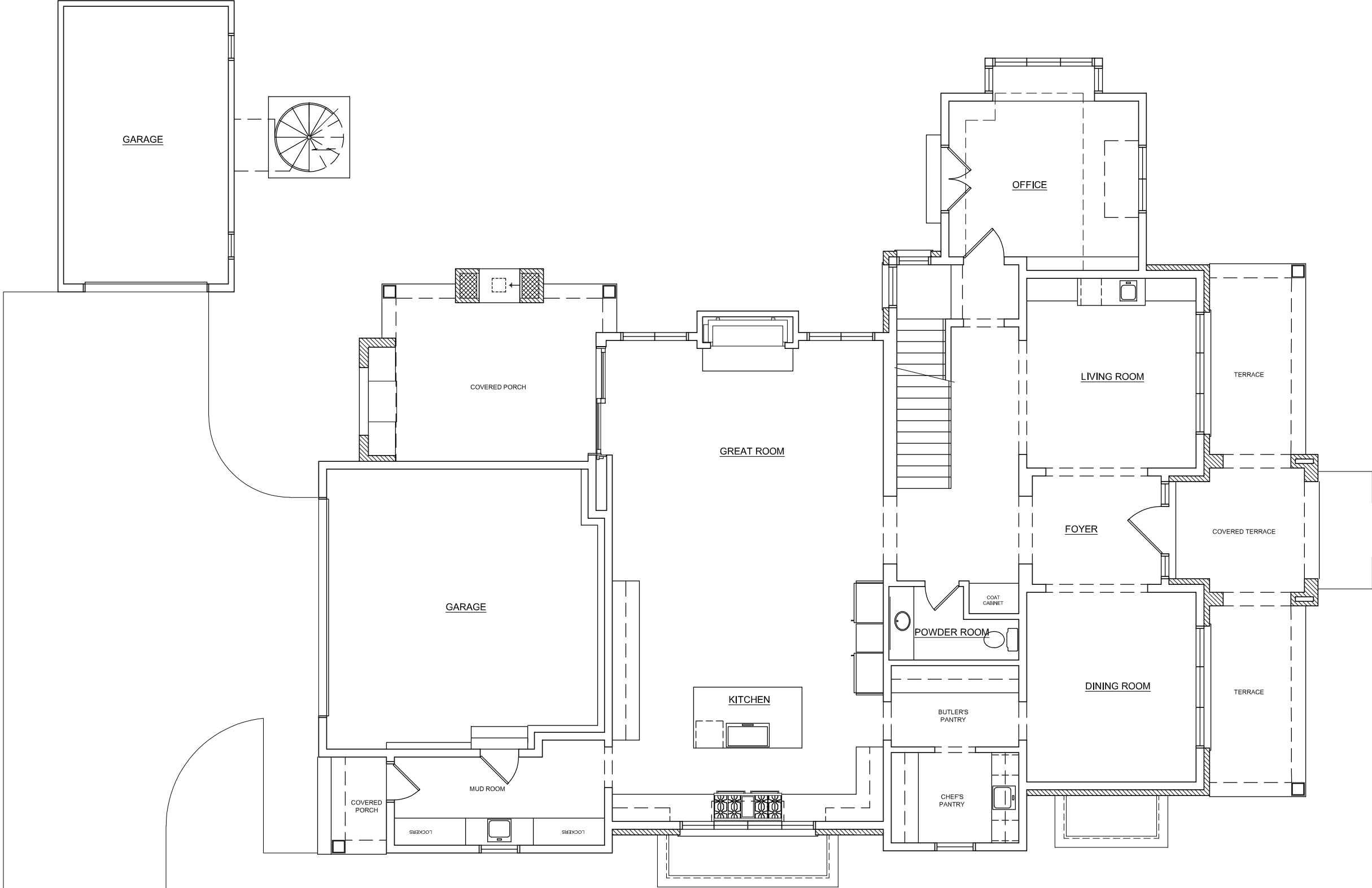
**COURTYARD
CUSTOM HOMES**

84 WINDMILL ROAD
ORLAND PARK, IL 60467
PHONE: 708 218-3556

**RESIDENCE FOR:
ZACK & KATE FAASE**

110 E. SEVENTH STREET, HINSDALE

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



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La Grange Park, Illinois 60526
708.352.0446 phone

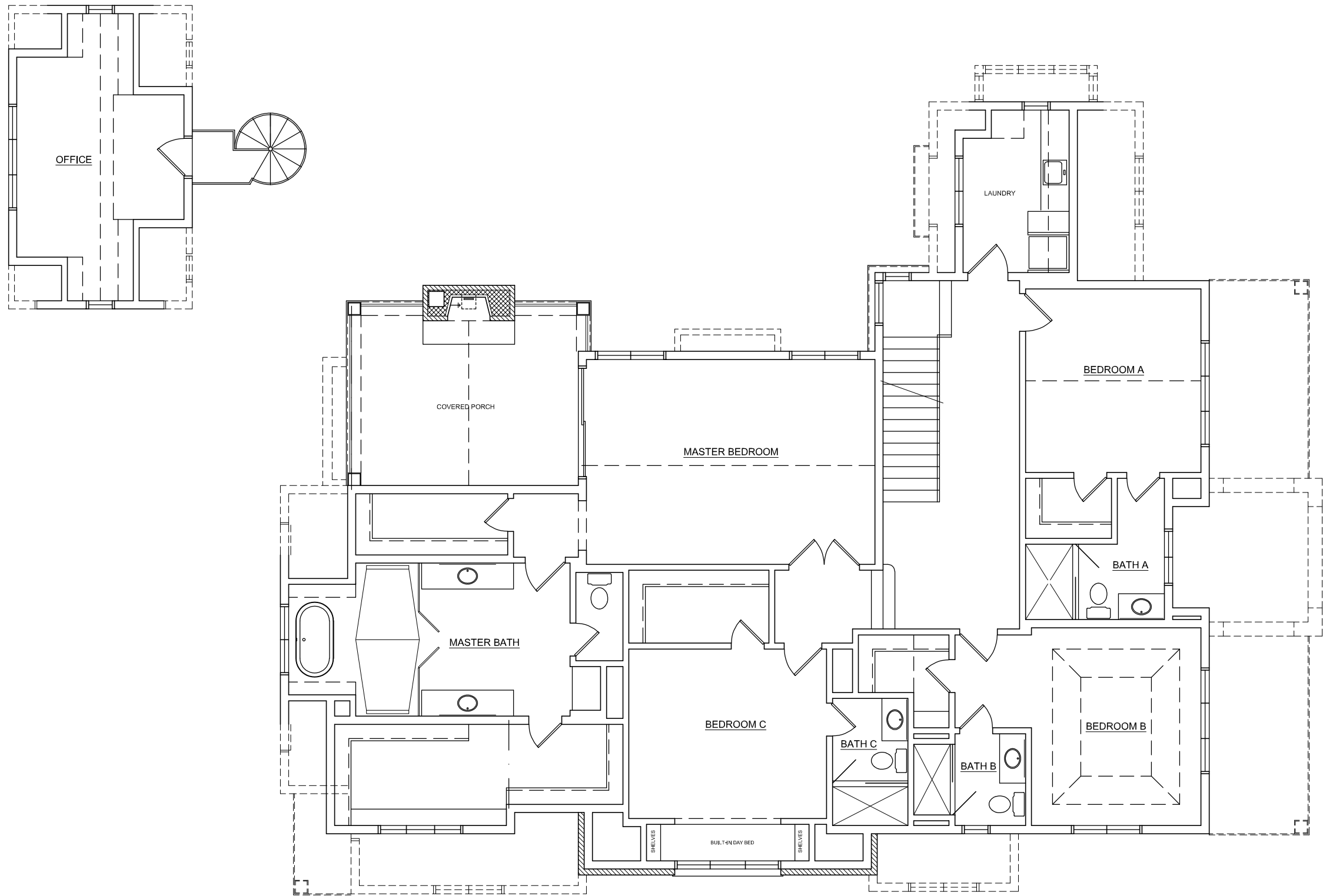
COURTYARD
CUSTOM HOMES

84 WINDMILL ROAD
ORLAND PARK, IL 60467
PHONE: 708 218-3556

RESIDENCE FOR:
ZACK & KATE FAASE

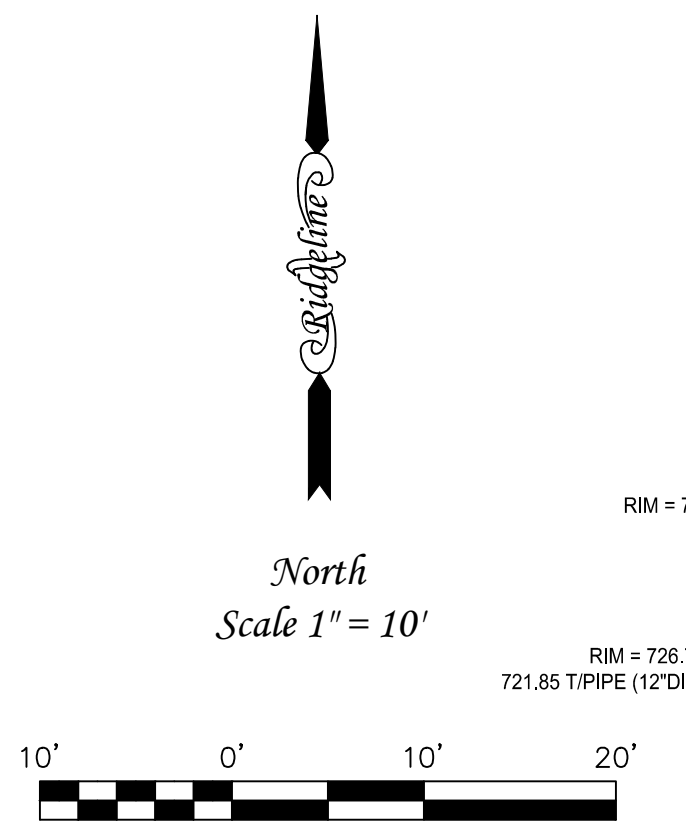
110 E. SEVENTH STREET, HINSDALE

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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Boundary/Topographic Survey and Demolition Plan



LINE TYPE LEGEND

BUILDING SETBACK =
DEPRESSED CURB =
EASEMENT =
FENCE =
CENTERLINE OF OVERHEAD WIRES = CHW CHW
SANITARY SEWER =
STORM SEWER =
WATER MAIN =

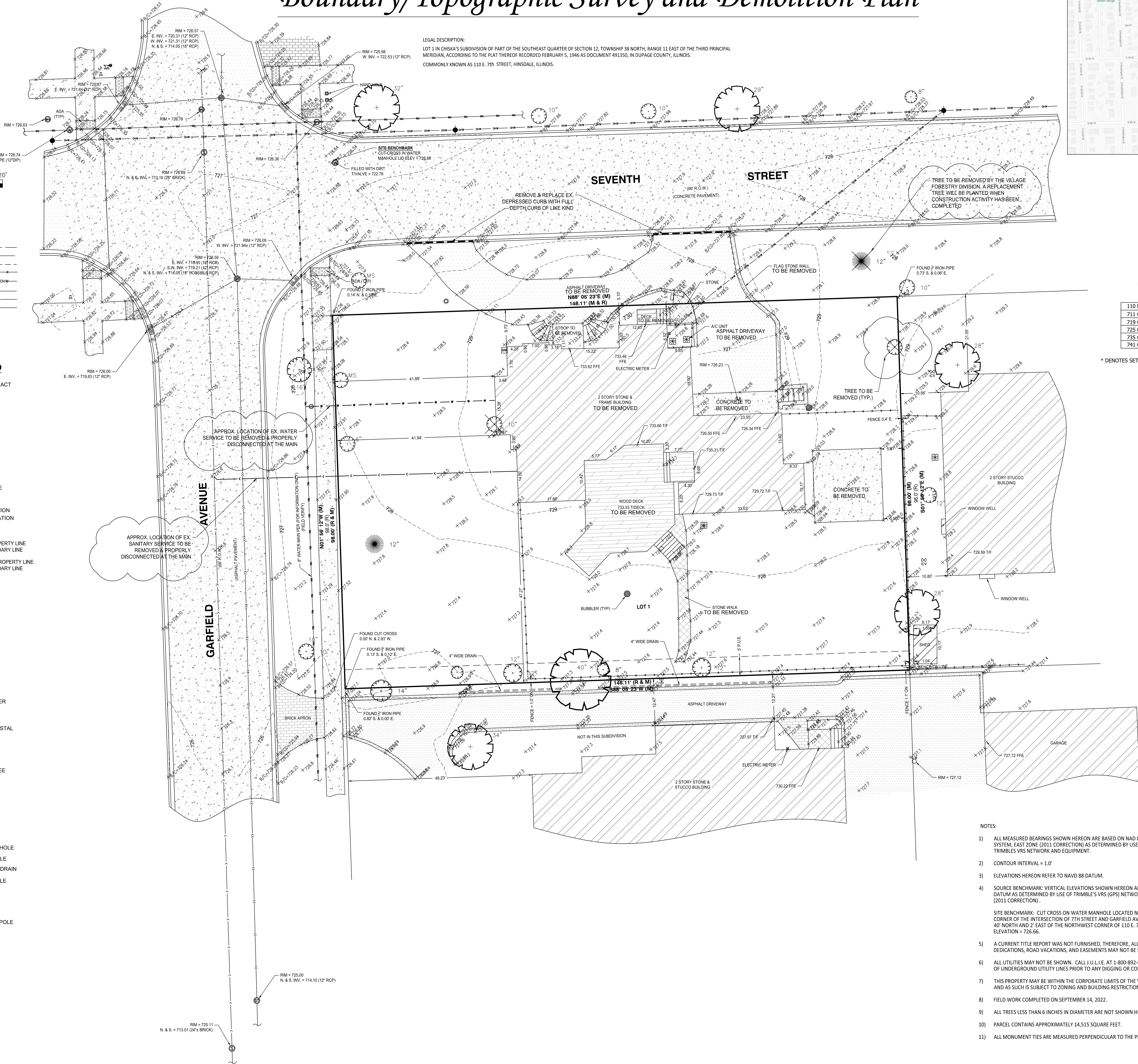
ABBREVIATION LEGEND

ADA = AMERICANS WITH DISABILITY ACT
B/C = BACK OF CURB
B/C/D = BACK OF DEPRESSED CURB
DIP = DUCTILE IRON PIPE
E = EAST
FFE = FINISHED FLOOR ELEVATION
G/F = GARAGE FLOOR ELEVATION
GUT = GUTTER
ICV = IRRIGATION CONTROL VALVE
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
T/F = TOP OF FOUNDATION ELEVATION
T/W = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST
0.00' ON = DISTANCE INSIDE SUBJECT PROPERTY LINE AS MEASURED PERPENDICULAR TO BOUNDARY LINE
0.00' OFF = DISTANCE OUTSIDE SUBJECT PROPERTY LINE AS MEASURED PERPENDICULAR TO BOUNDARY LINE

SYMBOL LEGEND

ASPHALT
AIR CONDITIONER
BRICK
CABLE TV PEDESTAL
CATCH BASIN
CONCRETE
DECIDUOUS TREE
GAS METER
GUY ANCHOR
HYDRANT
LIGHT
PINE TREE
SANITARY MANHOLE
STORM MANHOLE
SQUARE CURB DRAIN
WATER MANHOLE
WATER VALVE
WOOD
WOOD UTILITY POLE

LEGAL DESCRIPTION:
LOT 1 IN CHISKA'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 5, 1946 AS DOCUMENT 491350, IN DUPAGE COUNTY, ILLINOIS.
COMMONLY KNOWN AS 110 E. 7TH STREET, HINSDALE, ILLINOIS.



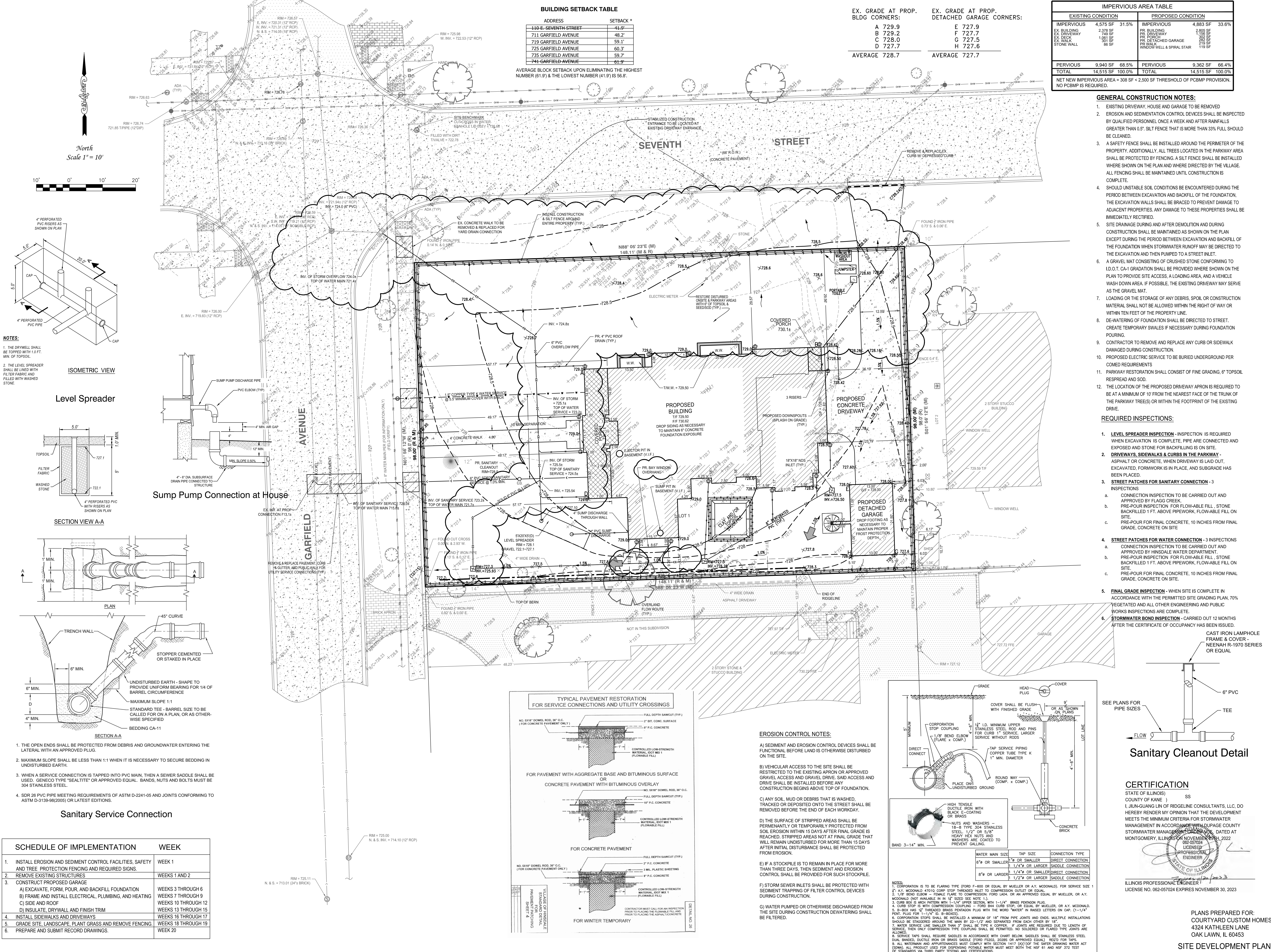
Vicinity Map (No Scale)

BUILDING SETBACK TABLE

| ADDRESS | SETBACK * |
|-----------------------|-----------|
| 110 E. SEVENTH STREET | 41.9' |
| 711 GARFIELD AVENUE | 48.2' |
| 719 GARFIELD AVENUE | 59.1' |
| 725 GARFIELD AVENUE | 60.3' |
| 735 GARFIELD AVENUE | 59.7' |
| 741 GARFIELD AVENUE | 61.9' |

* DENOTES SET-BACK DISTANCE TO EAST LINE OF GARFIELD AVENUE

- NOTES:
- ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT.
 - CONTOUR INTERVAL = 1.0'
 - ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
 - SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT. (2011 CORRECTION) .
SITE BENCHMARK: CUT CROSS ON WATER MANHOLE LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF 7TH STREET AND GARFIELD AVENUE. APPROXIMATELY 40' NORTH AND 2' EAST OF THE NORTHWEST CORNER OF 110 E. 7TH STREET. ELEVATION = 726.66.
 - A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
 - ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HINSDALE AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
 - FIELD WORK COMPLETED ON SEPTEMBER 14, 2022.
 - ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
 - PARCEL CONTAINS APPROXIMATELY 14,515 SQUARE FEET.
 - ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).



ARBORIST'S CERTIFICATE

STATE OF ILLINOIS)

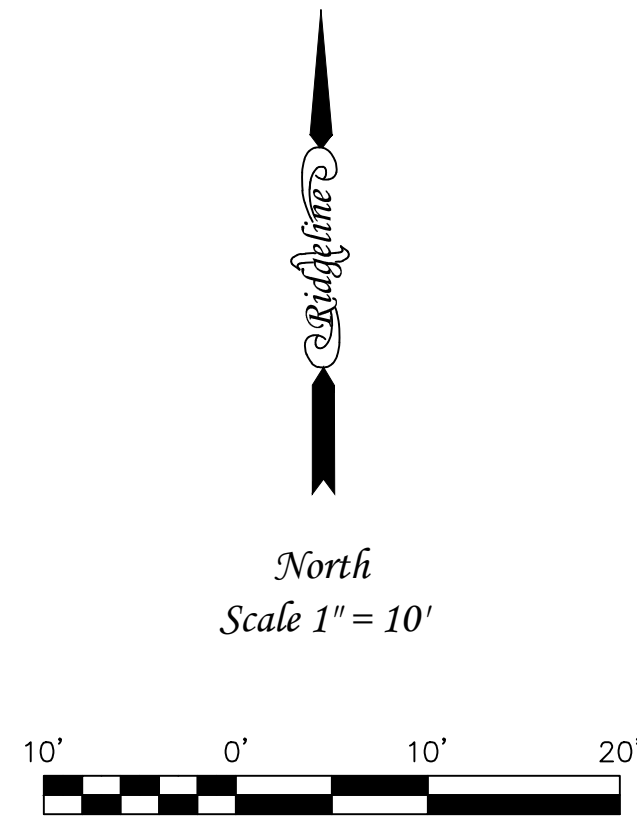
JSS
COUNTY OF DuPage)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CERTIFIED ARBORIST
AND THAT THE TREE PRESERVATION PLAN INCORPORATES ALL
REASONABLE STEPS NECESSARY TO MINIMIZE DAMAGE TO TREES ON THE
PROPERTY ADJACENT TO THE PROPERTY.

DATED THIS 11TH DAY OF November, 2016

Michael Bourdage
SIGNATURE CERTIFIED ARBORIST IL-51474

MICHAEL BOURDAGE
CERTIFIED ARBORIST
6579 LINDEN
ELMHURST, IL 60126

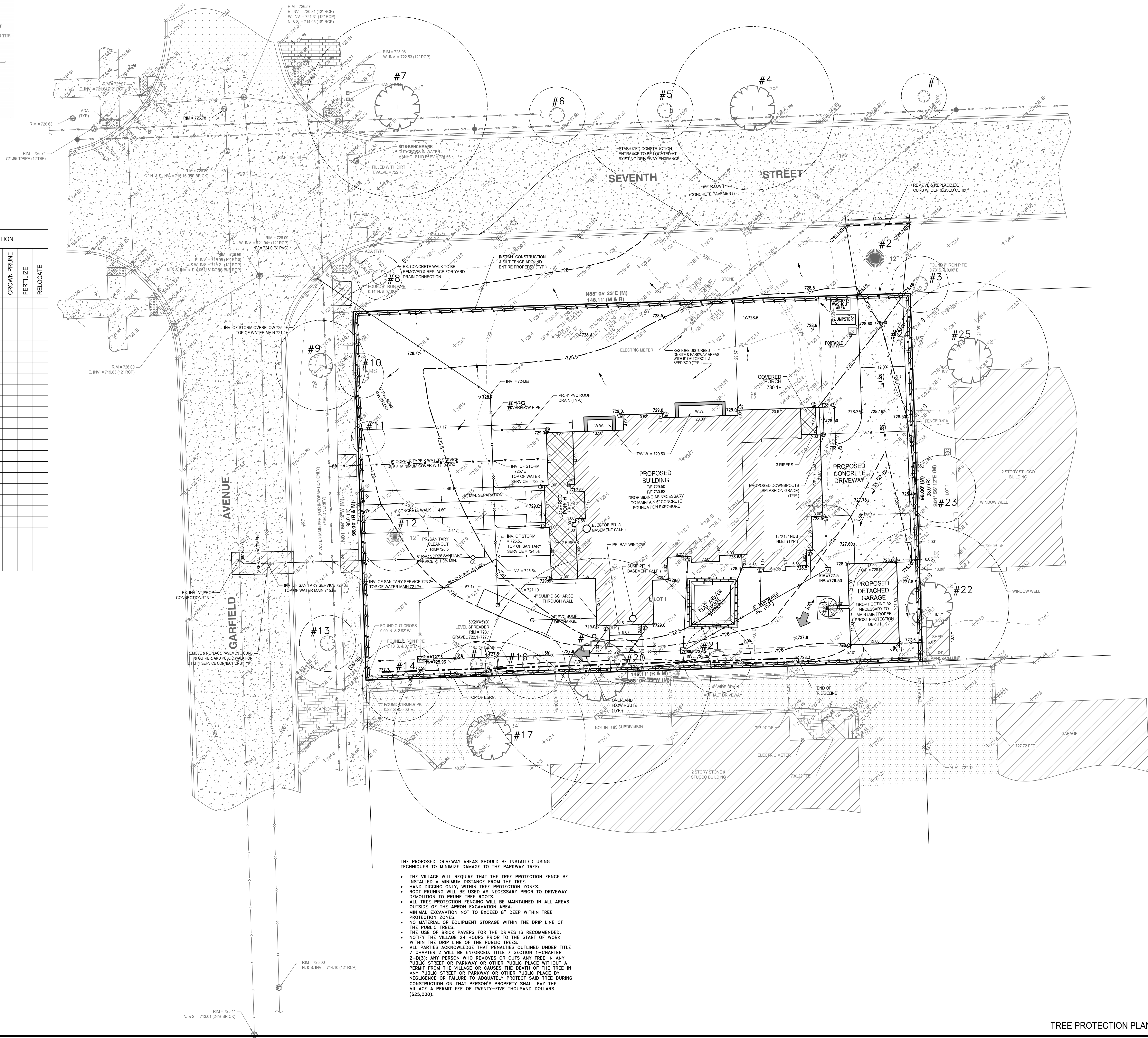


TREE ACTION PLAN

| TREE DESCRIPTION | | | | TREE CLASSIFICATION | | | | | | | ACTION | | | | |
|------------------|-----------|-----------|------------------------------|---------------------|---------|----------|--------|----------|-----------|-------------|--------|------------|-------------|-----------|----------|
| TREE # | SPECIES | CONDITION | D.B.H. DIA. AT BREAST HEIGHT | PUBLIC | PRIVATE | ADJACENT | BORDER | IMPACTED | PROTECTED | SIGNIFICANT | REMOVE | ROOT PRUNE | CROWN PRUNE | FERTILIZE | RELOCATE |
| 1 | Pear | Excellent | 8" | X | | | | | | | | | | | |
| 2 | Spruce | Poor | 12" | X | | | | X | | | X* | | | | |
| 3 | Spruce | Excellent | 10" | X | | | | X | X | | | X | | | |
| 4 | Elm | Excellent | 29" | X | | | | | | | | | | | |
| 5 | Linden | Good | 10" | X | | | | | X | | | | | | |
| 6 | Locust | Good | 10" | X | | | | | X | | | | | | |
| 7 | Walnut | Excellent | 32" | X | | | | | X | | | | | | |
| 8 | Magnolia | Excellent | MS | X | | | | | X | | | | | | |
| 9 | Maple | Excellent | 16" | X | | | | | | | | | | | |
| 10 | Crabapple | Excellent | MS | | X | | | X | X | | | X | | | |
| 11 | Spruce | Excellent | 6" | | X | | | X | X | | | X | | | |
| 12 | Pine | Excellent | 12" | | X | | | X | X | | | X | | | |
| 13 | Maple | Excellent | 10" | X | | | | | | | | | | | |
| 14 | Walnut | Excellent | 14" | | | X | | X | X | | | X | | | |
| 15 | Maple | Excellent | 8" | | X | | | X | X | | | X | | | |
| 16 | Maple | Excellent | 12" | | X | | | X | X | | | X | | | |
| 17 | Elm | Excellent | 34" | | | X | | | | | | | | | |
| 18 | Dogwood | Excellent | 10" | | X | | | X | X | | X | | | | |
| 19 | Elm | Excellent | 40" | | X | | | X | X | | | X | | | |
| 20 | Maple | Good | 8" | | X | | | X | X | | | X | | | |
| 21 | Maple | Excellent | 12" | | X | | | X | X | | | X | | | |
| 22 | Maple | Excellent | 28" | | | X | | X | X | | | X | | | |
| 23 | Pear | Good | 12" | | | X | | X | X | | | X | | | |
| 24 | Magnolia | Good | MS | | X | | | X | | | X | | | | |
| 25 | Birch | Excellent | 28" | | | X | | X | X | | | X | | | |

* TREE #2 TO BE REMOVED BY VILLAGE FORESTRY DIVISION

- ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN.
- AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
- INSTALL TREE PROTECTION FENCE AND PERFORM ROOT PRUNING PER PLAN FOR ALL PROTECTED TREES PRIOR TO ANY CONSTRUCTION ACTIVITY.
- FENCE THE PUBLIC PORTION (PARKWAYS) OF THE ENTIRE TREE PROTECTION ZONE(S) WITH A 6' CHAIN-LINK FENCE TO PREVENT WOUNDS TO THE PARKWAY TREES(S) AS WELL AS SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING "TREE PROTECTION ZONE-KEEP OUT".
- ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF THE FINISH GRADING AND LANDSCAPING.
- NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY UNLESS PRE-APPROVED BY BUILDING DEPARTMENT AND FORESTRY STAFF.
- NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF PARKWAY TREES FOR ANY CONSTRUCTION ACTIVITY.
- SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TPZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES(2") SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME TWENTY-FIVE PERCENT(25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
- LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE. LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
- THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), IS TO BE TEN FEET (10') FROM PARKWAY TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
- AT NO TIME SHALL ANY EQUIPMENT, MATERIAL, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (1/2) OF THE PARKWAY TREE(S).
- REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND. NO ROOTS LARGER THAN TWO INCHES(2") SHALL BE CUT UNLESS THERE IS NO ALTERNATIVE IS FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
- DEMOLITION AND CONSTRUCTION OF ANY PROPOSED SIDEWALK SHOULD FOLLOW THE VILLAGE DETAIL FOR SIDEWALK CONSTRUCTION WITHIN TREE PROTECTION ZONES, INCLUDING NO TO MINIMAL EXCAVATION (SEE MANDATORY TREE PROTECTION DURING CONSTRUCTION POLICY).
- THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND MINIMIZE THE MAINTENANCE OF THE PARKWAY LAWN.



