



MEETING AGENDA

HISTORIC PRESERVATION COMMISSION

Wednesday, June 7, 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 – May 3, 2023

4. PUBLIC MEETINGS

- a) Case HPC-8-2023 – 420 E. Seventh Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Detached Garage

5. PUBLIC HEARINGS

- a) Case HPC-6-2023 – 225 E. First Street – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District
- b) Case HPC-7-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District

6. PUBLIC COMMENT

7. NEW BUSINESS

8. OLD BUSINESS

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

9. ADJOURNMENT

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

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

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MEETING
Wednesday, May 3, 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, May 3, 2023 at 6:34 p.m., roll call was taken.

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

ABSENT: None

ALSO PRESENT: Bethany Salmon, Village Planner and Andrianna Peterson, Assistant Village Manager

Approval of Minutes – April 5, 2023

Chairman Bohnen asked for comments on the draft of the April 5, 2023 Historic Preservation Commission meeting minutes. No comments were heard.

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to approve the draft meeting minutes of the April 5, 2023 Historic Preservation Commission meeting minutes as submitted. The motion carried with unanimous voice vote of 6-0.

Sign Permit Review

a) Case A-17-2023 – Sign Permit Review – 35 E. First Street – Fuller House – Installation of One (1) Wall Sign

Alex Perry, the sign contractor representing Right Way Signs, was present to address the Commission. Mr. Perry provided a brief overview of the application request to install a halo-lit sign directly on the wood cladding above the storefront windows.

Commissioner Prisby confirmed the building was not being painted as depicted in the rendering.

Commissioner Gonzalez asked about the type of material used for the background of the sign. The wood, which was already installed, is made up of all-weather cladding.

Commissioner Barclay made a motion, seconded by Commissioner Weinberger, to approve Case A-17-2023 – Sign Permit Review – 35 E. First Street – Fuller House – Installation of One (1) Wall Sign. The motion carried with a roll call vote of 6-0 as follows:

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

Commissioner Haarlow asked the applicant if the conduit installed on the second floor will be painted. It was confirmed that it would be painted in a shade close to the brick color.

Public Meetings

a) Case A-18-2023 – 19 E. Chicago Avenue – Exterior Appearance and Site Plan Review to allow for the construction of a new patio on the south side of the Memorial Building in the IB Institutional Buildings District

Michelle Fisher and Laurel Haarlow, Board of Trustee and Plan Commission liaisons from the 150th Committee, were present along with Mike Wood, from Hitchcock Design, to address the Commission. Ms. Fisher explained the proposed patio project would be a much needed facelift to the existing patio and be meaningful to the Village. The goal of the patio project is to provide a welcoming space, more usable space, and provide a nice space to compliment to the area.

Mr. Wood shared the original patio design from 1927 and explained the current patio is stamped concrete, is cracking in areas, and contains two (2) planters, two (2) shade trees and a generous area for tables. The current patio opens to the south with a seasonal planting bed and mature trees. The northwest corner contains existing utilities that will need to be screened and planting beds from a 2021 planting project that will be maintained. Photos were shared of the existing area.

Mr. Wood explained that the proposed plan resulted from three (3) original plans that were discussed. The proposed project would contain a central space, flanked by two (2) masonry seat walls constructed of brick similar to the building, a sitting area with enough space for six (6) tables and chairs, and a 150th Anniversary pavement seal. The brown bands in the rendering represent reclaimed brick pavers and the proposed patio would be ten (10) feet longer than the existing patio. Similar to the existing patio, the proposed patio would be symmetrical but contain more intimate, garden seating areas off to each side where donor pavers could be placed.

The proposed patio would extend a bit further east to west than the existing patio. Two (2) mature trees would be removed and replaced with new trees and rose plantings on the east and west sides. The edges and middle of the patio could be constructed of blue stone or unilock pavers with a concrete underlayment, sand bed and drainage weep holes. Sample photos were shown of the suggested materials.

Commissioner Prisby asked about the size of the trees that would be added. Mr. Wood suggested a four (4) or six (6) caliber trees be utilized since there are only two (2) trees. The larger the tree, the higher the purchase price and likelihood of failing.

Ms. Fisher explained the deeper and wider patio would create space reading nook spaces for library patrons but still maintained green space. Village-owned sources for reclaimed pavers were researched and inventoried. Ms. Salmon showed samples pavers reclaimed from First Street that are larger in size, more gray in color, and fewer in quantity than the historic red bricks. Ms. Fisher stated the need for durable surfaces that will be long lasting and snow removal will not be problematic.

Ms. Fisher discussed the desire for landscaping to be long lasting, sustainable to climate, and mature but not overpowering to the building. It was noted to be important to the Library that furniture be comfortable and inviting. The outdoor seating should be appropriate in number and adequately spaced.

Ms. Fisher explained that donor bricks might not be the best solution to acknowledge contributions due to the fact they will need to be shifted in time. It was suggested that plaques with donor names be used as an alternative so new donors could be added at later dates without the need to disturb existing bricks.

The need for proper, consistent, and cohesive lighting for the building was discussed. Currently, Village Hall appears orange in color at night and improvements in lighting should be made. No plan is currently in place for lighting changes but discussions about changes have taken place and suggestions from the HPC are welcome. Commissioners suggested great care be taken with introducing LED lighting. The need to continue to move forward with the patio, despite some details not fully agreed upon, was discussed.

Commissioner Weinberger stated that she preferred using reclaimed brick instead of donor bricks to better keep with the idea of preservation and the ease of adding future donors to a plaque instead of pavers or even trees that will need replaced. The request was made to maintain consistency with current and proposed benches. Commissioner Weinberger liked the look of bluestone but acknowledged the maintenance required with very frequent weeding and the potential for pavers to shift and flake.

Commissioner Gonzalez agreed with the maintenance concerns of bluestone. Commissioner Prisby suggested less maintenance would be needed if the bluestone was set on a base. He expressed that the iron furniture proposed will always sit unevenly on pavers.

The Commissioners agreed that natural material be used and not a unilock type paver, something more "old world" is preferred. Chairman Bohnen suggested that more pavers than actually needed for installation be purchased so that replacement bricks will match.

Ms. Fisher asked Mr. Wood for clarification on the base of the patio. Mr. Wood stated the plan included a concrete base with sand underlayment due to this being a heavily used public space. Mr. Wood discussed the use of salt during winter months would be a factor to consider for the chosen material since it can speed the rate of deterioration of natural materials. Ms. Haarlow added that the current method of snow removal includes a brush on a heavy piece of equipment and the weight of the machine needs to be considered for potential damage. Mr. Wood agreed to provide samples of potential natural materials that could be utilized. Chairman Bohnen suggested some sources of alternative natural paver materials and resources.

Commissioner Prisby requested some details about the seating wall. Mr. Wood stated the seating wall would have a concrete footing to the frost line, a brick veneer to match the building, and a limestone or precast coping. The coping would contain frequent notches in the cap to deter skateboarders.

Commissioner Barclay asked about where trash cans would be placed and how would they look. Mr. Wood explained the current trash receptacles are along the wing walls. He feels they should be placed strategically to prevent unpleasant smells to those using the area, perhaps near the entrances to ensure users are aware of the location. The need for the trash cans to match the benches, as they do in the current downtown area, was stressed.

Ms. Fisher stated a need to properly screen the existing mechanicals and it was suggested that tall yews be planted to blend with other plants. Commissioner Haarlow suggested that the preference is to install year round plantings for screening and that would require some of the 2021 plantings to be relocated. The area near the Library window wells on the west side might be a suitable location since it currently looks barren. Commissioner Haarlow expressed the need for plantings to be year-round so they still look nice during the months of November to April. Mr. Wood explained that the landscape plans presented tonight were loosely drawn with the intention to more thoughtfully design a landscape plan after tonight's comments. Ms. Haarlow shared that the space around the library window wells needs to be planned carefully as it is a safety concern for children, particularly during events like Uniquely Thursdays.

In response to Commissioner Haarlow's inquiry about the seal, Mr. Wood explained it would likely be bronze or precast, where cost differences and winter salt will be factors to consider.

Commissioner Haarlow clarified that the Library is funding the outdoor furniture and asked what donors would be contributing to. Ms. Fisher stated that the donor contributions would fund the general overall patio rebuild.

Commissioner Weinberger asked about the timeline of the project. Ms. Peterson stated that in order to get it to the Village Board in August, the goal would be to bid the project in July. The construction would begin after Labor Day and the project would be completed in a couple of months before the holiday events. The request for donors will be made once the final project proposal is determined. It is estimated the project will cost \$400,000, depending on bids and some funds from capital improvements earmarked for this project will be utilized.

Chairman Bohnen asked if the intent is to have a portion of the project to be paid by donors. Ms. Peterson shared that the percent of the project that is donor funded will be discussed at the Board level once the cost of the final plan is determined. Ms. Fisher believes there is appeal for donations based on the numerous uses of the space, including the Library, Uniquely Thursdays, and The Farmers Market.

Commissioner Prisby asked what regularly scheduled events use this area. Ms. Peterson stated that the area is used for the Memorial Day procession, various Library and the Parks Department events during the summer months, overflow of the Tree Lighting ceremony, and the daily use of people using the space for reading or gathering.

Commissioner Prisby asked if needs for current and future planned events have been considered such as lights, electrical connections, and sound systems. Ms. Peterson shared that drainage improvements have been considered as well as electric for special events and daily use by Library patrons.

Commissioner Haarlow suggested the randomly spaced lamp posts be re-located to a more symmetrical pattern and supported the idea of improving the current night lighting of the building. The idea to incorporate fixtures and design features to discourage vandalism or minimize damage was discussed. Commissioner Gonzalez suggested the consideration of security cameras to discourage vandalism. Ms. Peterson responded that concern can be discussed.

Commissioner Prisby suggested down lighting from trees be used as fixtures that decrease the likelihood of damage and adding lamp posts at the perimeter. Thoughtful planning and a mixture of light sources should be used to create an inviting space that helps users feel safe. The benches and seat wall could be illuminated with ambient lighting.

Commissioner Weinberger stated the design looks fabulous and gives the space its importance without taking away from it. Ms. Haarlow stated that it was important to match the benches in this area with those in Burlington Park to reflect the original concept of the spaces being one large area.

Chairman Bohnen acknowledged that although the plans are not completely final, it is important that the Commission provide feedback such as no donor bricks, the use of natural materials, but feels comfortable allowing some design latitude to allow the project to continue to move forward.

Public Comment

No public comments were shared.

New Business

Commissioner Weinberger requested that staff keep the HPC apprised on the concern related to keeping the bricks on Sixth Street.

Chairman Bohnen reminded the group that First Street was reconstructed using brick pavers. Storm but not sanitary sewers were part of that project and it was determined that concrete corners would prevent trucks from rolling the base. Chairman Bohnen stated that brick streets are important to the streetscape and to the residents. Opinions on how to reconstruct Sixth Street should be based on aesthetics, historic preservation, and monetary factors. Although brick streets have a larger cost up front, the longevity is great. Chairman Bohnen stated the conversion about brick streets should take place in this arena.

Commissioner Weinberger agreed that brick streets are part of the Historic District and changes to them should come before the HPC.

Commissioner Haarlow stated that with the Historic Overlay District, there is a renewed sense of historic preservation, but the Commission is only advisory and ultimately residents can build what they wish because Hinsdale is not home rule. However, if the Village is not willing to maintain the streets they own in a historically accurate way, then the Village should not ask residents and business owners to maintain the historic nature of the property they own. Commissioner Haarlow stated that the streets are contributing structures and the Village should not consider reconstruction with materials other than the historic brick they are currently, even if that means the project is delayed for several years until adequate funds are secured.

Commissioner Prisby stated that the Village needs to set the example of historic preservation if they are going to ask resident to be respectful of it as well. Commissioner Gonzalez agrees and stated that the Village will be unrecognizable in twenty (20) years if small bits of historic characteristics are slowly being removed.

Commissioner Haarlow asked for an update on the Chippendale railing on top of the building. Ms. Peterson reported that as part of the budget process, an estimate was obtained late last year to replace the railing at the cost of approximately \$96,000. The project has been identified, but funding is not secured at this time. Ms. Peterson stated that the process for an approved design to obtain an updated bid would need to be complete before requesting donations. Ms. Salmon clarified that because the building is landmarked, a Certificate of Appropriateness would need to be approved before the railing could be installed.

In response to Chairman Bohnen's question about funding for the project, Ms. Peterson stated that the approved budget reflects the project fully funded by donations. Commissioner Haarlow confirmed that no Village money has been allocated for this project at this time. He suggested combining the railing project fundraising efforts with those for the patio rather than waiting five (5) years for the centennial of the building to fund the railing when other needs may arise.

Commissioner Weinberger agreed on the project of installing a railing made of composite wood and noted that historical photographs should be part of the fundraising efforts for the patio. One fundraising effort could take place for the 150th Celebration. Commissioner Haarlow suggested part of the donor campaign include the concept that the original building was entirely constructed from donations of all but two (2) residents at the time, and today's residents are the custodians of the current building. The Commissioners were in agreement that it made more sense to combine both projects into one (1) fundraising effort.

Old Business

a) Amendments to Title 14 – Status Update

Ms. Salmon stated that seven (7) more properties will be up for consideration next month with more in the queue for the next round. Ms. Salmon believes that the addition of homes to the list has generated some buyer interest. Applications for the incentive program are in the works and should be ready soon. Staff also hosted a zoom event to promote the program that was attended by approximately thirty (30) realtors and recorded with the intent of sharing it with other professionals that were unable to attend.

b) Robbins Park Historic Gateway Signs

Staff reports that work continues with the sign contractor and an update should come soon.

Commissioners shared their appreciation for staff and the efforts made in the past and continuing to support historic preservation and that changes have been noticed in resident interest and support of preservation efforts. All agreed that education to the public about the voluntary nature of the overlay program and the message that the program does not result in a landmark status must continue to be greatly emphasized.

Ms. Salmon reported that some real estate agents that attended the zoom meeting have already inquired about adding client properties to the overlay district. It was also noted that the Historical Society has been a great help with the program.

Adjournment

Commissioner Weinberger made a motion, seconded by Commissioner Prisby, to adjourn the regularly meeting of the Village of Hinsdale Historic Preservation Commission meeting of May 3, 2023.

The meeting was adjourned at 8:01 p.m. after a unanimous voice vote of 6-0.

ATTEST: _____
Jennifer Spires, Community Development Office



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: June 2, 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-8-2023 – 420 E. Seventh Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of a Detached Garage

FOR: June 7, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a Preservation Incentive application from Michael Abraham Architecture requesting approval of alternative zoning regulations, a building permit fee waiver, and expedited processing for the construction of a new detached garage at 420 E. Seventh Street. The property owner listed on the submitted application is Ted Frankel.

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

Background

The existing single-family home at 420 E. Seventh Street was approved for inclusion on the Historically Significant Structures Property List on March 16, 2023 by Ordinance No. O2023-27.

The building was constructed in 1929 and features Mediterranean / Renaissance Revival architecture with painted brick, terra cotta detailing, arched windows, and clay roof tiles. In 1995, a rear addition and addition to the southeast corner of the building was constructed. 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 Significant according to the 2007 Architectural Resources in the Robbins II Survey Area.

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.

Request and Analysis

The applicant requests approval of alternative zoning regulations, a building permit fee waiver, and expedited processing under a Preservation Incentive application to construct a new detached garage with a studio space to the southeast of the existing single-family home at 420 E. Seventh Street. A site plan, interior floor plans, building elevations, plat of survey and photos of the existing home have been submitted for review.



MEMORANDUM

As shown on the proposed plans, the detached garage has been designed to match the architectural style of the historic home. There are no changes to the exterior of the house.

The applicant is requesting to reduce the east interior side yard setback from 15 feet to 10.16 feet to allow for the construction of the detached garage. Alternative bulk zoning regulations listed in Section 8-205 of the Zoning Code allow for an interior side yard setback of 10 feet for properties in the R-1 Single-Family Zoning District subject to approval of a Preservation Incentive Certificate by the Historic Preservation Commission. The proposed plan meet all other bulk zoning requirements.

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

Process

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

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

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

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



MEMORANDUM

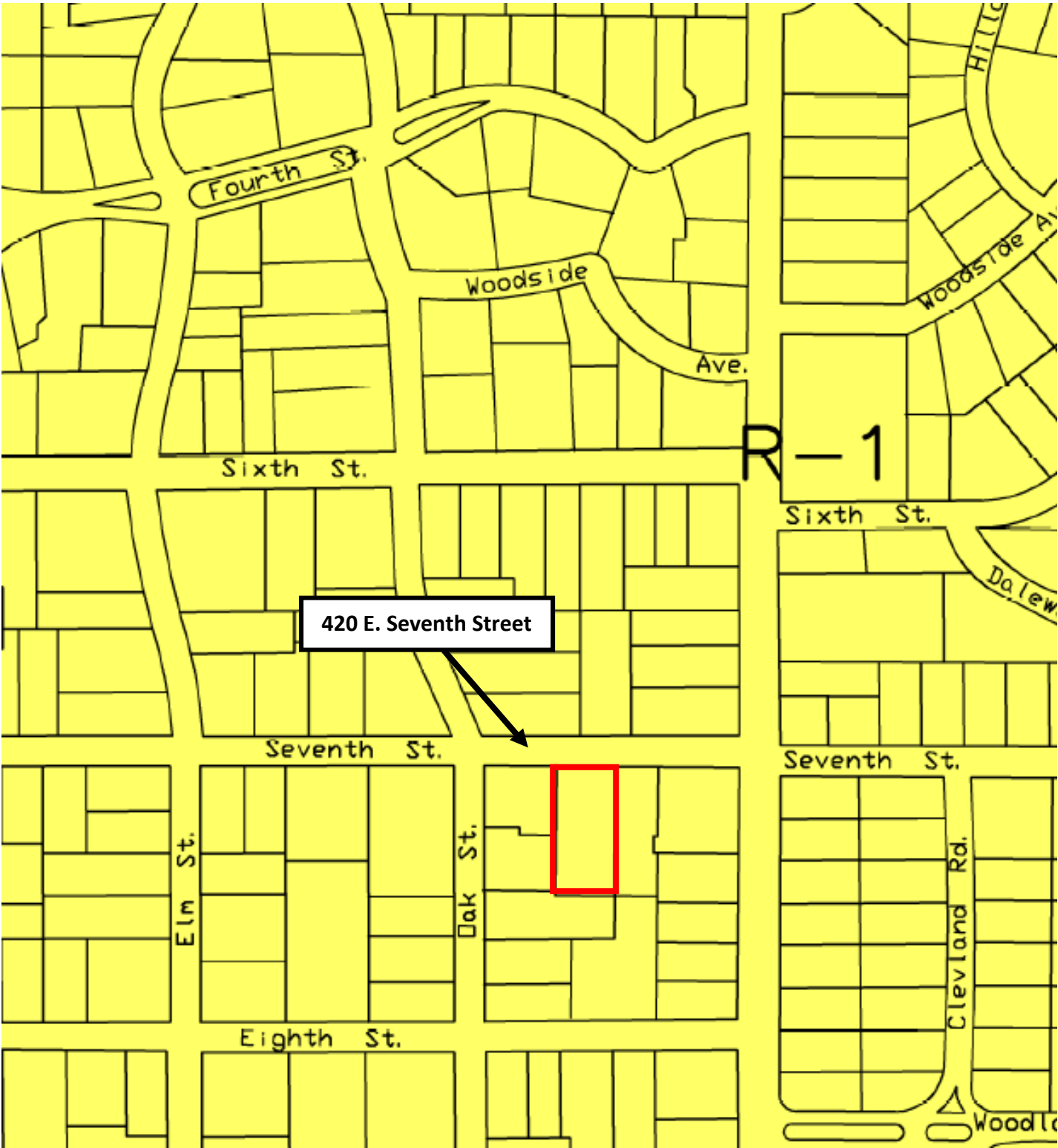
Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either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

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

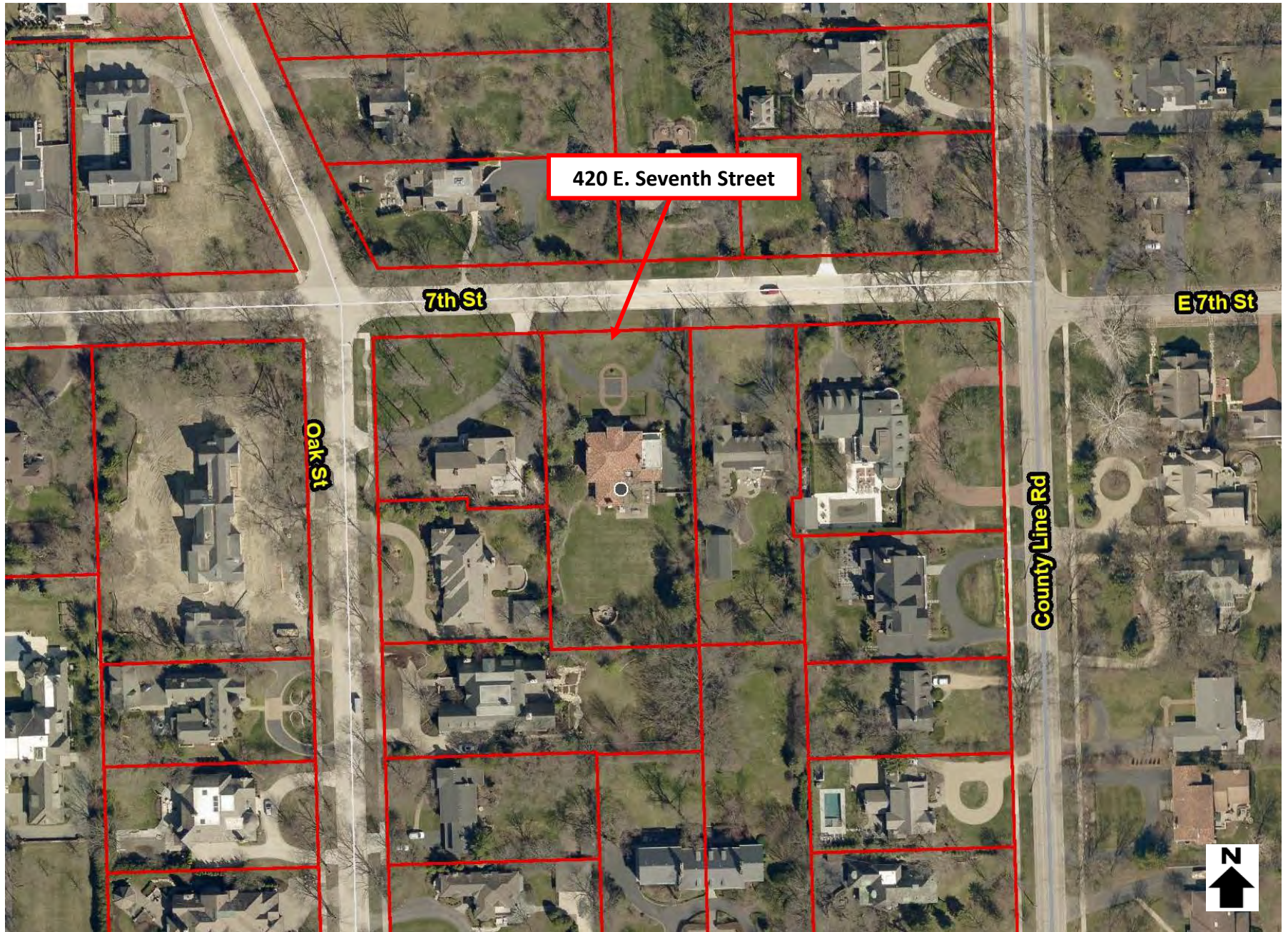
Attachments

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

Village of Hinsdale Zoning Map and Project Location



Aerial View – 420 E. Seventh Street



Birds Eye View – 420 E. Seventh Street





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 420 E. Seventh Street	
County DuPage	
PIN / Parcel Number 09-12-407-002	
Zoning District R-1 Single Family Zoning District	
Land Use Single Family	
Historic Name W.M. Hogenson House	
Architect Kriston	
Date Constructed 1929	
Architectural Style Mediterranean Revival	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) - Significant / National Register / Historically Significant Robbins Park II Survey (2007) - Significant 	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	420
DIRECTION	E
STREET:	Seventh
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	S
POTENTIAL IND NR? (Y or N)	Y
CRITERIA	C
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	-
Listed on existing SURVEY?	IHSS (P)



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	Elegant Mediterranean residence with elaborate front entry.
SECONDARY STRUCTURE			
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Mediterranean Revival	PLAN	Rectangular
DETAILS		NO OF STORIES	2
DATE of construction	1929	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Ceramic Tile
DATESOURCE	Permit	FOUNDATION	Not visible
WALL MATERIAL (current)	Brick	PORCH	
WALL MATERIAL 2 (current)	Terra Cotta	WINDOW MATERIAL	Metal
WALL MATERIAL (original)	Brick	WINDOW MATERIAL	
WALL MATERIAL 2 (original)	Terra Cotta	WINDOW TYPE	Casement
		WINDOW CONFIG	Multi-light
SIGNIFICANT FEATURES	See continuation sheet.		
ALTERATIONS	1 story rear addition and small 1 story southeast corner addition (1995)		

Robbins Park II Survey (2007)

HISTORIC INFORMATION

HISTORIC NAME	Hogenson, W. M. House
COMMON NAME	
PERMIT NO	1552
COST	40000
ARCHITECT	Kriston
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	Permit

PERMITINFO:

recon date is 1927#1552 (5/17/1929)--2 story brick residence; B9506239 (1995)-1 story 3 room add and alterations (\$265,000);

HISTORIC INFO

FOR SALE

LANDSCAPE

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

PHOTO INFORMATION

ROLL1	5
FRAMES1	13
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\Seventh east420.JPG

SURVEY INFORMATION

PREPARER	
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/23/2006
SURVEYAREA	ROBBINS II

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 420

STREET E. Seventh Street

ADDITIONAL PHOTOS OR INFORMATION

Significant Features

Low hipped roof with ceramic clay tile, overhanging eaves with curved rafter tails; blonde brick exterior with terra cotta detailing around entry, at corners of facades and entry bay; and around windows; 2 story front entry bay with elaborate copper gutters, terra cotta trim, round arch 2nd story windows with terra cotta blind arches; round arch front entry with terra cotta surround (doors may be replacement); 2 story east side wing with 2nd story balcony; stepped garden wall at west end of front façade with round arch entry

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 20

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO.	STREET	ARCHCLASS	DATE	HISTORIC NAME	LC OR NC	SECONDARY STRUCTURES CDR NO	ARCHITECT	BUILDER	SECONDARY STRUCTURE
324	E SEVENTH	Tudor Revival	1925	Bassett and Washburn Boiler House	C	-	Cady & Crosby(William Spencer)		
335	E SEVENTH	French Eclectic	1925	Ballou, R. N. House	C	-	Walker, Willard C.	Ryan Bros. & Sather	
338	E SEVENTH	Vacant			NC	-			
344	E SEVENTH	Vacant			NC	-			
405	E SEVENTH	Tudor Revival	1927	Hiatt, Houston House	C	C	Zook, R. Harold		Detached garage
420	E SEVENTH	Renaissance Revival	1929	Hogenson, W. M. House	C	-	Kristen		
425	E SEVENTH	Colonial Revival	1924	Elwell, Russell T. House	C	-	Schmidt, Frederick		
430	E SEVENTH	Colonial Revival	1938	Nelson, N. John House	C	NC	West, Philip Duke		Detached garage
114	E SIXTH	Neo-Traditional	1989		NC	NC	George, Charles Vincent	Thompson, Tim, Inc.	Detached garage
118	E SIXTH	Colonial Revival	c. 1920		C	NC			Detached garage
124	E SIXTH	American Foursquare	c. 1910		C	C			Detached garage
132	E SIXTH	Tudor Revival	c. 1925		C	NC			Detached garage
138	E SIXTH	Colonial Revival	1931	Miller, H. A. House	C	C		Hellstrom, Gust	Detached garage
144	E SIXTH	Under construction	2007-08		NC	-			
205	E SIXTH	Neo-Traditional	1999		NC	NC	Olson, Steven	Dressler, David	Detached garage
208	E SIXTH	Tudor Revival	1925	Everett Residence	C	C	Marshall & Fox	Marshall & Fox	Detached garage
217	E SIXTH	Neo-Traditional	1995		NC	NC	Olson, Steven	McNaughton, James	Detached garage
218	E SIXTH	Colonial Revival	1924	Crowell, John H. House	C	NC	Van Gunten & Van Gunten	Soltwisch, William	Detached garage
222	E SIXTH	Classical Revival	1892	Merrill, J.C. S. House	C	NC		Froscher, Adolph	Detached garage
231	E SIXTH	Colonial Revival	1923	Candless, Y. L. House	NC	-	Bollenbacher, John C.	Braun & Loehman	

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

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

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

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

HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address 420 E. 7th Street	
PIN(s) 09-12-407-002	
Zoning District R1	Land Use Single Family Residential
PROPERTY TYPE	PRESERVATION INCENTIVE TYPE
<input checked="" type="checkbox"/> Approved for inclusion on the Historically Significant Structures Property List <input type="checkbox"/> Request to be added to the Historically Significant Structures Property List	<input checked="" type="checkbox"/> Fee Waivers <input checked="" type="checkbox"/> Alternative Zoning Regulations <input checked="" type="checkbox"/> Expedited Processing <input type="checkbox"/> Property Tax Rebate <input type="checkbox"/> Preservation Matching Grant
APPLICANT INFORMATION	
Name Kevin Geist	Company Michael Abraham Architecture
Address 148 BURLINGTON	City / State / Zip Clarendon Hills / IL / 60514
Phone 630-655-9417 ext. 313	Email kg@michael-abraham.com
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name Ted Frankel	Company
Address 420 E. 7th Street	City / State / Zip Hinsdale / IL / 60521
Phone 630-418-2336	Email tedmfrankel@hotmail.com
PROJECT DETAILS	
Property Size (Square Feet) 41,875	Building Size (Square Feet) 860s.f. Proposed Garage Addition
Total Cost of Exterior Improvements N/A	Cost of Eligible Improvements N/A
Estimated Work Start Date 6/15/2023	Estimated Work End Date 3/31/2024

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

Kevin Geist

Printed Name of Applicant

Ted Frankel

Printed Name of Property Owner

Signature of Applicant

Signature of Property Owner

5/9/2023

Date

5/9/2023

Date

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

TABLE OF COMPLIANCE

Address of property: 420 E. 7th Street

The following table is based on the R1-HOD Zoning District.

You may write "N/A" if the application does not affect the building/ property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)	30, 000	41,875	N/A
Lot Depth	125'	298.49'	N/A
Lot Width	125'	140'	N/A
Building Height	30'	N/A	N/A
Number of Stories	3	2	2
Front Yard Setback	Avg. of Block	96.73'	N/A
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	10' - HOD	29'	10.16'
Rear Yard Setback	25' - HOD	136'	90.5'
Maximum Floor Area Ratio (F.A.R.)*	N/A HOD	5,653	6,513
Maximum Total Building Coverage*	25% 10,468	3,548	4,408
Maximum Total Lot Coverage*	60% 25, 125 HOD	9,904	10,764
Parking Requirements	N/A	N/A	N/A
Parking Front Yard Setback	N/A	N/A	N/A
Parking Corner Side Yard Setback	N/A	N/A	N/A
Parking Interior Side Yard Setback	N/A	N/A	N/A
Parking Rear Yard Setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	Accessory Height 15'	N/A	14.58'

* 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:





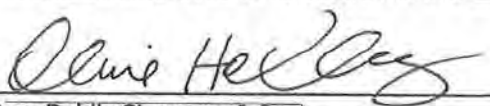

Request for approval of HOD incentive for a reduced interior sideyard setback from 15' req'd to 10' per alternate zoning regulations

CERTIFICATION

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

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

On the 9th day of May, 2023, I/We have read the above certification, understand it, and agree to abide by its conditions.

APPLICANT SIGNATURE		
<u>KEVIN GEIST</u>	<u></u>	<u>5-12-23</u>
Printed Name of Applicant	Signature of Applicant	Date
SUBSCRIBED AND SWORN to before me this <u>12</u> day of <u>MAY</u> , 20 <u>23</u>		
<u></u>		
Notary Public Signature & Seal		
PROPERTY OWNER SIGNATURE (IF DIFFERENT FROM APPLICANT)		
<u>Ted Frankel</u>	<u></u>	<u>5/9/2023</u>
Printed Name of Owner	Signature of Owner	Date
SUBSCRIBED AND SWORN to before me this <u>9th</u> day of <u>May</u> , 20 <u>23</u>		
<u></u>		
Notary Public Signature & Seal		

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Kevin Geist

Owner's name (if different): Ted Frankel

Property address: 420 E. 7th Street

Property legal description: [attach to this form]

Present zoning classification: R1

Square footage of property: 41,875

Lot area per dwelling: 41,875

Lot dimensions: 140' x 298'

Current use of property: Single Family Residential

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

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

Brief description of request and proposal:

Permit & HOD Incentive approval of a new detached garage and studio.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>96.73' Ex.</u>	<u>Avg. Block</u>
interior side(s)	<u> </u> / <u> </u>	<u> </u> / <u> </u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>90.5'</u>	<u>50'</u>

Setbacks (businesses and offices):

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

Building heights:

principal building(s):	<u>N/A</u>	<u>N/A</u>
accessory building(s):	<u>14.58'</u>	<u>15'</u>

Maximum Elevations:

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

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

Total building coverage:	<u>4,408</u>	<u>10,468</u>
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Total lot coverage:	<u>10,764</u>	<u>20,892</u>
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Floor area ratio:	<u>6,513</u>	<u>10,357</u>
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Accessory building(s): Proposed detached garage & studio

Spacing between buildings: [depict on attached plans]

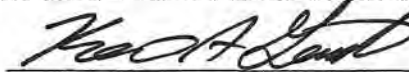
principal building(s):	<u>N/A</u>	<u> </u>	<u> </u>
accessory building(s):	<u>25'</u>	<u>10' req'd</u>	<u> </u>

Number of off-street parking spaces required: 2

Number of loading spaces required: N/A

Statement of applicant:

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

By: 
Applicant's signature

Kevin Geist
Applicant's printed name

Dated: 5/9, 2023

MICHAEL ABRAHAM
ARCHITECTURE

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

May 9th, 2023

RE: HOD Preservation Incentive – 420 E. 7th Street

To Historic Preservation Commission and Village staff,

The owners of 420 E. 7th Street, Ted and Kathryn Frankel, are seeking approval for HOD Preservation incentives to allow for a reduction in side yard requirements along with permit fee waivers, and an expedited permitting process.

The proposed work consists of a detached garage and studio situated along the east property line of their existing historically significant home.

The construction of the garage will be wood framing with painted brick veneer to match the existing home. The finer details of the proposed design are all intended to take inspiration from the main house or match if possible. These details consist of masonry window sills, clay tile roofing, wood rafter tails, sloped wing walls, wrought iron railings, copper downspouts, and curved masonry detailing which is unique to the home.

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

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

Sincerely,

Kevin Geist
630.655.9417 ext. 313



Front entry facade as main inspiration for Garade Studio detailing



East facade - wood toned garage doors & masonry wing walls similar to proposed design



Rear facade - painted brick, window color, clay tile roof, copper downspouts to all match proposed.



Existing rafter detail to be similar to proposed garage - clay tile roof to match proposed



Rear facade - painted brick, window color, clay tile roof, copper downspouts to all match proposed.



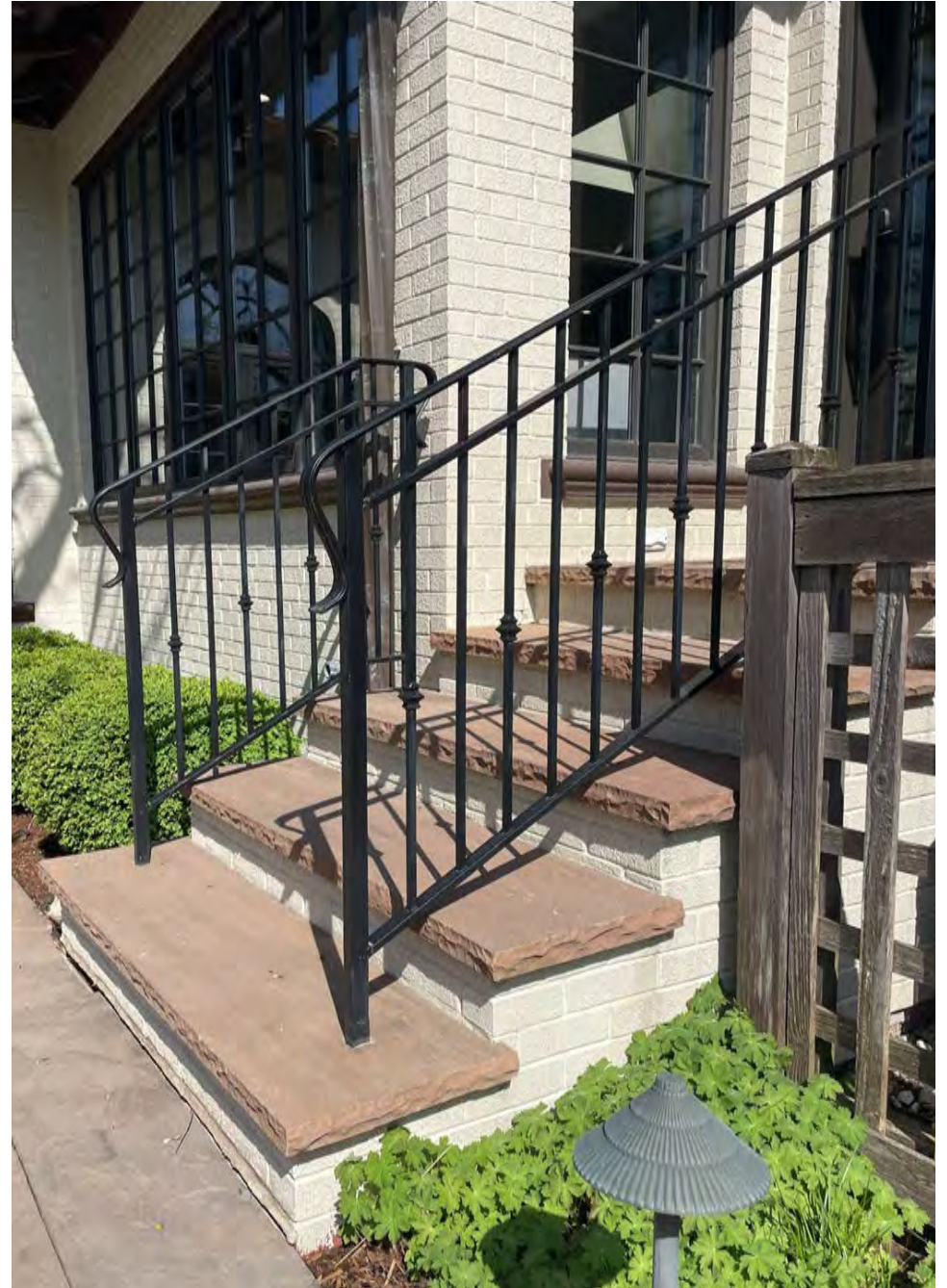
Front facade wing wall as inspiration for garage wing wall



Existing window detail to be similar to proposed garage windows



Existing copper collector head to be similar to proposed



Existing stone treads with brick risers & wrought iron railing to be similar to proposed garage

LEGEND

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

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

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

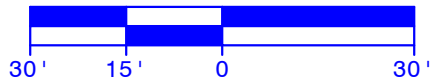
OF

THE EAST 140 FEET OF THE WEST 300 FEET (EAST OF THE EAST LINE OF OAK STREET) OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. ALSO KNOWN AS LOT 3 OF DART ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED JANUARY 28, 1937 AS OCUMENT 376741, IN DUPAGE COUNTY, ILLINOIS.

(66' R.O.W.)

EAST 7TH STREET

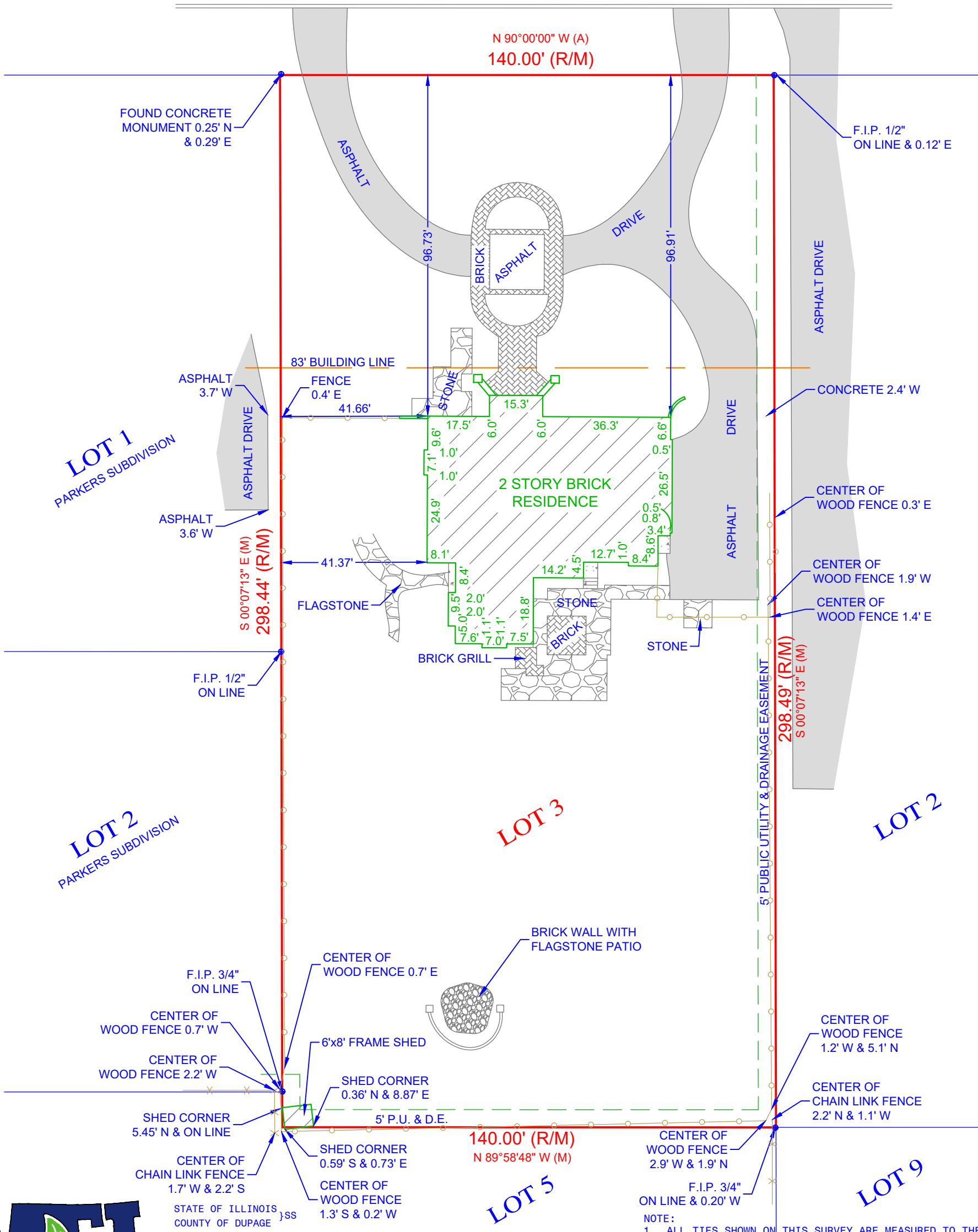
CONCRETE CURB



BASIS OF BEARING:
SOUTH LINE OF EAST 7TH STREET AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 90°00'00" W (A)

AREA OF SURVEY:

"CONTAINING 41,785 SQ. FT. OR 0.95 ACRES MORE OR LESS"



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

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

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

DATED, THIS 16TH DAY OF MARCH, A.D., 2022, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



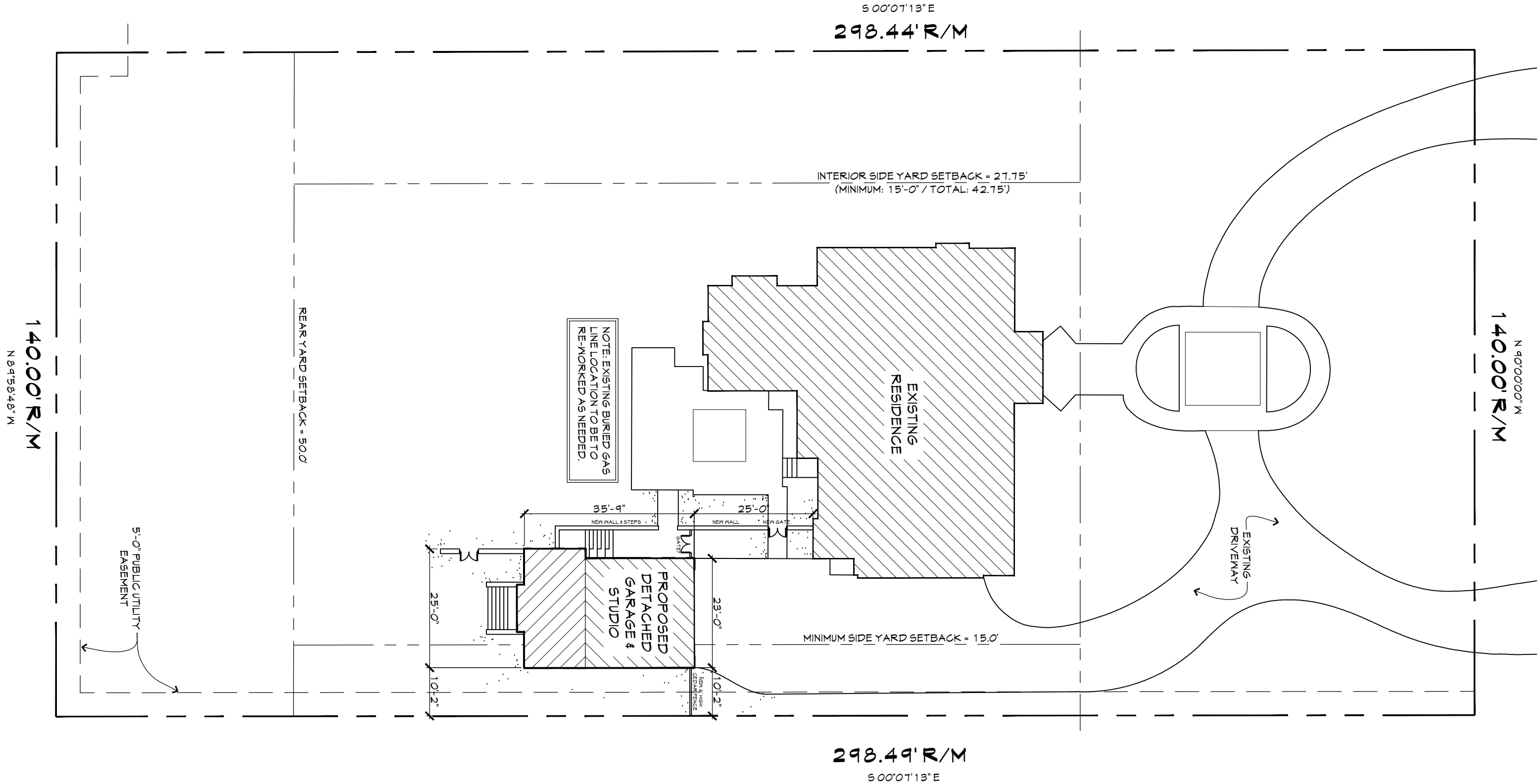
NOTE:

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

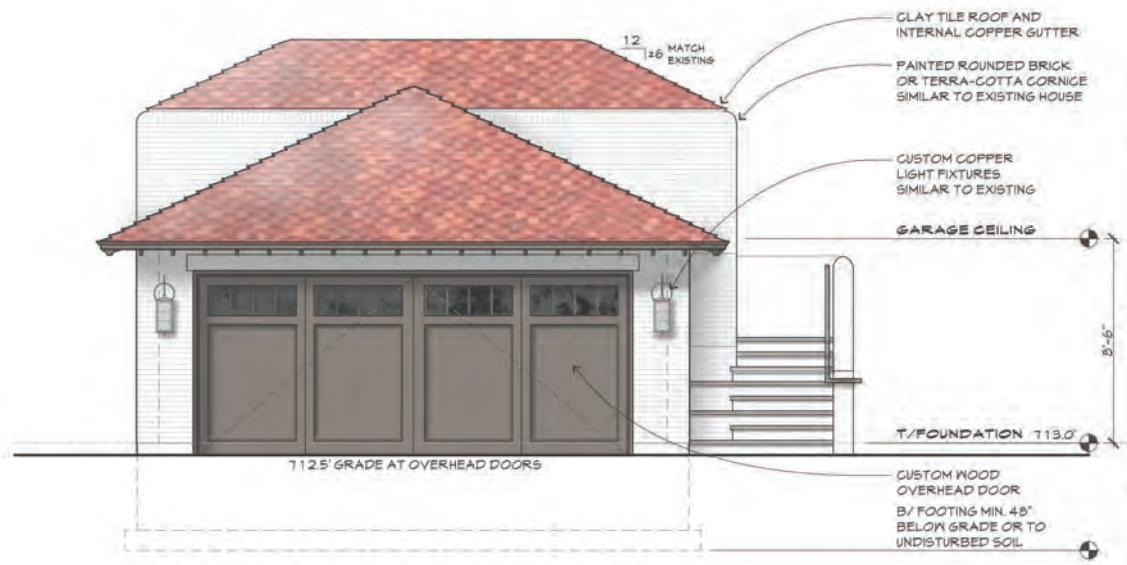
ADDRESS COMMONLY KNOWN AS 420 E. 7TH STREET
HINSDALE, ILLINOIS

CLIENT TED FRANKEL

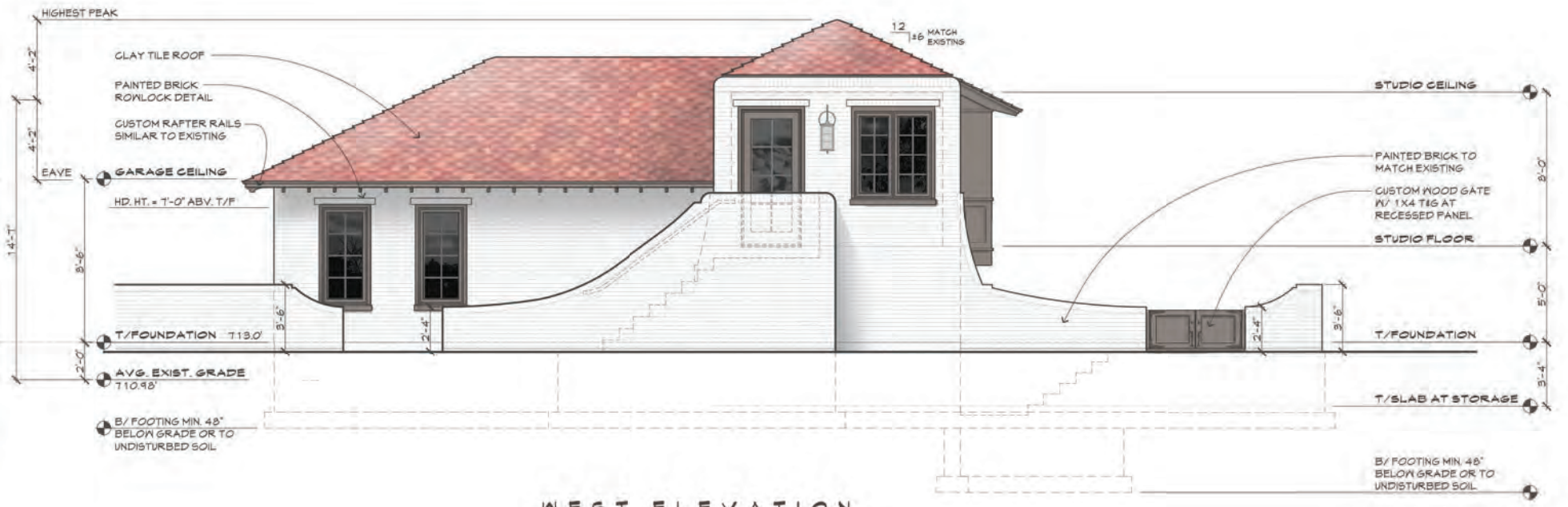
FIELDWORK DATE (CREW) 03/15/2022 (BV/JN)
DRAWN BY: R.S. REVISED: JOB NO. 22-03-0145



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



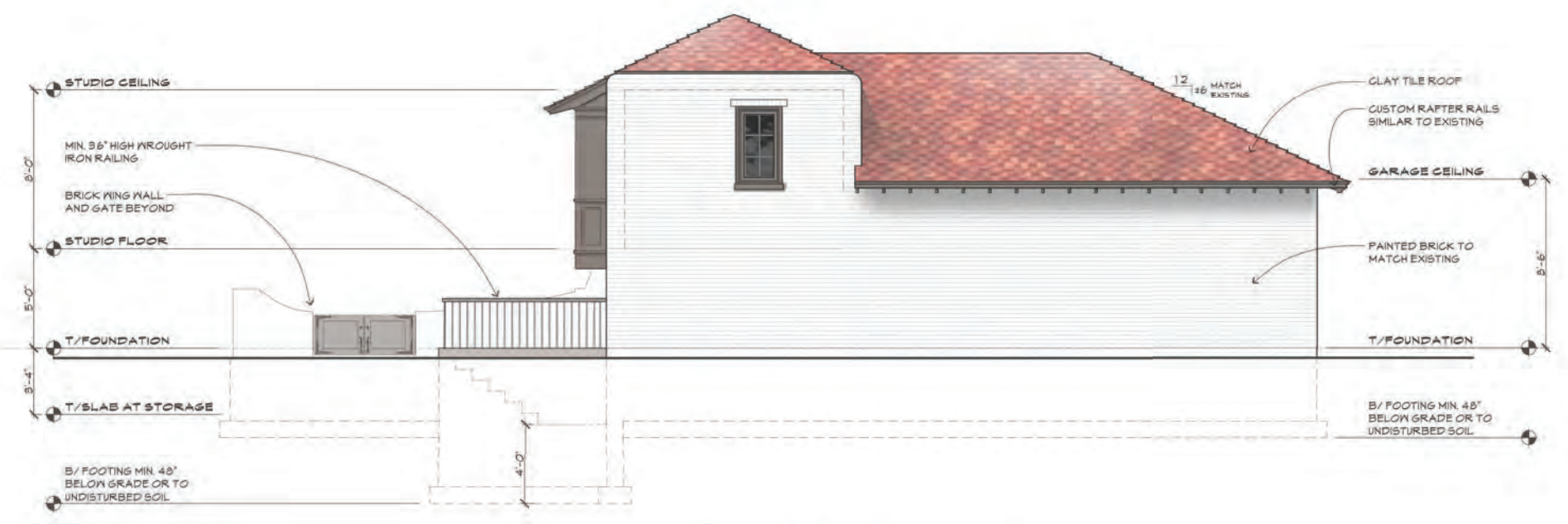
NORTH ELEVATION



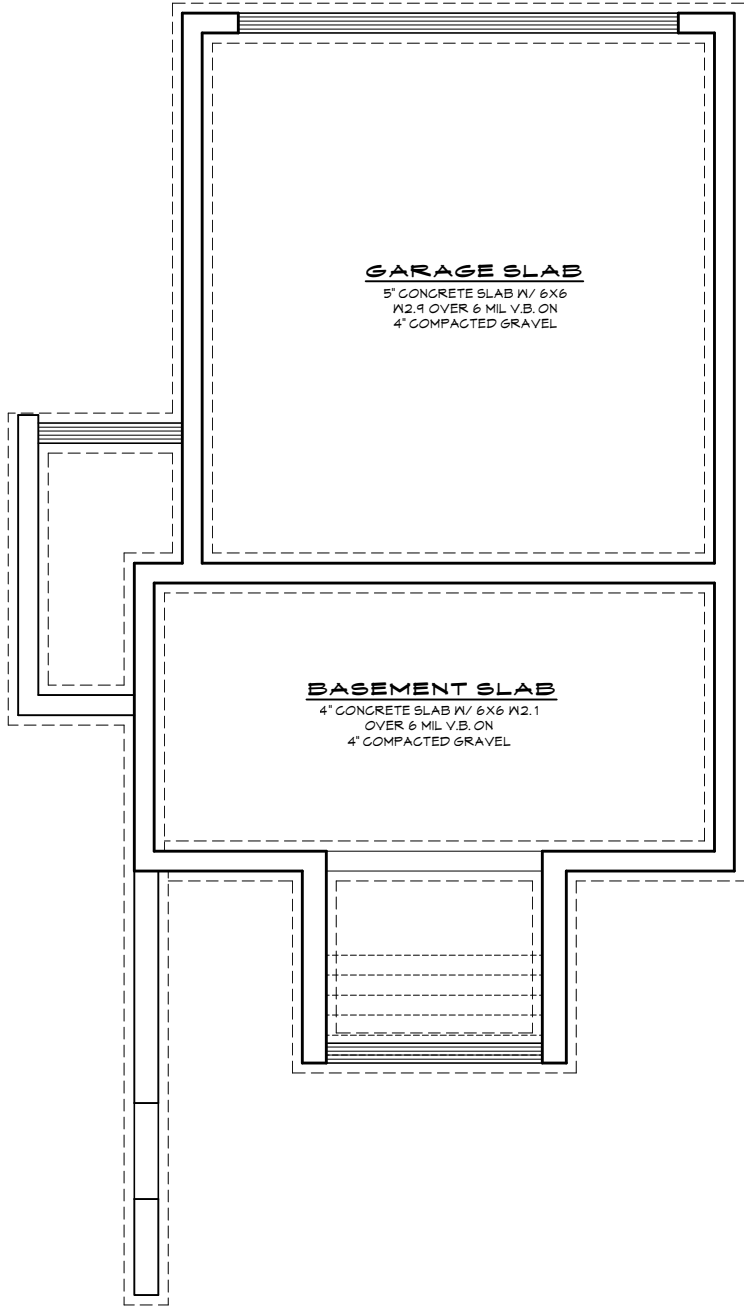
WEST ELEVATION



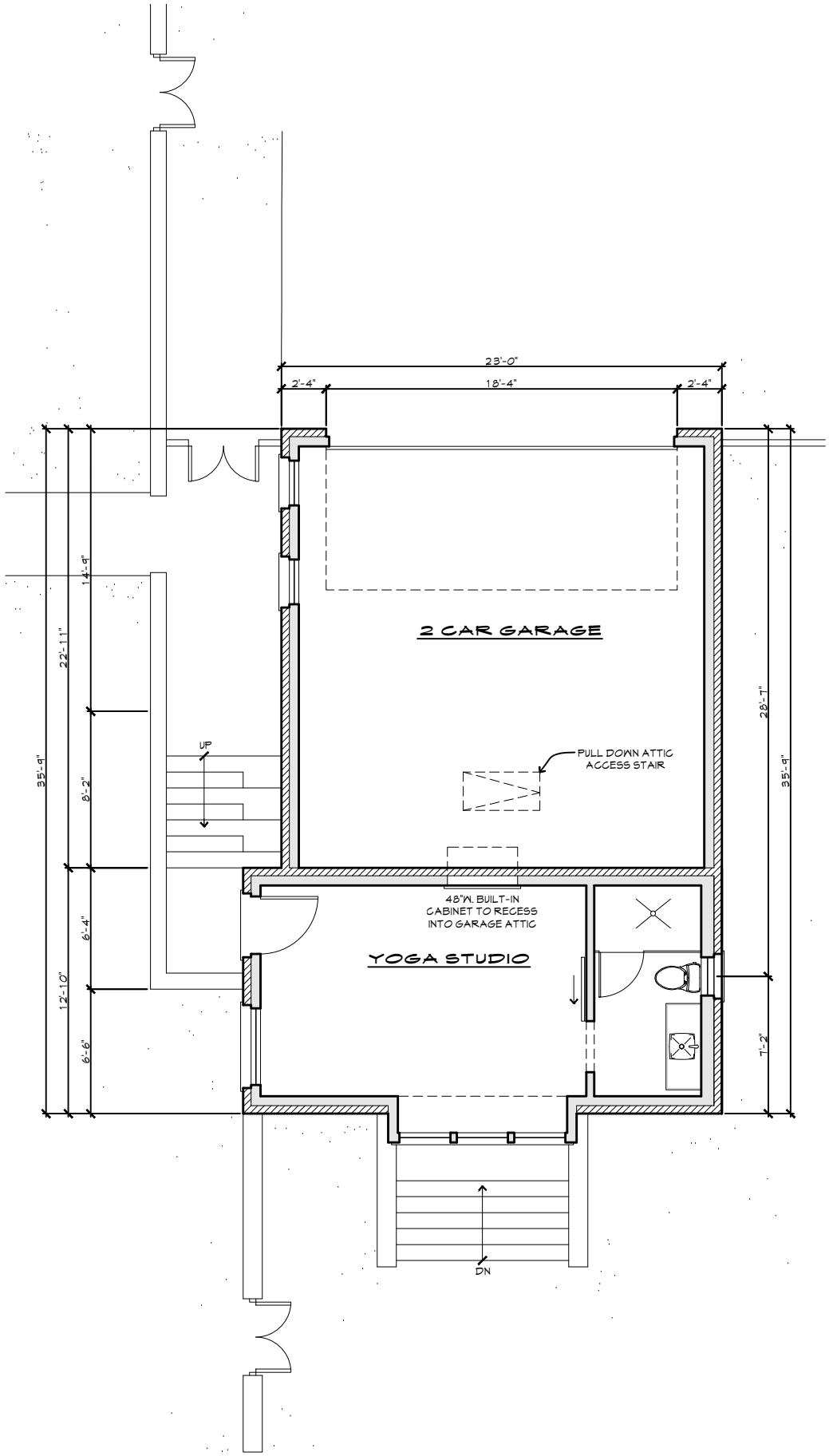
SOUTH ELEVATION



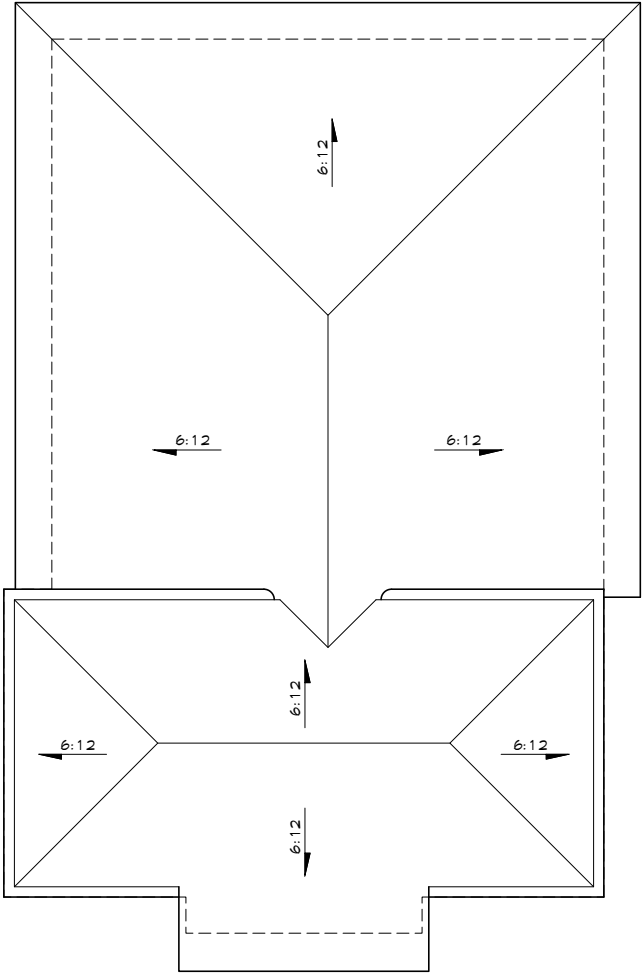
EAST ELEVATION



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



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



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



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: June 2, 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-6-2023 – 225 E. First Street – Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: June 7, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a Certificate of Appropriateness (COA) application from H Harrison Development, LLC, the owner of the property, requesting 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.

On April 5, 2023, the Historic Preservation Commission reviewed a Preliminary COA application for this project (Case HPC-2-2023). Patrick McGinnis, attorney for the applicant, Joe Ghaben, the property owner, and Bruce George were present to address the Commission. Commissioners thanked the applicant for submitting a preliminary COA application, but overall stated they were not in favor of the demolition of a contributing structure in the historic district. There was a discussion on the style of the home, identified as English Country Manor, and proposed building materials, including the proposed cedar timbers above the windows and doors.



MEMORANDUM

Commissioners discussed damages caused to the brick on First Street from other construction projects and asked the applicant to consider ways to mitigate damage to the street from concrete trucks and other construction traffic. Mr. Ghaben suggested he could speak with the property at the rear about accessing their property for a minimally impactful delivery method of concrete if that lot had not been landscaped yet. A Commissioner also asked if there were any plans to preserve historic artifacts from the home before the demolition started. Mr. Ghaben stated that he would be willing to pull windows and doors and donate them.

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 40,030 square foot lot. A site plan, interior floor plans, building elevations, renderings, and photos of the neighboring properties have been submitted for review.

As shown on the plans, the two-story home will be constructed of white washed brick veneer and various accent areas consisting of cedar paneling and cedar shake siding. Weathered cedar timber headers are proposed above various windows and entrances. The site plan includes a front driveway and vehicle courtyard area, two separate two-car attached garages on each side of the front of the house. A one-story attached pool house, a pool, and pickleball court are located to the rear of the house. The proposed plan meets all bulk zoning requirements.

Process

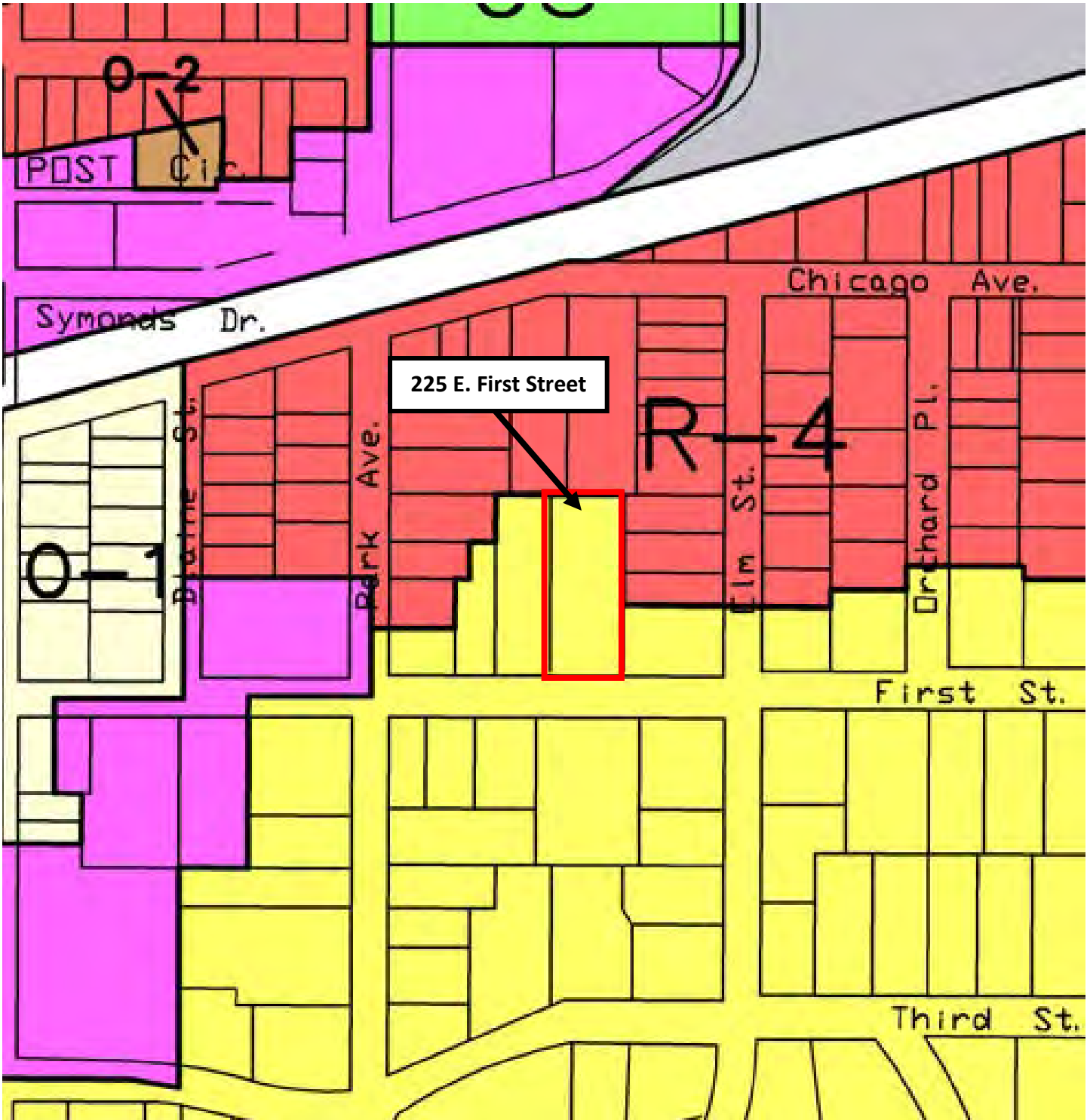
Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic 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.