THE PROPOSED DRIVEWAY AREAS SHOULD BE INSTALLED USING TECHNIQUES TO MINIMIZE DAMAGE TO THE PARKWAY TREE:

- THE VILLAGE WILL REQUIRE THAT THE TREE PROTECTION FENCE BE INSTALLED A MINIMUM DISTANCE FROM THE TREE.
- HAND DIGGING ONLY, WITHIN TREE PROTECTION ZONES.
- ROOT PRUNING WILL BE USED AS NECESSARY PRIOR TO DRIVEWAY DEMOLITION TO PRUNE TREE ROOTS.
- ALL TREE PROTECTION FENCING WILL BE MAINTAINED IN ALL AREAS OUTSIDE OF THE APRON EXCAVATION AREA.
- MINIMAL EXCAVATION NOT TO EXCEED 8" DEEP WITHIN TREE PROTECTION ZONES.
- NO MATERIAL OR EQUIPMENT STORAGE WITHIN THE DRIP LINE OF THE PUBLIC TREES.
- THE USE OF BRICK PAVERS FOR THE DRIVES IS RECOMMENDED.
- NOTIFY THE VILLAGE 24 HOURS PRIOR TO THE START OF WORK WITHIN THE DRIP LINE OF THE PUBLIC TREES.
- ALL PARTIES ACKNOWLEDGE THAT PENALTIES OUTLINED UNDER TITLE 7 CHAPTER 2 WILL BE ENFORCED. TITLE 7 SECTION 1-CHAPTER 2-B(3): ANY PERSON WHO REMOVES OR CUTS ANY TREE IN ANY PUBLIC STREET OR PARKWAY OR OTHER PUBLIC PLACE WITHOUT A PERMIT FROM THE VILLAGE OR CAUSES THE DEATH OF THE TREE IN ANY PUBLIC STREET OR PARKWAY OR OTHER PUBLIC PLACE BY NEGLIGENCE OR FAILURE TO ADEQUATELY PROTECT SAID TREE DURING CONSTRUCTION ON THAT PERSON'S PROPERTY SHALL PAY THE VILLAGE A PERMIT FEE OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000).

| BOOK | DATE | DESCRIPTION | DATE | DESCRIPTION |
|-------------|----------|-------------------------|------|-------------|
| DWG. SIZE U | 01/20/22 | NO CHANGE ON THIS SHEET | | |
| DRAWN BY | | | | |
| CHECKED BY | | | | |
| REFERENCE | | | | |
| PROJECT NO. | | | | |

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-042496
George H. Shaw, P.E. S. 05-000258 Expiration Date 11/30/2024
Shirley L. Shaw, P.E. S. 05-040045 Expiration Date 11/30/2024



COURTYARD CUSTOM HOMES
110 E. 7TH STREET, HINSDALE, ILLINOIS

PREPARED FOR
PROPERTY ADDRESS



MEMORANDUM

DATE: March 31, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-3-2022 – 20 E. Maple Street – Hinsdale Public Library – Application for a Certificate of Appropriateness for a Designated Local Landmark to allow for the Replacement of Windows and an Entrance Door on the Memorial Building

FOR: April 5, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application from the Hinsdale Public Library requesting approval to replace eighty (80) windows and the main entrance door on building located at 20 E. Maple Street. The Hinsdale Public Library operates in west side of the Memorial Building at 19 E. Chicago Avenue, but has a separate address of 20 E. Maple Street.

Per the Village Code, no alteration shall be allowed and permits shall be issued for any physical modifications of the exterior architectural appearance of a designated landmark without the prior issuance of a Certificate of Appropriateness by the Historic Preservation Commission.

Background

On February 6, 2001 by Ordinance No. O2001-6, the Memorial Building was designated as a local landmark. Designed by Chicago architect Edwin H. Clarke, the brick, 2½-story building features Colonial Revival architecture and was originally constructed in 1927. Since its completion, the Memorial Building has undergone several additions and renovations. The east wing was constructed in 1969 and the west wing in 1974. The northwest addition, which currently houses the Library was constructed in 1989. The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and Significant according to the 2003 Architectural Resources in the Downtown Survey Area.

The property is located in the IB Institutional Building District and is surrounded by single-family homes to the north and east in the R-4 Single Family Residential District, a senior living facility to the west in the R-5 Multiple Family Residential District, a bank to the west in the B-1 Community Business District, Burlington Park to the south in the OS Open Space District, and the Post Office and Village-owned parking lot to the east in the IB Institutional Building District.

Request and Analysis

The Hinsdale Public Library requests approval to replace a total of eighty (80) windows on the lower level, first floor and second floor of the western side of the building. The existing windows are not original to the building and were installed as part of the 1988 Library addition.



MEMORANDUM

The proposed fixed windows, manufactured by Winco Window, will be constructed of aluminum that matches the off-white color of the existing windows on the Memorial Building. All windows are designed with exterior muntins that incorporate a similar profile and design to the historic wood windows. With the exception of the smaller second floor windows and the central accent windows on the south elevation, the majority are 12-over-12 double hung windows. The double hung windows are fixed, meaning they will maintain the original historic appearance, but will not be operable. No historic wood windows are being replaced as part of this project.

The Library is also requesting to install new wood doors at the main entrance on the west side of the circle drive accessible from Maple Street. According to the applicant, the existing doors were installed as part of the 2008 renovation. New wood doors will be installed that match the style and wood stain color of the existing door.

Process

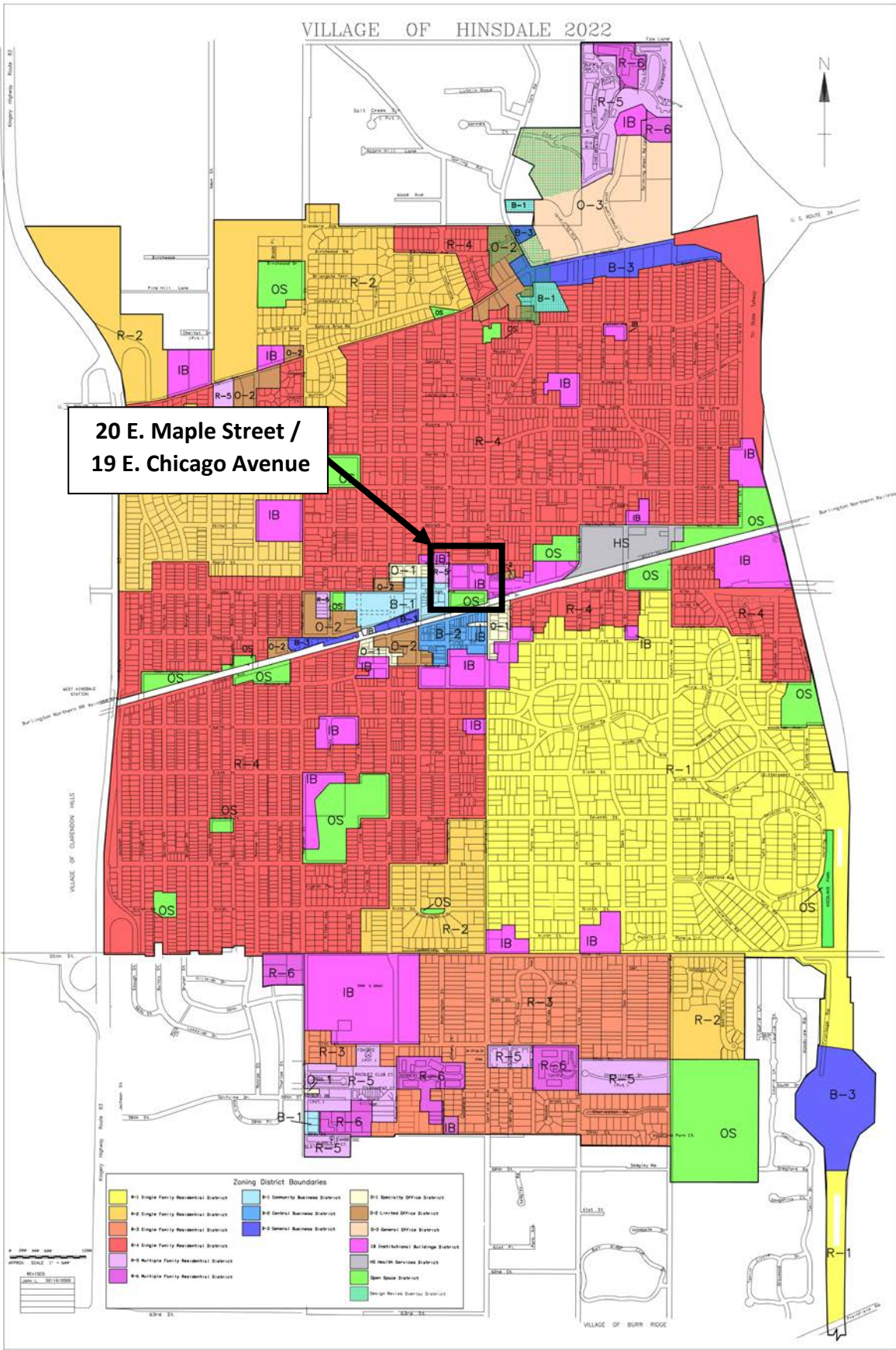
Pursuant to Title 14, Section 14-5-1(A), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of a designated landmark without the prior issuance of a Certificate of Appropriateness.

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review. The review process and decisions of the Historic Preservation Commission related to a Certificate of Appropriateness for a Landmark are listed in Title 14, Section 14-5-4 and Section 14-5-5.

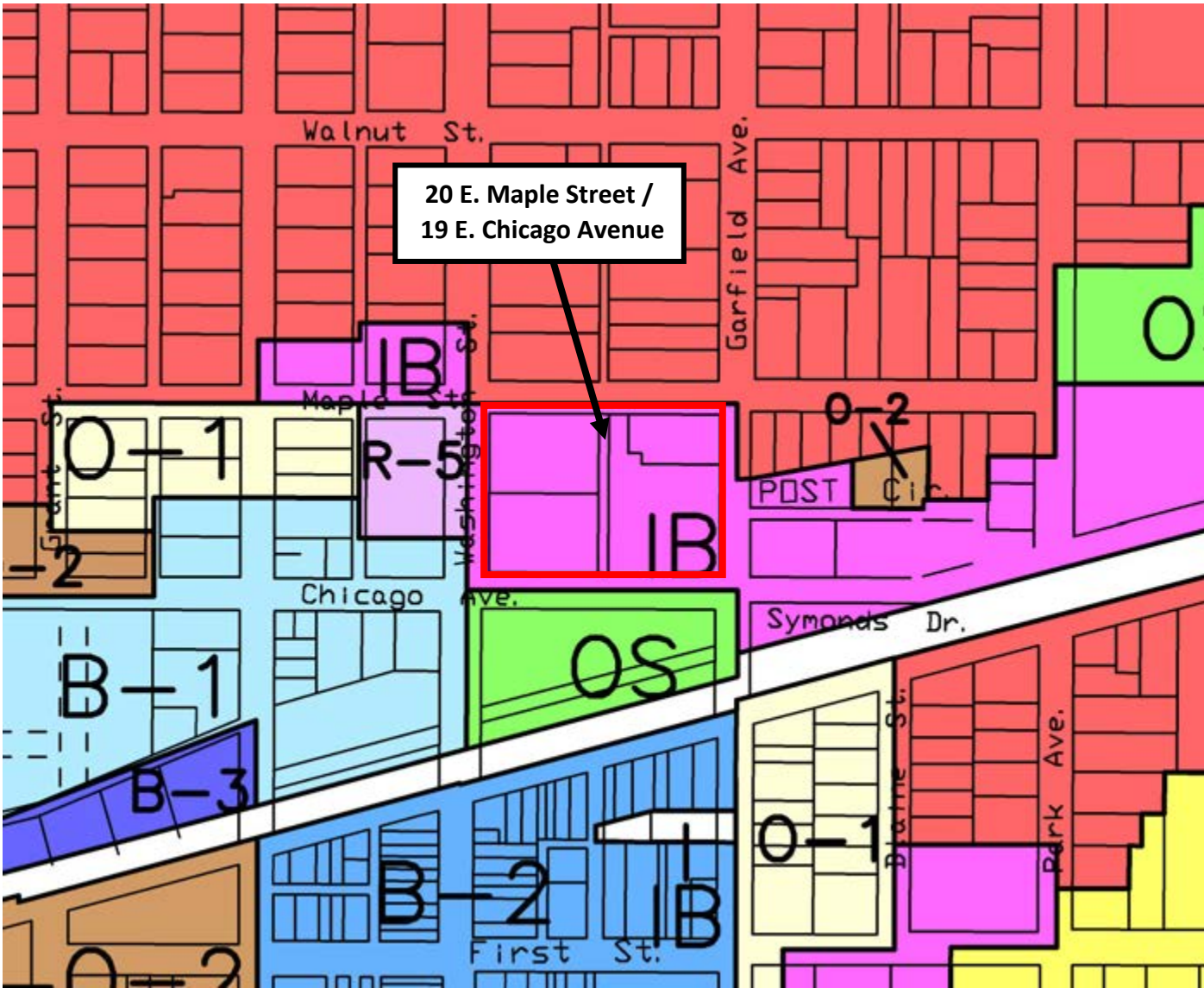
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
5. Ordinance No. O2001-6 – Landmark Designation Ordinance for the Memorial Building
6. Memorial Building History - Information from the Village of Hinsdale Website, Village Files, Excerpts from the 2003 Architectural Resources in the Downtown Survey Area Document by Historic Certification Consultants
7. Application for Certificate of Appropriateness and Exhibits

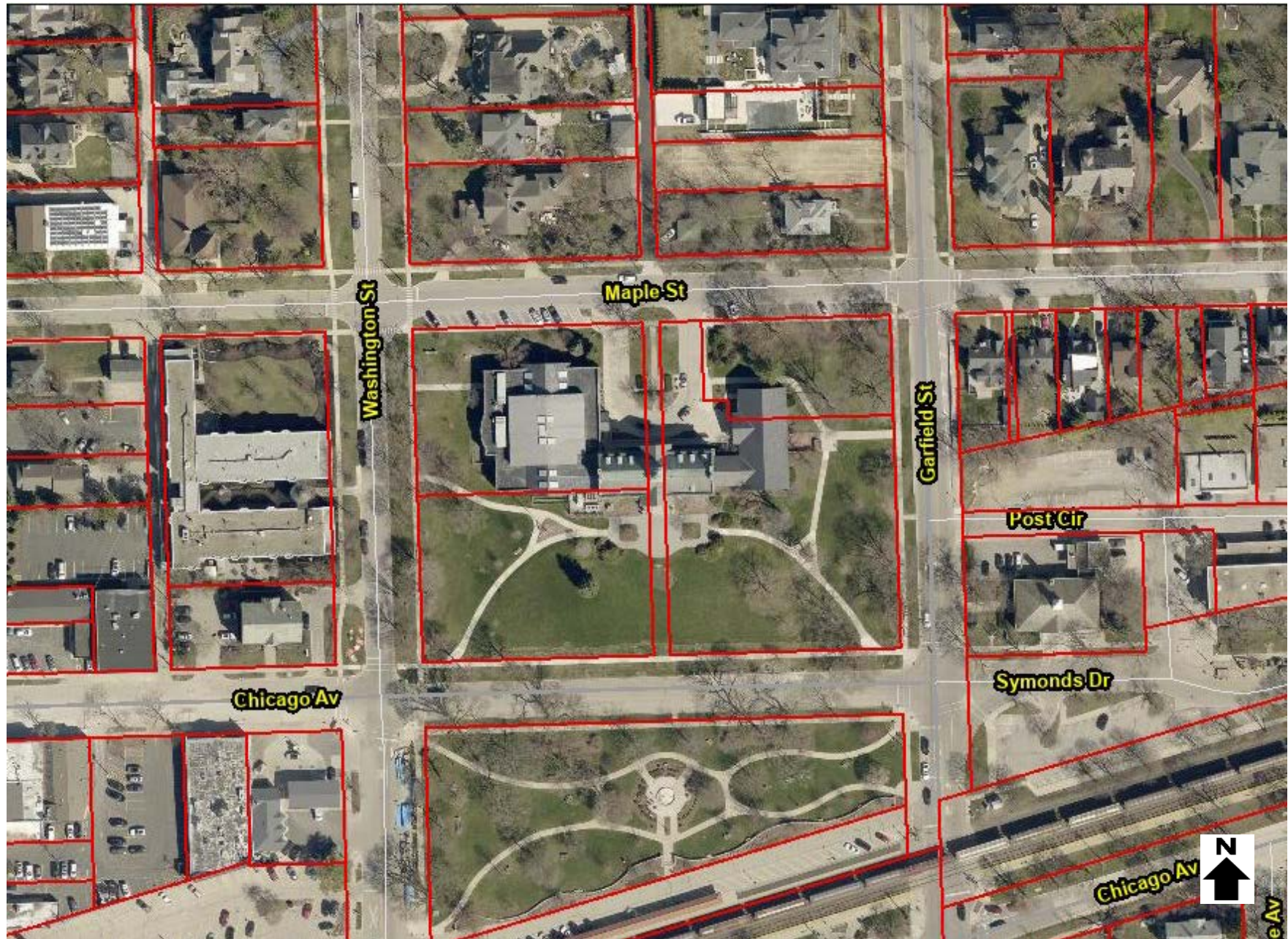
Village of Hinsdale Zoning Map and Project Location



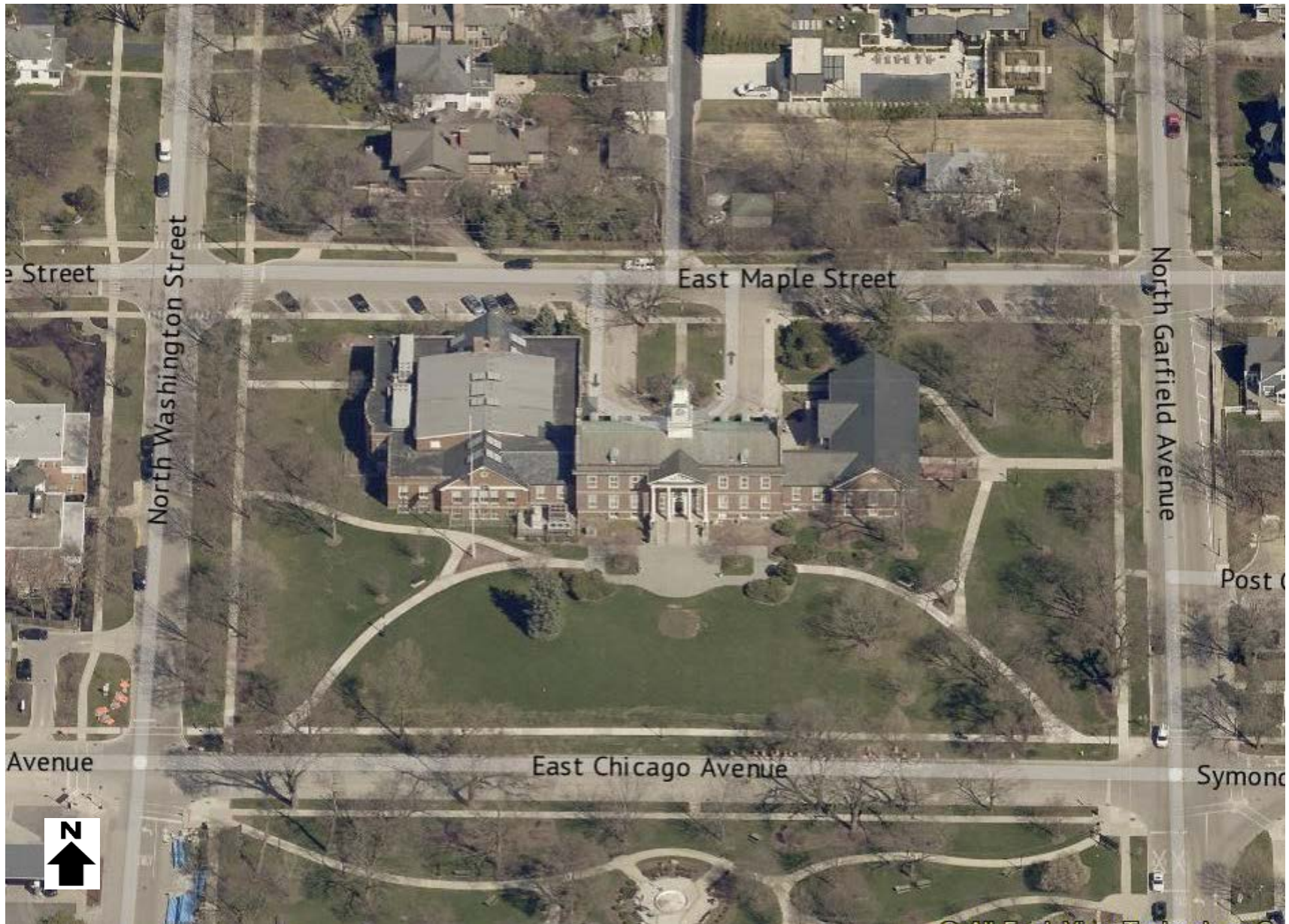
Village of Hinsdale Zoning Map and Project Location



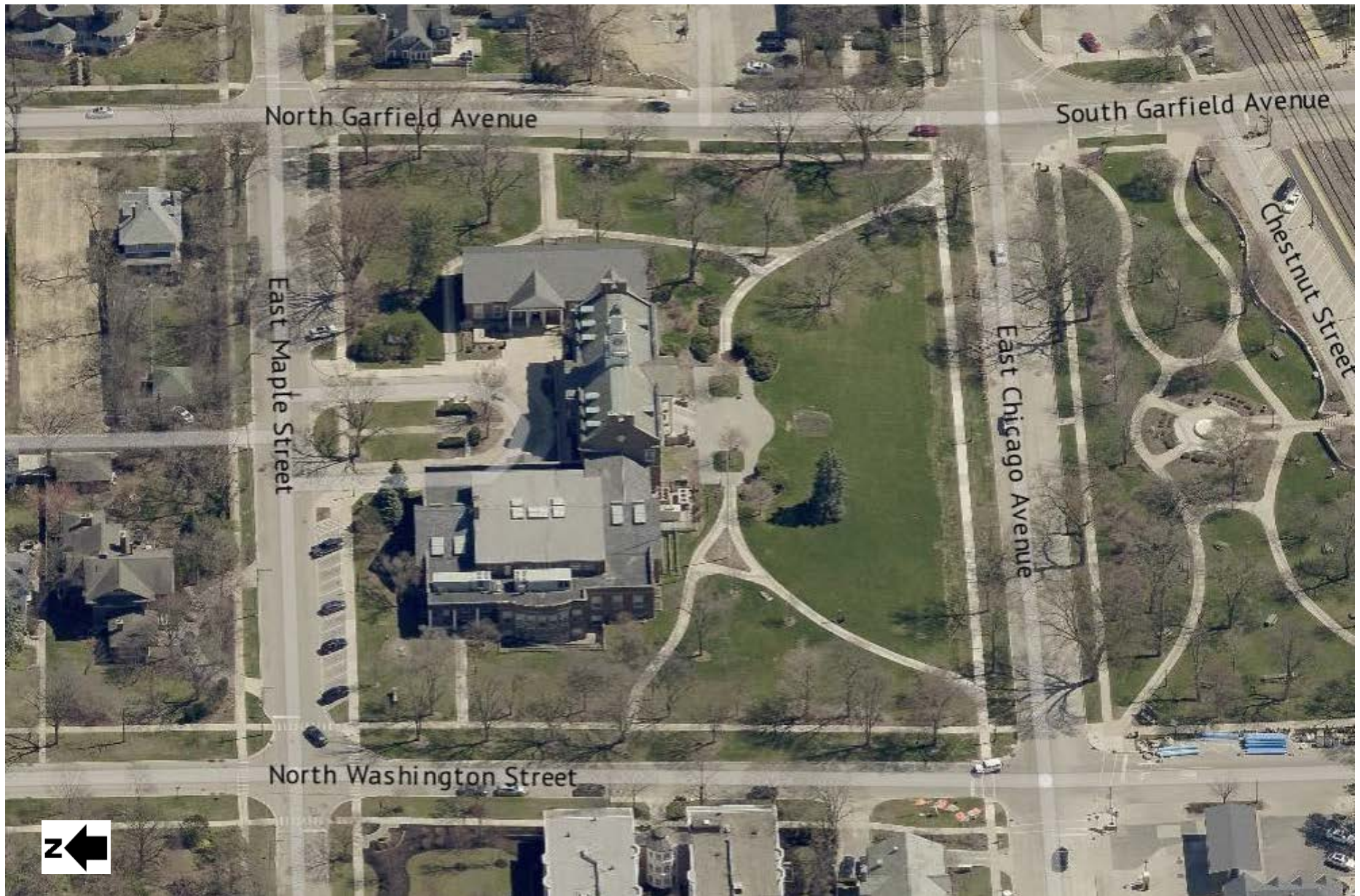
Aerial View – 20 E. Maple Street / 19 E. Chicago Avenue