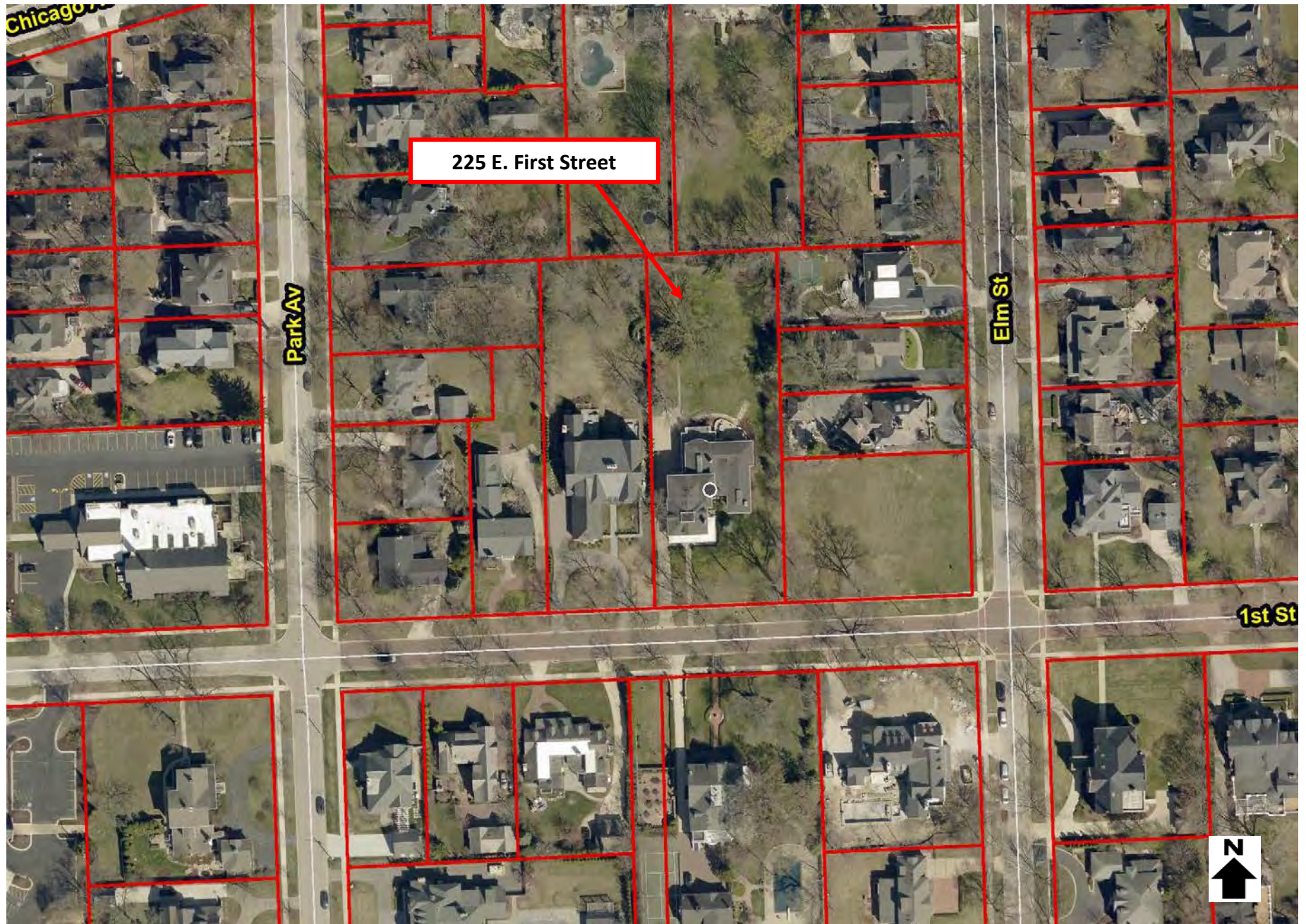
Attachments

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 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



Aerial View – 225 E. First Street



Birds Eye View – 225 E. First Street



225 E. First Street



Circa 1903



Photo by Bemm

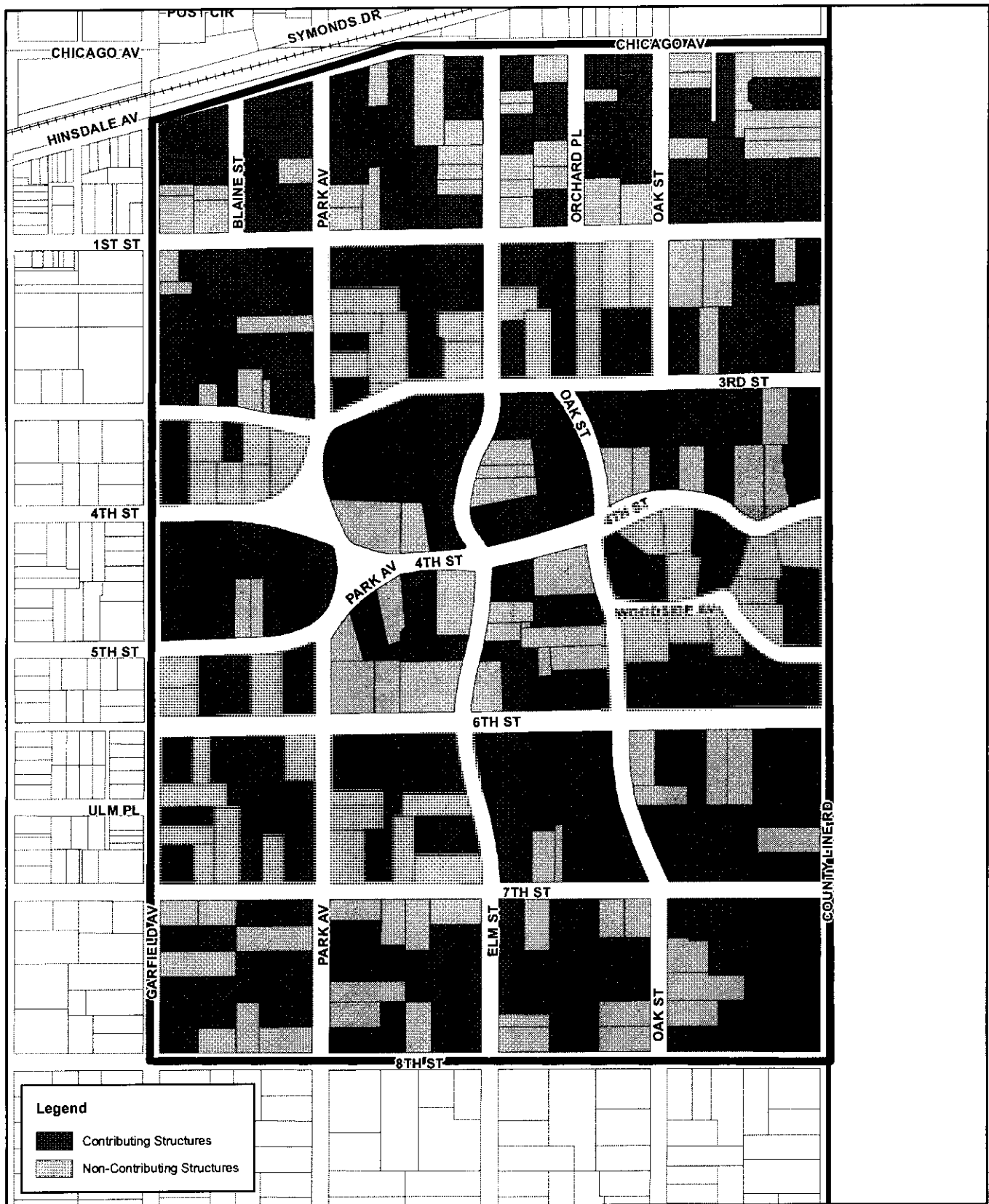
HOME OF MR. A. G. DUGAN
100 First St., Hinsdale, Ill.

Circa 1912



Circa 1966

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

COMMON
NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT
SOURCE

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

3

FRAMES1

14

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL
PHOTO ID

SURVEY INFORMATION

PREPARER

Jennifer Kenny

PREPARER

ORGANIZATION

Historic Certification
Consultants

SURVEYDATE

8/13/02

SURVEYAREA

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

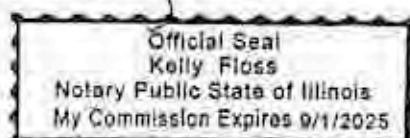
Signature

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.

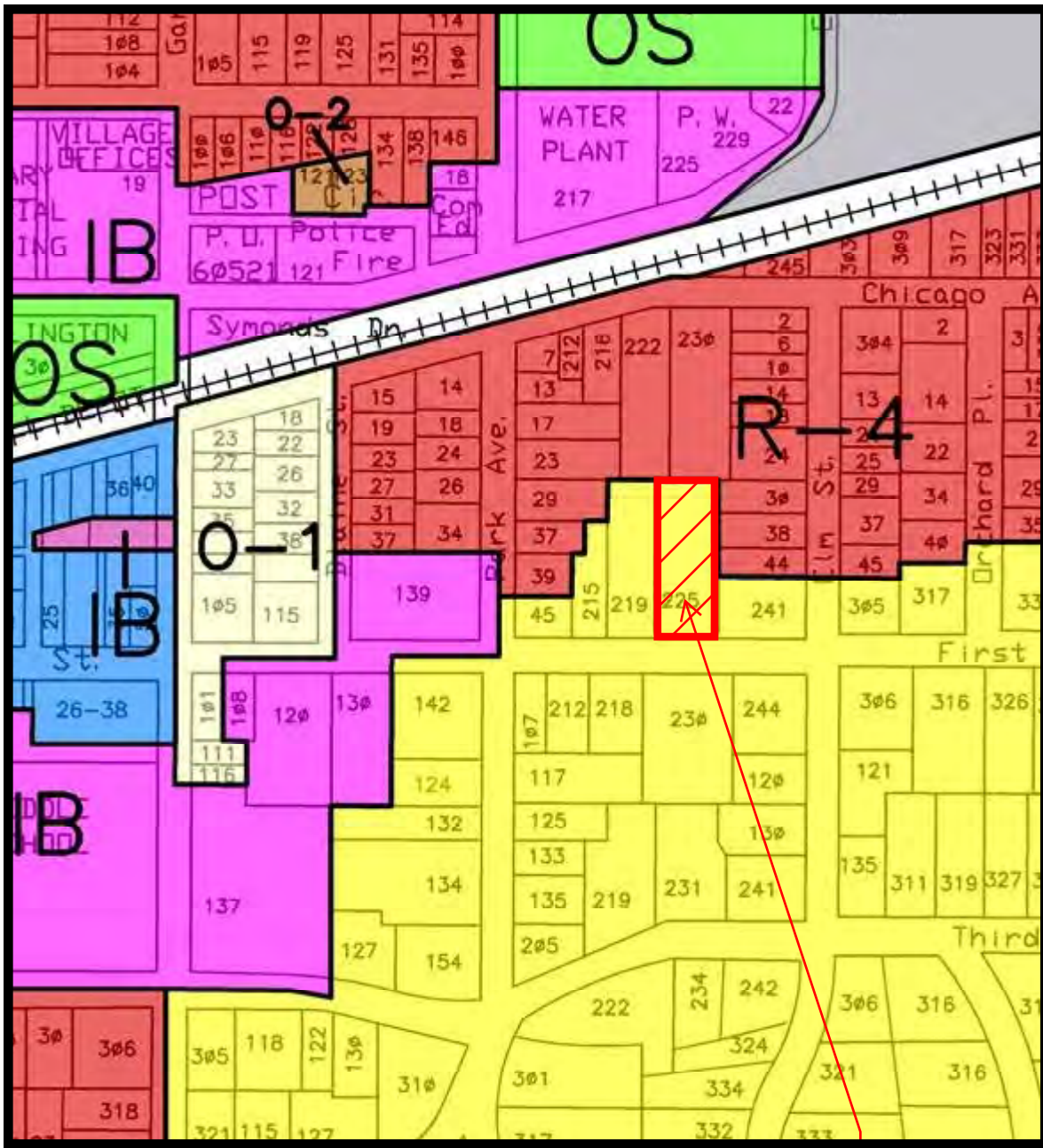
By: _____

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"

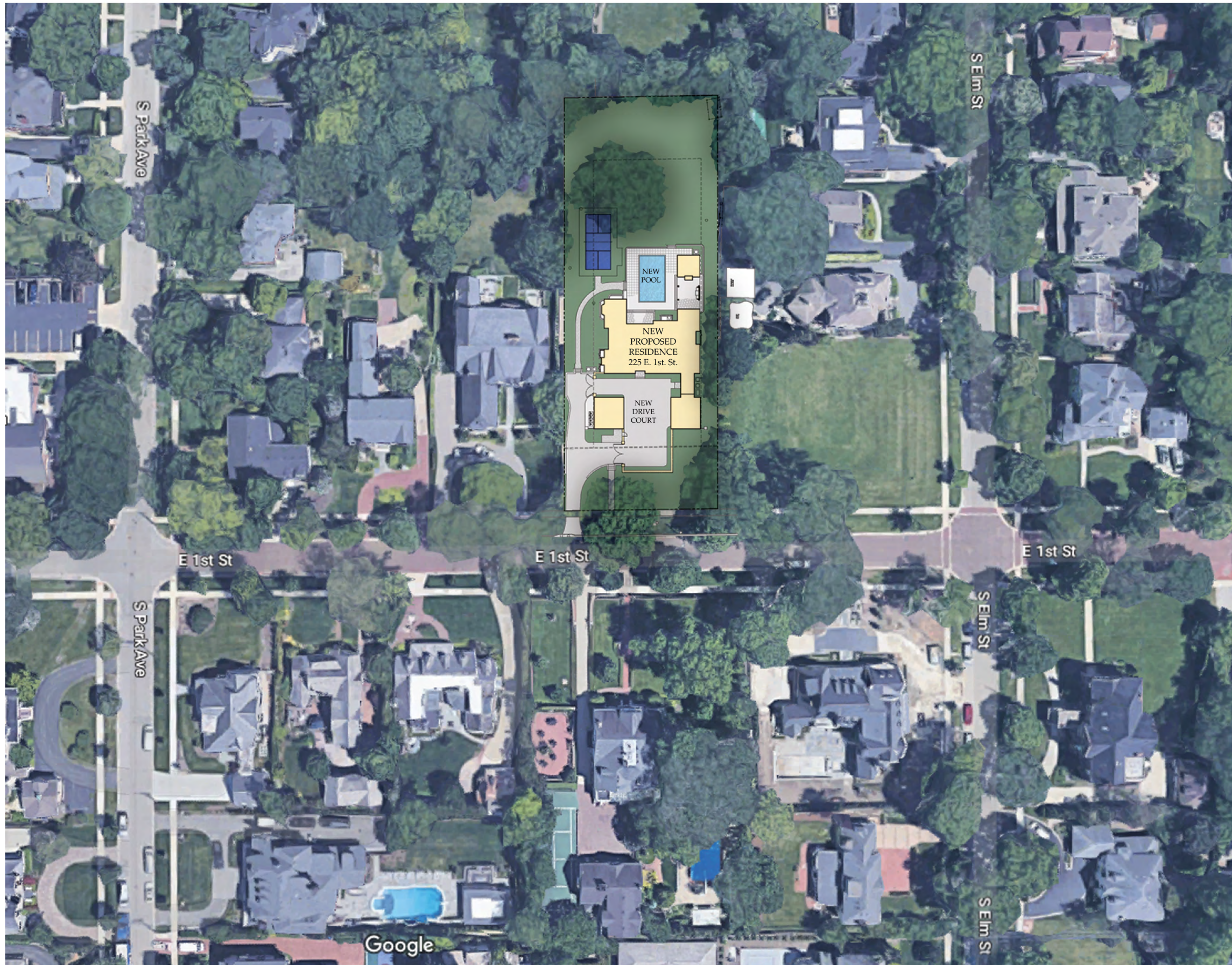
Ghaben Residence
225 E. 1st Street - Hinsdale, Illinois
April 14, 2023 | project 2022-154



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
 April 14, 2023 | project 2022-154



charles vincent george
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INSPIRATION
PICTURE



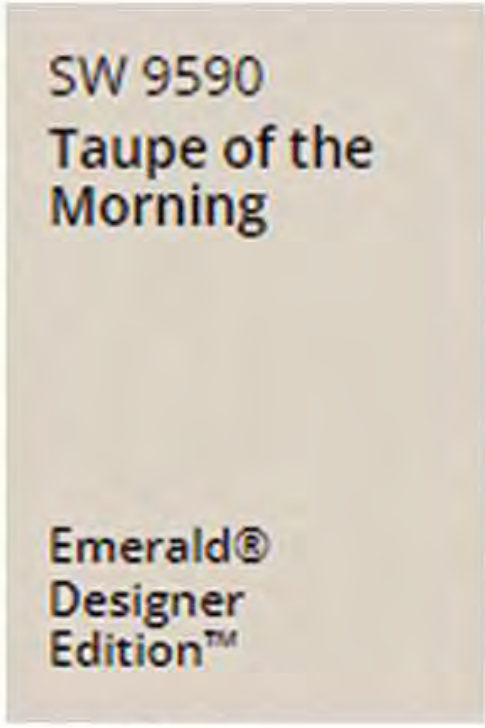
MARVIN
WINDOWS
BRONZE COLOR



TOWER LIGHTING
VISTA LANTERN



WEATHERED
CEDAR
HEAVY TIMBER
HEADERS



COLOR OF
PANELING



WHITE FASCIAS,
TRIMS & SIDING

WHITE WASH
BRICK



AGED BRONZE
STANDING SEAM
METAL ROOF



DAVINCI AGED CEDAR
BELLAFORTE SHAKE
@ ROOF & SIDING



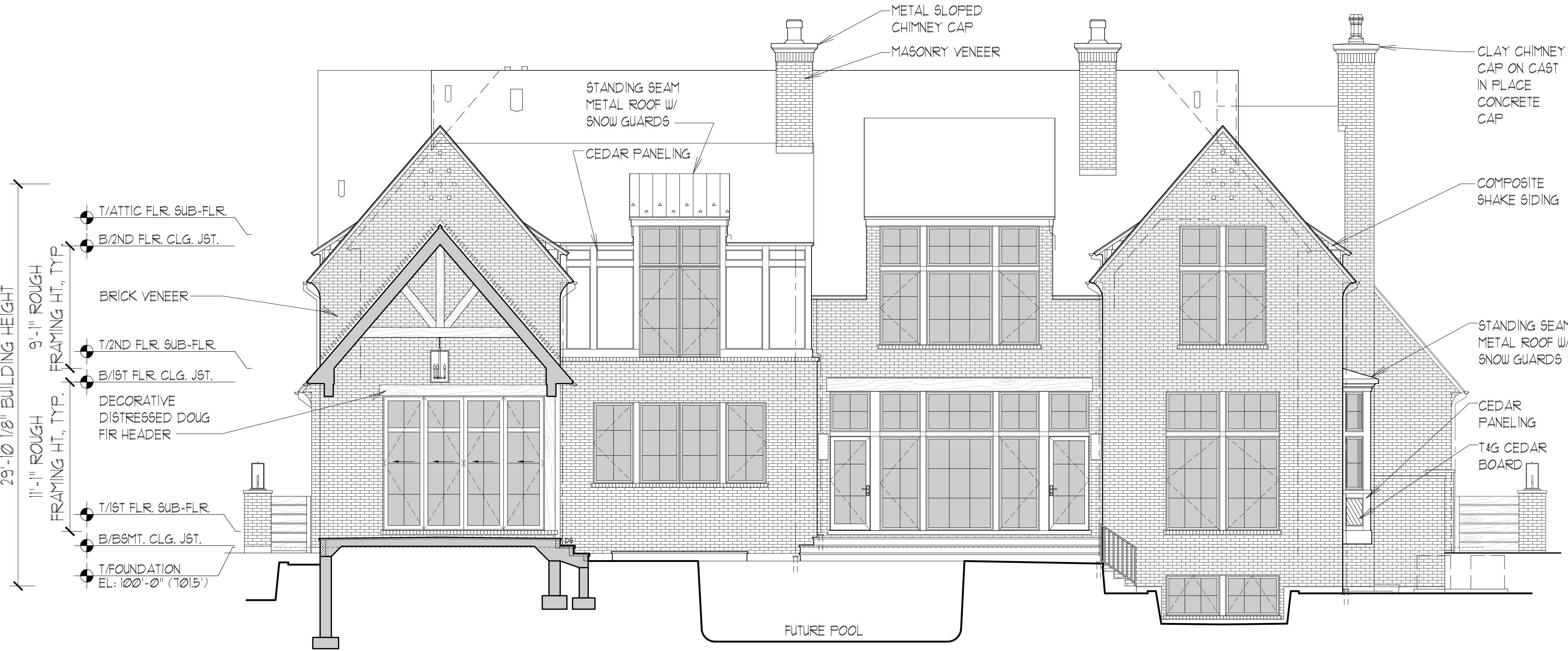
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



DRIVE COURT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

The Ghaben Residence
225 E. 1st Street - Hinsdale, Illinois
April 14, 2023 | project 2022-154

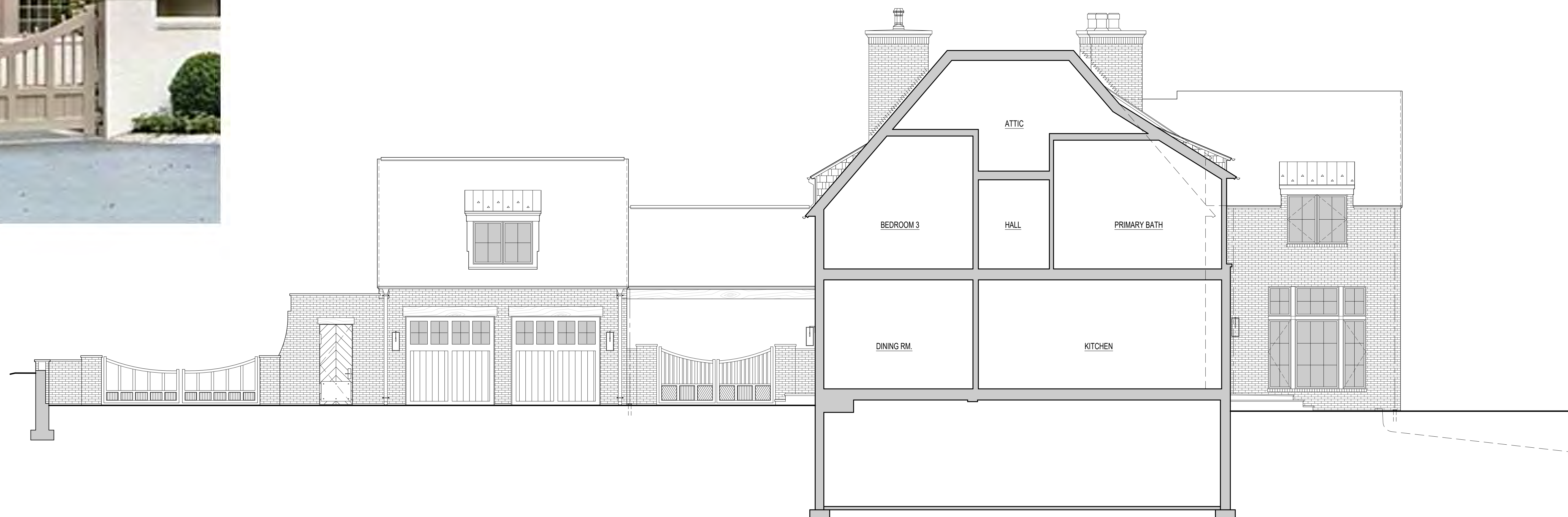


SIDE ELEVATION

SCALE: 3/16" = 1'-0"



**INSPIRATION
GATE**



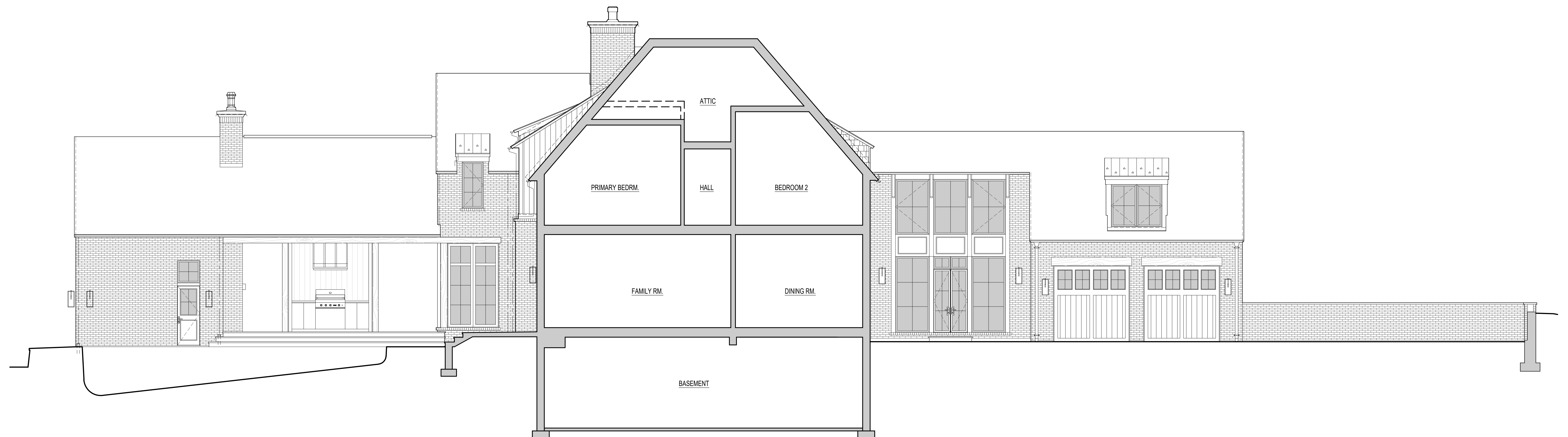
**SIDE DRIVE
COURT ELEVATION**

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"



SIDE & DRIVE COURT ELEVATION

SCALE: 3/16" = 1'-0"





LANDSCAPE PLAN

Ghaben Residence
 225 E. 1st Street - Hinsdale, Illinois
 April 14, 2023 | project 2022-154



PROPOSED 1ST STREET



EXISTING 1ST STREET

Ghaben Residence
 225 E. 1st Street - Hinsdale, Illinois
 April 14, 2023 | project 2022-154



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 ARCHITECTS

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 P: 630.357.2023 • F: 630.357.2662



3D RENDERING OF PROPOSED RESIDENCE

Ghaben Residence
 225 E. 1st Street - Hinsdale, Illinois
 April 14, 2023 | project 2022-154



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 ARCHITECTS

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3D RENDERING OF PROPOSED RESIDENCE

Ghaben Residence
 225 E. 1st Street - Hinsdale, Illinois
 April 14, 2023 | project 2022-154



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3D RENDERING OF PROPOSED RESIDENCE

Ghaben Residence
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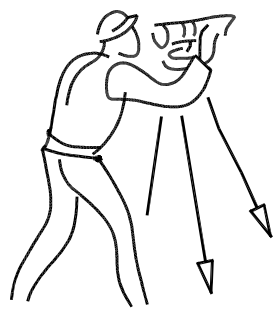
3D RENDERING OF PROPOSED RESIDENCE

Ghaben Residence
 225 E. 1st Street - Hinsdale, Illinois
 April 14, 2023 | project 2022-154



charles vincent george
 ARCHITECTS

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 P: 630.357.2023 • F: 630.357.2662



RUSSELL W. SCHOMIG, PLS
WILLIAM K. SCHOMIG

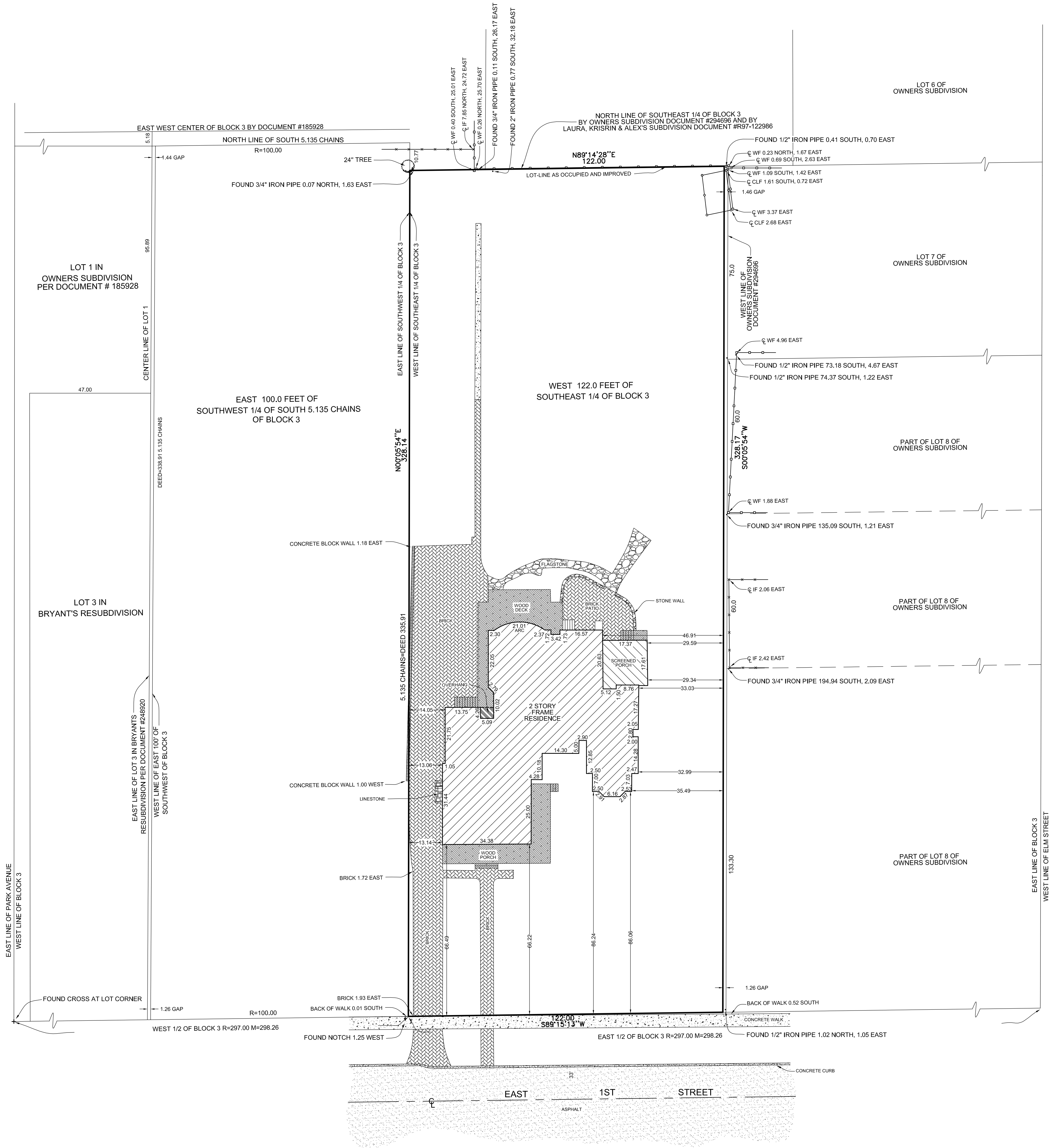
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
E-MAIL: SCHOMIG-SURVEY@SBCGLOBAL.NET
WEB: WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

THE WEST 122 FEET OF THE SOUTHEAST 1/4 OF BLOCK 3 IN WILLIAM ROBBIN'S FIRST ADDITION TO THE TOWN OF HINSDALE, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.
COMMON ADDRESS: 225 EAST 1ST STREET, HINSDALE.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW.
© COPYRIGHT, ALL RIGHTS RESERVED.

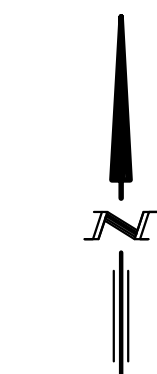
SURVEY DATE: OCTOBER 18TH, 2022.

BUILDING LOCATED: OCTOBER 18TH, 2022.

ORDERED BY: DUGGAN BERTSCH ATTORNEY

PLAT NUMBER: 221550 & ROLL 109-123 & FC311

FILE:971549.CRD



SCALE: 1" = 20'

LEGEND

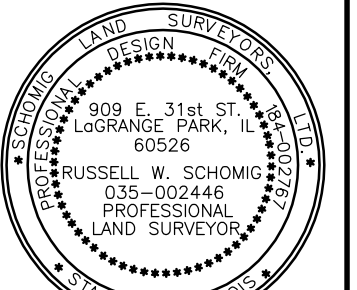
M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
B.L. = BUILDING LINES
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C. = CENTER LINE
I.F. = IRON FENCE
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
V.F. = VINYL FENCE

STATE OF ILLINOIS) LOT AREA: 40,030 SQUARE FEET.
COUNTY OF COOK) ss.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



BY: *Russell W. Schomig*
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446
LICENSE EXPIRATION 11-30-2022



**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: June 2, 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-7-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – Public Hearing

FOR: June 7, 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 eight (8) properties are being brought forward for consideration on the Historically Significant Structures Property List, one (1) of which is located in Cook County and seven (7) 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 May 11, 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

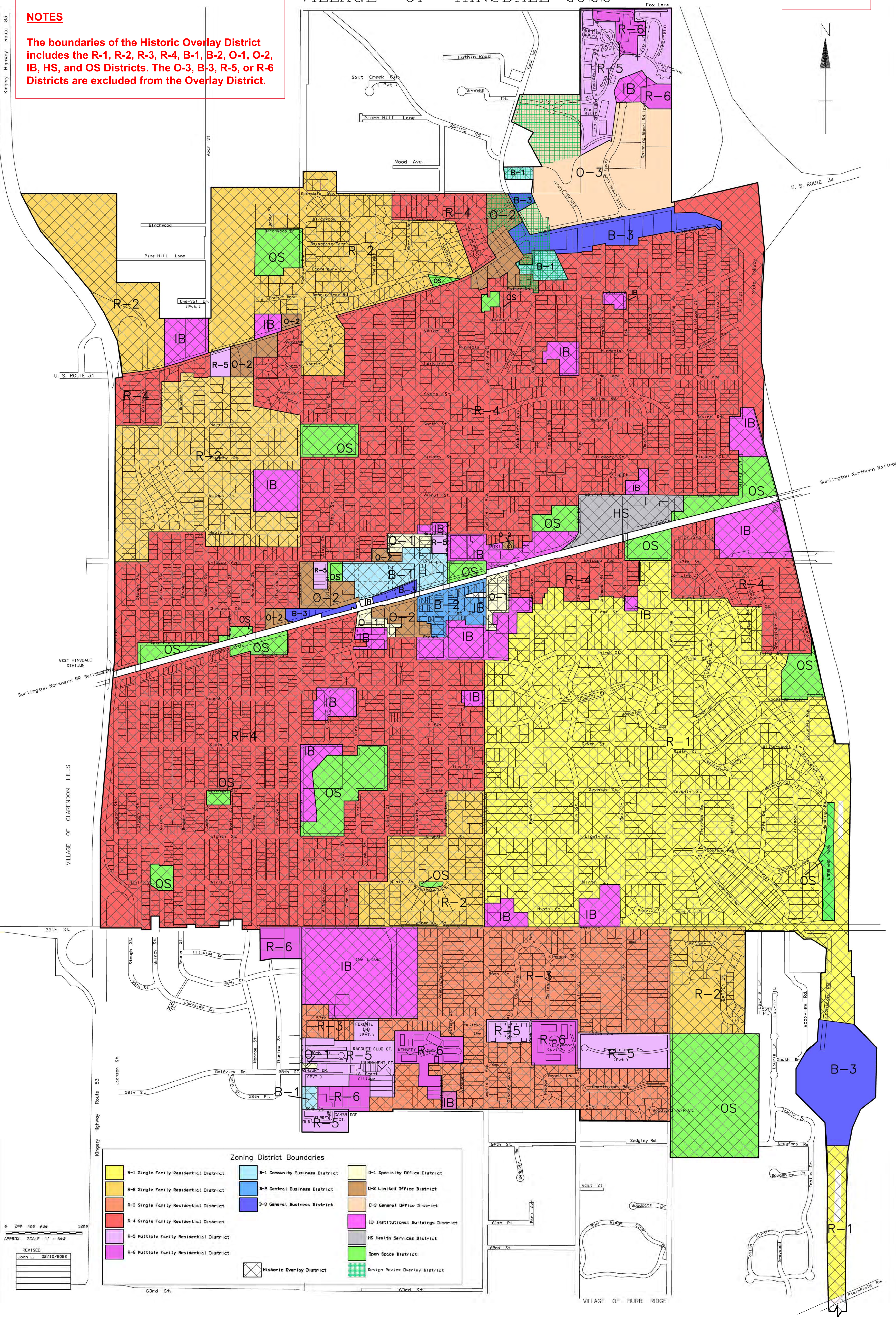
1. Exhibit 1 - Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2 - Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List
3. Exhibit 3 - Hinsdale Historic Surveys - Evaluation Information / Definitions
4. Exhibit 4 - Review Criteria 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

Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
228 S. Clay Street	c. 1900	Gable Front / Craftsman			Reconnaissance Survey (1999) - Significant; Town of Hinsdale Survey (2001) - Potentially Significant	Single-Family	R-4	09-12-103-015	DuPage
142 E. First Street	1869	Italianate		William Whitney House / Hallmark House	Reconnaissance Survey (1999) - Significant / National Register / Historically Significant; Robbins Park I Survey (2002) - Significant; Listed on the National Register of Historic Places (1989); Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997	Single-Family / Former Rectory	R-1	09-12-207-026	DuPage
220 N. Lincoln Street	1923	Colonial Revival		E. Karlson House	Reconnaissance Survey (1999) - Contributing; North Hinsdale Survey (2005) - Contributing; Additional information provided by homeowner and the Hinsdale Historical Society	Single-Family	R-4	09-01-318-011	DuPage
125 E. Maple Street	1869	Italianate		Nathan Warren House	Reconnaissance Survey (1999) - Contributing; North East Hinsdale Survey (2006) - Contributing; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997	Single-Family	R-4	09-01-414-030	DuPage
516 W. Maple Street	c. 1873				Additional information provided by the Hinsdale Historical Society and homeowner; Last residence of First Village president Judge Joel Tiffany	Single-Family	R-2	09-02-424-003	DuPage
223 S. Quincy Street	c. 1870	Italianate			Reconnaissance Survey (1999) - Significant / Historically Significant; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 2, Mary Sterling, 1997	Single-Family	R-4	09-11-221-019	DuPage
707 E. Seventh Street	1939	Tudor Revival	Elmer E. Carlson		Reconnaissance Survey (1999) - Significant ; Building permit files	Single-Family	R-1	18-07-300-049-0000; 18-07-300-056-0000; 18-07-300-081-0000	Cook
136 N. Washington Street	1883	T-Form		Dr. Frederick H. Lan View House	Reconnaissance Survey (1999) - Significant / Historically Significant; North Hinsdale Survey (2005) - Significant; Additional information provided by homeowner; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997	Single-Family	R-4	09-01-325-007	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.



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 228 S. Clay Street	
County DuPage	
PIN / Parcel Number 09-12-103-015	
Zoning District R-4 Single Family Zoning District	
Land Use Single-Family	
Historic Name N/A	
Architect N/A	
Date Constructed c. 1900	
Architectural Style Gable Front / Craftsman	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) - Significant Town of Hinsdale Survey (2001) - Potentially Significant 	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 228
DIRECTION S
STREET Clay
ABB ST
PIN

LOCAL SIGNIFICANCE RATING PS

POTENTIAL IND NR? (Y OR N) N

Criteria

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

Contributing secondary structure?
(C or NC) C

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



GENERAL INFORMATION

CATEGORY building

CONDITION good

INTEGRITY minor alterations

SECONDARY STRUCTURE detached garage

SECONDARY STRUCTURE 2

CURRENT FUNCTION Domestic - single dwelling

HISTORIC FUNCTION Domestic - single dwelling

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Gable Front

ARCHITECTURAL CLASSIFICATION2 Craftsman

ORIGINAL CONSTRUCTION DATE c. 1900

DATE SOURCE surveyor

EXTERIOR WALLS (current) stucco

EXTERIOR WALLS (original) wood

OVERALL SHAPE OR PLAN rectangular

NO. OF STORIES 2.5

WINDOW MATERIAL, TYPE(S)

wood

double hung 3/1

PORCH full front

ROOF (type and materials) gable

asphalt shingle

FOUNDATION concrete block

SIGNIFICANT FEATURES Front porch with box columns; cornice returns; shingles in gable end; leaded glass transom window; 3/1 windows

ALTERATION(S) Stucco porch railing (historic); shutters; flower boxes in attic window



RESEARCH INFORMATION

HIST NAME _____
ARCHITECT _____

COMMON NAME _____
BUILDER _____
LANDMARK LIST _____

COST _____ OLD SIGNIFICANCE RATING S

ADDITIONAL INFORMATION:

Reason for Significance: Although simplistic in design, it is a fine example of turn of the century Gable Front vernacular architecture.

SURVEY _____
AREA TOWN OF HINSDALE

LANDSCAPE FEATURES

Midblock lot on residential street; side driveway; foundation plantings; matue trees on lot and parkway

PHOTOGRAPHIC INFO

ROLL NO. 09 FRAME NO. 22
ROLL NO. 2 FRAME NO. 20,21
ROLL NO. _____ FRAME NO. _____

PREPARER Victoria Granacki

ORGANIZATION Historic Certification Consultants

DATE 5/30/2001

228 S Clay ST

PPN: 09-12-103-015

REAR

1901
GARAGE + STORAGE
CONC. BLK WITH 2-24 FT. DOORWAYS

DECK

1901

2 1/2 B

EXIST. FIN. BSMT. LAYOUT

UNFIN. BSMT.

UNFIN. BSMT.

EXIST.

FIN. BSMT.

AREA

NOTE: USE THIS DRAWING - ENTIRE PARCEL (REDRAWN DUE TO ADDN. * EXIST. FIN. BSMT.)



NOTE: USE THIS DRAWING - ENTIRE
PARCEL (REDRAWN DUE TO ADDN.
* EXIST. FIN. BSMT.



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 142 E. First Street	
County DuPage	
PIN / Parcel Number 09-12-207-026	
Zoning District R-1 Single Family Zoning District	
Land Use Single-Family / Former Rectory	
Historic Name William Whitney House / Hallmark House	
Architect N/A	
Date Constructed 1869	
Architectural Style Italianate	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) - Significant / National Register / Historically Significant Robbins Park I Survey (2002) – Significant Listed on the National Register of Historic Places (1989) Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 	
Additional Photos <div style="text-align: center;">  </div>	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 142
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? C
Listed on existing SURVEY? NR; IHSS, HHS/plaque; Arch



GENERAL INFORMATION

CATEGORY building
CONDITION excellent
INTEGRITY minor alterations and addition(s)
SECONDARY STRUCTURE detached garage
SECONDARY STRUCTURE
CURRENT FUNCTION Domestic - single dwelling
HISTORIC FUNCTION Domestic - single dwelling
REASON for SIGNIFICANCE Listed individually on the National Register of Historic Places in 1989 for its historic associations with early Hinsdale resident, William Whitney.

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Italianate
DETAILS
DATE of construction 1869
OTHER YEAR
DATESOURCE NR nomination
WALL MATERIAL (current) Wood
WALL MATERIAL 2 (current)
WALL MATERIAL (original) Wood
WALL MATERIAL 2 (original)
PLAN L
NO OF STORIES 2
ROOF TYPE Cross gable
ROOF MATERIAL Asphalt - shingle
FOUNDATION Stone
PORCH Wrap around
WINDOW MATERIAL wood
WINDOW MATERIAL
WINDOW TYPE double hung/fixed
WINDOW CONFIG 2/4; 6 light
SIGNIFICANT FEATURES Three bay front façade; windows with segmental arch hoods; paired wood scroll brackets and dentil trim; wrap around front porch with slender columns and wood balustrade; paired front entry doors with panels and segmental arch hood; paired attic windows
ALTERATIONS Rear one story addition, breezeway, and attached garage (1988)

HISTORIC INFORMATION

HISTORIC NAME	Whitney, William House
COMMON NAME	
PERMIT NO	8753; 13601
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO William Whitney was a state legislator who was responsible for incorporating the Village of Hinsdale. In 1970, the house was featured in a national television commercial by Hallmark Cards, thus leading to it being locally known as the "Hallmark House."

LANDSCAPE Large corner lot on a primarily residential street (SW corner First and Park Ave); mature trees; rear driveway; house faces north

PHOTO INFORMATION

ROLL1	3
FRAMES1	24-25
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

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

142 E. First



One of Hinsdale's oldest and best-known homes, the Hallmark House at 142 E. First Street, is owned by the Grace Episcopal church and used as the rectory for Rev. John Lawrence. This charming Italianate-style house, with rounded windows and square nails, has had many alterations and many owners over the years. It has managed, however, through diligent preservation, to keep its outside appearance virtually untouched since it was built in 1869.

In 1989 its owners Frederick C. and Elaine Cue researched its history so thoroughly that it was placed on the National Register of Historic Places, the only building in Hinsdale to be graced with that designation. It's official title is now the William Whitney House.

The Hallmark Card Company used the house as the lovely setting for a television commercial in 1970, hence the well used nickname, Hallmark House.

The house has had 20 owners. It was built originally for Levi and Maria Stodder of Naperville. They lived there only a few months before selling to a prominent man of the time, William M. Whitney, a real estate developer and DuPage County's sole

representative to the state legislature from 1871-1873. Whitney helped with the incorporation of Hinsdale as a village in 1873.

The property originally had a larger adjacent yard. In 1875, Whitney sold the west 120 feet of the property to his daughter and son-in-law, who built the house currently used as the rectory for Grace Episcopal Church.

After a few other owners, the George Hinckley family bought the house in 1882 and retained ownership until 1915. A fascinating facet about their time is that the Hinckley family rented the house for the summer to the Robert W. Clarke family of Chicago. The following year the Clarke family returned to Hinsdale and built their home on the northwest corner of First and Elm streets. The Clarkes still continue to add to the fullness of Hinsdale's history.

Some of the other owners include Dr. and Mrs. William Wilson. He practiced medicine out of an office on the ground floor from 1912-1927 and used the door to the east on the front porch for an entrance for his patients into his office on the first floor. A carriage house at one time stood behind the house. A neighbor recalls "learning to smoke" behind it while growing up in the 1930s.