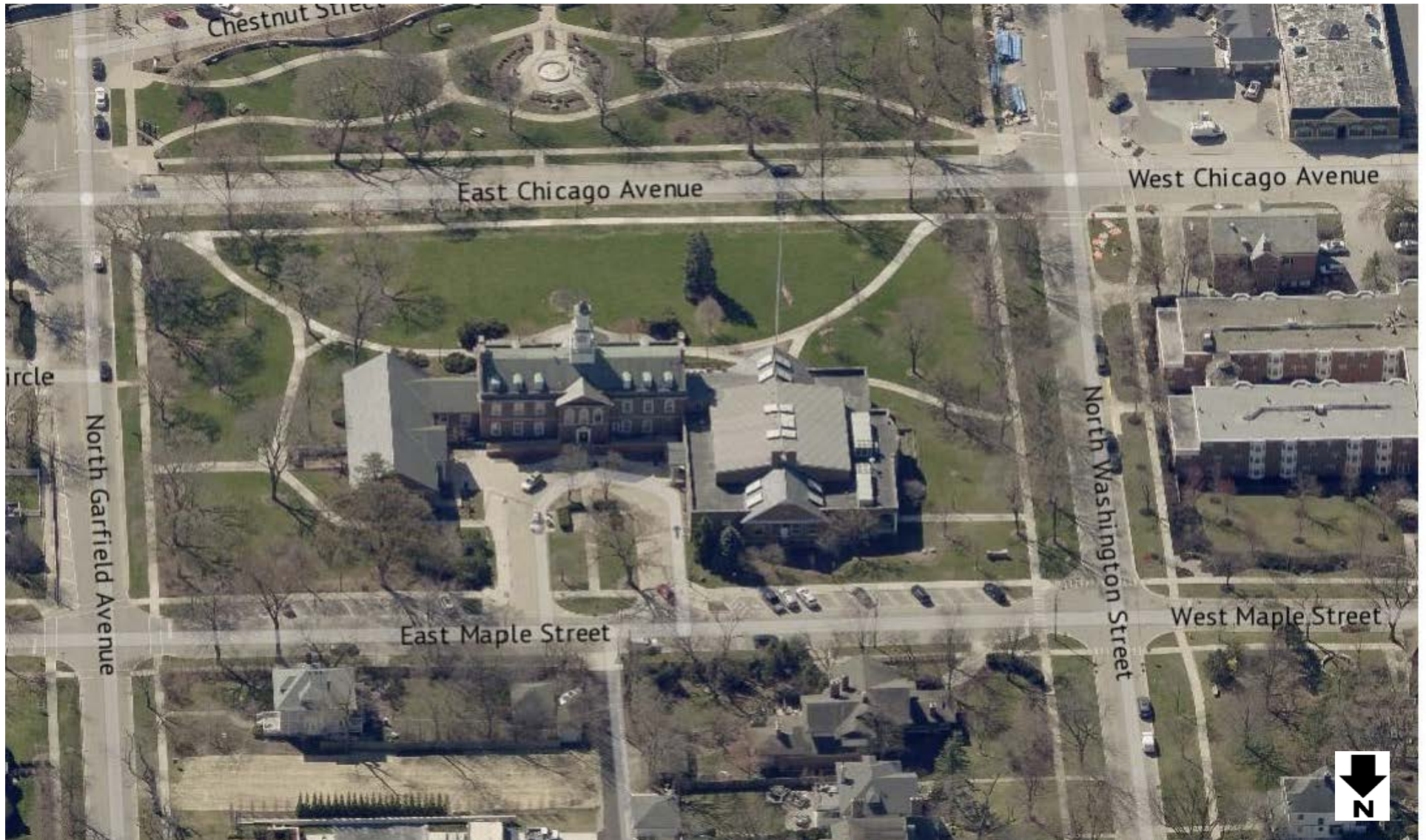
Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue



Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue



Birds Eye View – 20 E. Maple Street / 19 E. Chicago Avenue



CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

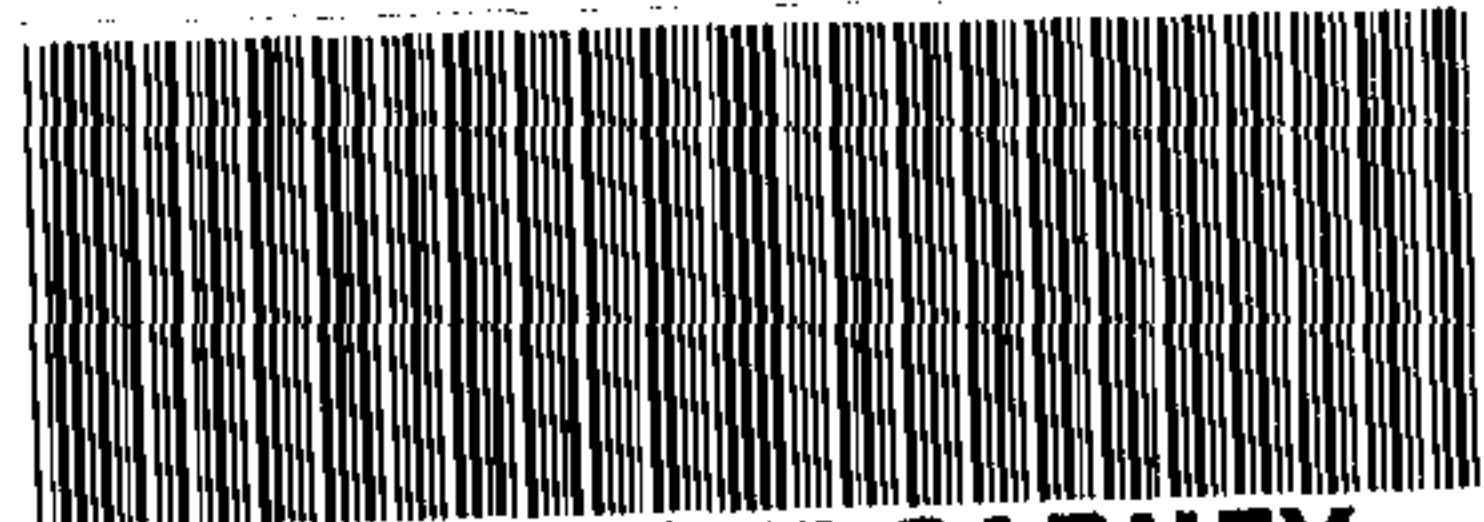
1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

Return to:
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521



J.P. "RICK" CARNEY
DUPAGE COUNTY RECORDER
APR. 02, 2001 11:49 AM
OTHER 09-01-331-001
005 PAGES R2001-056073

VILLAGE OF HINSDALE

ORDINANCE NO. 02001-6

AN ORDINANCE DESIGNATING
19 EAST CHICAGO AVENUE (MEMORIAL BUILDING)
AS AN HISTORIC LANDMARK
(HPC CASE No. 01-2001)

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

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

WHEREAS, the Village of Hinsdale (the "Applicant"), is the legal owner of, and has filed an application seeking to designate, the building located 19 East Chicago Avenue, commonly referred to as the Memorial Building and legally described in Exhibit A attached to and made part of this Ordinance by this reference, (the "Subject Building") in the Village as an historic landmark (the "Application"); and

WHEREAS, pursuant to notice duly published and mailed as required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on January 9, 2001 to consider the Application; and

WHEREAS, following review of all information presented to the Commission at its January 9, 2001 public hearing, the Commission recommended approval of the Application that the Subject Building be designated as an historic landmark, based on the Commission's Findings of Fact in HPC Case No. 01-2001; and

WHEREAS, the Zoning and Public Safety Committee of the Village Board of Trustees, at a public meeting on January 22, 2001, considered the Applicant's Application as recommended by the Commission; and

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

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

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

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

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

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

PASSED this 6th day of February, 2001.

AYES: TRUSTEES FAULSTICH, STEPHENS, ARENS, CICCARONE, BARROW AND MILKINT.

NAYS: NONE.

ABSENT: NONE.

APPROVED this 6th day of February, 2001.

William R. Whiting
Village President

ATTEST:

Sharon Henderson
Village Clerk
by Sharon Henderson
Deputy Village Clerk

P:\data\ordres\hpc2001\19echicagoave

EXHIBIT A

Legal Description

**BLOCK 3 IN STOUGH'S ADDITION TO HINSDALE IN SECTION 1, TOWNSHIP 38
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
COUNTY, ILLINOIS.**

**Commonly known as: 19 E. Chicago Street
Hinsdale, Illinois 60521**

**Property Identification Numbers: 09-01-331-001
 09-01-332-002
 09-01-332-003
 09-01-332-004**



**VILLAGE
OF HINSDALE** FOUNDED IN 1873
19 EAST CHICAGO AVENUE
HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000

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

VILLAGE PRESIDENT
William E. Whitney, Jr.

TRUSTEES
Margaret Woulfe Arens
Elizabeth K. Barrow
Richard A. Ciccarone
George L. Faulstich, Jr.
Craig Milkint
Kimberly Stephens

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

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

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

AN ORDINANCE DESIGNATING 19 EAST CHICAGO AVENUE (MEMORIAL BUILDING) AS AN HISTORIC LANDMARK (O 2001-6)

passed and approved by the Village Board of Trustees at their regular meeting on February 6, 2001.

WITNESS my hand and seal this 9th day of March 2001.

Sharon Henderson

Village Clerk
by Denise W. Morris
Deputy Village Clerk

(Seal)



Printed on Recycled Paper

The Memorial Building – 19 E. Chicago Avenue
Information from the Village of Hinsdale Website and Village Files



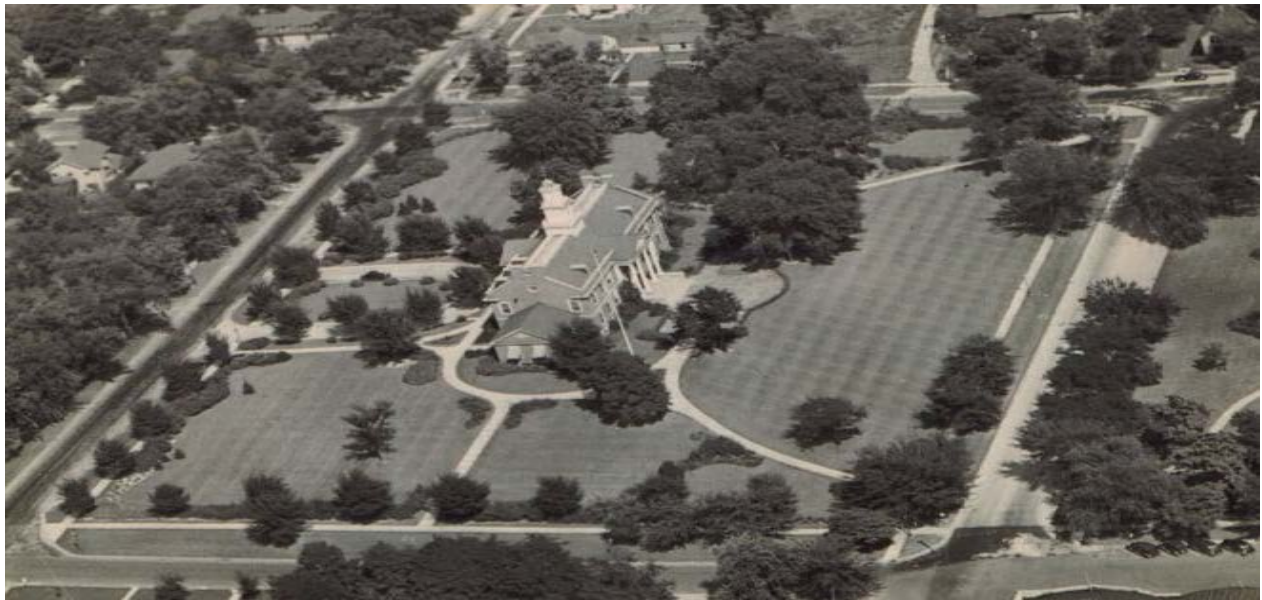
19 East Chicago Avenue – Memorial Building dedication, 1928, photo courtesy Dick Reel, The Doings

The Memorial Building was originally conceived in 1927 as a tribute to soldiers from Hinsdale who were killed in World War I. The building also memorializes those who were killed in World War II, the Korean and Vietnam Conflicts. The building's hilltop location had been identified in a master plan done for the Village by noted architect George Maher, who called the site Hinsdale's "natural front yard". The building was built and paid for entirely by the citizens of Hinsdale, with more than 2,000 people contributing to the original \$171,000 cost. The design, by Chicago architect Edwin H. Clarke, is based on Philadelphia's Independence Hall.

The Memorial Building originally housed a number of rooms for local organizations, the Village offices, and the Public Library. Also, the foyer at the heart of the building, "the shrine of memory", contains a commemorative work by noted sculptor Oskar Hansen. Since its completion, the Memorial Building has undergone several additions and renovations. The east wing was constructed in 1969, and the west wing in 1974. The northwest addition, housing the Library was constructed in 1989. The Memorial Building has always stood, both literally and figuratively, at the heart of Hinsdale.

The brick, 2 ½-story structure is a fine example of Colonial Revival design. A classic cornice above the second story windows on the original building is decorated with modillions and moldings. Four columns with ornate capitals support a central pedimented pavilion on the south (primary) elevation. Bedford stone sills and lintels define the windows and form two belt-courses around the building. Large, multi-paned windows in the central pavilion of the north elevation have round-arched tops. The building also has a tall Colonial Revival cupola that contains a clock tower.

The Village Board designated the property as a Historic Landmark on February 6, 2001 by adopting Ordinance O2001-6, making the Memorial Building the first local Historic Landmark in the Village.



Aerial view c. 1940 - Photograph courtesy of Hinsdale Historical Society



View of 19 E. Chicago Avenue from Maple Street, portion of original Memorial Building construction.

of *Campbell's Illustrated Journal*. This journal included a description of "Hinsdale's Business Houses" and a business directory. Many of Hinsdale's most impressive commercial buildings were illustrated in that issue, including the following in the survey area:

Fox Brothers' Building, 34-36 S. Washington Street (SW corner Washington and Hinsdale)
Papenhausen's Building, 102 S. Washington Street (SW corner Washington and First)
John Bohlander & Son's Hardware Store, 42 S. Washington Street
William Evernden's Drug Store, 40 S. Washington Street
Fox Brothers Building (remodeled), 49-51 S. Washington Street
Buchholz Building, 13 W. First Street

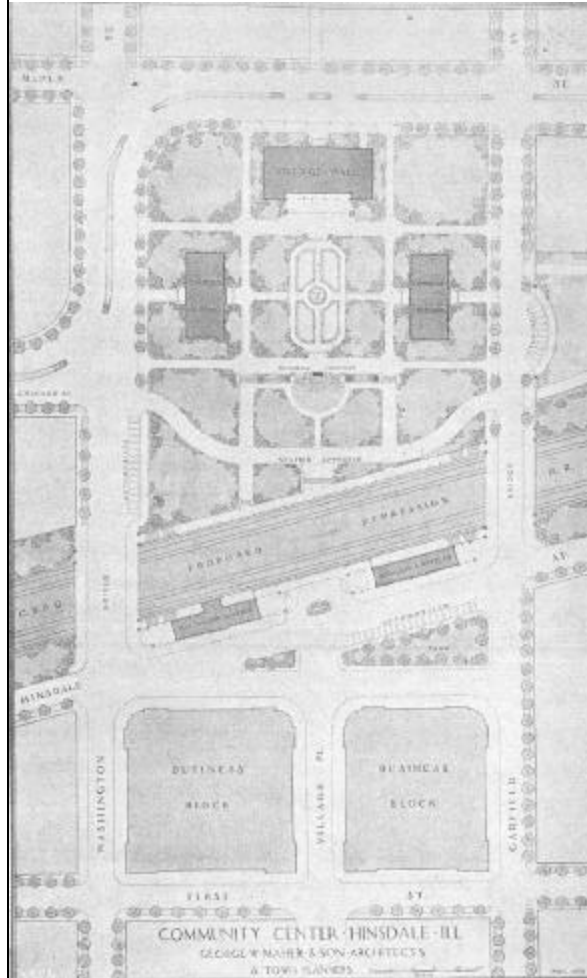
By the turn of the 20th century, the cluster of commercial buildings grew, with development spilling onto Hinsdale (Exchange) Avenue, which paralleled the tracks, and onto First Street, located one block south of the train station. Although new commercial buildings were constructed, development pressures also forced the conversion of domestic structures along First Street into commercial uses. These gable-front buildings include 8 W. First Street, 17 W. First Street, 18 W. First Street, and 19 W. First Street. In 1898, a new train station, with the latest conveniences complete with waiting room and baggage room, was built a block east of the old one. By 1910, Hinsdale's downtown was principally located between Hinsdale Avenue (Exchange Street) on the north, the south side of First Street to the south, Lincoln Street to the west, and the alley between Washington Street and Garfield Street on the east. Banks, including the Hinsdale Trust and Savings Bank at 8 W. Hinsdale Avenue, opened at this time, and branch offices of the Western United Gas and Electric Company at 14 E. Hinsdale Avenue (originally the LaGrange Gas Company when constructed in 1903) and the Chicago Telephone Company located in downtown Hinsdale [1909 and 1965 Sanborn Maps; Ziegweid, 63]. Hinsdale's first telephone switchboard operated out of McGee's Drugstore at 49 S. Washington Street [Bakken, 175-176].

MUNICIPAL AND GOVERNMENT BUILDINGS EXPAND THE CORE

The first water works, built during the 1890s, was one of the first major nonresidential projects north of the tracks [Bakken, 153]. In the 19th century, very little commercial activity took place in this part of Hinsdale. The few exceptions were businesses that made heavy use of the trains' freight service, such as F. W. Graue's feed mill and George Boger's wood and coal yard, both adjacent to the tracks just west of Lincoln Street; J. Bohlander and Son's feed mill and wood and coal yard, also adjacent to the tracks just west of Garfield Street; and a lumber shed on the corner of Chicago and Washington [1898 Sanborn Maps].

Another important exception north of the tracks was the Hinsdale Hotel, later known as the Park Hotel. The proprietors, Charles P. and Thomas B. Clarke, built the hotel along the west side of Washington Street in 1867. It operated as a hotel for 50 years, until 1908. In 1911 the building was cut in half and moved to two separate locations (NE corner of Madison and Chestnut and 549 York Road [Baaken, 62]). Also at this time, there were a number of early auto-related businesses to the north of the tracks on the former Park

Hotel property [1909 Sanborn Map]. This was for the most part the natural expansion of a growing community, but during the 1920s the villagers made a concerted effort to influence and control this expansion.



George Maher & Son's 1924 Plan for Hinsdale

by two community buildings and the village hall [Maher, 234-236]. The tracks were never lowered and the plan for a Hinsdale Community center was not fully executed. However, after an aggressive fundraising drive by the president of City National Bank & Trust, Philip R. Clarke, the villagers privately raised the money for the construction of the Memorial Building [DuPage County Cultural and Historical Inventory, 32].

Prior to the construction of the Memorial Building, two brothers owned houses on the property. The older of the two homes, built before 1891, was the house of C. T. Warren. The house to the north of it, built between 1891 and 1898, belonged to C. C. Warren [1891, 1898 Sanborn Maps; 1902 *Chicago Blue*

During the 1920s, it was felt by many of the residents that Hinsdale ought to have a memorial to its fallen soldiers. Around the same time, one of the local auto dealers, M. Fleck, the partner with Edward F. Buchholz in the local Ford dealership, proposed to build “the largest (automobile garage) east of the Mississippi” on the lots directly north of the Brush Hill Depot [DuPage County Cultural and Historical Inventory, 32; Bakken, 92]. The village and its planners had a very different idea.

In 1924, the renowned architectural firm of George W. Maher & Son was retained to create a plan for Hinsdale’s downtown. This plan, among other things, called for expanding the downtown core north across the tracks by creating a new focal point, the Village Hall. Central to the plan was the lowering of the unsightly railroad tracks and shifting the heart of downtown eastward from Washington Street. Maher felt that the railroad tracks were an architectural problem for many suburban communities that grew up along the railroad, and wished to remedy the situation with a new plan for development. For Hinsdale, his firm sketched an axial plan that stretched across the tracks from Village Place (an alley that would be widened), to a landscaped memorial plaza with paths and fountain, surrounded

S. Washington Street. He was a long-time resident of Hinsdale, and spent the latter part of his life at his home at 112 N. Lincoln Street [*Who's Who in Chicago and Vicinity*, 59].

Edwin Hill Clark (b. April 11, 1878, Chicago, IL – d. January 1967) was a graduate of Phillips Academy in Andover, MA and Yale University (Ph.B. 1900). He began the practice of architecture in 1903 in the offices of William A. Otis, and was made a member of the firm of Otis & Clark in 1908. In 1920, he began a partnership with Walcott, with whom he practiced until 1924, when he began designing on his own. According to the Art Institute of Chicago, his most prominent works include the Chicago Zoological Park, the Lincoln Park Administration Building, the Primate House, and the Aquarium, the Winnetka Village Hall, and the Hinsdale Memorial Building. In addition to designing institutional buildings, he was a prolific residential architect, designing private residences in the Chicago area and throughout the United States [*Who's Who in Chicago and Vicinity*, 195.]

Philip Duke West (b. May 2, 1905, Calumet, MI – d. November 16, 1974, Palm Desert, CA) was a local Hinsdale architect who was educated at the University of Michigan (B.S. Arch, 1929) and was employed as a designer, draftsman, and superintendent at a number of prestigious Chicago architecture firms including Holabird & Root (1926-1930), Philip Maher (1930-1931), and Schmidt, Garden & Erickson (1944-1945). Additionally, he was the chief architect for Butler Brothers (1945-1947). In 1947 in Hinsdale, he started his own firm, Philip Duke West, and designed and built his office at 33 E. First Street in 1950. Philip Duke West designed a number of prominent buildings in the 1930s, 1940s, and 1950s, including the Hinsdale Police and Fire Station Building at 33 E. First Street (1935), the Sinnissippi Farm, Oregon, Illinois (1950), the Kankakee (Illinois) Daily Journal Building (1951), and the Oak Park (Illinois) YMCA (1953-1954). In addition to his own office and the Police and Fire Station, other buildings designed by Philip West in Hinsdale include the handsome International Style professional office building at 111 S. Lincoln Street (1955). He later formed a partnership with Donald Hill Bergstrom, called Philip West, Donald Bergstrom & Associates. This firm designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950.

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

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

The Village Gas Station at 50 S. Garfield Street is the oldest standing Gas Station in Downtown Hinsdale, having been built in 1929 for the Brewer Brothers. Locally prominent architect Harold Zook was chosen as its designer and the result is a handsome Colonial Revival building that contains the office and garage. The brick building has a cross gable slate roof with cornice, frieze, and dentil trim. There is a cupola with belcast roof, multi-light windows, and classical door surrounds. Unfortunately, a 1990s canopy over the gas pumps detracts from its historic integrity.

Commercial Garages in the survey area appear to have been built in Hinsdale between the 1920s and 1950s. Three automobile service garages are located in the survey area, with one ranked locally contributing and two ranked non-contributing. There are also several One- or Two-Part Commercial Blocks that originally housed automobile showrooms or repair shops, but are now retail storefronts or offices. These include 10 W. Chicago Avenue, 24 and 28 W. Hinsdale Avenue, and 36 E. Hinsdale Avenue. The structure now at 40 E. Hinsdale Avenue replaced an automobile dealership building. None of these structures is architecturally significant.

GOVERNMENT BUILDINGS

The first government buildings in Hinsdale were built within the commercial core south of the railroad tracks. However, as the town grew and so did the need for larger government service quarters, newer facilities were built on former residential estates on the north side of the tracks. In 1927, the Hinsdale Memorial Building, which later housed the Village Hall and Library, was built on a large site at 19 E. Chicago Avenue, and in 1940 a new Post Office was built at 109 Symonds Drive. A new Police Station was built within the historic downtown core in 1935 but was replaced in 1969 with a Police Station north of the tracks at 121



Hinsdale Memorial Building

Symonds Drive. A Fire Station was also built in 1969 at 123 Symonds Drive, completing the government services complex north of the railroad tracks. The Hinsdale Memorial Building, Post Office, and 1935 Police Station (now the Hinsdale Bank and Trust) are ranked significant in this survey. The Memorial Building is a local landmark, and both it and the Post Office may also be individually eligible for listing on the National Register of Historic Places. There is one other government building in the survey area, the Hinsdale Middle School at 100 S. Garfield Street, built in 1976 and ranked non-contributing.



United States Post Office – 109 Symonds Drive

Major governmental buildings were often built in architectural high styles and their designs expressed the monumentality of government. The Hinsdale Memorial Building is an impressive building in the Georgian Revival style, sited atop a hill overlooking the railroad station and Downtown Hinsdale. The two-story structure is symmetrical with its principal façade facing south across a large lawn. This façade is dominated by a two-story, projecting portico with pediment. Entrance to the building is actually on the north façade, which has a circular drive enclosed by side wings to the main structure built in 1957 and

the 1990s. The original structure has a side gabled slate roof with matching end chimneys, and a three-tiered cupola/clock tower in the center. Other Georgian Revival features include the cornice with dentils, the rounded dormers, and the multi-light windows. The architect of the Memorial Building was Edwin H. Clark. The surrounding grounds are a simplified version of a master plan for a civic center by George Maher & Son, Architects and Town Planners, who recommended the Georgian Revival style for the Memorial Building.