James Proctor Brown wrote to explain that his family, the J. McAfees lived in this house during World War II and that the family still has fond memories of it. He remembers the Victory Garden his grandfather kept in the yard and even the weddings he attended as a child. His aunt took some of the old shutters from this house and used hinges to make them into an indoor screen for her home. Mr. Brown is now a professor at a university in Virginia.

Elaine and Fred Cue who owned the house from 1983 until 1995 did a marvelous job of caring for the old beauty. Fred was a credit to the history of Hinsdale having served as president of the Hinsdale Historical Society and having helped in the Fullersburg Foundation. It is Fred who developed the packet homeowners receive from the Historical Society when they wish to research their homes. He did much to help preserve the history of this fine village. Sadly, Fred died unexpectedly a few years ago. Elaine Cue sold the house to the Grace Episcopal Church in 1995 to be used as their rectory.

This is truly one of Hinsdale's magnificent homes and a credit to the village. In 1990 this house won the Hinsdale Historical Society's Historic Preservation Award in the residence category.



Residence of G.W. Hinckley - 1886

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name William Whitney House

other names/site number "Hallmark House"

2. Location

street & number 142 East First Street

☐ not for publication

city, town Hinsdale

☐ vicinity

state Illinois

code IL

county DuPage

code 043

zip code 60521-4202

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing

1

Noncontributing

1 buildings

sites

structures

objects

1

1 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously
listed in the National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Illinois Historic Preservation Agency

State or Federal agency and bureau

Date

9-13-89

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Health care/medical business/office

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian/Italianate

Materials (enter categories from instructions)

foundation Limestone

walls Wood/weather board

roof Asphalt

other

Describe present and historic physical appearance.

Overview

The William Whitney House is located in the center of Hinsdale on the southwest corner of First Street and Park Avenue, one block east of the commercial area and one block south of the Burlington Railroad tracks. The Whitney House stands in its original location on a slight rise overlooking a quiet street of stately churches and traditional homes, surrounded by full grown American elms and other mature shade trees.

Built in 1869 as one of the first residences in Hinsdale, the Whitney House faces north from the highest part of a 177 x 170 corner lot. See Exhibit A for a plat of the site drawn in 1983. The Whitney House is shaded on three sides by six full grown American elms plus mature maple, ash, catalpa and other varieties.

The House is a wood, balloon frame structure about 80 feet deep and 35 feet wide built as an asymmetric, front gabled L-shaped structure with Italianate trim. It has two full stories for two thirds of its length with one story in the rear. A one story porch covers the entire front of the house with partial porches wrapping around the west and east sides which lead to side entrances. The Italianate style is evident by segmental arch windows, paired eave brackets, cornice rope molding, chamfered porch posts and other details. All siding is wood, most of it original.

A two car garage is located in the southwest corner of the lot. It was built in 1988 in the style of a 19th century carriage house, replacing a nondescript one story garage erected in the 1950's. The new garage is connected to the house by an open covered walkway. Except for the rear of the structure, the exterior appearance of the Whitney House is almost unchanged from 100 years ago according to a photograph taken in 1886 (See Exhibit B).

Detailed Description

Starting with the front gable side that faces north, one first sees three double hung sash windows with segmental arches on the second story. The windows are evenly spaced across the front. Directly

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Continuation Sheet**

Section number 7 Page 2 William Whitney House

below and under the front porch roof are two floor length windows on the left and a double door entrance on the right, all three having segmental arches with an additional decorative crown over the recessed doorway. The doors are nine feet tall with rounded windows in the top panels. All five windows and the entrance are flanked by arched shutters. A porch runs the full front of the House with a low railing and classically shaped balusters. On either side of the front elevation, one can see a side entrance under the roof of each of the side porches. On the right side a louvered door shows the location of a former entrance (once used as the waiting room entrance to a doctor's office) which is now sealed off. On the left, or east side, a door opens to a side entrance enclosure which provides access to a curved driveway. At the attic level in the gable, a paired window is capped by a double arched hood. A brick chimney rises through the ridge of the roof.

The east facade shows the partial porch as it continues from the front porch. It ends at the side carriage entrance. By comparing Exhibit B with an earlier sketch of the house from an 1882 bird's eye view of Hinsdale (Exhibit C), we have concluded that the entrance and the side porch were added between 1882 and 1886. Above the side entrance roof on the second story is a bay window believed to have been directly below on the first floor until the side entrance was added. All four windows on the main wall have segmental arches. The three windows in the side entrance and the bay window have flat tops. Like the front gable, the east gable contains the same paired window capped with a double arched hood. The one story south end of the House was extended in the 1950's to enlarge the summer kitchen into a family room. It has two rectangular windows and a rear entrance door. A two story brick chimney was added at the same time to vent a new family room fireplace.

The south side of the house still shows the original roof line of the summer kitchen even though the side walls have been extended to the full width of the main structure. The original kitchen chimney remains near the rear wall although it is now sealed off from use. Sitting on top of the kitchen roof is a many windowed "cure porch" built in the World War I era for a child with tuberculosis. It is accessible from the rear of the second floor hallway.

The west side of the one story extension shows the extended summer kitchen wall with two windows and a sliding glass door, the latter with an entrance landing. The two story main structure has four paired windows, all capped by double arch tops and flanked by arched shutters. The west gable, as in the other two gables, contains a

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paired window capped with a double arched hood. A third chimney rising from the rear main roof is also visible. When built it vented a central hot air furnace. Today it is used for a modern gas-fired hot water furnace.

The entire area under the house contains a basement except for the space under the east entrance. Basement walls consist of limestone blocks and irregular stone shapes laid 16 inches thick with lime mortar except for a 25 foot poured concrete section under the southeast extension of the summer kitchen. The roof of the main structure was originally wood shingles but is now covered with asphalt shingles, as are the roofs of the summer kitchen/family room and "cure porch". All window sashes in the entire house are original and over 90% of the panes appear to be original glass.

In addition to a major exterior remodeling in the 1880's and the widening of the summer kitchen into a family room in the 1950's, the interior spaces have been changed several times. Based on extensive study of the structure by the author, the floor plan has undergone at least four major changes in the 120 year history of the House. See Exhibit D.

Description of the interior

Despite many interior changes, most details remain original. As one enters the front hall through the double door entrance, the eleven foot ceiling conveys a spaciousness not suspected from the outside. A curved stair with a walnut bannister reaches to the second floor hall. To the left of the front entrance the front parlor continues to be graced with the original marble fireplace. Original moldings frame most doorways and windows. Upstairs the spacious feeling continues with nine foot ceilings in all four bedrooms. The master bedroom was created in 1982 from two smaller bedrooms.

The basement remains unfinished. In fact, two areas remain with a dirt surface. The Attic contains two interesting features -- a water tank, now disconnected, and the parlor fireplace chimney which twists and shifts, by offset placement of several courses of brick, so that the chimney exits in the center of the roof even though it ascends through the floor off center and at a 90 degree angle. A rear stair connects the south end of the second floor with the family room in the summer kitchen area.

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William Whitney House

Summary

Despite remodeling of the summer kitchen area in the 1950's, the Whitney House has excellent exterior architectural integrity. It is by far the best preserved of five or six remaining Italianate structures in Hinsdale. Because of its architectural integrity and central location, it is one of the best known structures in Hinsdale and the surrounding area.

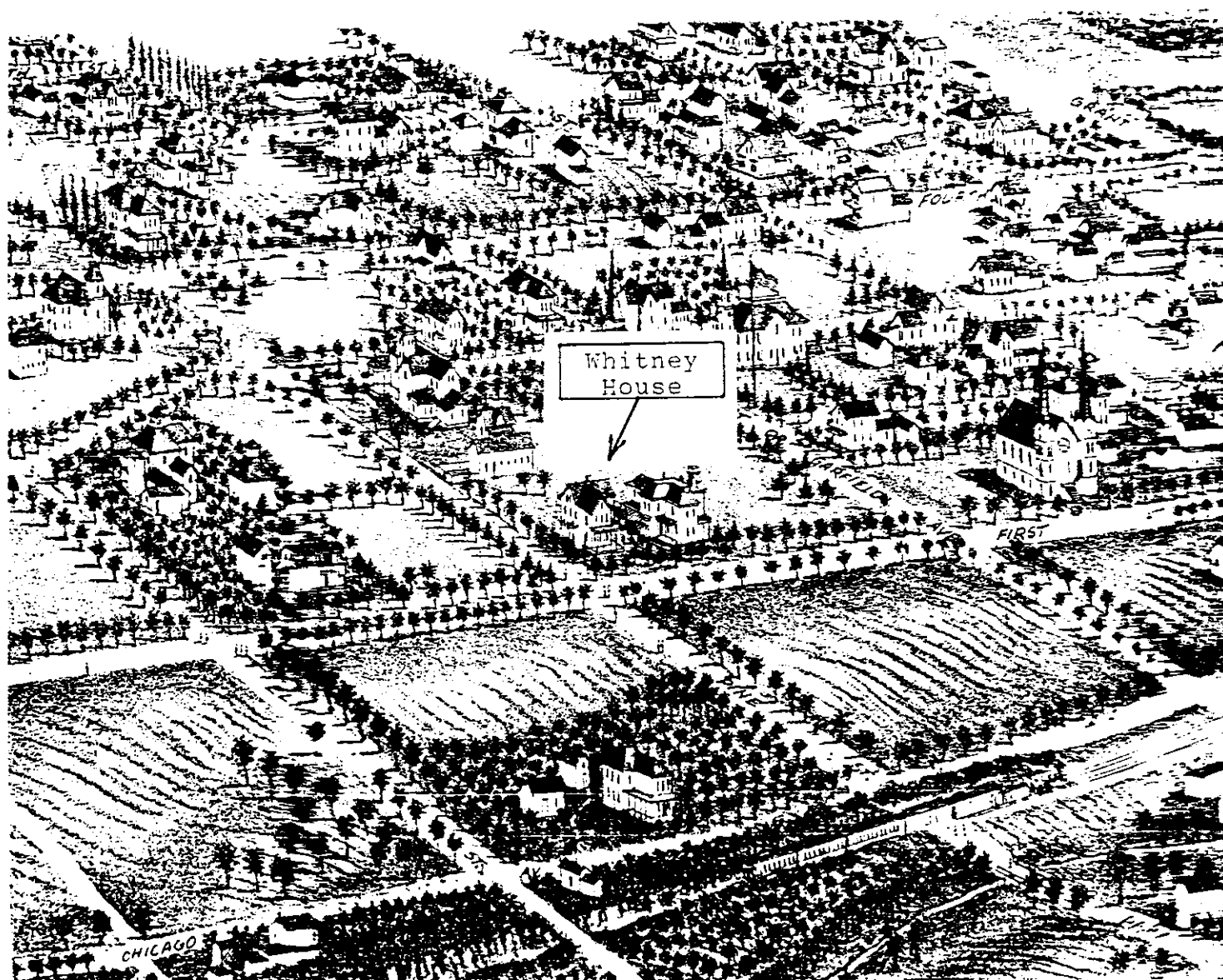
United States Department of the Interior
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William Whitney House

EXHIBIT C
William Whitney House
Bird's Eye View of Hinsdale-1882



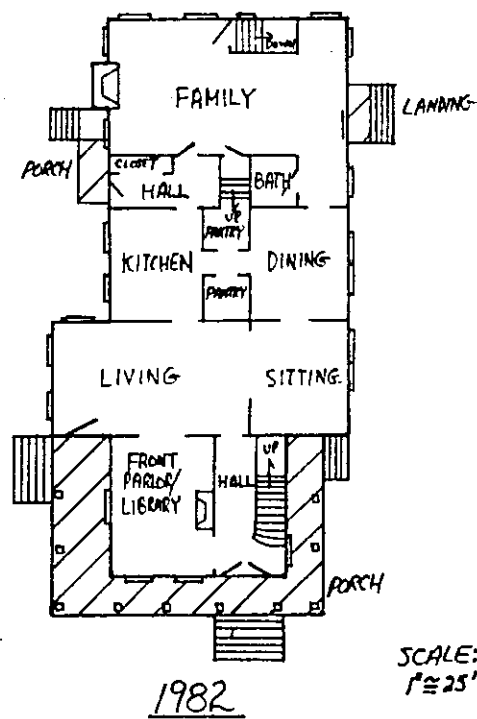
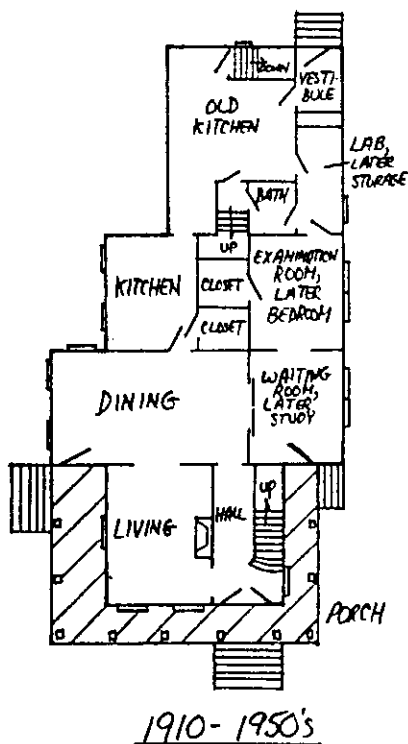
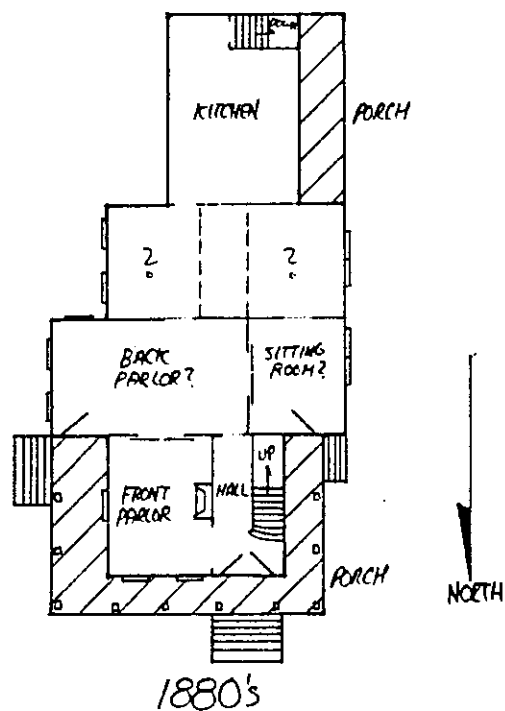
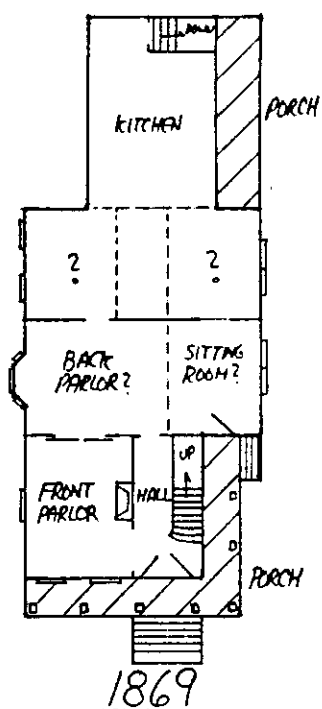
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

William Whitney House

EXHIBIT D
William Whitney House
First Floor Plan



SCALE:
1" = 25'

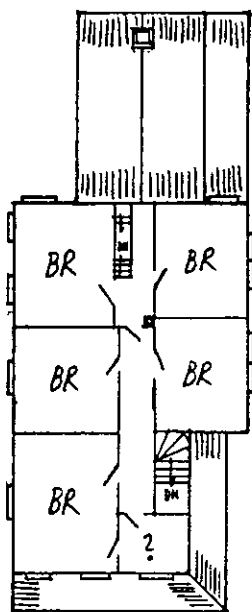
United States Department of the Interior
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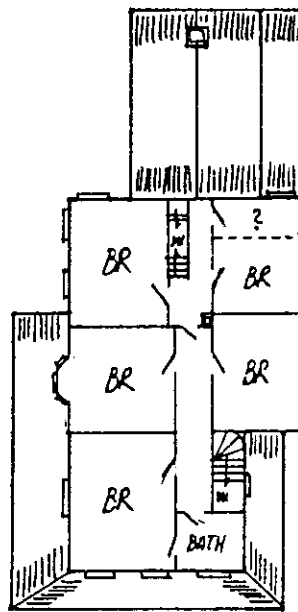
Section number 7 Page 8

William Whitney House

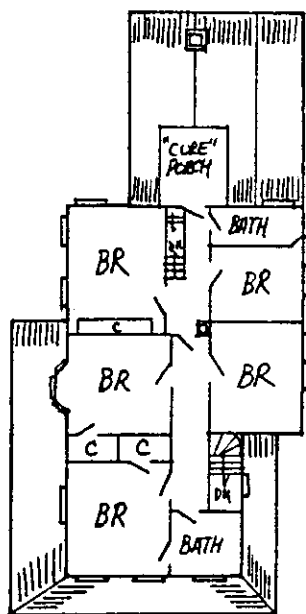
EXHIBIT D(continued)
William Whitney House
Second Floor Plan



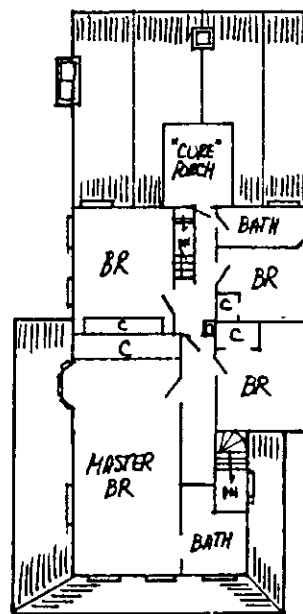
1869



1880's



1910-1981



1982

SCALE:
1" = 25'

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☒ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)
Politics and government

Period of Significance
1872-1873

Significant Dates
1872, 1873

Cultural Affiliation
N/A

Significant Person
Whitney, William M.

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary

The William Whitney House meets Criterion B for listing on the National Register of Historic Places because it is associated with William Whitney, the man who got Hinsdale incorporated as a village in 1873. Whitney, who resided in the house from 1870 to 1879, rose to prominence in DuPage County political and business affairs in the 1860's until misfortune caused him to drop from view in the mid 1870's. His subsequent obscurity led a historian 100 years later to aptly characterize Whitney's role in founding the village as "Forgotten man, memorable deed" (1).

Who was William Whitney?

In 1858 at the age of 28 William Whitney, his wife Sarah and five year old daughter Augusta came to Illinois from upstate New York and settled in Winfield, a small town in west central DuPage County (2). In 1860 the ambitious Whitney was elected county Circuit Clerk and Recorder and served until 1868 (3). In 1862 the Whitneys, the family now larger by two more daughters, moved to Naperville, probably to be closer to County offices which at that time were located there. In 1868 the county seat was transferred to Wheaton, a controversial event (4) which may have caused Whitney to serve his final term as Clerk. Another reason to leave this position may have been his growing real estate business activity. Beginning in 1865 Whitney became involved in numerous transactions in DuPage County real estate as an agent, developer and investor. In 1868 with partner Charles W. Richmond they platted one of the first subdivisions in Downer's Grove, the Whitney and Richmond addition (5). In the prior year Whitney bought his first property in Hinsdale, a half block for \$1,000 which he sold three years later for \$3,000 (6). In 1870 Whitney, his wife Sarah, now six daughters, a son and two servants moved to the just completed house in Hinsdale on First Street, the

☒ See continuation sheet

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Section number 8 Page 2 William Whitney House

subject of this nomination. The 1870 census shows that the Whitneys declared real and personal property worth \$17,000, an amount which marked them as one of the most well-to-do families in the village.

In the fall of 1870 Whitney was elected as DuPage County's sole Representative to the State Legislature where he served in the 27th General Assembly for two years. At the 1872 session the Assembly passed a new general incorporation law effective July 1, 1872 which empowered the Secretary of State under the newly adopted 1870 State Constitution to issue certificates of incorporation instead of the Legislature. It is possible that voting for this law spurred Whitney to seek incorporation for his newly adopted village later that year (7).

The Incorporation of Hinsdale

Whitney's role in the incorporation of Hinsdale was described by Timothy Bakken in his recent history of Hinsdale as follows:

"After the adjournment of the 27th General Assembly in April 1872, Whitney headed home for Hinsdale with the intention of getting his Village chartered, and that summer he drafted a petition to the County Judge asking for a referendum on the matter. He wrote out a faircopy of the petition, dating it August 1, 1872; affixed his signature as the first to the document; and during the next month persuaded various friends and neighbors to sign it also. It was then proudly presented to County Judge Myron C. Dudley . . . the petition was signed by 37 of the most prominent residents." (8)

Judge Dudley approved the petition and set the voting day for March 29, 1873. The referendum was overwhelmingly approved 60 to 2. Judge Dudley certified the results and declared that ". . . said proposed Village . . . shall from henceforth be deemed an organized village" (9). To again quote Bakken,

". . . it is probable that William Whitney, who had so far capably carried through the incorporation of the Village, was now the one who arranged Hinsdale's first election and buttonholed a few men to run for office." (10)

In the first election held on April 15, 1873, six trustees were selected who in turn elected two village clerks, a police magistrate and one of their own as village President. The village of Hinsdale now had a working government to guide its growth and improvement.

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Significance of Incorporation

How does the incorporation fit into the context of early Hinsdale? Hinsdale is one of Chicago's oldest suburbs with its first streets being platted in 1865, the year the Chicago, Burlington, and Quincy Railroad was completed to Aurora and trains began to run. A St. Louis banker, William Robbins, was the first to foresee the area's potential for development as a residential community because of the rolling terrain and its proximity to Chicago. In 1862 Robbins bought 800 acres where Hinsdale exists today for a cost of \$14 to \$20 per acre, and within a few years sold his holdings for 30 to 50 times that amount (11)!

The Whitney house, one of the first on land platted by Robbins, was initially built for Levi and Maria Stodder of Naperville for a cost of about \$3800. They moved to the new house in Hinsdale in the fall of 1869. A few months later, in February 1870, the Whitneys purchased the house for \$7500 thus giving the Stodders a substantial gain. By that time the population of Hinsdale had grown to about 500 (12). Other new residents included real estate developers, Chicago businessmen, lawyers and railroad officials. The latter may help explain the excellent rail service between Hinsdale and Chicago, with 24 trains a day for trips of 30 to 60 minutes duration according to an 1874 account (13).

While growth slowed for a time in the 1870's, as Chicago emerged as a center of transportation and manufacturing Hinsdale grew rapidly in population and reputation as a desirable suburban community. The newly incorporated village began a series of street improvements and gradually assumed additional municipal functions. By 1890 its population had grown to 1600 and the village was being touted as the "Gold Coast of DuPage". Hinsdale was the first community in DuPage County to establish a municipal water works and power plant. Palatial homes along County Line Road became known throughout the country as "Millionaires' Row". By the early 1900's "... Hinsdale was about as comfortable and prosperous a suburban town as any in America." (15). Today, 90 years later, Hinsdale's population is now 17,000 and the village continues to remain one of Chicago's most attractive and desirable suburbs. Village government remains at the center of community actions to maintain and improve Hinsdale.

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Section number 8 Page 4 William Whitney House

What Happened to Whitney?

In 1873 Whitney's business and political career seemed to be at a peak. In Chicago and its Suburbs, published in 1874, some three dozen leading citizens of Hinsdale were mentioned including the ". . . Honorable Wm. M. Whitney . . . and others (which) have pleasant and commodious homes"(16). But misfortune soon befell the Whitney family.

The Panic of 1873 greatly depressed real estate in the area which must have hurt Whitney's business. The death of his wife Sarah a few years later may have caused additional problems. In 1879 the Whitney House was sold for overdue property taxes going back to 1875. The selling price was 75% of the amount paid by Whitney in 1870 (17). Other real estate transactions of Whitney's showed similar results. Whitney dropped from view after serving as Hinsdale's police magistrate from 1878 to 1880, with no further record found about him in local histories, County property records or the U.S. census (18). It was not until the village's centennial in 1973 that the role of Whitney was rediscovered by Timothy Bakken, a local historian, as explained in his book Hinsdale in a chapter entitled "Forgotten Man, Memorable Deed".

While Whitney was ultimately unsuccessful in his real estate ventures, his influence in leading the local residents to incorporate certainly was, by definition, a seminal event in the history of the village. In a broader sense, he appeared to be typical of the new species of American businessman on the frontier so well described by Daniel Boorstin as

"Businessman Americanus . . . a peculiarly American type of community maker and community leader. His starting belief was in the interfusing of public and private prosperity . . . when he first appeared, his primary commodity was land and his secondary commodity transportation. This transformation of land rights and transport rights from political symbols and heirlooms into mere commodities was also an American phenomenon." (19)

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EPILOGUE

Subsequent to William Whitney 18 different families have owned his house and hundreds of people have called it home. Over the years the more noteworthy owners and residents included Adam and Emilie Glos who bought the house in 1879 for back taxes, probably as an investment. The Glos' were part of an Elmhurst family considered the richest in DuPage County at the time. Later the four offspring of the Hinckley family (1880 - 1912) became involved in law, street railways, mining and education activities across the U.S. Later residents made their mark in medicine, real estate, manufacturing and banking and three were listed in Who's Who of Chicago. In 1970 the Whitney House was featured in a national television commercial by the Hallmark Greeting Card Company (20). Because of this and its central location and excellent architectural integrity, it is now widely known locally as the "Hallmark House".

ENDNOTES

1. Bakken, Timothy, Hinsdale, the Hinsdale Doings, pp.24-26.
2. U.S. Census records on file at the Wheaton Public Library, Wheaton, Illinois.
3. Bateman, Newton and Selby, Paul(eds.), Historical Encyclopedia of Illinois and History of DuPage County, Volume II, Munsell Publishing Co., Chicago, 1913, p.642.
4. Thompson, Richard A., DuPage Roots, DuPage County Historical Society, 1985, p.42.
5. DuPage County property and tax records, Recorder and Tax Collector offices, Wheaton, Illinois.
6. Ibid.
7. Bakken, op. cit. p.24.
8. Bakken, op. cit. pp.24-25.
9. Bakken, op. cit. p. 26.
10. Bakken, op. cit. p. 27.

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11. DuPage County records, op. cit.
12. U. S. Census, op. cit.
13. Chamberlin, Everett, Chicago and its Suburbs, T. A. Hungerford and Co., Chicago, 1874, p.419.
14. Thompson, op. cit. p. 52.
15. Grow, Lawrence, On the 8:02 - An Informal History of Commuting by Rail in America, Mayflower Books, New York, 1979, p.158.
16. Chamberlin, op. cit. p. 420.
17. DuPage County records, op. cit.
18. Bakken, op. cit. p. 26 as well as author's own extensive search.
19. Boorstin, Daniel J., The Americans: The National Experience, Vintage Books Random House, New York, 1965, pp.115-116.
20. Chicago Daily News, "A Glimmer of Stardom for a Quiet Suburb", November 13, 1970. Also Chicago Tribune, "Snowy Hinsdale Home Glistens", November 26, 1970.

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Chamberlin, Everett, Chicago and Its Suburbs, T. A. Hungerford and Co., Chicago, 1874.

DuPage County property and tax records, Recorder and Tax Collector offices, Wheaton, Illinois.

Grow, Lawrence, On the 8:02 - An Informal History of Commuting by Rail in America, Mayflower Books, New York, 1979.

McAlester, Virginia and Lee, A Field Guide to American Houses, New York, Alfred A. Knopf, 1984, pp. 210-229.

Thompson, Richard A., DuPage Roots, DuPage County Historical Society, 1985.

U.S. Census records on file at the Wheaton Public Library, Wheaton, Illinois.

9. Major Bibliographical References

BIBLIOGRAPHY

Bakken, Timothy, Hinsdale, the Hinsdale Doings, 1976.

Bateman, Newton and Selby, Paul (eds.), Historical Encyclopedia of Illinois and History of DuPage County, Volume II, Munsell Publishing Co., Chicago, 1913.

Boorstin, Daniel J., The Americans: The National Experience, Vintage Books Random House, New York, 1965.

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

A 16 423195 4627910
Zone Easting Northing

C _____

B _____
Zone Easting Northing

D _____

☐ See continuation sheet

Verbal Boundary Description

The north 170.0 feet of the east 177.0 feet of the northeast quarter of block 5 lying south of the south line of First Street and west of the west line of Park Avenue, in William Robbins First Addition to Hinsdale, being a subdivision of part of the north half of the northeast quarter of Section 12, Township 38 north, Range 11, east of the Third Principal Meridian, according to ~~XXXXXXXXXXXX~~ the plat thereof recorded on October 13, 1866 as document no. 7893 in DuPage County, Ill.

Boundary Justification

The William Whitney House has historically been associated with this property.

☐ See continuation sheet

11. Form Prepared By

name/title Frederick C. Cue

organization _____

street & number 142 East First Street

city or town Hinsdale

date July 8, 1989

telephone (312) 440-6401(w), 655-0549


state Illinois zip code 60521-4202



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 220 N. Lincoln Street	
County DuPage	
PIN / Parcel Number 09-01-318-011	
Zoning District R-4 Single Family Zoning District	
Land Use Single Family	
Historic Name E. Karlson House	
Architect N/A	
Date Constructed 1923	
Architectural Style Colonial Revival	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) – Contributing North Hinsdale Survey (2005) – Contributing Additional information provided by Homeowner and the Hinsdale Historical Society 	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 220
DIRECTION N
STREET: LINCOLN
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
CONDITION good
INTEGRITY minor alterations and addition(s)
SECONDARY STRUCTURE detached garage
SECONDARY STRUCTURE
CURRENT FUNCTION Domestic - single dwelling
HISTORIC FUNCTION Domestic - single dwelling
REASON for SIGNIFICANCE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Colonial Revival

DETAILS

DATE of construction 1923

OTHER YEAR

DATESOURCE building permit

WALL MATERIAL (current) Brick

WALL MATERIAL 2 (current)

WALL MATERIAL (original) Brick

WALL MATERIAL 2 (original)

PLAN rectangular

NO OF STORIES 2..5

ROOF TYPE Hipped

ROOF MATERIAL Asphalt - shingle

FOUNDATION Not visible

PORCH Front entry

WINDOW MATERIAL Wood

WINDOW MATERIAL

WINDOW TYPE double hung

WINDOW CONFIG 4/1; 2/1

SIGNIFICANT FEATURES Rectangular massing and symmetrical fenestration; hipped roof with wide overhanging eaves and wide fascia; stone sills on windows; soldier course lintels on first floor and basement windows; hipped roof dormer on front façade

ALTERATIONS south side screened porch addition (1976); alterations to front entry porch, including replacement of steps and base of porch; possibly replacement of columns; two story rear addition; detached garage (1999)

HISTORIC INFORMATION

HISTORIC NAME Karlson, E. House

COMMON NAME

PERMIT NO 159

COST 12,000

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE



HISTORIC INFO

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

PHOTO INFORMATION

ROLL1 03

FRAMES1 10-11

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL PHOTO ID e:\lincoln220n.jpg

SURVEY INFORMATION

PREPARER Lara Ramsey

PREPARER ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEYDATE 11/9/04

SURVEYAREA NORTH HINSDALE

Kitchen tour du jour

Local residents open their homes for annual historical society fundraiser

By Ken Knutson
kknutson@thehinsdalean.com

Hinsdale Cooks! Kitchen Walk will kick off its 14th consecutive Mother's Day weekend tomorrow, May 10, this year featuring seven homes (see below). Each home features a first floor tour of a fabulous kitchen as well as a special tasting or event.

"Kitchens vary from new construction to historic and preserved works; all showcasing the past, present and future of Hinsdale's unique architecture," event co-chair Kirsten Douglass said.

The walk is organized by Hinsdale Historical Society Women's Board to benefit the Hinsdale Historical Society, which uses the proceeds to preserve its three historic properties: Immanuel

Hall, R. Harold Zook Home & Studio and the Hinsdale History Museum. The event runs from 10 a.m. to 2 p.m., and tickets are \$50 in advance, \$60 on the day of the event. Visit kitchen-walk.com and see Alexis Braden's column on Page 19 for more information.

"We are looking forward to a wonderful event in which the community comes together to support Hinsdale's history," Douglass said.



Zook Revival **46 S. County Line Road**

Built in 1928, this historic Tudor Revival home by famed local architect R. Harold Zook has been recently updated with great care to balance Zook's legacy with 21st-century livability. The shape of the slate roof, a small spider web window at the front door, original beamed ceilings, and the eight-foot stone living room fireplace are just a few of the elements maintained during the home's rehabilitation. The airy, bright, modern kitchen pays homage to its legacy with vintage-style appliances and light fixtures.



Touch of Sweden **206 S. Bodin St.**

A unique combination of transitional architecture and modern Scandinavian finishes, this 2018 home has an open floor plan allowing rooms to flow easily. The kitchen features a steam oven, a custom hood and sliding glass

windows over the sink that open to allow summer breezes. The wood ceiling in the entry and the three-season room are unique finishes that provide interest and warmth to the open floor plan.



Historic Restoration **220 N. Lincoln St.**

This graceful Colonial Revival home is known as the "Emanuel Karlson House." The Swedish immigrant opened Karlson's Shoes in 1895, and the store remained a Hinsdale staple until 1967. Built in 1923, the home features much of its original floor plan with an updated kitchen and bathrooms to accommodate a large, contemporary family. The kitchen has been expanded to incorporate large refrigeration and maximum storage, a unique feature for most homes.



Bright and Unexpected **418 S. Park Ave.**

This Belgian Farmhouse was constructed in 2018 and has floors throughout with an invisible finish, which highlights the natural color and knots of the wood planks. Monochromatic furnishings with pops of color contribute to the light and airy feeling throughout the home. A love of windows and unique custom nooks, furniture and design elements make this home a must-see.



Celebrity Influence **422 E. Sixth St.**

This stately home is a remarkable collection of materials and chic sophisticated appointments. Previous owners Bill and Giuliana Rancic of reality show fame were instrumental in many of the design and decorating choices in the home. The front features a magnificent entry that leads into a gracious foyer, formal living room, kitchen and library. Built for entertaining, the home has grand views of the backyard and its outdoor kitchen, fire pits and beautiful landscaping.

Redefined Belgian Farmhouse **434 E. Sixth St.**

This enchanting Belgian Farmhouse features reclaimed brick, white oak-planked floors and exposed beams in combination with contemporary elements. Natural lighting from large, expansive kitchen windows and no



wall-mounted cabinetry provides sun-drenched days and sweeping views of the backyard. A formal bar replaces a typical butler's pantry, with dark walnut walls and a retro velvet papered ceiling, and is the Friday 5 o'clock meeting spot for the family.



Home Again **438 E. Ninth St.**

This enchanting Colonial, the childhood residence of the homeowner, has been transformed from its original gracious decorating to a home that meets the needs of a busy, contemporary family. Most of the furnishings and lighting were designed by the homeowner, and each room features a combination of antiques and modern pieces, highlighted by sparkling light fixtures. Walk through the emerald green lacquered door in to the salvaged brick entry, and be wowed by the custom-built cabinets and furniture, bright pops of color and artwork from around the world.

Hinsdale Historical Society Facebook Post – April 12, 2018



Hinsdale Historical Society

April 12, 2018 · 🌐

52 S Washington Street has a long and interesting history. Emmanuel Karlson was the first tenant of this 1898 building, relocating his shoe store from the Buchholz Block on Hinsdale Avenue. E. Karlson & Son Shoe Store operated until 1967 when son Sigfred sold it to Robert Phillip of Phillip's Shoe Store in Cicero. In 1973, it became the Village Bootery, and then the Green Goddess eight years ago. During the recent renovation, crews found the original tin ceiling still hidden under the dropped ceiling (seen in 1925 photo) and even the multi-faceted glass window (seen in 1966 photo).



E. Karlson Boot & Shoes, 1898



Karlson's Shoes, 1966



Interior of Karlson's shoe store, c. 1903



Interior of Karlson's shoe store, c. 1925, after a renovation



The Village Bootery, c. 1990s



Green Goddess Boutique closed for good

History of 220 N Lincoln Street

The house was part of a Historic Structure Survey completed by the Village in 2005, and according to it, the Colonial Revival house was built in 1923. It had a screened in porch addition (1976); alterations to the porch; a two-story rear addition; and a detached garage constructed (1999).

It was also known as the "E. Karlson House". That would be Emmanuel Karlson, a Swedish immigrant, who opened his first shoe store on Hinsdale Street in 1895. He moved the business to 52 S Washington in 1898, and Karlson's Shoes, later run by his son Sigfred, remained a Hinsdale staple until 1967. His other son, Arthur, had a men's wear store across the street. We had more info and images from both these businesses.

1900 census – living on Lincoln Street: E. Karlson (age 29), wife Tillie (33), daughters Lilly (5), Edith (3), and Ethel (1), and mother-in-law Johanna Anderson (60). They also had a boarder A. Hara (29), another Swedish immigrant who was listed as a “Shoemaker, Repair” and likely worked in Karlson’s shoe store.

This would have been on South Lincoln. According to a memoir written by Ethel Karlson Holmsten in 1990,ⁱ the family first lived at the back of the store but was living on South Lincoln when “Siggie” (Sigfred) was born in 1901.

1910 census – living at 100 N Lincoln Street: E. Karlson (age 39), wife Matilda (44), daughters Lily (16), Edith [sic] (13), and Ethel (13), sons Siegfried [sic] (8) and Arthur (6), and his mother [in-law] Johanna Anderson (age 70). He was a naturalized immigrant who arrived in 1887 and is listed as the Proprietor of a Shoe Store.

100 N Lincoln Street was the home’s original address.ⁱⁱ Ethel details their move up Lincoln Street in her memoir:

I remember the day we moved from south Lincoln Street to north Lincoln Street. It must have been after supper. Mother, Mormor [her maternal grandmother], Aunt Lill, Aunt ‘E’ [referring to her sisters] and I walked. Siggie was in the baby buggy. He couldn’t walk. It was beginning to get dark. Someone had would up the clock and put it in the baby carriage. As we walked along the alarm on the clock went off.

1920 census – living at 100 N Lincoln Street: Emanuel [sic] Karlson (age 48), wife Matilda (54), daughters Edythe (22) and Ethel (21), sons Sigfred (18) and Arthur (15), and his widowed mother Elizabeth (84).

According to Ethel:

After the grandmother had both died, Mother and Dad decided to build a new house. Mother didn’t want to leave her garden. So Dad hired a builder to move our old house to an empty lot 2 or 3 blocks away.

I didn’t know then why Mother didn’t want to leave her garden. Mother had had a miscarriage and they had buried the tiny body in Mother’s flower garden. Years later when Mother and Dad had sold

the new house, the new couple wanted to enlarge the back of the house and the builder found the bones of the baby. The new owner was a doctor and realized it was a human skeleton.

1930 census – living at 100 N Lincoln Street: Emmanuel Karlson (age 59), wife Matilda (63), and son G. Arthur (24), as well as daughter Ethel (30) and her husband Ralph Holmsten (28). According to Ethel’s memoir, they were married on September 6, 1927, in the backyard of their house.

1940 census – living at 220 N Lincoln: Emmanuel (age 70) was living in your house with his wife Tillie (74), their youngest child Arthur (35) and his wife Evelyn (21).

According to a real estate record from 1971, the house was owned by Mason E. & Virginia Taylor and confirms the house’s build date of 1923. It sold in Sept 1971 for \$54,000.

The real estate record includes a photo of the house, but the quality is not that great; it is hard to really see the house for the two large trees in front. That is the earliest photo in the archives, although there is an image Edyth Karlson's wedding to Emil Lofgren in 1928(?) where the house is in the background. There is also an image of the entire Karlson family c 1905.

Both Redfin.com and Zillow.com lists the house as built in 1922.

More recent history:

5 Aug 1998	sold for \$795,000	Redfin.com
21 Mar 2018	listed for \$1,750,000	Redfin.com
29 May 2018	sold for \$1,550,000	Redfin.com

Researched and written by Lynne Mickle Smaczny
Executive Director, Hinsdale Historical Society, 2018

ⁱ “Memories” by Ethel Karlson Holmsten, Christmas 1990 is in the Frisk Collection of Covenant Literature at North Park University. It has been digitized and is available online at http://collections.carli.illinois.edu/utls/getfile/collection/npu_swecc/id/71641/filename/71642.pdf. It was likely written for her children – she refers to her siblings as “Aunt” and “Uncle” for their reference.

ⁱⁱ Street addresses were adjusted in 1932/33, when the center point of the town was moved from the railroad tracks and County Line Road to Chicago and Washington Streets.

Karlson's Shoe Store

1895 – opened on October 4th as E. Karlson Shoes in the Buchholz Block (at 13 W First Street). Emmanuel Karlson, a Swedish immigrant, was originally engaged as a custom shoemaker in Chicago. He could speak English, Swedish, German, and Italian.

1898 – in November, Karlson moved to 20 Washington Street (now 52 S Washington), tripling his store size.

1908 – store remodeled when floor was lowered 3 feet to sidewalk level, eliminating the high steps in front

1913 – sells Michigan Avenue store in Chicago, which had been established soon after starting business in Hinsdale. He purchases his store building.

1921 – (or 1923) eldest son, Sigfred E. Karlson joined business (younger son Arthur Karlson had men's wear store across the street). He specialized in orthopedic shoes and corrective fittings.

1923 – advertising Florshiem shoes for men

1923 – (or 1925) store remodeled again; maybe when tin ceiling added???

1925 – celebrates 30th anniversary;

1927 – advertising Stickles Ko-Rec-Toe Shoes for kids, now as E. Karlson & Son

1928 – erected a new electric sign (the 2nd on Washington Street); maybe when stained glass window installed???

1931 – Emmanuel Karlson retires

1935 – celebrates 40th anniversary; there were two other stores bearing Karlson name in Roseland, Illinois, as of 1935

1938 – Sig Karlson serves as Chamber president; also involved in Lions Club (past-president), Hinsdale Caucus organizing committee, Community House building fund, and Community Chest drive

1944 – Sig Karlson elected Village Trustee, serves till 1947

1945 – celebrates 50th anniversary

1967 – Sig Karlson retires and sell store on February 1st to Robert Phillip of Phillip's Shoe Store in Cicero. He is active in the Central Hinsdale Improvement committee. Lives at 643 S Washington, has three children, 12 grandchildren

1973 – now the Village Bootery

1979 – Sig Karlson still owned building up to now.

1995 – the Village Bootery, with Carousel Shoes, Ltd. at 50 S Washington Street


2001 – still the Village Bootery



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 125 E. Maple Street	
County DuPage	
PIN / Parcel Number 09-01-414-030	
Zoning District R-4 Single Family Zoning District	
Land Use Single Family	
Historic Name Nathan Warren House	
Architect N/A	
Date Constructed 1869	
Architectural Style Italianate	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) – Contributing North East Hinsdale Survey (2006) – Contributing Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	125
DIRECTION	E
STREET:	Maple
ABB	ST
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS; HHS; Sterling



GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Italianate	PLAN	L
DETAILS		NO OF STORIES	2
DATE of construction	1869	ROOF TYPE	Hipped
OTHER YEAR		ROOF MATERIAL	Not visible
DATESOURCE	HHS	FOUNDATION	Not visible
WALL MATERIAL (current)	Stucco	PORCH	Wrap around
WALL MATERIAL 2 (current)		WINDOW MATERIAL	Wood
WALL MATERIAL (original)	Stucco	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	Double hung
		WINDOW CONFIG	1/1; 2/2
SIGNIFICANT FEATURES	Hipped roof with elaborate cornice with double scrolled brackets; historic 2/2 wood windows with segmental arch surrounds on front and east elevations		
ALTERATIONS	House has undergone a major restoration (c. 1995)---replacement front porch; replacement windows in original openings on west elevation; cupola; 2 story northeast corner addition		

HISTORIC INFORMATION

HISTORIC NAME	Warren, Nathan House
COMMON NAME	
PERMIT NO	
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO According to HINSDALE'S HISTORIC HOMES, Vol 1, the house the original wrap around porch and cupola were removed in the 1920s. Owner Mark Beem replaced the front porch and cupola.

LANDSCAPE Midblock on north side of residential street; large lot that slopes down to east; front sidewalk; side driveway; similar setbacks; mature trees

PHOTO INFORMATION

ROLL1	03
FRAMES1	11
ROLL2	05
FRAMES2	29-30
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\\maple125e.jpg

SURVEY INFORMATION

PREPARER	Lara Ramsey
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	10/31/2005
SURVEYAREA	NE HINSDALE

125 E. Maple



The home at 125 E. Maple Street was built in 1869 by Nathan Warren, a grain merchant. The home has had only four owners in its 117 years: the Warrens, Dana Slade, Dr. and Mrs. Marc Beem and its present owner.

Apparently, Windsor Leland served as Warren's agent in purchasing the property. During the first village election on April 15, 1873 Leland was elected trustee under President Joel Tiffany, and Warren was elected as one of the village clerks. Warren's family was influential in building other homes on the block. His brother, Charles, built the large Victorian house that used to be next to Nathan's. The brothers used to erect a pavilion between their houses for parties. Now, of course, another house has been built between them.

One of Nathan Warren's daughters was Ella, a "chaperone", which didn't mean that she sat between people who were courting. Instead it meant that she took people on trips and acted as a guide. She traveled extensively, and Marc Beem, a past owner of the

house, explained that while Ella was on a trip to California she saw bungalows and was entranced by them. When she returned to Hinsdale she started building bungalows, the brown shingled homes in her neighborhood that graced the area for a long time. Most of them have been demolished in the past few years and replaced with new homes. Her only surviving bungalow is at the southwest corner of Maple and Park. Alice also built bungalows, and her last one is at 131 E. Maple, just down the street from where she lived with her father and sister.

Ella was one of the four graduates of the first graduating class of Hinsdale High School, with Alice following her later.

Nathan Warren had one of the first wooden sidewalks in town, built around 1869 from the train station to his home. The home was greatly altered in the 1920's when it was converted into a two-flat. However, it still retains the original two-over-two big pane windows on the south and east sides, with curved window tops appropriate to that time period. Square nails are still in the home, with the basement beams and Lemont limestone foundation remaining untouched. The original home had a porch on three sides with a cupola, but these were removed and the original clapboard structure stuccoed over. Marc Beem re-did the front porch. You will note the marvelous mahogany double pillars on the porch. The carpenter Marc hired was the great-grandson of Mr. Buchholz who had done the 1920 remodeling of the house. This man still had those plans from the job his family had done.