The U.S. Post Office at 109 Symonds Drive is another handsome building in the Georgian Revival style. One story, and simpler than the Memorial Building, it too is symmetrical with a projecting central entry bay with pediment. An arched stone relief panel within the pediment has an eagle and banner inscribed with “United States Post Office.” Atop the hipped, slate roof is a wood cupola. Windows are double hung, multi-light. Architect for the structure was Louis A. Simon.



25 E. First Street

The former Police and Fire Station at 25 E. First Street was also designed in a Classical-based style, in this case Colonial Revival. Designed by Philip Duke West and built in 1935, it housed those municipal functions until they moved north of the tracks to Symonds Drive in 1969. The structure has an upright portion with a front-facing gable, and an attached, two-story wing. The upright portion has a classical front entry surround with broken pediment, fluted pilasters at the sides, and a frieze. The gable ends have cornice returns and the whole section is topped with a cupola.

There were originally garage doors on the wing portion, but these were replaced with the decorative portico shielding display windows. The other windows are multi-light, double hung sash with keystones. These are replacement windows. The structure has been ranked

February 1, 2023

Members of the Village of Hinsdale's Historic Preservation Commission,

The Hinsdale Public Library is seeking a Certificate of Appropriateness to replace 80 aluminum windows and one set of exterior wooden doors.

The windows were installed as part of the 1988 addition to the west side of the Memorial Building. The doors were installed as part of the 2008 renovation.

Maintaining the library's beautiful building and its connection to the historic Memorial Building is a responsibility the Library Board of Trustees takes very seriously.

In 2017, the library hired the architecture firm StudioGC to conduct facilities audit to evaluate the building and provide a recommended timeline and budget for maintenance and replacement of building assets.

The aluminum windows were one of the areas they recommended for near-term replacement. In their 2018 report they observed, "Many of the internal springs that were intended to offset the weight of the window are broken. Some of the sealed, insulating glass units have failed and exhibit internal condensation. There were leaks around several windows, notably on the west wall, meeting room and south wall. These were likely due to failing caulking."

StudioGC concluded, "The units should eventually be replaced with fixed, insulating windows."

Operationally, the windows have presented challenges for years. In addition to the observed leaks, there are also significant drafts that impact temperature control for the building. On several occasion, the failing springs have caused the top pane of glass to fall. This has required emergency repairs to secure the library and protect the interior. Additionally, the 1988 windows offer no UV protection. Furnishings (and even spine labels on books) fade due to sun exposure and need to be replaced more frequently.

The windows we have selected will have exterior aluminum grilles with a similar profile and pattern to the existing wood muntins at Village Hall. (Current windows have interior divides only. These replacements will more closely match the historic profile of the windows on the east side of the Memorial Building.)



20 E. Maple Street
Hinsdale, IL 60521

T 630.986.1976
F 630.986.9654

www.hinsdalelibrary.info

The new windows will be a 1" insulated glazing unit for performance and energy savings. The proposed new windows would be simulated double hung, allowing them to have a similar profile to those at Village Hall but without being operable. These windows will have a Kynar finish to match the paint color at Village Hall. No historic windows are being replaced as part of this project.

We would also like to take this opportunity request approval of new wood doors at the main entrance of the building. We have maintained the doors over the years, having them re-stained and varnished, but they are no longer operating properly, due to moisture. A new wood door matching the style of the existing is proposed. The exterior stain color will match Village Hall.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Keefe', with a long horizontal flourish extending to the right.

Karen Keefe, Executive Director
Hinsdale Public Library

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION APPLICATION
FOR CERTIFICATE OF APPROPRIATENESS**

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

Address **of** **Property** **under** **review:**
Property Identification Number: _____

I. GENERAL INFORMATION

1. Applicants Name: Hinsdale Public Library
Address: 20 E Maple Street, Hinsdale, IL 60521
Telephone Number: (630) 986-1976
2. Owner of Record (if different from applicant): Village of Hinsdale
Address: 19 E Chicago, Hinsdale, IL 60521
Telephone Number: (630) 789-7000
3. Others involved in project (include, name, address and telephone number):
Architect: Product Architecture + Design
811 W. Evergreen Ave #405, Chicago, IL 60642
Attorney: Roger Ritzman
221 E Illinois St, Wheaton, IL 60187
Builder: TBD
Engineer: Product Architecture + Design
811 W. Evergreen Ave #405, Chicago, IL 60642

II. SITE INFORMATION

1. Describe the existing conditions of the property: Windows and front door are failing due to age and exposure to the elements
2. Property Designation:

Listed on the National Register of Historic Places? YES X NO

Listed as a Local Designated Landmark? X YES NO

Located in a Designated Historic District? YES X NO

3. Description of work proposed. *(Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).*

We would like to replace the aluminum windows installed as part of the 1988 addition to the west side of the Memorial Building. We would also like to replace the wooden doors that were installed as part of the 2008 renovation.

(More information is attached)

5. TABLE OF COMPLIANCE

Address of subject property: 20 E. Maple Street, Hinsdale, IL 60521

*The following table is based on the IB Zoning District.

| You may write "N/A" if the application does NOT affect the building/subject property. | Minimum Code Requirements | Existing Development | Proposed Development |
|---|---------------------------|----------------------|----------------------|
| | N/A to all ----- | ----- | ----- |
| Lot Area (SF) | | | |
| Lot Depth | | | |
| Lot Width | | | |
| Building Height | | | |
| Number of Stories | | | |
| Front Yard Setback | | | |
| Corner Side Yard Setback | | | |
| Interior Side Yard Setback | | | |
| Rear Yard Setback | | | |
| Maximum Floor Area Ratio (F.A.R.)* | | | |
| Maximum Total Building Coverage* | | | |
| Maximum Total Lot Coverage* | | | |
| Parking Requirements | | | |
| Parking front yard setback | | | |
| Parking corner side yard setback | | | |
| Parking interior side yard setback | | | |
| Parking rear yard setback | | | |
| Loading Requirements | | | |
| Accessory Structure Information | | | |

* Must provide actual square footage number and percentage.

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

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Hinsdale Public Library

Owner's name (if different): Village of Hinsdale

Property address: 20 E. Maple Street

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: _____

Lot area per dwelling: N/A

Lot dimensions: N/A x N/A

Current use of property: Public Library

Proposed use: ☐ Single-family detached dwelling
☒ Other: Remain Public Building

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

Brief description of request and proposal:

Replace aluminum windows (installed 1988) and wooden doors (installed 2008).

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) _____ / _____ _____ / _____

Provided:

Required by Code:

corner side _____

rear _____

Setbacks (businesses and offices):

front: _____

interior side(s) _____ / _____

corner side _____

rear _____

others: _____

Ogden Ave. Center: _____

York Rd. Center: _____

Forest Preserve: _____

Building heights:

principal building(s): _____

accessory building(s): _____

Maximum Elevations:

principal building(s): _____

accessory building(s): _____

Dwelling unit size(s): _____

Total building coverage: _____

Total lot coverage: _____

Floor area ratio: _____

Accessory building(s): _____

Spacing between buildings: [depict on attached plans]

principal building(s): _____

accessory building(s): _____

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By: _____

Applicant's signature

Karen Keefe

Applicant's printed name

Dated: February 1, 2023

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ INDIVIDUAL OWNERS

Signature of Applicant

Signature of Applicant

☐ CORPORATION

Signature of Applicant's President

Signature of Applicant's Secretary

☐ PARTNERSHIP

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

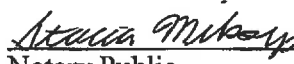
OTHER


Director, Hinsdale Public Library

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 2nd day of

February, 2023.



Notary Public

April 2020

STACIA MIKSYS
Official Seal
Notary Public - State of Illinois
My Commission Expires May 12, 2026

Page 5 of 5

PROJECT:

INTERIOR RENOVATION TO:

Hinsdale Public Library

20 E. Maple St.
Hinsdale, IL 60521

PROJECT DESCRIPTION:

EXTERIOR RENOVATION TO EXISTING LIBRARY,
INCL. NEW WINDOWS & DOORS

BUILDING INFORMATION:
USE GROUP A-3 (ASSEMBLY - LIBRARY),
CONSTRUCTION TYPE: IIB UNPROTECTED, FULLY SPRINKLED

- APPLICABLE CODES:
- 2018 INTERNATIONAL BUILDING CODE
 - 2018INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2014 STATE OF ILLINOIS PLUMBING CODE
 - 2017 NATIONAL ELECTRICAL CODE
 - 2015 NFPA LIFE SAFETY CODE
 - CURRENT ILLINOIS ACCESSIBILITY CODE

SEE VILLAGE OF HINSDALE WEBSITE FOR LOCAL AMENDMENTS
TO CODES LISTED ABOVE AND FOR OTHER LOCAL
ORDINANCES.

DRAWING INFORMATION:

ARCHITECTURAL:

- A0.0 COVER SHEET
- A0.1 GENERAL NOTES
- A0.2 TOPOGRAPHIC SURVEY
- A0.3 EXISTING BUILDING PHOTOS
- A0.4 EXISTING SITE PHOTOS
- A0.5 EXISTING SITE PHOTOS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATION DIAGRAMS
- A3.4 ELEVATION DIAGRAMS
- A9.1 WINDOW SCHEDULE, TYPES & DETAILS
- A9.2 DOOR SCHEDULE, TYPES & DETAILS

STATEMENT OF COMPLIANCE:

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATIONS, THEY ARE IN COMPLIANCE WITH THE STATE OF ILLINOIS ACCESSIBILITY CODE AND THAT THEY COMPLY WITH THE CODES AND BUILDING ORDINANCE OF THE VILLAGE OF NORTHBROOK, ILLINOIS.

ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE 184.005274-0001

SIGNED: _____

ILLINOIS REGISTRATION NUMBER: 001-016586

DATE: _____

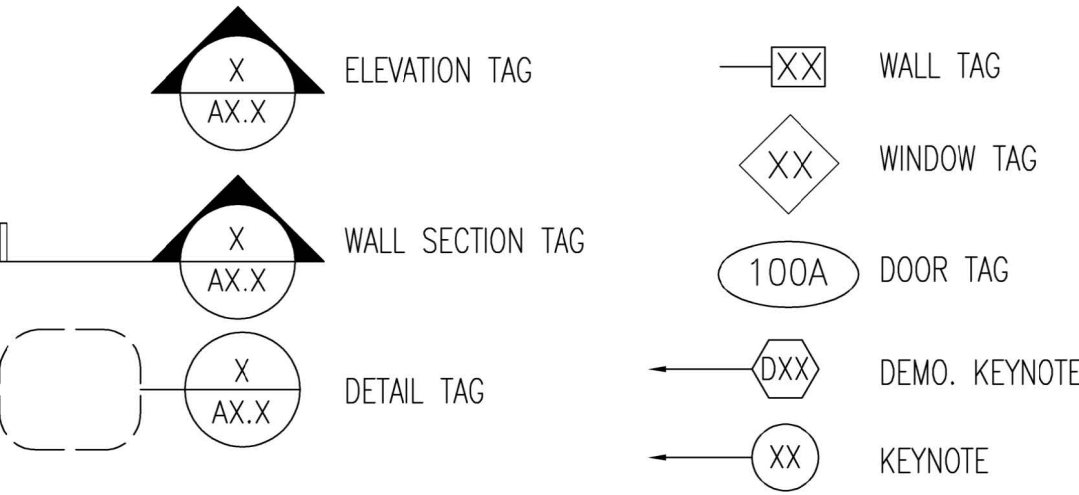
ARCHITECT:

PRODUCT
ARCHITECTURE + DESIGN

811 W EVERGREEN AVE
SUITE 405
CHICAGO, IL 60642

T (312) 202-0701

DRAWING SYMBOL INDEX:



GENERAL NOTES:

1. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS. ANY DISCREPANCIES ARE TO BE POINTED OUT PRIOR TO SUBMITTING BID OR SHALL BE NOTED IN THE BID FORMS. NO PLEA OF IGNORANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FUNDS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.
2. PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. ANY WORK EXHIBITED IN EITHER OF THEM WHETHER IN THE OTHER OR NOT, IS TO BE EXECUTED ACCORDING TO THE TRUE INTENT AND MEANING THEREOF THE SAME AS IF SET FORTH IN ALL. PROVIDED, HOWEVER, THAT SHOULD ANY LAW, ORDINANCE, OR REGULATION OF STATE, OR COUNTY, OR CITY, IN WHICH THE WORK IS TO BE DONE, BE IN VIOLATION OF THE REQUIREMENTS OF ANY SUCH LAW OR ORDINANCES, OR REGULATION, THEN THE REQUIREMENT OF SUCH LAWS, ORDINANCES, OR REGULATIONS SHALL PREVAIL AND SHALL BE COMPLIED WITH BY CONTRACTOR AS A PART OF THEIR WORK CALLED FOR AND NO EXTRA COMPENSATION SHALL BE ALLOWED THEREFORE.
3. ALL CONTRACTORS SHALL VISIT AND CAREFULLY EXAMINE SITE OF PROPOSED WORK AND ACQUAINT THEMSELVES WITH THE CONDITIONS UNDER WHICH WORK WILL BE PERFORMED AND NATURE AND EXTENT OF WORK INVOLVED.
4. BEFORE COMMENCEMENT OF WORK THE CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS. ANY DEVIATIONS, DISCREPANCIES AND/OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. THE CONTRACTOR SHALL MEET WITH THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION ON THIS PROJECT AND AT OTHER TIMES AS REQUIRED BY OWNER VERIFY AND REVIEW OWNER'S REGULATIONS AND BUILDING PROCEDURES. INSTALLATION OF TEMPORARY BARRICADES IN PUBLIC AREAS OF THE BUILDING MUST MEET WITH THE OWNER'S APPROVAL.
6. SUBSTITUTIONS OF MATERIALS OR EQUIPMENT WHERE SPECIFIED HEREIN OR ON DRAWINGS ARE NOT ACCEPTABLE UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE ARCHITECT AND/OR OWNER.
7. ALL MATERIALS, METHODS OF INSTALLATION, AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILING, DOORS, FRAMES, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURERS' SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE.
8. ALL WALL FINISHES AND CEILING TILE FINISHES TO MEET CLASS 1 FLAME SPREAD RATINGS. ALL FLOOR COVERINGS NOT TO EXCEED 75 (MAX).
9. CONTRACTOR SHALL TURN THE PROJECT OVER TO OWNER FREE FROM ALL CONSTRUCTION DEBRIS, MATERIAL AND EQUIPMENT. ALL INTERIOR GLASS SHALL BE FREE FROM LABELS AND CLEANED ON BOTH SIDES. ALL MILLWORK AND BUILT-INS SHALL BE FREE FROM DIRT, GREASE AND OTHER FOREIGN MATERIALS. ALL FLOORINGS SHALL BE CLEANED.
10. EACH TRADE IS RESPONSIBLE FOR THE DAILY REMOVAL OF CONSTRUCTION DEBRIS TO DUMPSTER PROVIDED BY THE CONSTRUCTION MANAGER AND SHALL THOROUGHLY CLEAN AND REMOVE ALL DEBRIS.
11. CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF OTHER CONTRACTORS, WHETHER THEIR OWN, OR THOSE ON SEPARATE CONTRACT.
12. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER OF ANY UNFORESEEN JOB CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS. EXTRA WORK AND/OR COSTS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION OF SUCH WORK.
13. NOTHING IN THESE DRAWINGS SHALL IMPOSE LIABILITY ON THE ARCHITECT FOR CLAIMS, LAWSUITS, EXPENSE, OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE, OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCT, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS (IF THEY EXIST), DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.
14. ALL WORK IN THIS CONTRACT SHALL BE GUARANTEED AGAINST ANY DEFECTIVE MATERIALS OF WORKMANSHIP FOR ONE YEAR AFTER DATE OF FINAL COMPLETION. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AT NO COST TO THE OWNER.
15. PORTIONS OF EXISTING BUILDING CONTAIN SPRAY FIRE PROOFING ON ROOF DECK AND STRUCTURAL ELEMENTS ABOVE CEILING. ANY DAMAGE TO EXISTING SPRAY FIREPROOFING DUE TO CONSTRUCTION SCOPE MUST BE PATCHED AND REPAIRED TO MAINTAIN RATING.

DEMOLITION NOTES:

1. DASHED LINE INDICATES EXTENT OF DEMOLITION WORK WHETHER NOTED OR NOT. THIS IS TYPICAL OF ALL DRAWINGS SHOWN ON D-SERIES SHEETS.
2. ALL FLOOR TO BE FLAT AND LEVEL FOR INSTALLATION OF NEW FLOOR MATERIALS THROUGHOUT ENTIRE LIBRARY, AND INCLUDED IN BASE BID.
3. SEE E-SERIES SHEETS FOR LOCATIONS OF NEW FLOOR BOXES THAT WILL REQUIRE CUTTING AND REPAIRING OF THE EXISTING CONCRETE SLAB.
4. PROTECT ALL THERMOSTATS AND RESTORE AS REQUIRED TO RETAIN EXISTING BALANCED ZONING.
5. ALL EXISTING FIRE EXTINGUISHERS(FE) AND EMERGENCY LIGHTS(EM) TO REMAIN AND BE PROTECTED DURING THE DURATION OF CONSTRUCTION UNLESS NOTED OTHERWISE.
6. ALL EXISTING EXIT SIGNS TO REMAIN AND BE PROTECTED AND OPERATIONAL DURING CONSTRUCTION UNLESS NOTED OTHERWISE.
7. SEE MD,ED,PD, FPD SERIES SHEETS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION WORK. ALERT ARCHITECT TO ANY CONFLICTS IN SCOPE OF WORK PRIOR TO BIDDING.
8. ANY DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW VOICE/DATA/ELECTRICAL OR OTHER DEVICES IN EXISTING PARTITIONS IS THE RESPONSIBILITY OF THE DEMOLITION SUB CONTRACTOR. IT IS THE RESPONSIBILITY OF THE SUB CONTRACTOR TO COORDINATE WITH THE M/E/P SERIES SHEETS TO UNDERSTAND THE FULL SCOPE OF WORK AND REQUIRED REPAIR DUE TO THE INSTALLATION AND/OR REMOVAL OF DEVICES.
9. REMOVE ANY EXISTING ARTWORK AND RETURN TO OWNER.
10. ONCE EXISTING WALL PANELS, MILLWORK, OR FINISHES HAVE BEEN REMOVED, REMOVE ALL REMAINING ADHESIVE AND OR BLOCKING AS REQUIRED FOR A SMOOTH FINISH. PATCH WALLS AS REQUIRED.
11. PROTECT EXISTING FINISHES TO REMAIN, DAMAGE CAUSED BY NEGLIGENT DEMOLITION TO ADJACENT FINISHES WILL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR.
12. WHERE DEMOLITION OCCURS, ALL REMAINING WALLS ARE TO BE PATCHED, SANDED SMOOTH AND PRE- PARED FOR FINISHING AS REQUIRED. PATCH AND REPAIR FLOORS AS REQUIRED FOR SMOOTH, LEVEL FINISH.
13. WHERE NEW PARTITION MEETS EXISTING FURRED COLUMN OR CORE WALL, REMOVE CORNER BEAD, ALIGN, TAPE, AND BLEND NEW PARTITION TO EXISTING GYPSUM BOARD.
14. EXISTING ELECTRICAL AND TELEPHONE OUTLETS LOCATED ON DEMOLISHED WALLS ARE TO BE REMOVED INCLUDING CONDUIT AND WIRING BACK TO ACCESSIBLE JUNCTION BOX. SEE E-SERIES SHEETS FOR MORE INFO.
15. ALL EXISTING CONSTRUCTION WHERE INDICATED INCLUDING ELECTRICAL, TELEPHONE, AND MECHANICAL DEVICES NOT OTHERWISE INDICATED ON THESE CONSTRUCTION DRAWINGS SHALL BE REMOVED IN A CAREFUL MANNER SO AS NOT TO DAMAGE ADJOINING CONSTRUCTION.

CONSTRUCTION NOTES:

1. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.
3. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL ORDINANCES AND BUILDING CODES.
4. PARTITIONS SHALL BE DIMENSIONED FROM FINISH TO FINISH, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING OF PARTITION WALLS AND DOOR OPENINGS, AS REQUIRED.
6. ALL PARTITION ENDS TO BE FLUSH AND STRAIGHT WITH METAL CORNER BEADS. CEMENT, TAPE, AND BLEND DRYWALL PARTITION ENDS.
7. ALL EXISTING WALLS, COLUMNS, ETC., THAT ARE TO REMAIN SHALL BE PATCHED AND BLENDED AS REQUIRED TO MAKE THEM STRAIGHT, TRUE, AND FLUSH WITH NEW CONSTRUCTION, AND SUITABLE FOR A GOOD PAINT JOB. SAME SHALL MATCH NEW.
8. WHERE NEW WORK CONNECTS WITH EXISTING, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, FITTING, AND PATCHING. THEY SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK, WHETHER OR NOT SHOWN AND/OR SPECIFIED. ALL CONSTRUCTION TO REMAIN SHALL BE PATCHED, REPAIRED, AND PROPERLY CONSTRUCTED SO AS TO LEAVE NO EVIDENCE OF REMODELING AND DEMOLITION WORK.
9. ALL NEW WALLS ARE TO ALIGN AND TO BE LEVEL WITH EXISTING ADJACENT WALLS AND CONDITIONS UNLESS NOTED OTHERWISE.
10. PROVIDE THE PROPER LOCK CYLINDERS AS REQUIRED TO CONFORM TO THE BUILDING OWNER'S MASTER KEY SYSTEM AS PART OF BASE BID.
11. ALL BUILT-IN (MILLWORK) PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUT-OUTS TO BE PERFORMED BY MILLWORK CONTRACTOR.
12. CUT OPENINGS IN WALL BOARD FOR ELECTRICAL OUTLETS, PIPING, DUCTWORK, AND OTHER PENETRATIONS. MAINTAIN CLOSE TOLERANCES (NOT TO EXCEED 1/4") SO THAT EDGES WILL BE COVERED BY PLATES AND ESCUTCHEONS. CUT BOTH FACE AND BACK PAPER. DO NOT INSTALL ELECTRICAL OUTLETS BACK-TO-BACK ON OPPOSING SIDES OF PARTITIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN GRILLES, DIFFUSERS, AND DUCTS TO KEEP DUST FROM ENTERING INTO THE BUILDING SYSTEM DURING CONSTRUCTION. ALL FILTERS SHALL BE CHANGED AT SUBSTANTIAL COMPLETION.
14. ALL V/D/E LOCATIONS/DIMENSIONS SHALL BE COORDINATED WITH ARCHITECT / FURNITURE MANUFACTURERS FOR PROPER PLACEMENT PRIOR TO ROUGH-IN. V/D/E PLANS SHALL NEVER BE SCALED FOR DIMENSIONING PURPOSES.
15. ALL LIGHT FIXTURE LOCATIONS / DIMENSIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO ROUGH-IN. LIGHTING PLANS SHALL NEVER BE SCALED FOR DIMENSIONING PURPOSES.
16. CONTRACTOR TO VERIFY ALL PLUMBING FIXTURES AND ALL BATHROOM ACCESSORIES MEET ADA COMPLIANCE REQUIREMENTS AS OUTLINED IN THE ILLINOIS ACCESSIBILITY CODE.

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suite 405
chicago,il 60642

ph: (312) 202-0701

| DESCRIPTION | DATE |
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drawing: general notes

project:
**HINSDALE PUBLIC
LIBRARY**

20 e maple st.
Hinsdale, IL 60521

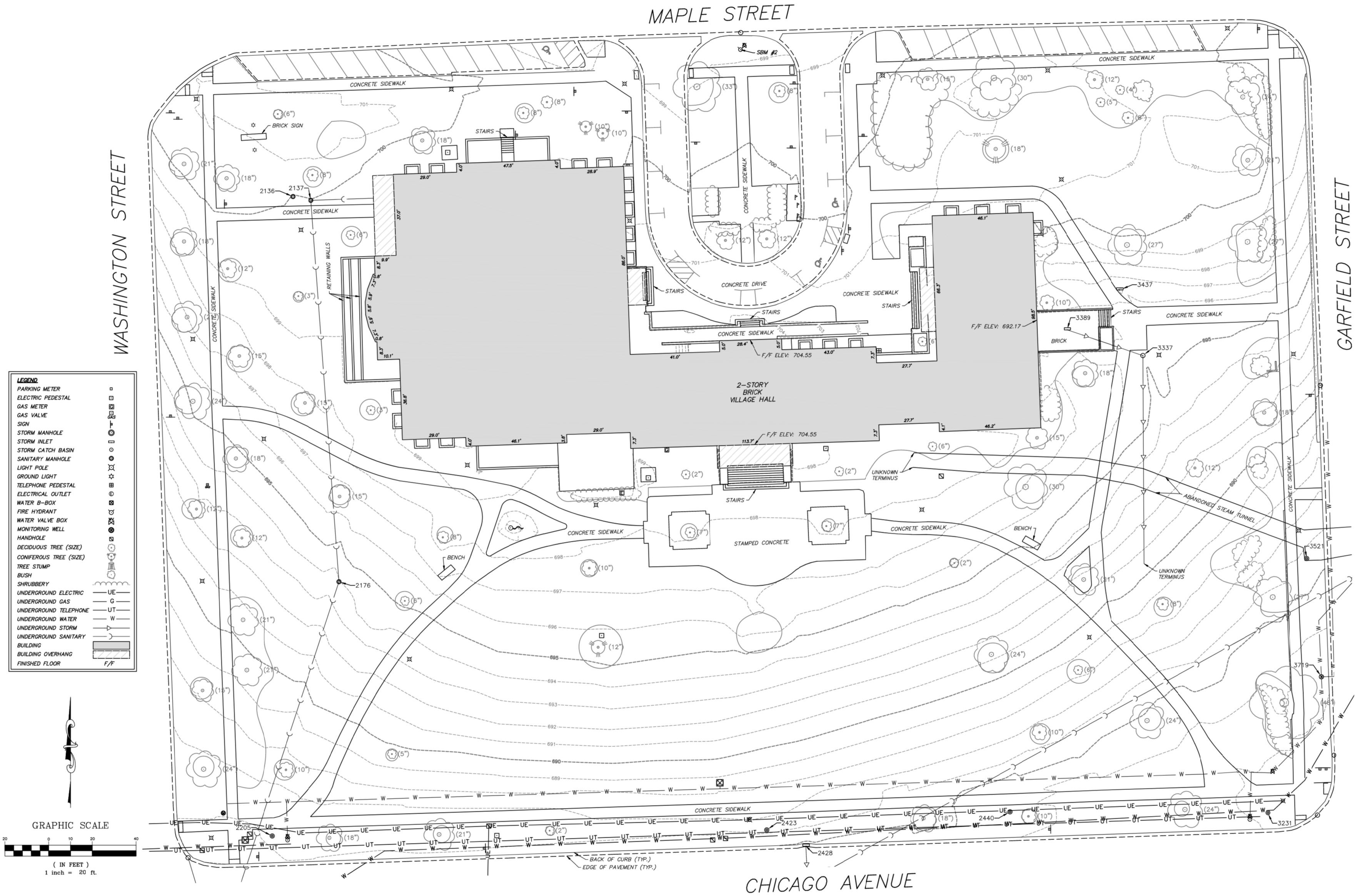
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| drawn by: | |
| approved by: | TLN |
| drawing scale: | |
| date issued: | |

sheet number:

A0.1

sheet ____ of ____

TOPOGRAPHIC SURVEY



| DESCRIPTION | DATE |
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drawing: topographic survey

project:
HINSDALE PUBLIC
LIBRARY

20 e maple st.
Hinsdale, IL 60521

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| project number: | 2224 |
| drawn by: | |
| approved by: | TLN |
| drawing scale: | |
| date issued: | |

sheet number:

A0.2

sheet ___ of ___



1 elevation: north



2 elevation: east



3 elevation: south



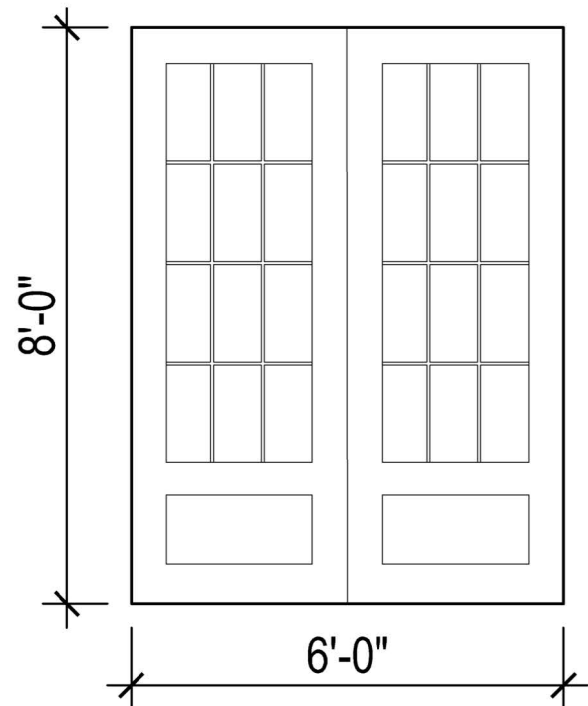
4 elevation: west



8 existing library door
existing photo of library door to be replaced and replicated. Surrounding windows and transom to remain.



5 existing village hall window
existing historic wood window at village hall to replicate



9 new proposed door
drawing of door to be provided by Decora. Door will be Mahogany stained to match existing doors. Doors to have clear tempered glass.



6 existing library window
existing double hung aluminum window at library to be replaced



7 new proposed window
new winco proposed all aluminum window, fixed double hung. custom kynar paint finish to match white at village hall. spacing shown in photos is for representation. see following sheets for actual dimensions

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drawing: existing building photos

project:
HINSDALE PUBLIC LIBRARY

20 e maple st.
Hinsdale, IL 60521

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| project number: | 2224 |
| drawn by: | AT |
| approved by: | TLN |
| drawing scale: | AS INDICATED |
| date issued: | |

sheet number:

A0.3



1 elevation: north
adjacent village hall



2 elevation: south
adjacent village hall



3 elevation: west
adjacent village hall



4 existing door
existing wood door at
village hall to remain



5 north of site



6 north of site can't



7 east of site



8 east of site can't



9 south of site

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suite 405
chicago, il 60642

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drawing: existing site photos

project:
**HINSDALE PUBLIC
LIBRARY**

20 e maple st.
Hinsdale, IL 60521

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|-----------------|--------------|
| project number: | 2224 |
| drawn by: | AT |
| approved by: | TLN |
| drawing scale: | AS INDICATED |
| date issued: | |

sheet number:

A0.4



1 south west corner of site



2 west of site



3 west of site con't



4 west of site con't



5 west of site con't

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drawing: existing site photos

project:
**HINSDALE PUBLIC
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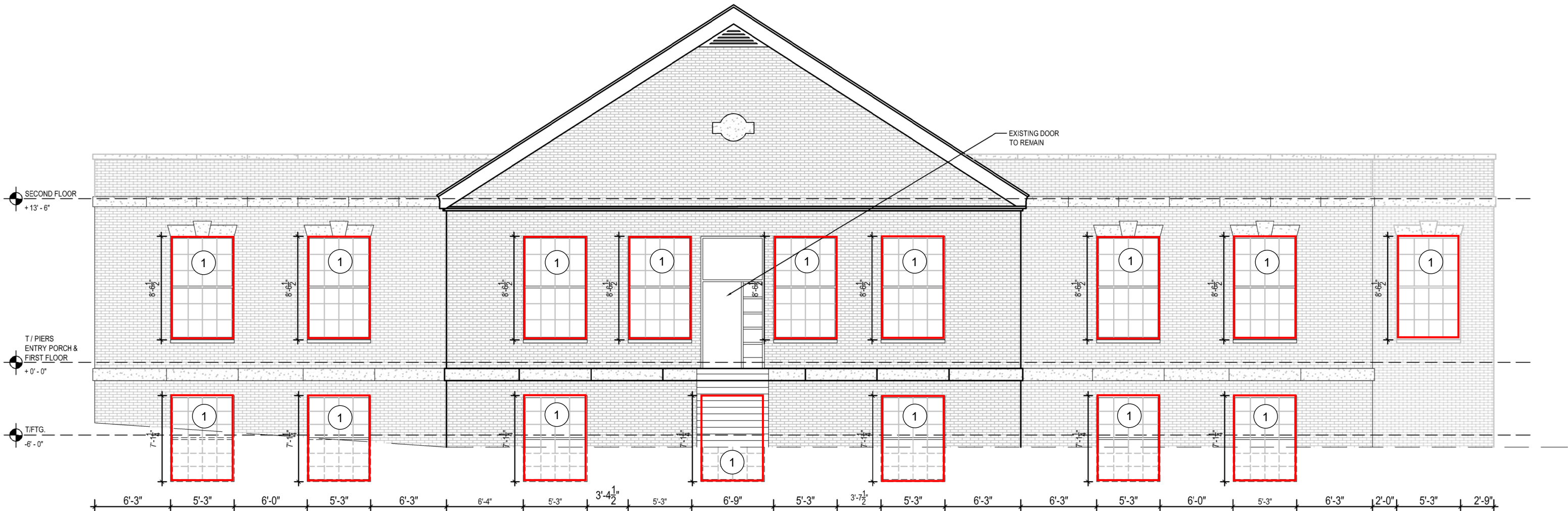
20 e maple st.
Hinsdale, IL 60521

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| drawn by: | AT |
| approved by: | TLN |
| drawing scale: | AS INDICATED |
| date issued: | |

sheet number:

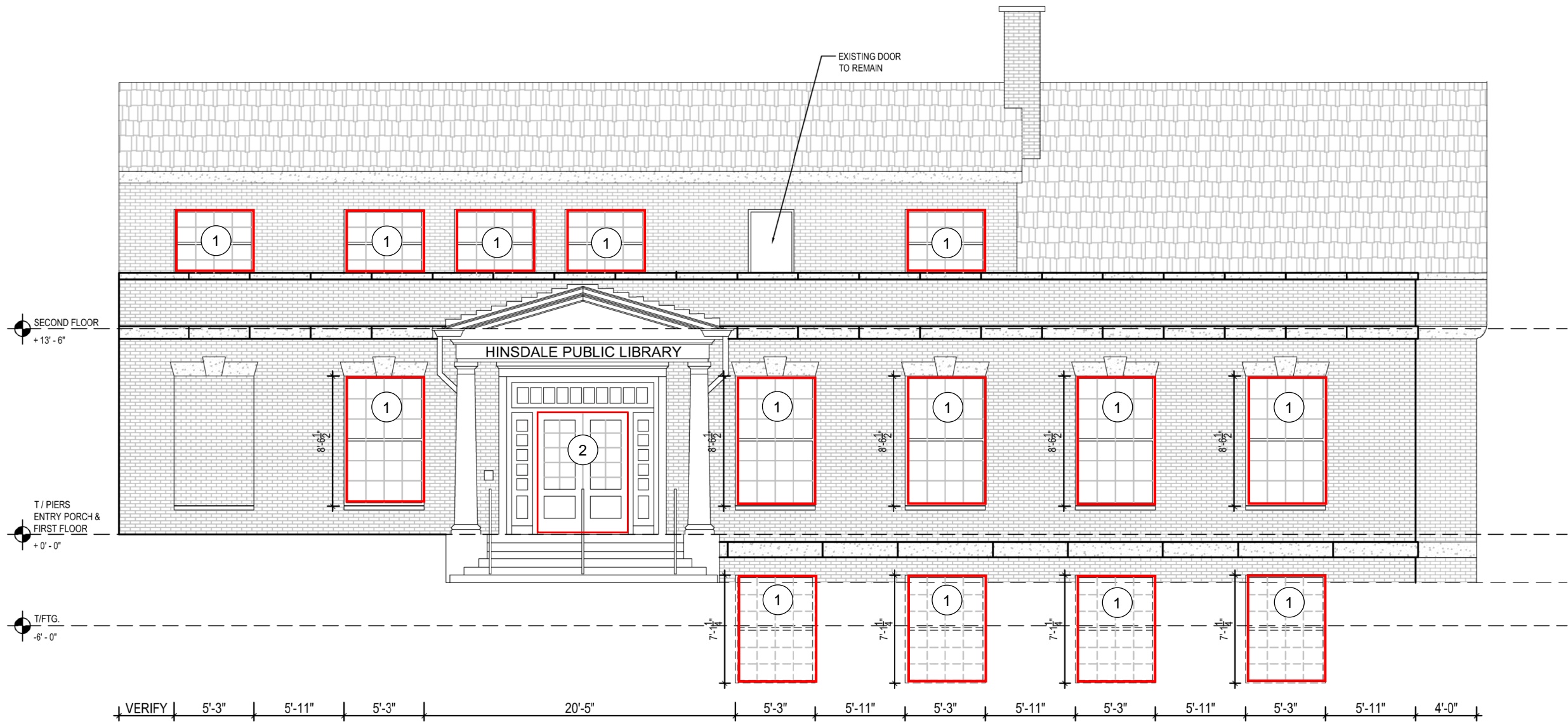
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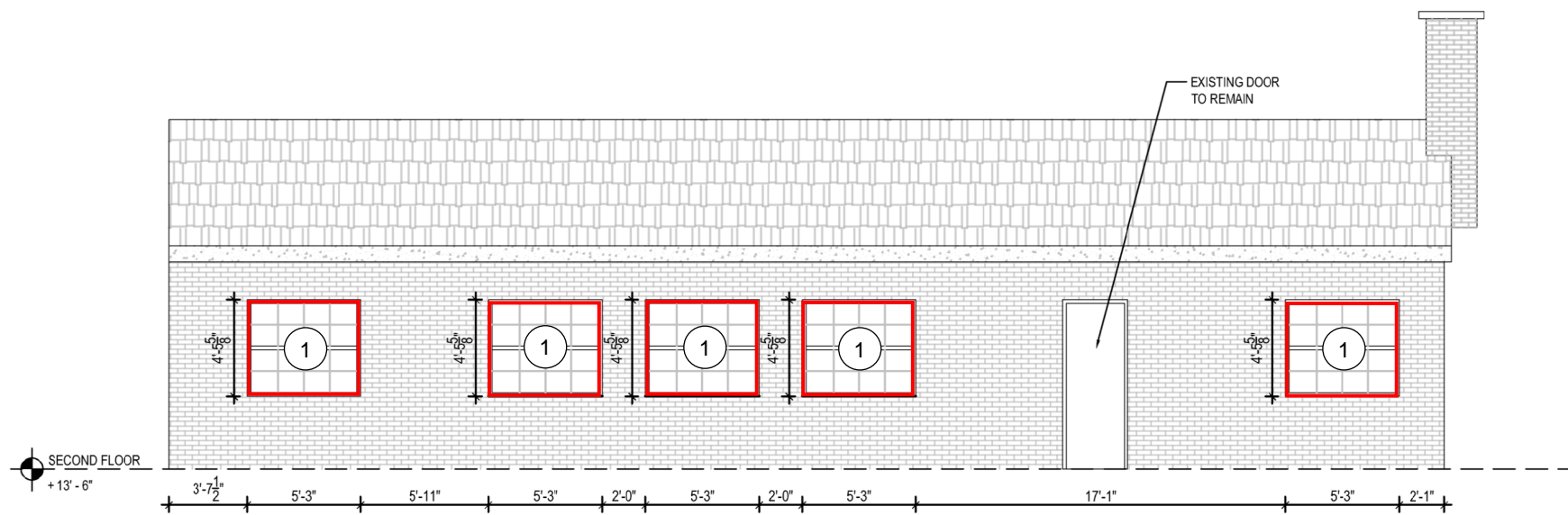
1 elevation: north

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



2 elevation: east

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



3 elevation: east above parapet

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

KEYNOTES:

1. DEMO EXTERIOR WINDOW FRAME & GLAZING, INCLU. ANY ASSOCIATED FRAMING. PREP OPENING TO RECEIVE NEW FRAME & GLAZING. REPLACE W/ NEW EXTERIOR WINDOW: WINCO 1450-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING. CUSTOM KYNAR COLOR FINISH TO MATCH VILLAGE HALL. SEE WINDOW SCHEDULE FOR ADD'L INFO.
2. DEMO EXISTING EXTERIOR DOORS. NEW DOORS WILL BE CUSTOM STAINED TO MATCH EXISTING VILLAGE HALL DOORS.

drawing: elevations

project:
**HINSDALE PUBLIC
LIBRARY**

20 e maple st.
Hinsdale, IL 60521

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| project number: | 2224 |
| drawn by: | AT |
| approved by: | TLN |
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| date issued: | |

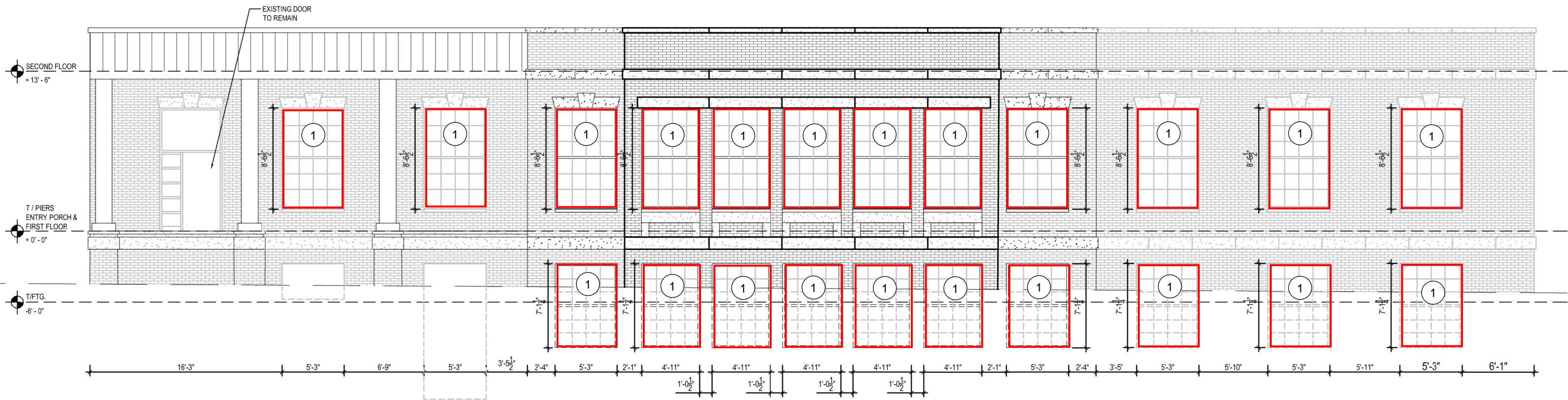
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A3.1

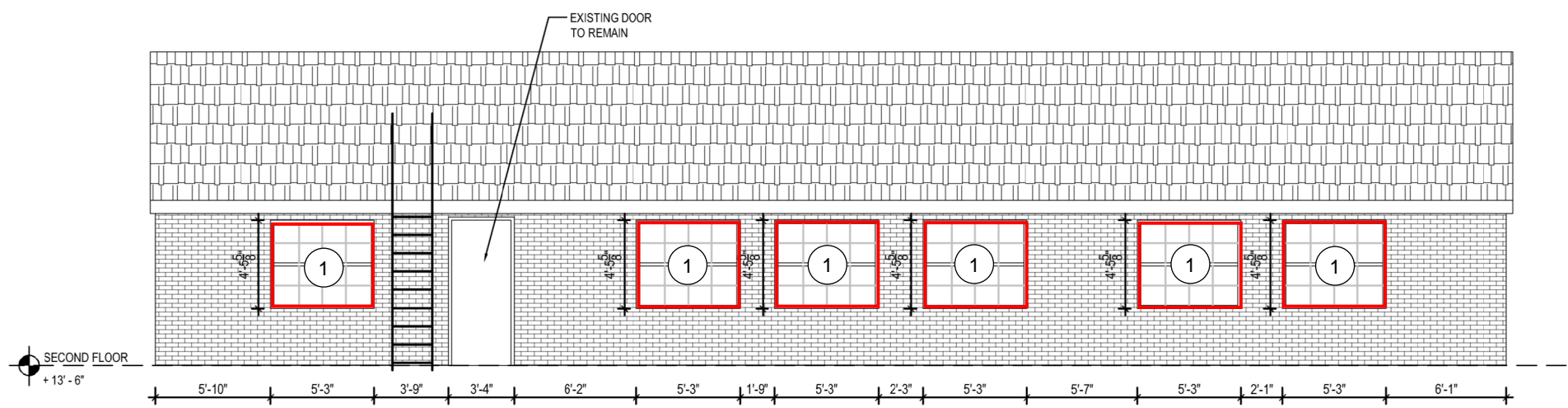
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1 elevation: south
scale: 1/8"=1'-0"



2 elevation: west
scale: 1/8"=1'-0"



3 elevation: west above parapet
scale: 1/8"=1'-0"

KEYNOTES:

1. DEMO EXTERIOR WINDOW FRAME & GLAZING, INCLU. ANY ASSOCIATED FRAMING. PREP OPENING TO RECEIVE NEW FRAME & GLAZING. REPLACE W/ NEW EXTERIOR WINDOW: WINCO 1450-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING. CUSTOM KYNAR COLOR FINISH TO MATCH VILLAGE HALL. SEE WINDOW SCHEDULE FOR ADD'L INFO.
2. DEMO EXISTING EXTERIOR DOORS. NEW DOORS WILL BE CUSTOM STAINED TO MATCH EXISTING VILLAGE HALL DOORS.

drawing: elevations

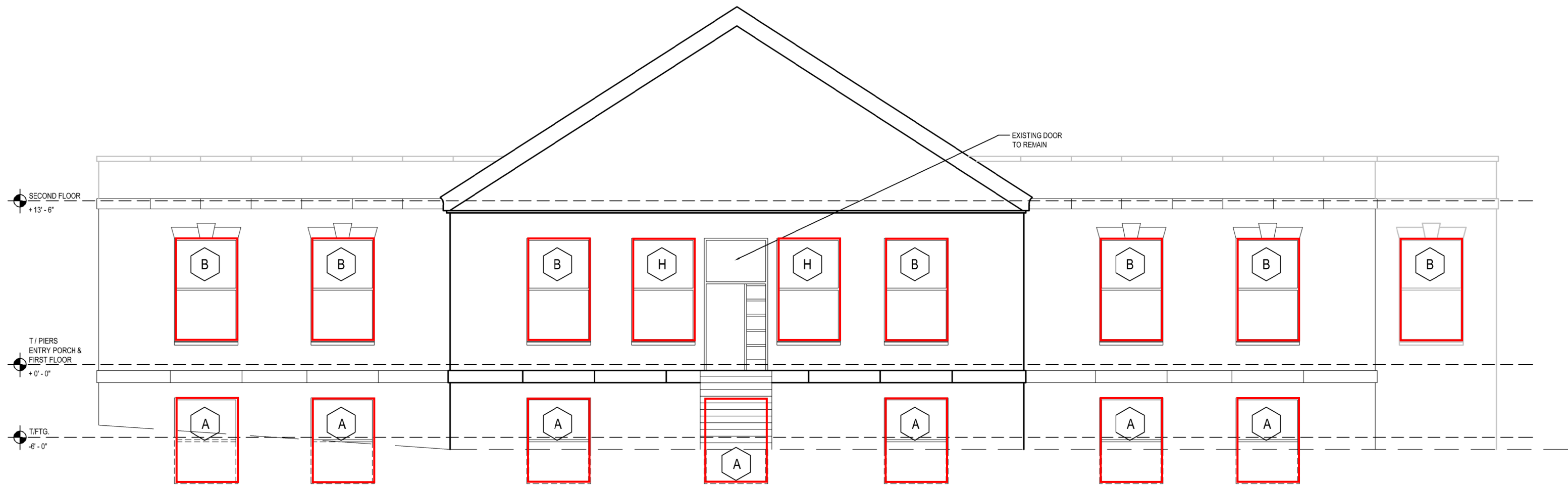
project:
**HINSDALE PUBLIC
LIBRARY**

20 e maple st.
Hinsdale, IL 60521

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| project number: | 2224 |
| drawn by: | AT |
| approved by: | TLN |
| drawing scale: | AS INDICATED |
| date issued: | |

sheet number:

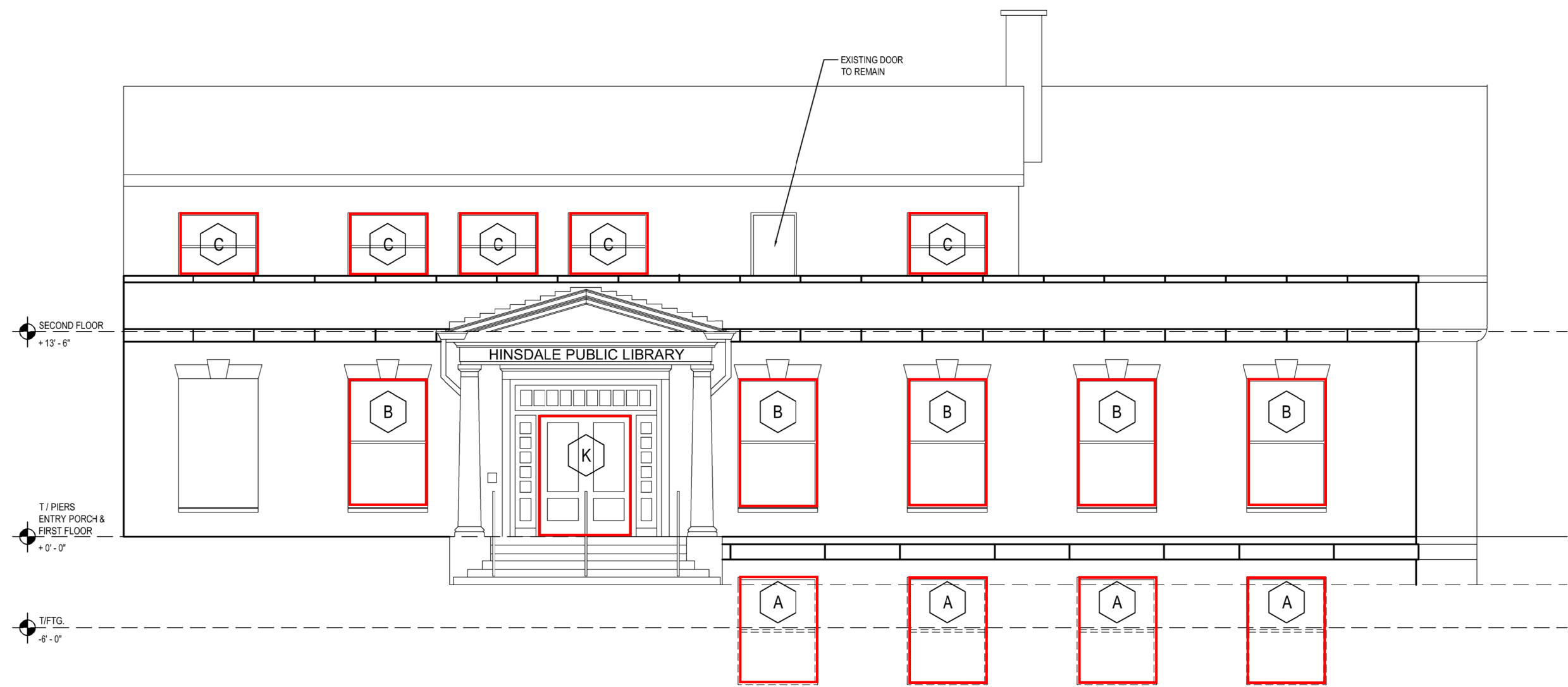
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1

elevation diagram: north

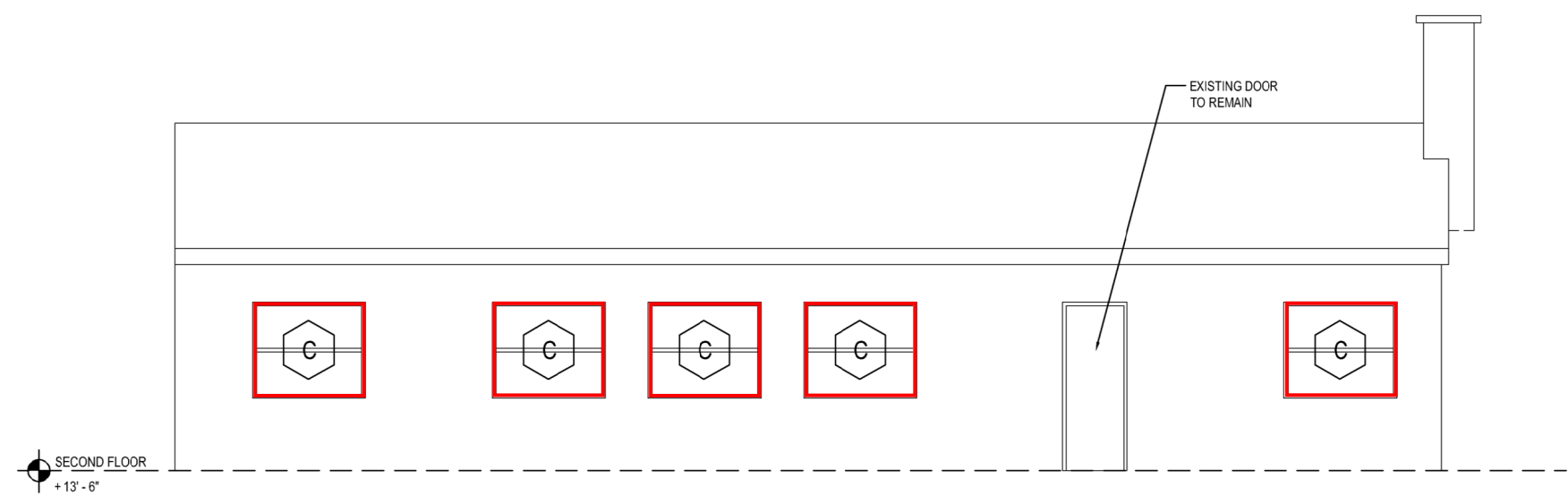
scale: 1/8"=1'-0"



2

elevation diagram: east

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



3

elevation diagram: east above parapet

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

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| | |

drawing: elevation diagrams

project:
**HINSDALE PUBLIC
LIBRARY**

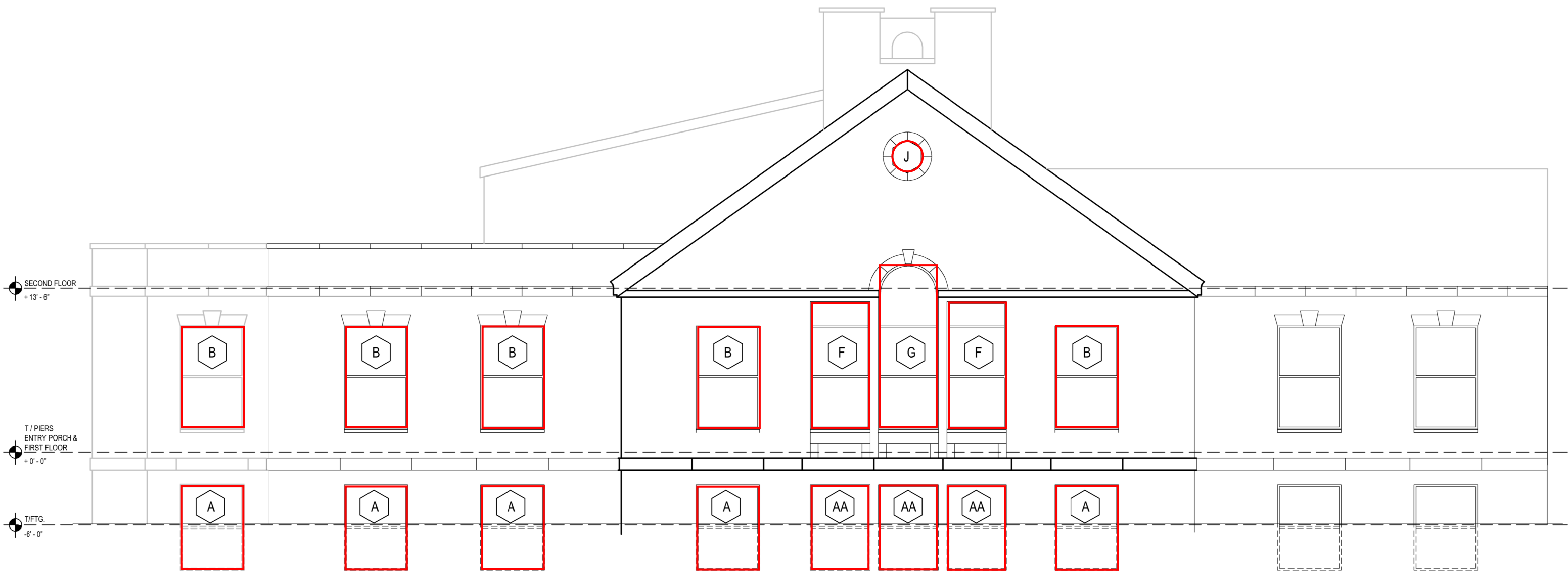
20 e maple st.
Hinsdale, IL 60521

| | |
|-----------------|--------------|
| project number: | 2224 |
| drawn by: | AT |
| approved by: | TLN |
| drawing scale: | AS INDICATED |
| date issued: | |

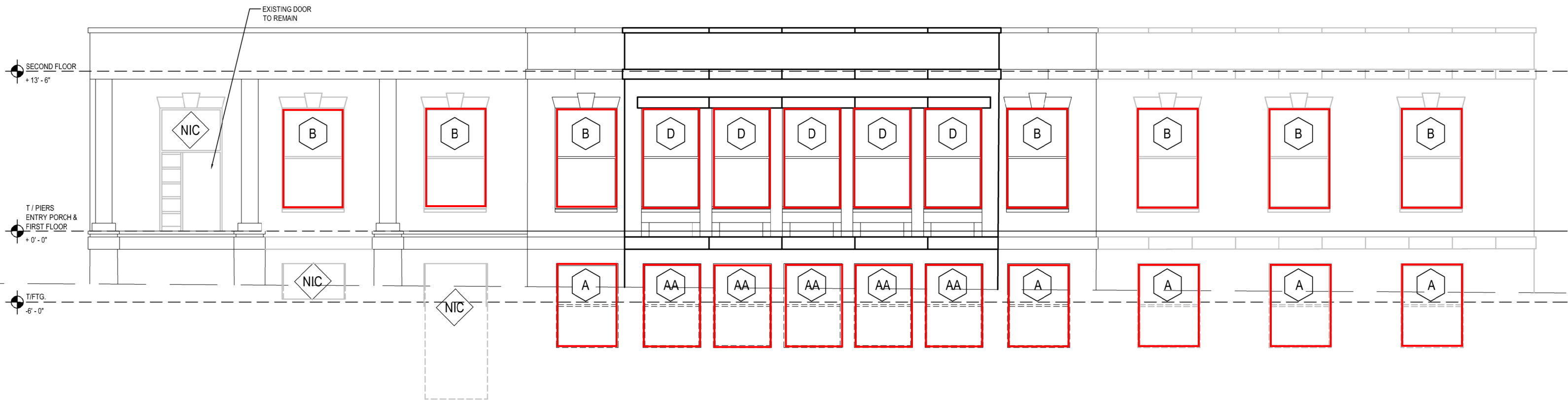
sheet number:

A3.3

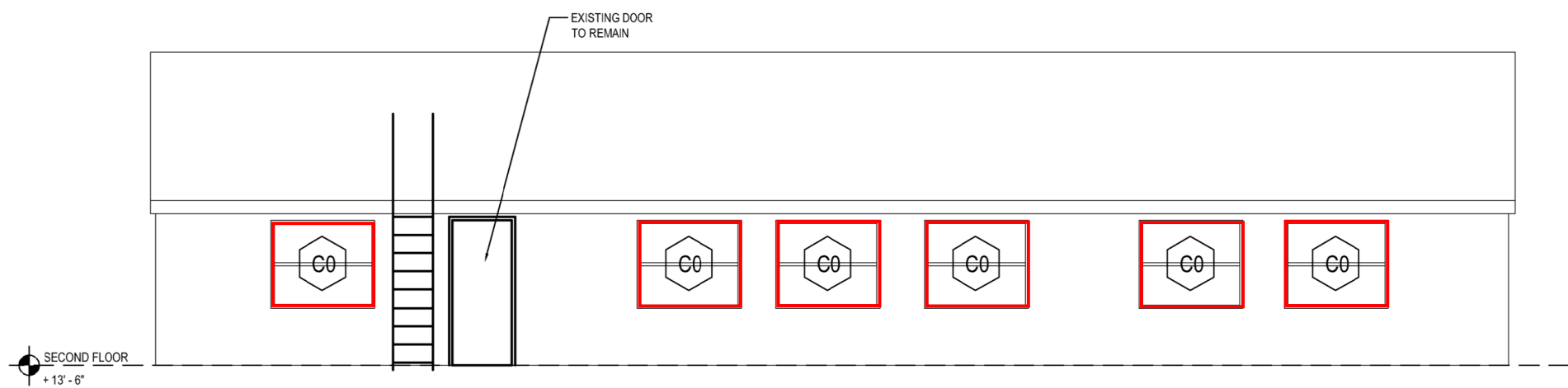
| DESCRIPTION | DATE |
|-------------|------|
| | |
| | |
| | |
| | |
| | |



1 elevation: south
scale: 1/8"=1'-0"



2 elevation: west
scale: 1/8"=1'-0"



3 elevation: west above parapet
scale: 1/8"=1'-0"

drawing: elevation diagrams

project:
**HINSDALE PUBLIC
LIBRARY**

20 e maple st.
Hinsdale, IL 60521

| | |
|-----------------|--------------|
| project number: | 2224 |
| drawn by: | AT |
| approved by: | TLN |
| drawing scale: | AS INDICATED |
| date issued: | |

sheet number:

A3.4

HINSDALE PUBLIC LIBRARY - WINDOW SCHEDULE

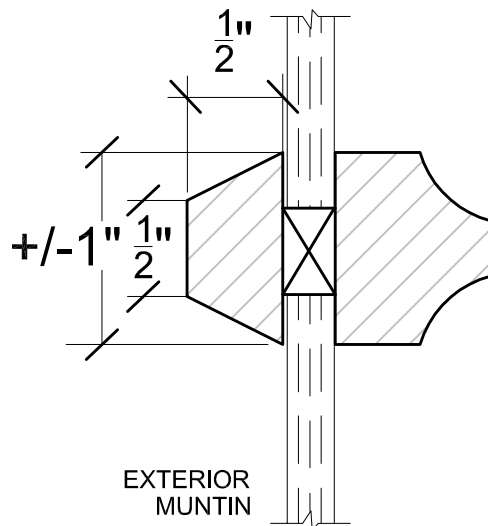
| TAG | SIZE | | FRAME | | GLAZING | DETAILS | NOTES |
|-----|---------|----------|----------|---------------------|---------|------------------------|-------|
| | WIDTH | HEIGHT | MATERIAL | FINISH | TYPE | | |
| A | 63" | 85 1/2" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1, 5/A9.1 | |
| AA | 59 1/2" | 85 1/2" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1, 5/A9.1 | |
| B | 63" | 102 1/2" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1, 5/A9.1 | |
| C | 63" | 53 5/8" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1, 5/A9.1 | |
| CO | 63" | 53 5/8" | ALUM | CUSTOM KYNAR FINISH | IGU-2 | 4/A9.1, 5/A9.1 | |
| D | 60" | 102 1/2" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1, 5/A9.1 | |
| F | 59 1/2" | 126 3/8" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1, 5/A9.1 | |
| G | 60" | 126 3/8" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1, 5/A9.1 | |
| H | 63" | 102 1/2" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1, 5/A9.1 | |
| J | 30" | 30" | ALUM | CUSTOM KYNAR FINISH | IGU-1 | 4/A9.1 SIM, 5/A9.1 SIM | |

GENERAL WINDOW, FRAME AND HARDWARE NOTES

- SEE ELEVATIONS AND DETAILS FOR ADD'L INFO.
- VERIFY ALL EXISTING WINDOW OPENINGS IN THE FIELD.

FINISH KEY:

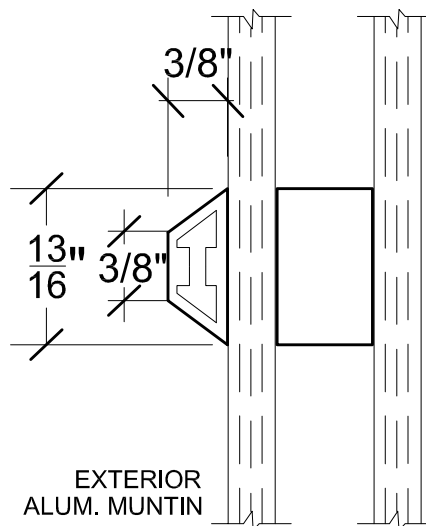
| | |
|-------|--|
| GL-1 | 8 3/4" CLEAR TEMPERED INSULATED GLASS |
| IGU-1 | 1 IN. INSULATED 1/4" CLEAR SOLARBAN 60 #2 TEMP X 1/2" ARGON AS X 1/2" CLEAR |
| IGU-2 | 1 IN. INSULATED 1/4" CLEAR SO:ARBAN 60 #2 TEMP X 3/16" ARGON AS X 3/16" OBSCURE PATTERN 62 TEMP |



detail: existing
village hall muntin

2

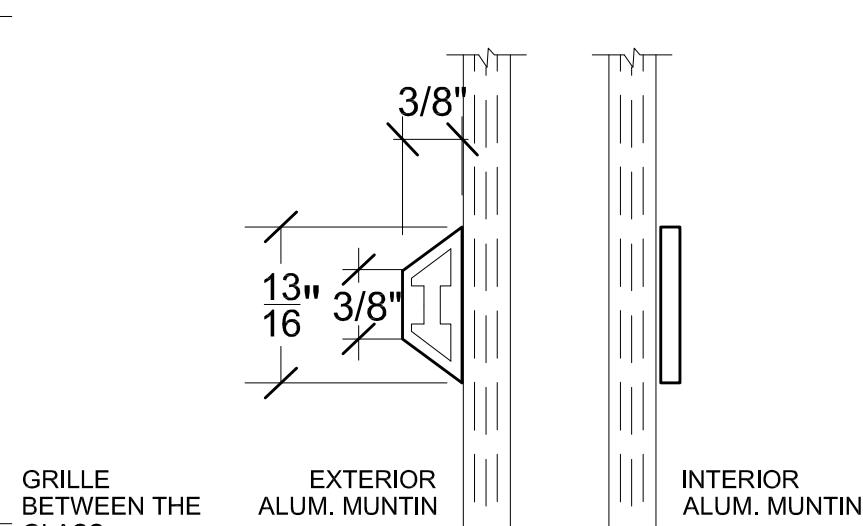
scale: 1:1



detail: existing
library muntin

3

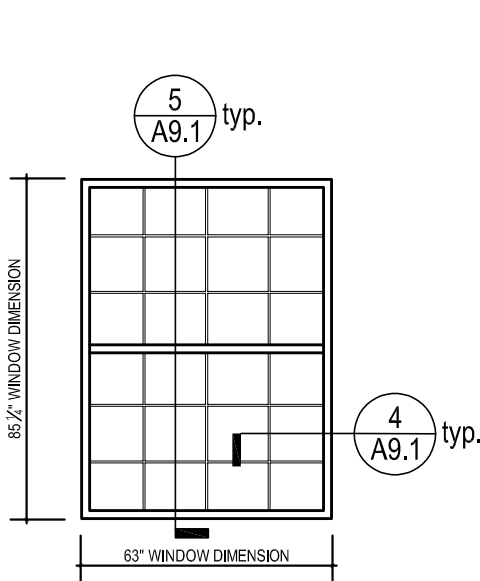
scale: 1:1



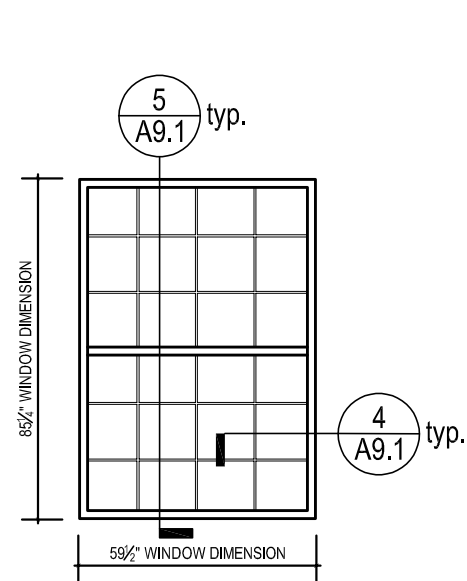
detail: new proposed
muntin d4-214

4

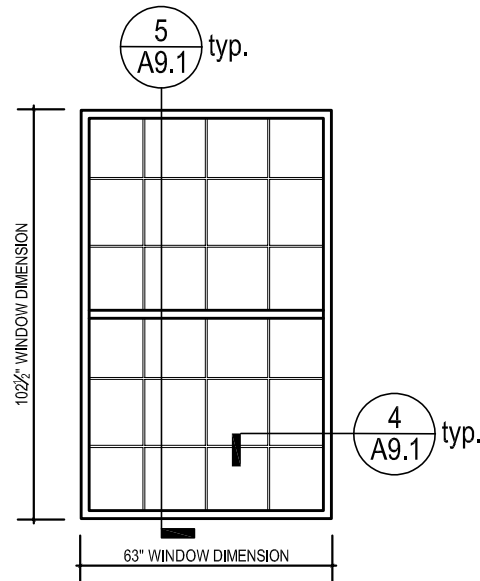
scale: 1:1



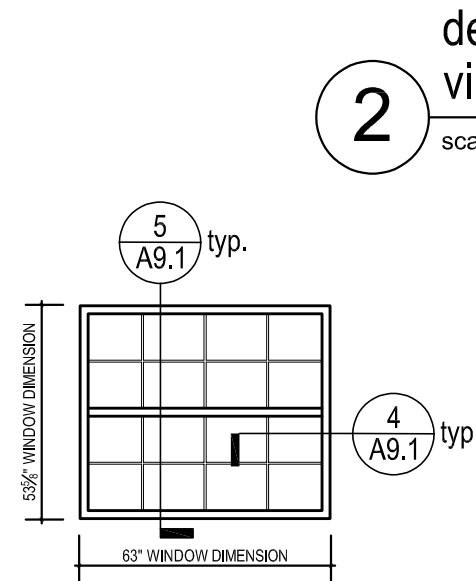
A WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR CUSTOM COLOR FINISH.



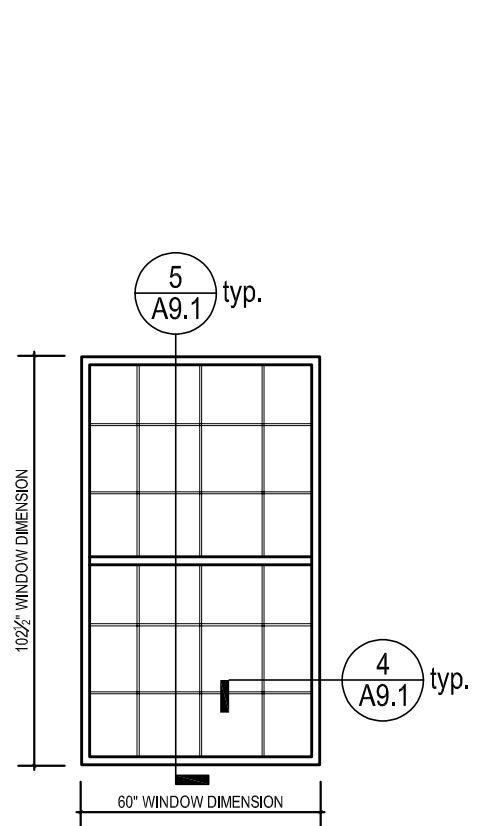
AA WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR CUSTOM COLOR FINISH.



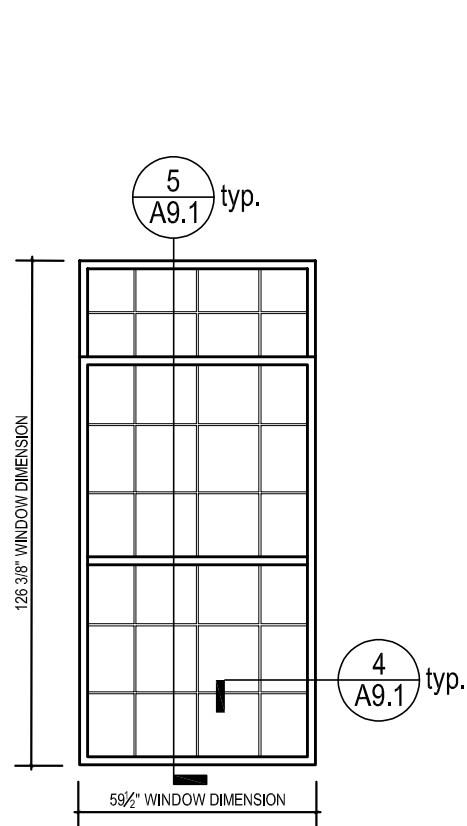
B WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR CUSTOM COLOR FINISH.



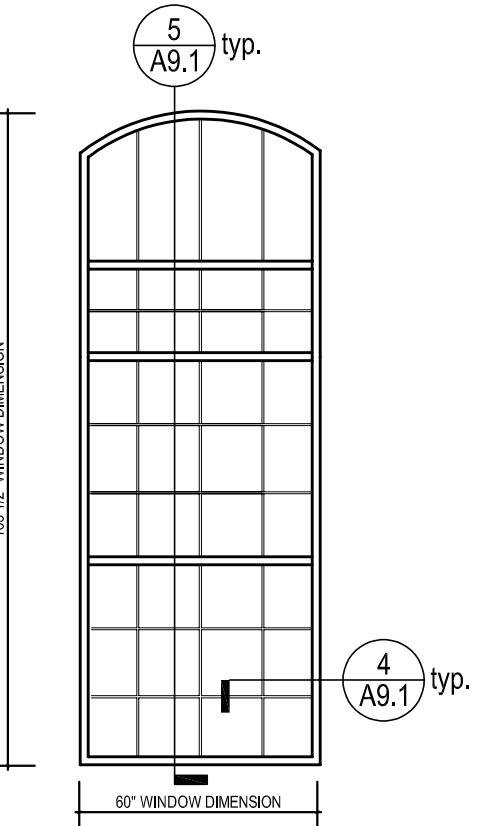
C WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR STANDARD COLOR FINISH.
CO WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-2). 70% KYNAR STANDARD COLOR FINISH.



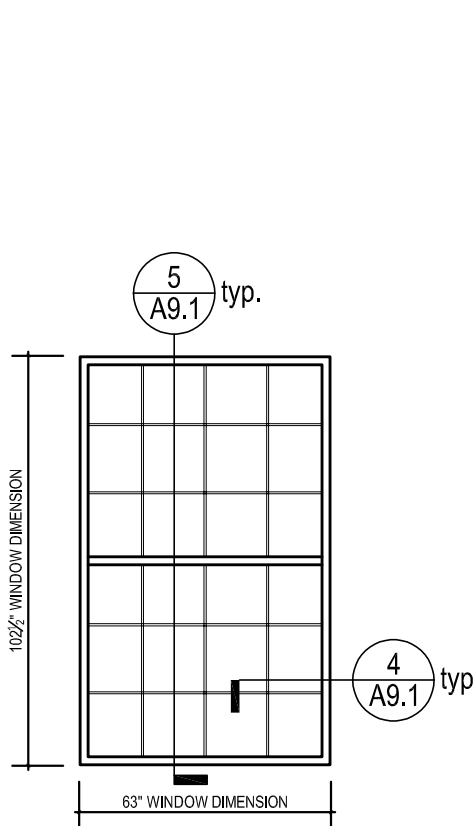
D WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR CUSTOM COLOR FINISH.



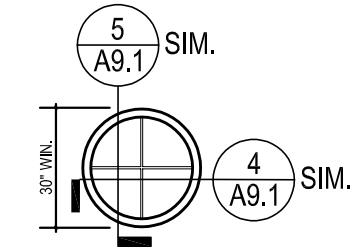
F WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR CUSTOM COLOR FINISH.



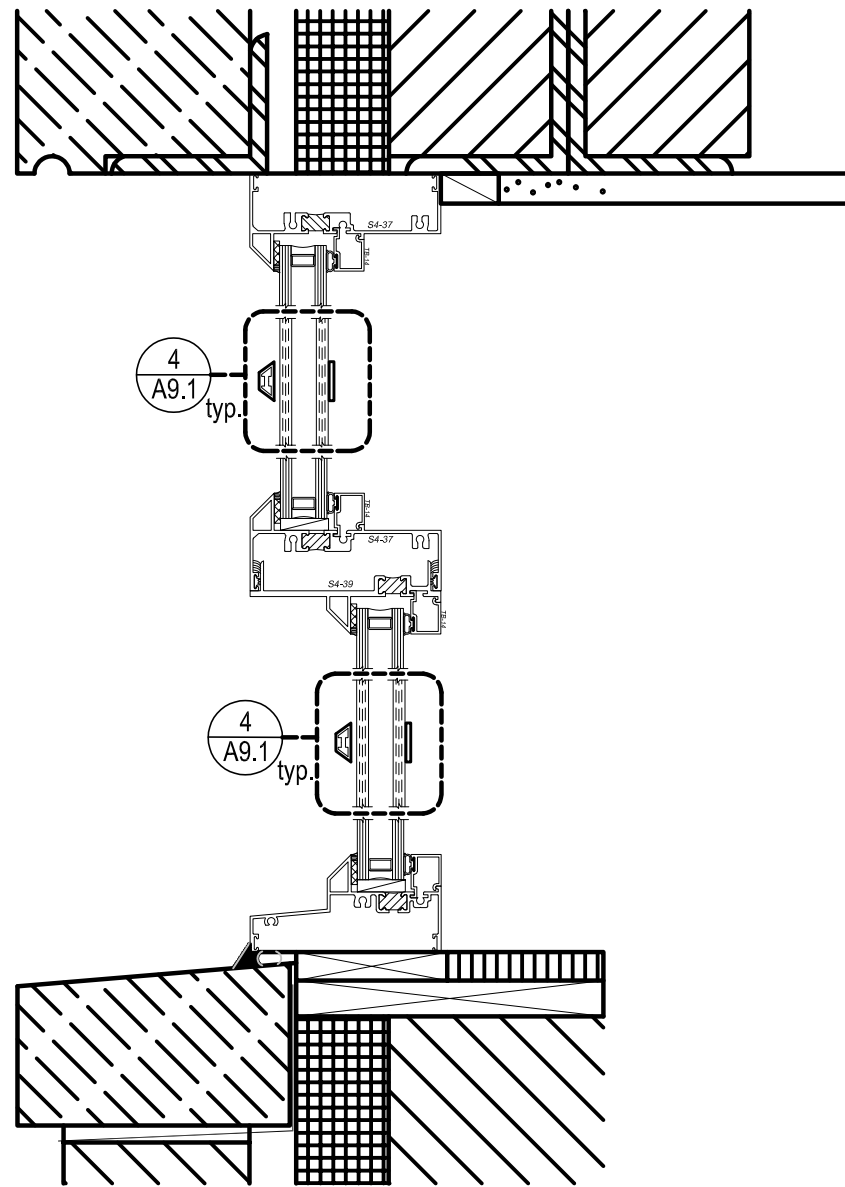
G WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR CUSTOM COLOR FINISH.



H WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR CUSTOM COLOR FINISH.



J WINCO 1450S-HR SERIES DOUBLE HUNG WINDOW W/ 1" MUNTINS & 1" INSULATED GLAZING (IGU-1). 70% KYNAR CUSTOM COLOR FINISH.



5

section: typ. window

scale: 3"=1'-0"

1

window types

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

product
architecture + design

811 w evergreen ave
suite 405
chicago,il 60642

ph: (312) 202-0701

| DESCRIPTION | DATE |
|-------------|------|
| | |
| | |
| | |
| | |
| | |
| | |

drawing: window schedule, types & details

project:
HINSDALE PUBLIC
LIBRARY

20 e maple st.
Hinsdale, IL 60521

| | |
|-----------------|--------------|
| project number: | 2224 |
| drawn by: | AT |
| approved by: | TLN |
| drawing scale: | AS INDICATED |
| date issued: | |

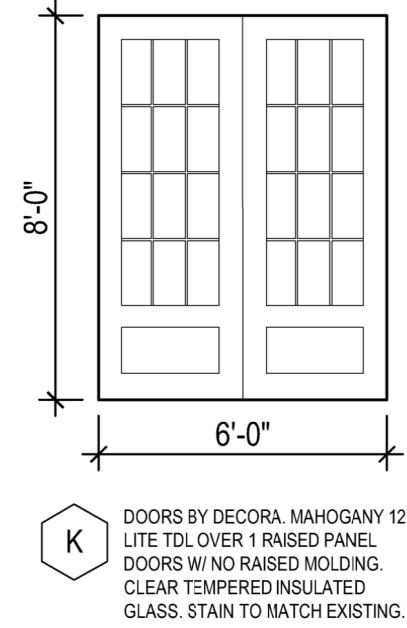
sheet number:

A9.1

| HINSDALE PUBLIC LIBRARY - DOOR SCHEDULE | | | | | | | | |
|---|-------|--------|---------------------------------|-----------|----------|--------|--------------|---|
| TAG | DOOR | | | | FRAME | | | |
| | WIDTH | HEIGHT | THICKNESS | MATERIAL | TYPE | CLOSER | HARDWARE SET | NOTES |
| K | 6'-0" | 8'-0" | 1 ³ / ₄ " | WD / GL-1 | EXISTING | YES | 1.0 | STAIN TO MATCH EXISTING VILLAGE HALL DOOR |
| GENERAL DOOR, FRAME AND HARDWARE NOTES | | | | | | | | |
| 1. ALL DOORS TO BE CUSTOM-STAINED TO MATCH EXISTING VILLAGE HALL DOORS. 2. CLOSERS SHALL BE MOUNTED ON INTERIOR SIDE OF ROOM. 3. ALL NEW DOOR HARDWARE SHALL MATCH EXISTING FINISH. 4. ALL NEW DOORS SHALL BE KEYED TO BUILDING KEYING SYSTEM. CONTRACTOR TO COORDINATE KEY / CORE MEETING WITH OWNER PRIOR TO SUBMITTAL PROCESS. | | | | | | | | |

| FINISH KEY: | |
|-------------|---|
| GL-1 | ⁵ / ₈ " CLEAR TEMPERED INSULATED GLASS |
| IGU-1 | 1 IN. INSULATED ¹ / ₂ " CLEAR SOLARBAN 60 #2 TEMP X ¹ / ₂ " ARGON AS X ¹ / ₄ " CLEAR |
| IGU-2 | 1 IN. INSULATED ¹ / ₂ " CLEAR SO:ARBAN 60 #2 TEMP X ⁹ / ₁₆ " ARGON AS X ³ / ₁₆ " OBSCURE PATTERN 62 TEMP |

| HINSDALE PUBLIC LIBRARY - DOOR HARDWARE SCHEDULE | | | |
|--|----------|---|---|
| SET # | QUANTITY | DESCRIPTION | FINISH / NOTES |
| 1.0 | 1 | RIM PANIC DEVICES. ARCHITECT TO CHOOSE STYLE & MODEL. | STAIN TO MATCH EXISTING VILLAGE HALL DOOR |
| | 1 | BRUSH ASTRAGAL SET | |
| | 2 | HEAVY-DUTY CLOSER. MATCH TO EXISTING. | |



1

door types

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

product

architecture + design

811 w evergreen ave
suite 405
chicago,il 60642

ph: (312) 202-0701

| DESCRIPTION | DATE |
|-------------|------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |

drawing: door schedule, types & details

project:
HINSDALE PUBLIC
LIBRARY

20 e maple st.
Hinsdale, IL 60521

| | |
|-----------------|--------------|
| project number: | 2224 |
| drawn by: | AT |
| approved by: | TLN |
| drawing scale: | AS INDICATED |
| date issued: | |

sheet number:

A9.2



MEMORANDUM

DATE: March 31, 2023

TO: Chairman Bohnen and Historic Preservation Commissioners

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

FROM: Bethany Salmon, Village Planner

RE: Case HPC-2-2023 – 225 E. First Street – Preliminary Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: April 5, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a preliminary Certificate of Appropriateness (COA) application from H Harrison Development, LLC, the owner of the property, requesting preliminary approval to demolish an existing single-family home and to construct a new single-family home located at 225 E. First Street in the Robbins Park Historic District. The project architect is listed as Bruce George, Charles Vincent George Architects.

Per the Village Code, no permits shall be issued for demolition or new construction of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a Certificate of Appropriateness.

Background

The existing single-family home at 225 E. First Street is a two and a half stories and was constructed circa 1900. The building features Colonial Revival architecture and includes white wood siding, ionic plasters, and pedimented dormers with dentil trim. A large addition was constructed on the east side of the house in 1989 and other alterations are noted on the historic survey sheet from 2002.

The building is classified as a Contributing Structure in the Robbins Park Historic District according to the 2008 National Register of Historic Places Nomination and Contributing according to the 2002 Architectural Resources in the Robbins I Survey Area.

The subject property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the south, east and west in the R-1 Single Family Residential District. Single-family homes in the R-4 Single Family Residential District are located to the north and east of the subject property.

Request and Analysis

The applicant requests approval to demolish the existing single-family home and construct a new code-compliant single family house on a lot measuring approximately 40,000 square feet in size. A site plan, interior floor plans, building elevations, renderings, and photos of the neighboring properties have been submitted for review.



MEMORANDUM

As shown on the preliminary plans, the two-story home appears to be constructed of white brick and various accent areas consisting of vertical siding and shake siding. The house includes a front driveway with two separate two-car attached garages and a one-story attached pool house. Bulk zoning requirements will be finalized and confirmed prior to scheduling this project for a formal Certificate of Appropriateness review. In addition to the final design, the applicant will also confirm all building material and color selections.

Process

In accordance with Section 14-5-4, the purpose of a Preliminary Application for a Certificate of Appropriateness Review is to broadly acquaint the Historic Preservation Commission with the applicant's proposal and to provide the applicant with any preliminary views or concerns. At the meeting at which the preliminary application is considered, any member of the commission may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that member; provided, however, that no recommendation shall be made, and no final or binding action shall be taken, with respect to any preliminary application by the Commission. Any views expressed in the course of the Commission's review of any preliminary application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Commission, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Title.

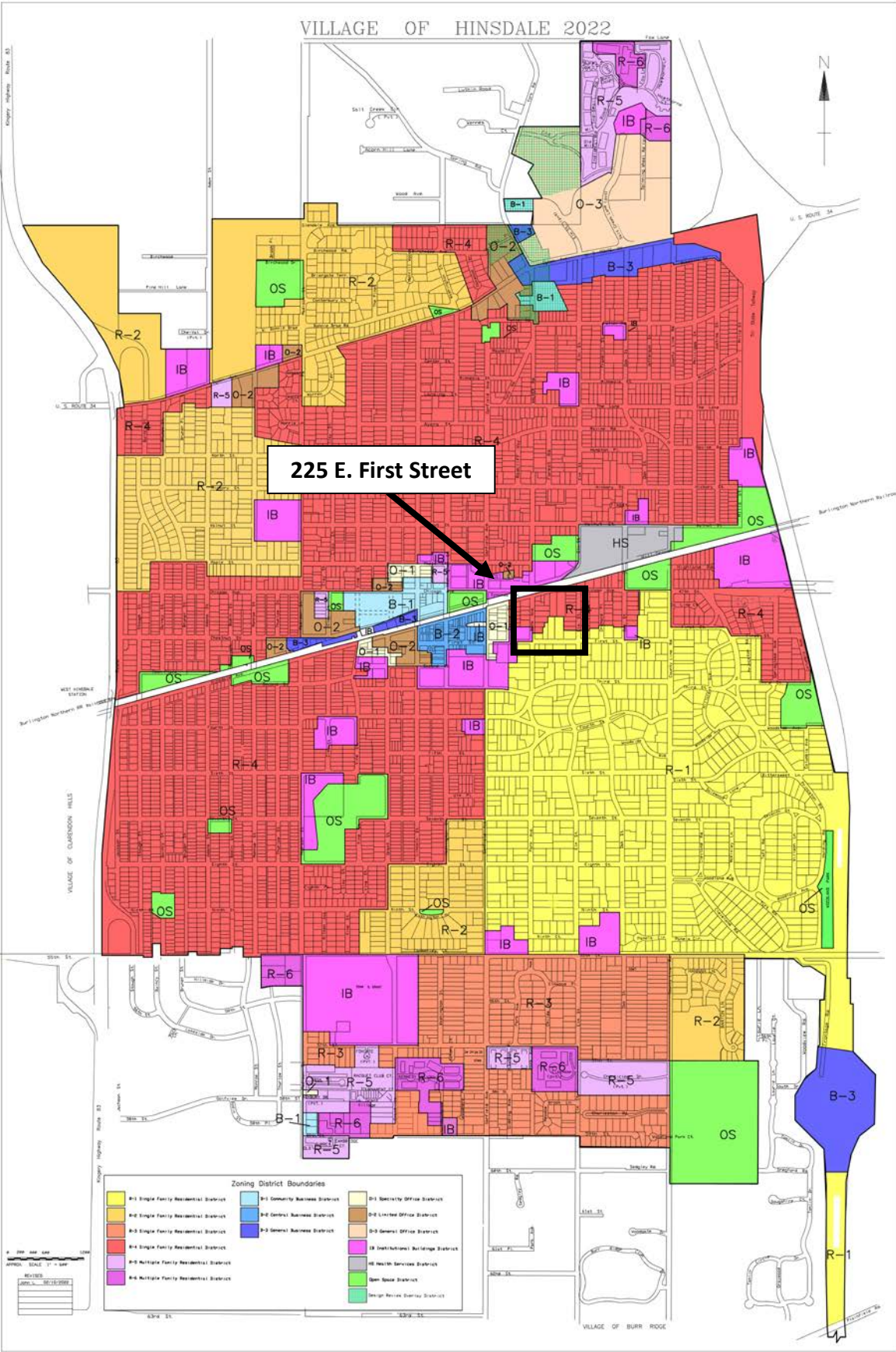
Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission on an application for a certificate of appropriateness. The final decision of the Historic Preservation Commission shall be advisory only.

Applications for a Certificate of Appropriateness shall conform to the applicable standards set forth in Village Code Title 14, Section 14-5-2, which are attached for review.

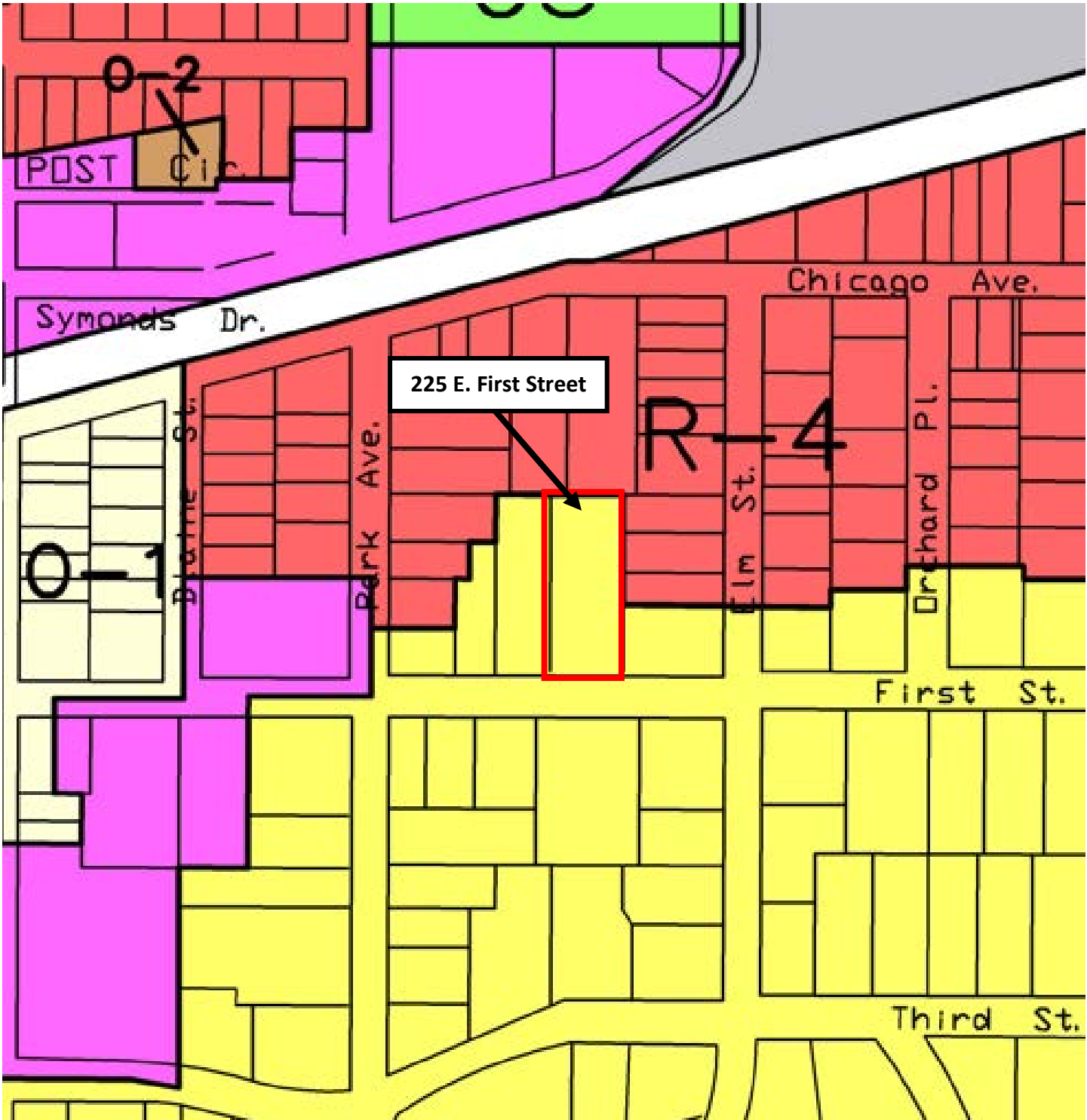
Attachments

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Robbins Park Historic District Map
5. National Register of Historic Places Sheet
6. Robbins Park I Architectural Resources Survey Sheet (2002)
7. Certificate of Appropriateness Review Criteria - Village Code Title 14, Section 14-5-2
8. Application for Certificate of Appropriateness and Exhibits

Village of Hinsdale Zoning Map and Project Location



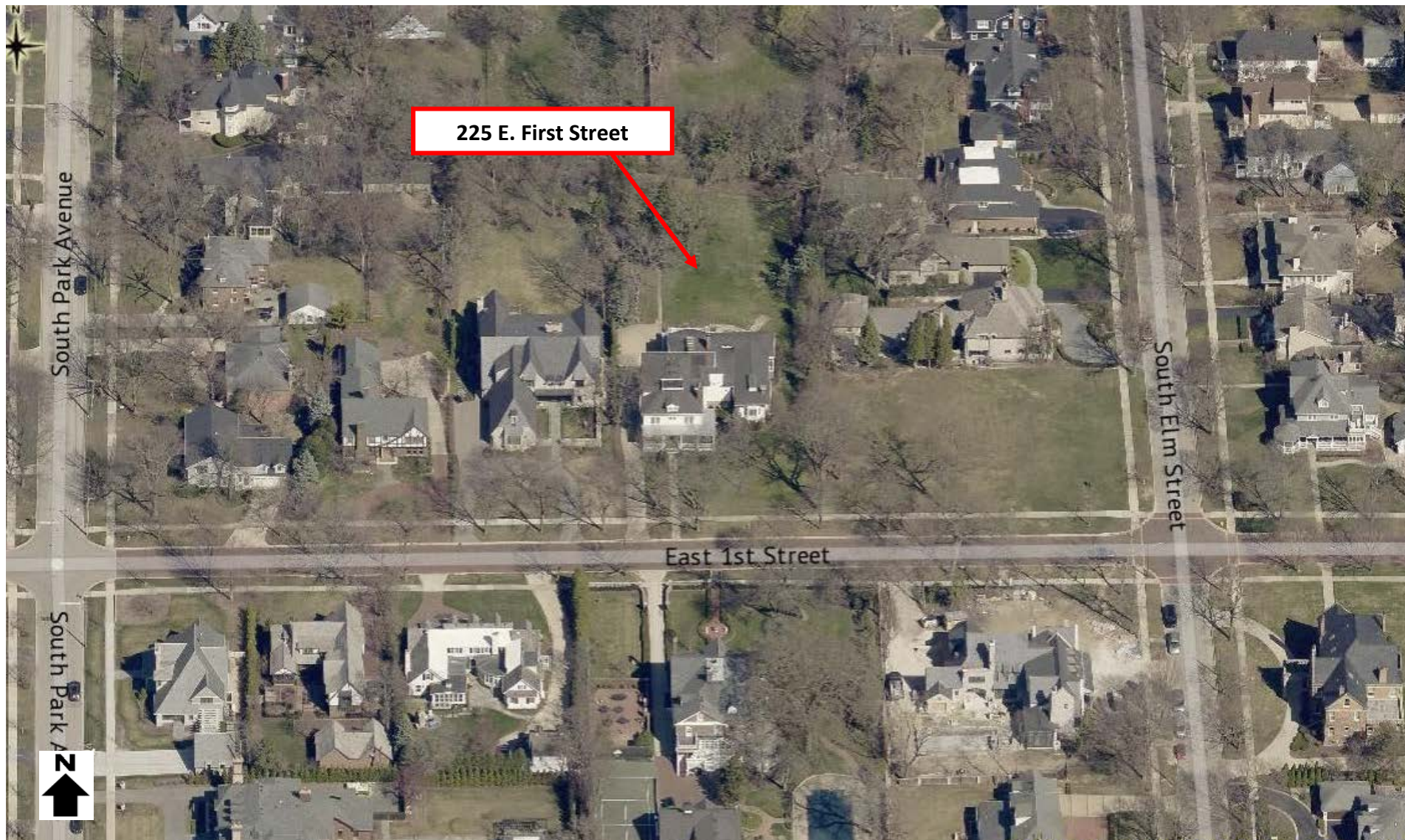
Village of Hinsdale Zoning Map and Project Location



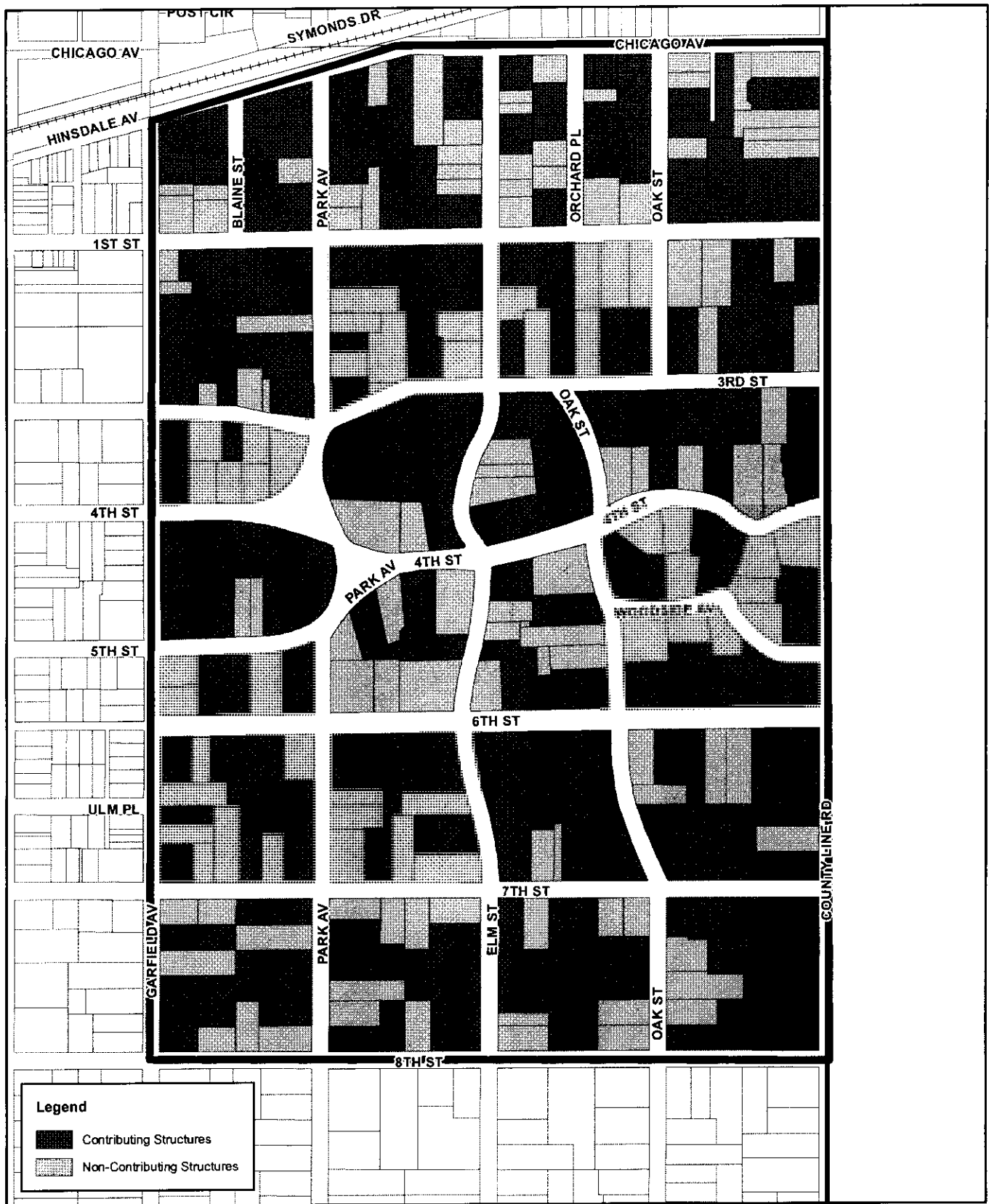
Aerial View – 225 E. First Street



Birds Eye View – 225 E. First Street



ROBBINS PARK HISTORIC DISTRICT



GRANACKI
HISTORIC CONSULTANTS

0 250 500 1,000 Feet



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Robbins Park Historic District
Hinsdale, DuPage County, IL

| NO | STREET | ARCHCLASS | DATE | HISTORIC NAME | C OR NC | SECONDARY STRUCTURES COR NC | ARCHITECT | BUILDER | SECONDARY STRUCTURE |
|-----|---------|------------------------|---------|---|---------|-----------------------------|---------------------------|-----------------------------|---------------------|
| 105 | E FIRST | Freestanding | 1984 | The Professional Center of Hinsdale | NC | - | Mizani & Associates | | |
| 108 | E FIRST | Vacant | | | NC | NC | | | detached garage |
| 114 | E FIRST | School/Tudor Revival | 1956 | Grace Episcopal School | C | - | | | |
| 115 | E FIRST | Neo-Colonial | c. 1975 | | NC | - | | | |
| 120 | E FIRST | Church/Gothic Revival | 1885 | Grace Episcopal Church | C | - | | | |
| 130 | E FIRST | Vacant | | | NC | - | | | |
| 139 | E FIRST | Church/Contemporary | 1958 | Redeemer Lutheran Church | C | - | | | |
| 142 | E FIRST | Italianate | 1869 | Whitney, William House | C | C | | | detached garage |
| 212 | E FIRST | Tudor Revival | 1924 | Johnson, Frank C. House | C | NC | | Soltwisch, William and Sons | detached garage |
| 215 | E FIRST | Neo-Tudor Revival | 1974 | | NC | - | Pieple | Mac Diarmid & Palumbo | |
| 218 | E FIRST | Colonial Revival | 1949 | Watt House | C | NC | Field, Harford | Wendell, A. W. & Sons | detached garage |
| 219 | E FIRST | Dutch Colonial Revival | 1924 | Nold, John H. House | C | C | Barfield, William Gibson | Soltwisch, William | detached garage |
| 225 | E FIRST | Colonial Revival | c. 1900 | | C | - | | | |
| 230 | E FIRST | Colonial Revival | 1898 | Butler, Frank Osgood House | C | C | Ashby, George William | | coach house |
| 241 | E FIRST | Queen Anne | 1887 | Clarke, Robert and Mary House | C | - | Isaacson, G. | | |
| 244 | E FIRST | Colonial Revival | 1893 | Mitchell, George H. and Carrie R. House | C | C | Shepley, Rutan & Coolidge | | detached garage |
| 305 | E FIRST | Queen Anne | c. 1895 | Shaw House | NC | NC | | | detached garage |
| 306 | E FIRST | Romanesque Revival | 1890 | Grant, Elizabeth House | C | NC | | | detached garage |
| 316 | E FIRST | Dutch Colonial Revival | c. 1894 | Hinckley, William B. House | C | C | | | detached garage |
| 317 | E FIRST | Queen Anne | 1888 | Mihm, Charles and Mary House | C | NC | | | detached garage |
| 326 | E FIRST | Neo-Traditional | 1957 | Sherman, Mr. & Mrs. J. House | NC | - | Smithson, A. T. Jr. | Wendell & Sons, A. W. | |
| 335 | E FIRST | Neo-Traditional | 2002 | | NC | - | | | |

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

| | |
|-----------------------------------|-------|
| STREET # | 225 |
| DIRECTION | E |
| STREET | FIRST |
| ABB | ST |
| PIN | |
| LOCAL SIGNIFICANCE RATING | C |
| 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 and addition(s) | REASON for SIGNIFICANCE | The architectural integrity of this house has been compromised by the removal of historic fabric, additions and alterations. |
| SECONDARY STRUCTURE | detached garage | | |
| SECONDARY STRUCTURE | | | |

ARCHITECTURAL DESCRIPTION

| | | | |
|---------------------------------|--|-----------------|-------------------|
| ARCHITECTURAL CLASSIFICATION | Colonial Revival | PLAN | rectangular |
| DETAILS | | NO OF STORIES | 2.5 |
| DATE of construction | c. 1900 | ROOF TYPE | Hipped |
| OTHER YEAR | | ROOF MATERIAL | Asphalt - shingle |
| DATESOURCE | surveyor | FOUNDATION | Stone |
| WALL MATERIAL (current) | Wood | PORCH | Wrap around |
| WALL MATERIAL 2 (current) | | WINDOW MATERIAL | wood |
| WALL MATERIAL (original) | Wood | WINDOW MATERIAL | |
| WALL MATERIAL 2 (original) | | WINDOW TYPE | double hung |
| | | WINDOW CONFIG | 1/1 |
| SIGNIFICANT FEATURES | Fine detailing including ionic pilasters at corners, frieze board, pedimented dormers with dentil trim, three part front entry door with ionic pilasters, diamond light sidelights, and wood surround | | |
| ALTERATIONS | East side addition (1989); replacement siding and window surrounds; all replacement windows in original openings; replacement dormer windows and surround; rebuilt & possibly expanded porch from full front to wrap around; replacement widow's walk rail | | |

HISTORIC INFORMATION

| | |
|---------------------|----------------------|
| HISTORIC NAME | <input type="text"/> |
| COMMON NAME | <input type="text"/> |
| PERMIT NO | <input type="text"/> |
| COST | <input type="text"/> |
| ARCHITECT | <input type="text"/> |
| ARCHITECT2 | <input type="text"/> |
| BUILDER | <input type="text"/> |
| ARCHITECT SOURCE | <input type="text"/> |



HISTORIC
INFO

LANDSCAPE

Midblock on residential street; brick
pavers at street; side driveway;
mature trees; deep setback; larger
lot; house faces south

PHOTO INFORMATION

| | |
|---------------------|---------------------------------|
| ROLL1 | <input type="text" value="3"/> |
| FRAMES1 | <input type="text" value="14"/> |
| ROLL2 | <input type="text"/> |
| FRAMES2 | <input type="text"/> |
| ROLL3 | <input type="text"/> |
| FRAMES3 | <input type="text"/> |
| DIGITAL PHOTO ID | <input type="text"/> |

SURVEY INFORMATION

| | |
|--------------------------|---|
| PREPARER | <input type="text" value="Jennifer Kenny"/> |
| PREPARER ORGANIZATION | <input type="text" value="Historic Certification Consultants"/> |
| SURVEYDATE | <input type="text" value="8/13/02"/> |
| SURVEYAREA | <input type="text" value="Robbins"/> |

CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA
VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

C. Additional Standards: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Certificate of Appropriateness for the building, structure or site described below. The Applicant certifies to the Village of Hinsdale that the following facts are true and correct:

Address of Property under review: 225 E. First Street, Hinsdale, IL 60521
Property Identification Number: #09-12-203-016

I. GENERAL INFORMATION

1. Applicants Name: H, Harrison Development, LLC
Address: 921 S. Park Street, Hinsdale, IL 60521
Telephone Number: 630-333-5763
2. Owner of Record (if different from applicant): _____
Address: _____
Telephone Number: _____
3. Others involved in project (include, name, address and telephone number):
Architect: Mr. Bruce George - Charles Vincent George Architects
1245 E. Diehl Road, Naperville, IL 60563 Tel. 630-357-2023
Attorney: Peter Coules - Donatelli & Coules
15 Salt Creek Lane, Suite 312 Hinsdale, IL 605421
Builder: Jon Eyen - Aspen Builders
29 Tuttle Ave, Clarendon Hills, IL 60514
Engineer: Mr. Jon Green - Engineering Resource Associates
35701 West Avenue, Suite 150, Warrenville, IL 60555 Tel. 630-393-3060

II. SITE INFORMATION

1. Describe the existing conditions of the property: An existing 6,000 SF 2 1/2 story single-family frame residence built on an approximately 122X328 lot located at 525 E. First Street
2. Property Designation:
Listed on the National Register of Historic Places? YES X NO
Listed as a Local Designated Landmark? YES X NO
Located in a Designated Historic District? X YES NO

3. Description of work proposed. *(Please submit a description of the proposed alterations and/or additions. Attach additional sheets, and photographs, as necessary).*

It is the intent to demolish the existing residence in its and construct a new approximately 9,342 sf. brick veneer and frame English Country Style residence with 4 car garage in courtyard configuration with pool, attached pool house and covered porch to fit within Village of Hinsdale Zoning Ordinance requirements.

4. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

☒ No ☐ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.

Not Applicable

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ INDIVIDUAL OWNERS

Signature of Applicant

Signature of Applicant

☒ CORPORATION

Signature of Applicant's President

Signature of Applicant's Secretary

☐ PARTNERSHIP

Signature of Applicant

JOSEPH
CHABEN

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

OTHER

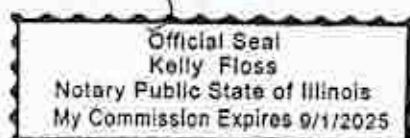
Signature

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 11th day of

January, 2023

Notary Public



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

Application for Certificate of Zoning Compliance

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

Applicant's name: _____

Owner's name (if different): _____

Property address: _____

Property legal description: [attach to this form]

Present zoning classification: _____

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ x _____

Current use of property: _____

Proposed use: Single-family detached dwelling
 Other: _____

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

Brief description of request and proposal:

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

| | | |
|-------------------------|---------------|---------------|
| front: | _____ | _____ |
| interior side(s) | _____ / _____ | _____ / _____ |

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

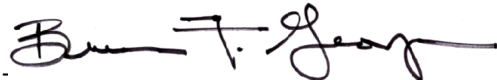
Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By:

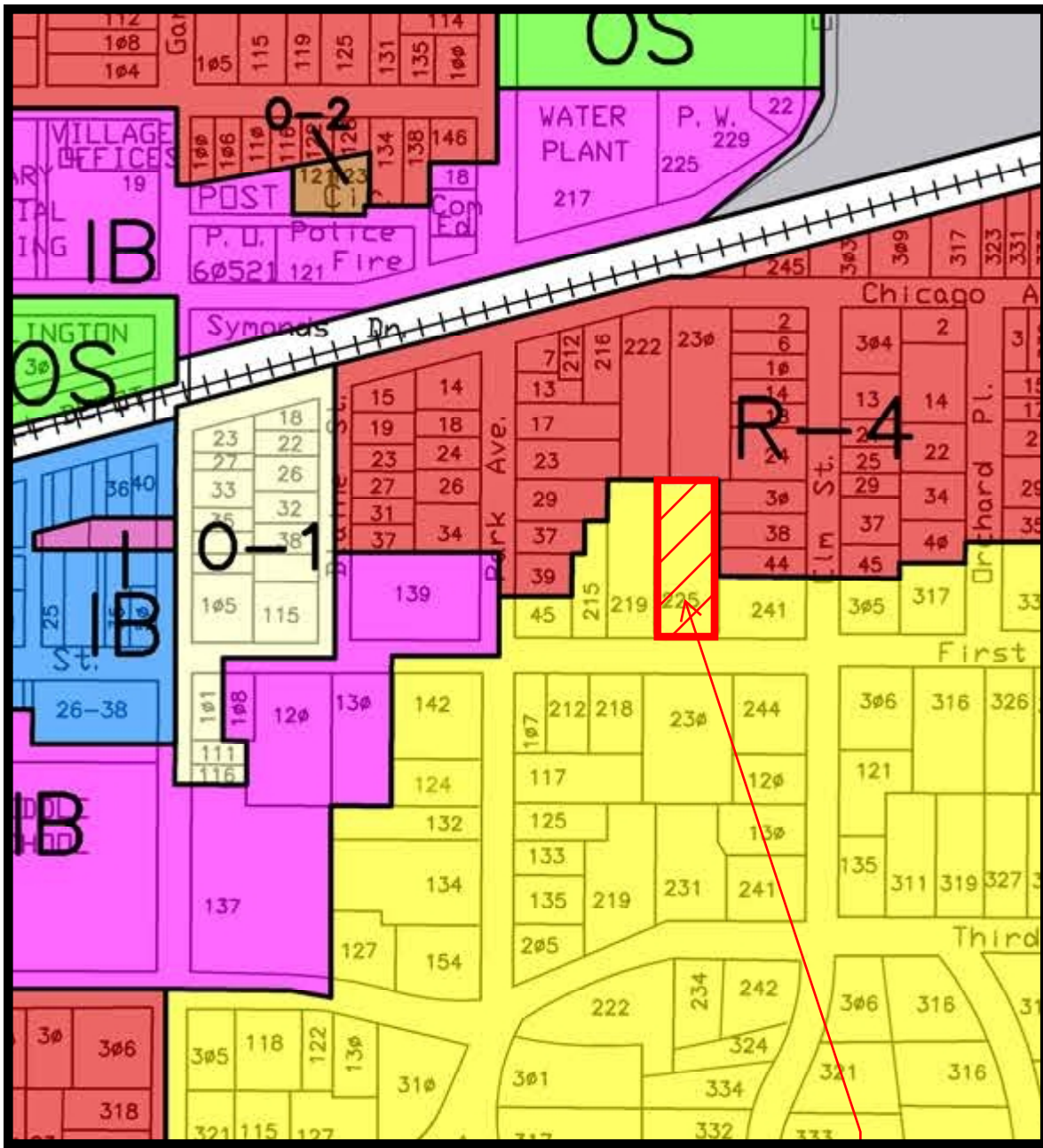


Applicant's signature

Applicant's printed name

Dated: _____, 20____.

Site Location Map



Site Address: 225 E. First Street, Hinsdale, IL 60521

Subject site

Site Photo Documentation

Existing Proposed residence to be demolished: 225
E. First Street, Hinsdale, IL



1. View from South on First Street



2.. View from Southeast on First Street



3. View from Northeast from rear yard

Site Photo Documentation (continued)

Existing residence to be demolished



4.. View from North from rear yard.



5. View from Northwest from rear yard.

Neighboring Residences Photo Documentation



6. View of 219 E. First from South on First Street



7. View of 241 E. First from South on First Street



8. View of 215 E. First from South on First Street



9. View of 45 S. Garfield from South on First Street



10. View of 244 E. First from North on First Street



11. View of 230 E. First from North on First Street

Neighboring Residences Photo Documentation



12. View of 218 E. First from North on First Street



13. View of 212 E. First from North on First Street



14. View of 107 S. Park Ave. from North on First Street



15. View of 44 S. Elm Street from East on Elm Street



16. View of 38 S. Elm Street from East on Elm Street.



17. View of 30 S. Elm Street from East on Elm Street

Neighboring Residences Photo Documentation



18. View of 24 S. Elm Street from East on Elm Street



19. View of 18 S. Elm Street from East on Elm Street



20. View of 14 S. Elm Street from East on Elm Street



21. View of 10 S. Elm Street from East on Elm Street



22. View of 230 E. Chicago Ave. from North on Chicago



23. View of 222 E. Chicago Ave. from North on Chicago



FRONT SOUTH ELEVATION

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

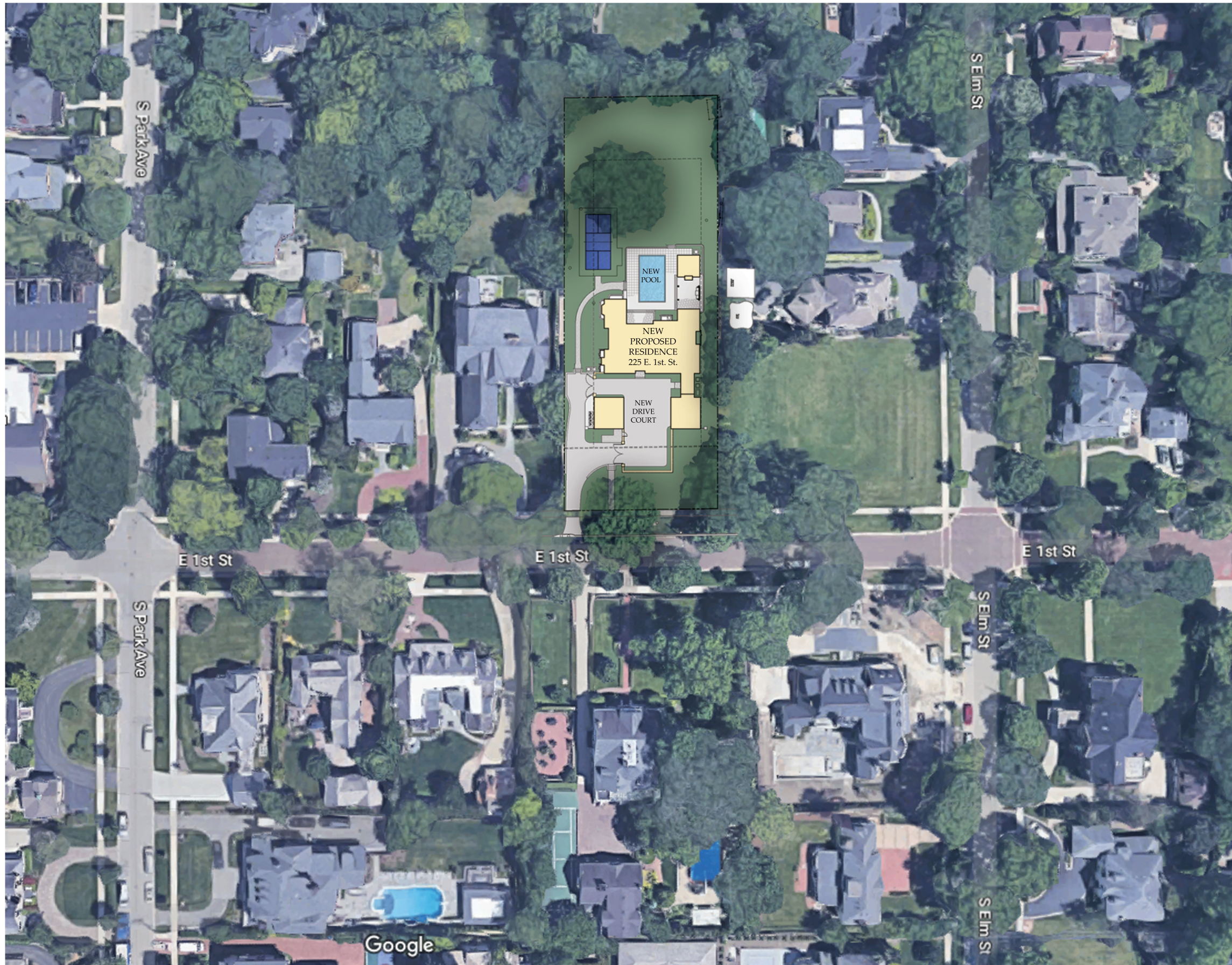
Ghaben Residence
225 E. 1st Street - Hinsdale, Illinois
January 12, 2023 | project 2022-154



charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



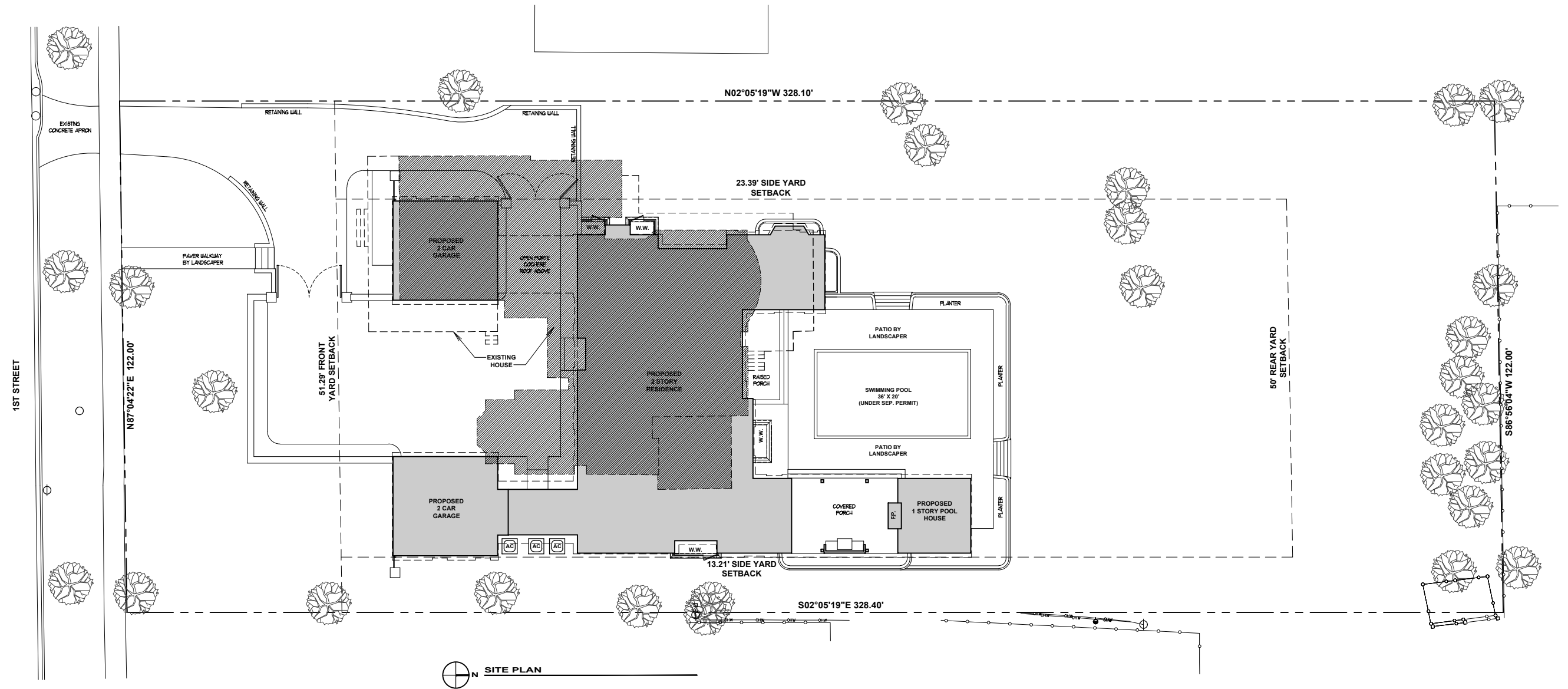


Ghaben Residence
 225 E. 1st Street - Hinsdale, Illinois
 February 3, 2023 | project 2022-154



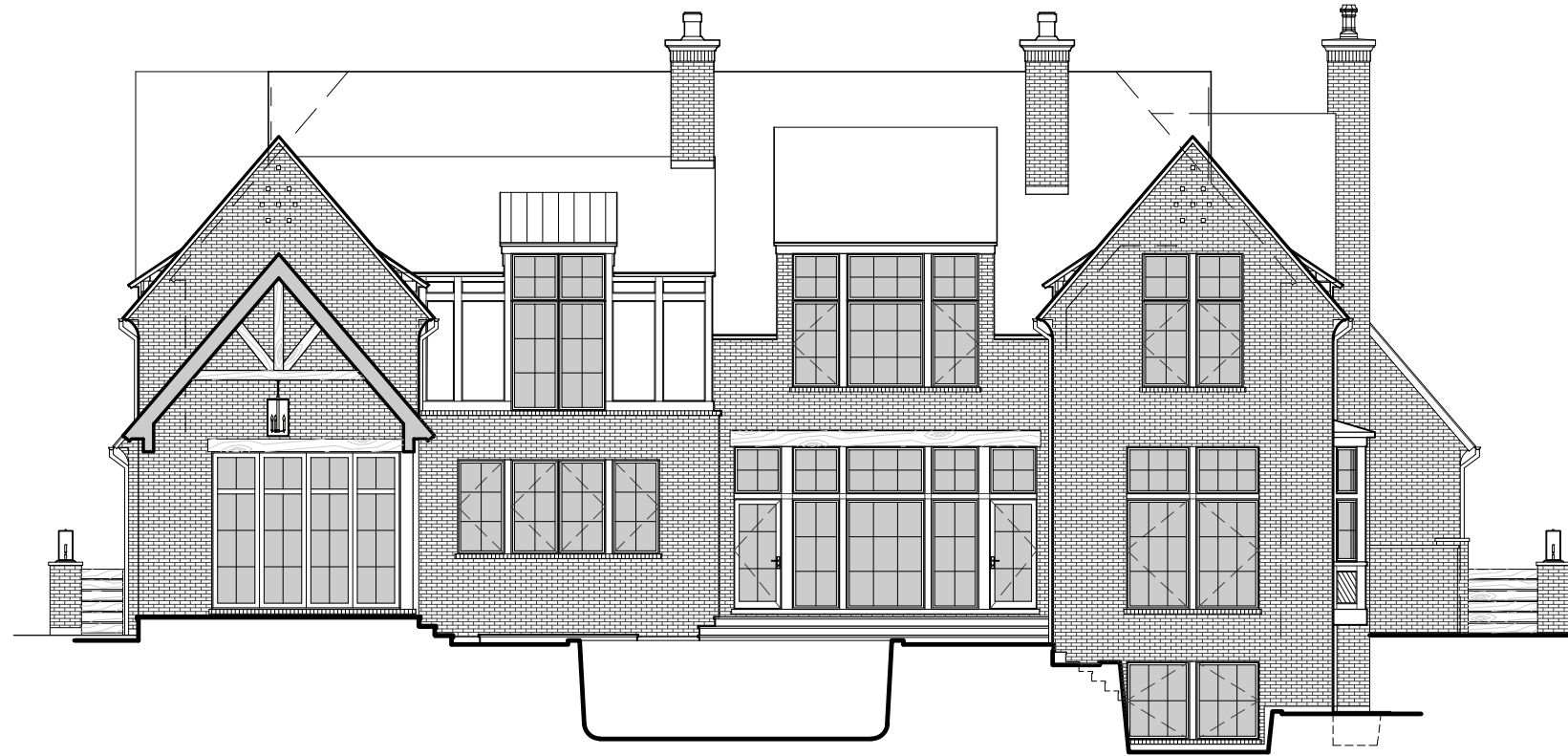
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X SOUTH (FRONT) ELEVATION
SCALE: N.T.S.



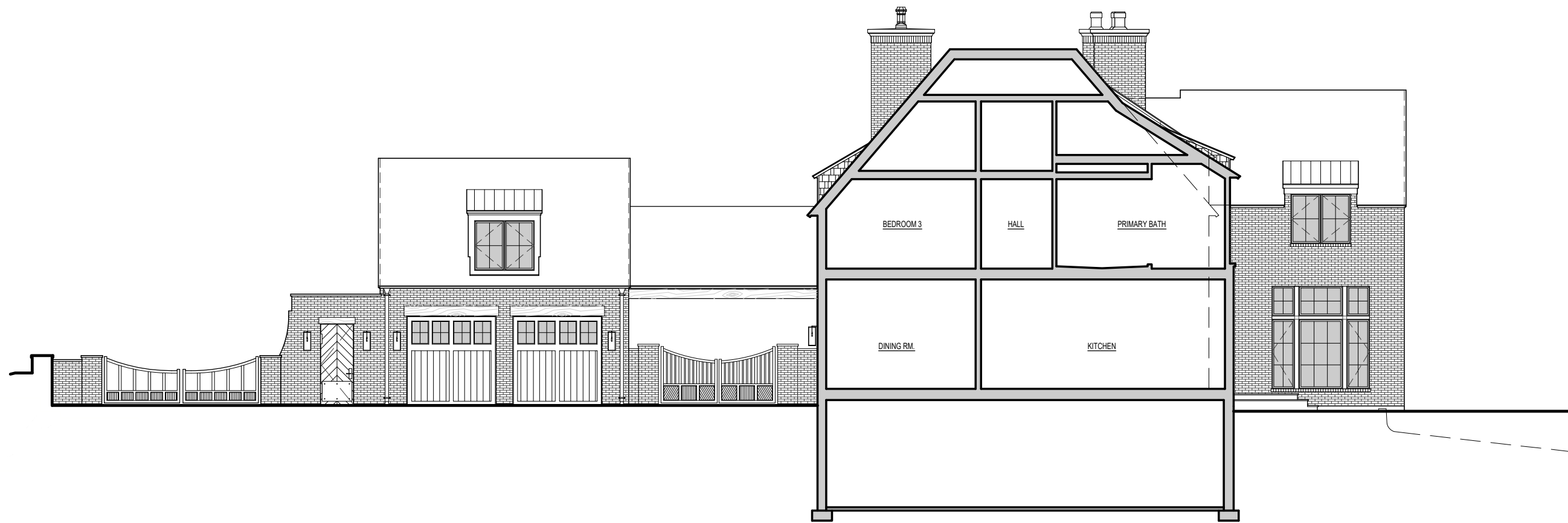
X NORTH (REAR) ELEVATION
SCALE: N.T.S.

The Ghaben Residence
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January 12, 2023 | project 2022-154



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P 630 257 2022



X EAST ELEVATION
SCALE: N.T.S.



X EAST ELEVATION
SCALE: N.T.S.

The Ghaben Residence
225 E. 1st. Street - Hinsdale, Illinois
January 12, 2023 | project 2022-154



charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.257.7072



WEST ELEVATION

SCALE: N.T.S.



WEST ELEVATION

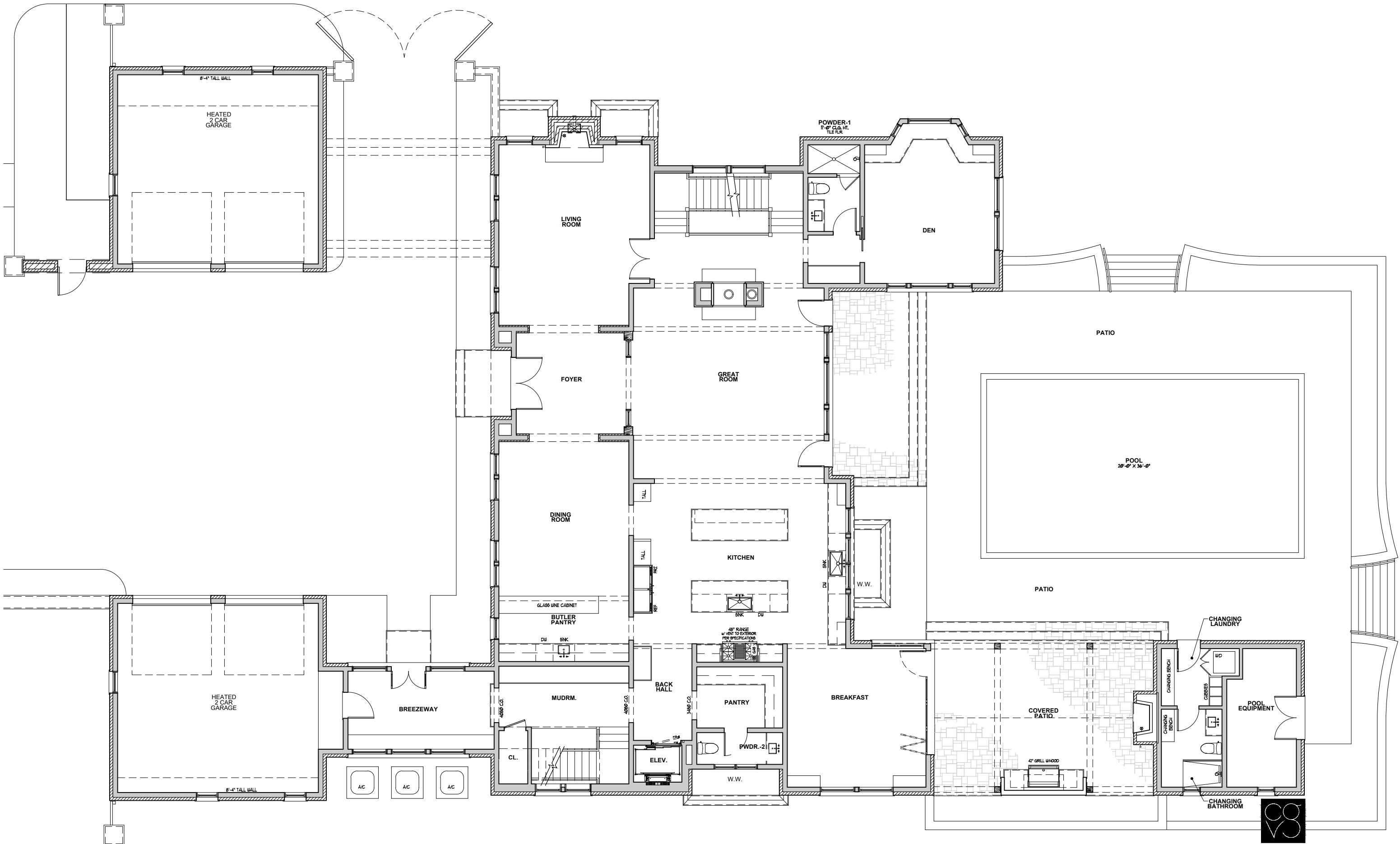
SCALE: N.T.S.

The Ghaben Residence
225 E. 1st. Street - Hinsdale, Illinois
January 12, 2023 | project 2022-154



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The Ghaben Residence
225 E. 1st. Street - Hinsdale, Illinlios
January 11, 2023 | project 2022-154

 **FIRST FLOOR PLAN**
SCALE: 1" = 1'-0"

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The Ghaben Residence
 225 E. 1st. Street - Hinsdale, Illinlios
 January 12, 2023 | project 2022-154

N
SECOND FLOOR PLAN
 SCALE: 1" = 1'-0"


charles vincent george
ARCHITECTS
 1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
 P 630 357 3073



3D RENDERING OF PROPOSED RESIDENCE

Ghaben Residence
 225 E. 1st Street - Hinsdale, Illinois
 February 3, 2023 | project 2022-154



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3D RENDERING OF PROPOSED RESIDENCE

Ghaben Residence
 225 E. 1st Street - Hinsdale, Illinois
 February 3, 2023 | project 2022-154



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3D RENDERING OF PROPOSED RESIDENCE

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3D RENDERING OF PROPOSED RESIDENCE

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