A reminder of times past is the natural spring in the backyard, which used to flow down to nearby Flagg Creek. It is all gone now but Beem recalled an incident when a longtime resident told him he used to float a raft down the creek in the springtime. The spring has diminished in recent history, but the memories remain.

When Marc Beem sold the house he gave the new owner the original plans, something that would be nice to have for all our houses.

"Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997

N. H. WARREN, 125 E. Maple was the father of Ella and Alice.

The three Warrens were brothers, and partners in the grain brokerage firm of N. H. Warren & Co., Chicago. They moved to Hinsdale in the 1870's and had a prominent part in the shaping of the village during its formative years.

The homes of C. C. Warren and N. H. Warren on Maple Street were next door to each other. On more than one occasion in the summer time the brothers installed a large wooden platform, sheltered by a huge canopy, between the two houses and invited their neighbors to dance. The guests could pass from one house, across the dance floor, to the other.

Ella Warren taught dancing in the old Baptist Church. Miss Alice Warren now lives at 115 N. Park Ave.; Mrs. C. T. Lamb at 504 S. Garfield.

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Since its first settlement, there has been a spirit of helpfulness and cooperation toward filling public needs in the village, and one of its first manifestations took the form of sidewalks. After the original town boundaries were set, and twenty or thirty families had built homes, the need of sidewalks, especially in wet weather, became urgent. So one day Mr. N. H. Warren had several loads of lumber shipped to Hinsdale, and many citizens pitched in to help build plank walks. They were put down, of course, along those streets where they were particularly needed, so mostly these boards were laid over the approaches to the business district. The first board walks installed by the village, after incorporation, ran from the station to north Washington Street.

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Organization of the village government was soon to follow, so village officials were elected: *President*, Joel Tiffany; *Clerk*, N. H. Warren; *Trustees*, E. P. Hinds, Winsor Leland, William Robbins, George Wells and W. W. Wood. *Police Magistrate*, Isaac Q. Hinds. No other

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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 516 W. Maple Street	
County DuPage	
PIN / Parcel Number 09-02-424-003	
Zoning District R-2 Single Family Zoning District	
Land Use Single Family	
Historic Name N/A	
Architect N/A	
Date Constructed c. 1873	
Architectural Style N/A	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Additional information provided by the Hinsdale Historical Society and Homeowner • Last residence of First Village president Judge Joel Tiffany 	

Information Provided by the Hinsdale Historical Society

516 W. Maple was the last residence of Judge Joel Tiffany. In 1873, Judge Joel Tiffany (1811-1893) became the first Village President of Hinsdale. The photo below includes the Tiffany family in front of the home.



Judge Tiffany's last home.

In the early 1900s, Samuel and Myrtle Markman lived in this home where they raised six children. Samuel was an attorney. The family is related to the Freer family, another important family in early Hinsdale history. Samuel and Myrtle are both buried in Bronswood Cemetery.

A real estate listing from 1968 indicates that the owner at the time was Martin R. Swift. The home included 7 bedrooms and 3 baths. As well as a reception, living, dining, kitchen with a breakfast room, family room, powder room, and den.

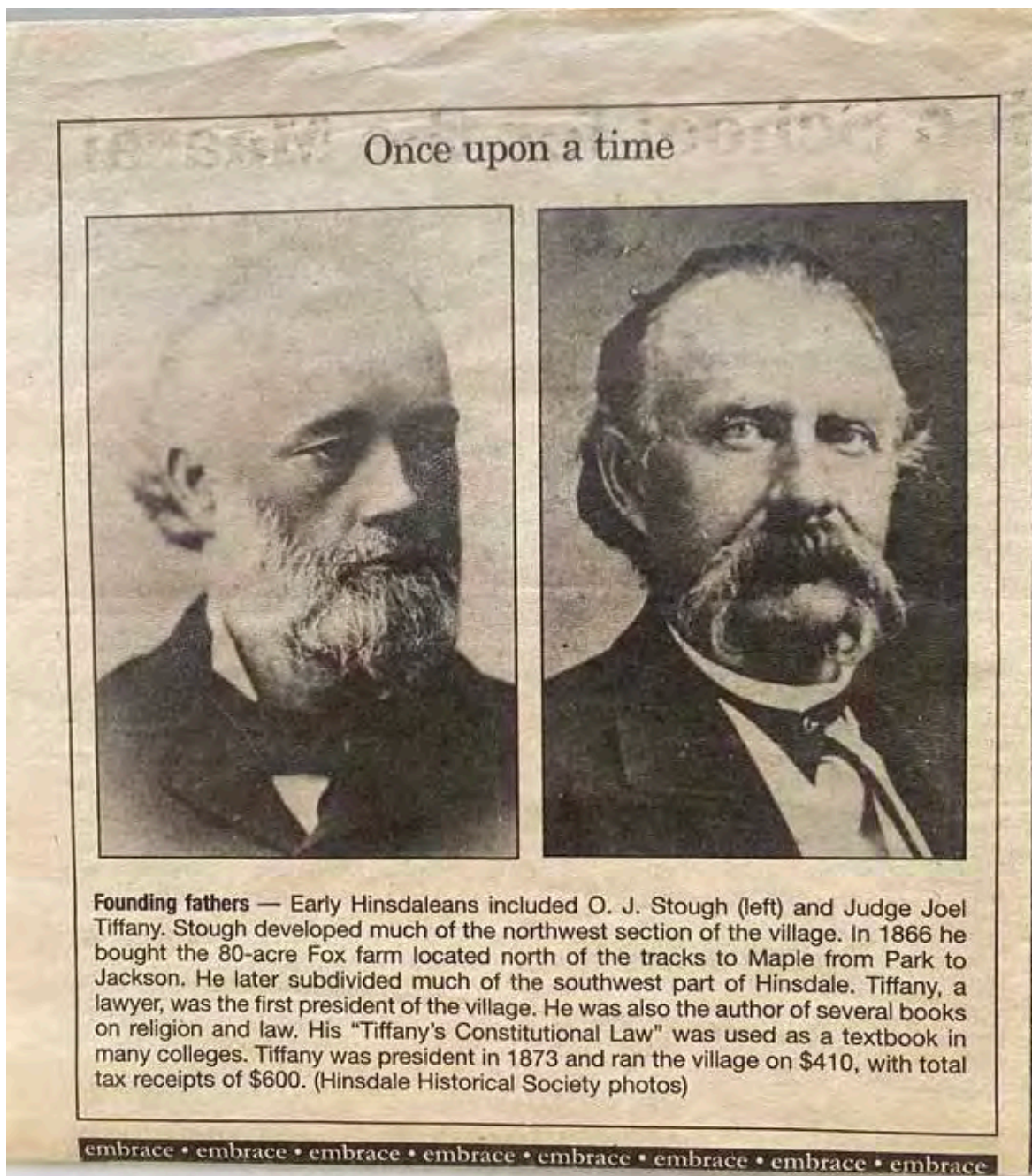
Sometime between the Markmans and the Swifts, the Tiffany family lived at this house.

In 1968, there was a second story addition to the left side of the house. Another addition happened in 1996.

There is not a complete research record on this home, so it is unverified that the house was built in 1873.

Information Provided by the Homeowner

Below are articles about the home from historic publications, items that were found in the walls during a recent renovation project, and a set of watercolors that were commissioned by the current homeowner to depict the evolution of the architecture of the home.



Founding fathers — Early Hinsdaleans included O. J. Stough (left) and Judge Joel Tiffany. Stough developed much of the northwest section of the village. In 1866 he bought the 80-acre Fox farm located north of the tracks to Maple from Park to Jackson. He later subdivided much of the southwest part of Hinsdale. Tiffany, a lawyer, was the first president of the village. He was also the author of several books on religion and law. His "Tiffany's Constitutional Law" was used as a textbook in many colleges. Tiffany was president in 1873 and ran the village on \$410, with total tax receipts of \$600. (Hinsdale Historical Society photos)

embrace • embrace • embrace • embrace • embrace • embrace • embrace • embrace • embrace • embrace



Centennial farmhouse

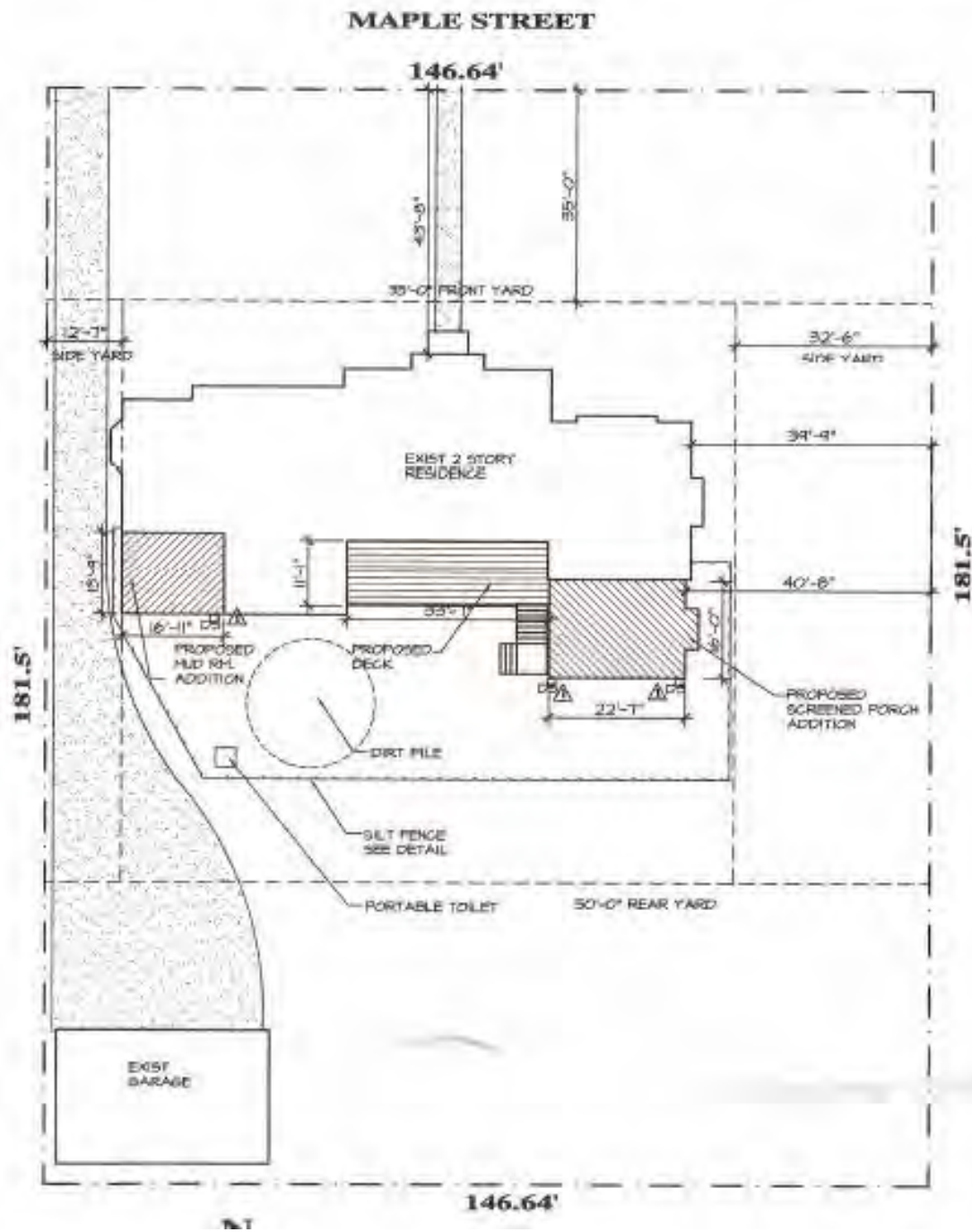
A centennial home, the Victorian farmhouse of Mr. and Mrs. Charles Marron is one of six homes which will be showcased on the Hinsdale Junior Woman's Club Historic Candlelight Housewalk May 16 from 5:30 to 9:30 p.m. The home features a gracious dining room with leaded glass doors and windows and a hand-hewn beamed ceiling. Built in 1873, it is the original home of Judge Joel Tiffany, the first president of Hinsdale and inventor of the Tiffany Railroad refrigerator car. Other Hinsdale homes to be featured are those of Mr. and Mrs. William Best, Mr. Carlo di Carlo, Mr. and Mrs. John Crowe, Mr. and Mrs. Charles Hrabak and Mr. and Mrs. Francis Muno. A wine and cheese party will follow the housewalk at Katherine Legge Memorial Lodge from 6:30 to 10:30 p.m. Tickets are \$12 and may be bought at The Bank of Clarendon Hills or in Hinsdale at The Hinsdale News Agency, Sheryl's Hallmark or The Little Book Shoppe. They also will be available at the Hrabak home, 633 N. Washington, the evening of the housewalk. Proceeds from the tour benefit Hinsdale Community Service and the Children's Research Foundation. (Doings photos by Chris Beck.)







2022 Rear Addition



Hinsdale has own presidential pedigree

Monday's holiday an opportunity to reflect on village's line of leadership

By Ken Knutson

kknutson@thehinsdalean.com

Monday is Presidents Day, an occasion to celebrate locally, perhaps, with a stroll along Washington or Lincoln Streets — or any of the dozen other Hinsdale roadways named after past U.S. commanders in chief.

The village, of course, has its own lineage of leadership. Whether one's a history buff or just a fan of the town that a 147-year evolution has produced, enjoy getting to know a little about the individuals who had a prominent hand in Hinsdale's story, courtesy in large part of Hugh Dugan's historical account "Village on the County Line" and records maintained by the Hinsdale Historical Society.

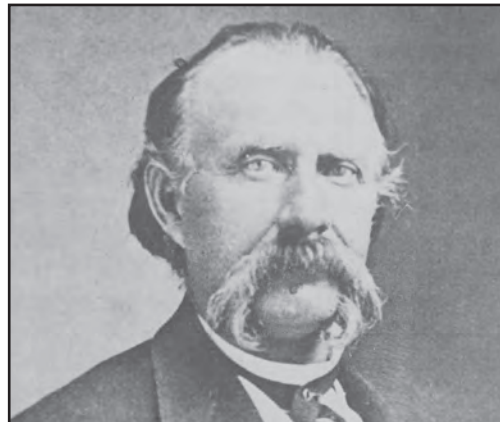
• **Joel Tiffany** was elected Hinsdale's first president following the village's incorporation in 1873. The 44 voters who participated (the population was around 2,500, but only men could vote then) cast their ballots at "the freight depot."

Born in Connecticut in 1811, Tiffany was a lawyer as well as the author of several books on law and religion. He was an outspoken advocate of abolition in the years preceding the Civil War, penning "A Treatise on the Unconstitutionality of American Slavery" in 1849. Something of Renaissance Man, Tiffany also held patents for a refrigerated train car and a pressed brick machine.

He had nine children with two different wives (his first wife died in 1859) and was a man of faith, hosting weekly Bible readings at his residence on the southeast corner of Walnut and (fittingly) Washington, which still stands. Tiffany served a one-year term, the prevailing custom in the village's early years, which was apparently long enough. His obituary reads that he thereafter "steadfastly refused public service, thwarting what might have been a most distinguished political career."

Oh, and the village budget he and his board of trustees had to work with that first year: \$410.

• Tiffany was succeeded by William Robbins, the developer of 800 acres of southeast Hinsdale. The Robbins Subdivision is today on the National Registry. Robbins is also



Hinsdale's gallery of village presidents includes Joyce Skoog, the first woman to hold the post; Joel Tiffany, who led the village the year after its 1873 incorporation; and its current president, Tom Cauley, whose administration is in its third term. (file photos)

credited by some historians with giving Hinsdale its name.

• M.A. Donohue (1875-1877) broke precedent by holding the office for three years. His Chicago publishing firm was known for "inexpensive editions of popular works of fiction," according to archivist Sidney Huttner. A police force was formed during Donohue's administration to combat horse thievery. It's not clear if the horses were left unlocked.

• C.C. Warren (1881) was a co-founder of the village's Unitarian Church. On more than one occasion, Dugan notes, he and his brother constructed a wooden dance platform between their adjacent Maple Street homes to host summer parties — a shrewd move for earning votes.

• Dr. J.C. Merrick (1883) was the village's first physician, and D.H. Preston (1890-1891) helped organize what would eventually become the Hinsdale Public Library.

• Taking a page from U.S. President Grover Cleveland's book, E.P. Hinds ended his series of disjointed administrations in 1893. He also held the office in 1878, 1884-86, 1888-89 and 1892.

• Multi-year terms had become the norm when John Merrill became president (1894-98). He, too, served non-consecutive terms with his reelection from 1902-04. The president of the Chicago Board of Trade is credited with "many municipal improvements" and was one of the four enterprising residents who partnered to build Hinsdale's first power plant. It was later sold to the village.

• Sandwiched between Merrill's stints was James Blood from 1899-1901. Dugan's entry states that Blood "was a brother-in-law of the eligible bachelor Harry Maydwell." We wonder if he used that connection to his campaign's advantage.

• Term lengths had been expanded by the time Randall Burns (1919-24) took office, but he died in December of 1924 at age 60 before completing it. The lawyer and director of the Chicago's Drake and Blackstone hotels was posthumously honored with the naming of Burns Field.

• Highlighting the tensions during the difficult Great Depression years, the home of President William Bruckner (1925-30) was, in 1930, vandalized "with creasote and

mahogany-stain bombs because he hires a non-union painter to do work."

• William Regnery (1935-39) helped the village "acquire the fine post office building that was erected in 1939 at such an agreeable location."

• Fast forward to 1993 when Joyce Skoog became Hinsdale's first female village president. "We built all the streets and storm sewers and sidewalks south of 55th Street," she told The Hinsdalean of her administration's most notable achievement.

• Current President Tom Cauley was the first village president to be elected to consecutive four-year terms — and then became the first re-elected to a third.

"I want to continue doing a good job for Hinsdale residents," he told The Hinsdalean before the April 2017 election. "There are several important challenges facing Hinsdale, and I believe I am the best person to address those challenges."

Hinsdale's presidents may not have wielded the same power as their federal counterparts, but the legacy of their influence is embedded in the fabric of this town.

CARD _____ OF _____ CARDS

Estabrooks Add
/ Ex E 18.36 Ft
All
E 1/2

2
3
4 17


UPAGE COUNTY, ILLINOIS		SEC.	INDEX NO.
NAME & ADDRESS			
514 W Maple	125	1996	1996
LAND VALUATION	120010	120010	120010
BUILDING VALUATION	10350	131490	139150
TOTAL LAND AND BUILDINGS	130360	251500	249160
LOT SIZE			
1/4 lot x 191.5	GROUND FLOOR SECTION		
	TAX CODE		

USE	FOUND.	ROOF
DOUBLE HSE.	STONE	GABLE
RESIDENCE ✓	CONCRETE ✓	HIP
BI-LEVEL	BRICK	FLAT
3-FLAT	PILES	MANSARD
2-FLAT	PIERS	GAMBREL
APARTMENT	CAISSONS	
STORE	CONC. BLOCK	ROOFING
STORE & FLAT		SHINGLE
OFFICE BLDG.	BASEMENT	TAR & GRAVEL
HOTEL	NONE ✓	READY ROOF'G
THEATRE	PART	COMPOSITION ✓
FACTORY	FULL ✓	SLATE
GARAGE ✓	DIRT FLOOR	TILE
GAS STATION	CEMENT FLR.	ASPH. SHING. ✓
	FINISHED	
CONST.	FLOORS	HEATING
WOOD FRAME ✓	WOOD JOISTS	STOVES
STEEL FRAME	MILL	PIPELESS
REINF. CONC.	STEEL BEAMS	HOT AIR
MILL	REINF. CONC.	STEAM
BRICK	REINF. TILE	HOT WATER
TILE	DIRT	VAPOR
CONC. BLOCK		RADIANT
		ELECTRIC
EXT. WALLS	FLOORING	PLUMBING
WOOD SIDING ✓	PINE ✓	NONE
BRICK	HARDWOOD ✓	FIXTURES
STONE	CEMENT	TOILET ✓
STUCCO	TILE	BATHROOMS ✓
TERRA COTTA	MARBLE	TILE FLOOR
METAL	PLYWOOD	TILE WALLS
SHINGLE	Painted	
CONC. BLOCK	INT. FIN.	LIGHTING
	PLASTER ✓	ELECTRIC ✓
	DECORATED ✓	GAS
	PINE ✓	LAMPS
MISC.	HARDWOOD	IMPRVS.
P.G. STR. FRT.	METAL	SIDEWALK ✓
SPRINKLER	MARBLE & TILE	CURB
PASS. ELEV.	DRY WALL ✓	WATER ✓
FRT. ELEV.		SEWER ✓
HAND ELEV.		GAS ✓
FIRE ESCAPES	STREET	
SKYLIGHTS	CONCRETE ✓	LOTS
CABINETS	ASPHALT	LEVEL ✓
FIRE PLACES ✓	BRICK	HIGH
INCINERATORS	MACADAM	LOW
OIL BURNER ✓	DIRT	ROCKY
GAS HEAT ✓	GRAVEL	SWAMPY

6/06 2.5 n)

ROOMS _____
ROOMS _____
APTS. _____
RMS. - APT. _____
FIN. ATC. RMS. _____
FIN. BSE. RMS. _____
DATE COMPL. 18 _____
AGE _____
REMOD. _____

	SQ. FT. - CU. FT.	UNIT PRICE	NEW COST	CONDITION GOOD FAIR BAD	% COND.
1.8A				26151	
2	1781	14.90	26537	26537 10726	65%
* - 1	853	10.00	8530	10000	100%
10N	34	10.00	340		
246	574	.50	287		
				LACK OF UTILITY.	OR POSS- LACK OF

	TYPE	FLOOR	ROOF	SIZE	AREA	UNIT PRICE	NEW COST	% COND.
GARAGE								
 6.4	A	C		22x35	770	3110	2397	150%
6.4	A	C		21x24	504	(1650)	1250	65

LAND VALUATION				
FRONT AND DEPTH	UNIT PRICE	DEPTH FACTOR	CORNER FACTOR	VALUE
146.64 X 181.5		1.08		
LOT SIZE	TOTAL LAND			TOTAL

BUILDING DIMENSIONS			
WALL	NO.	HT.	CUM. BR AREA
90d			
1m			415
70			720
1m			415
10			527
4h			600
0e (710x 2013)			2102
.			
.			
.			
10d			
2a (1701x 75)			801
9a (877x 45)			399
10a (770x 3.9)			11696
.			

~~16998
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 2387
 $= 30111$
 $\times 5116$
 $= 155873$~~

2007 =
 no
 degree

SEP 15 2007
 SEP 21 2007

JAN 20 99

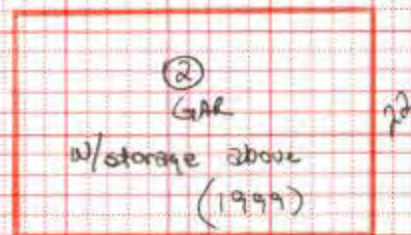
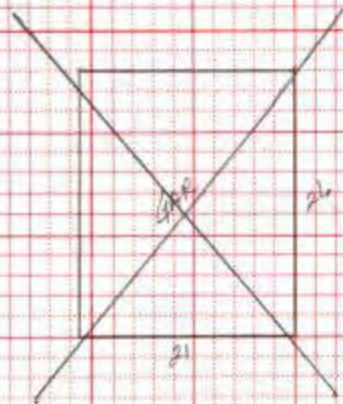
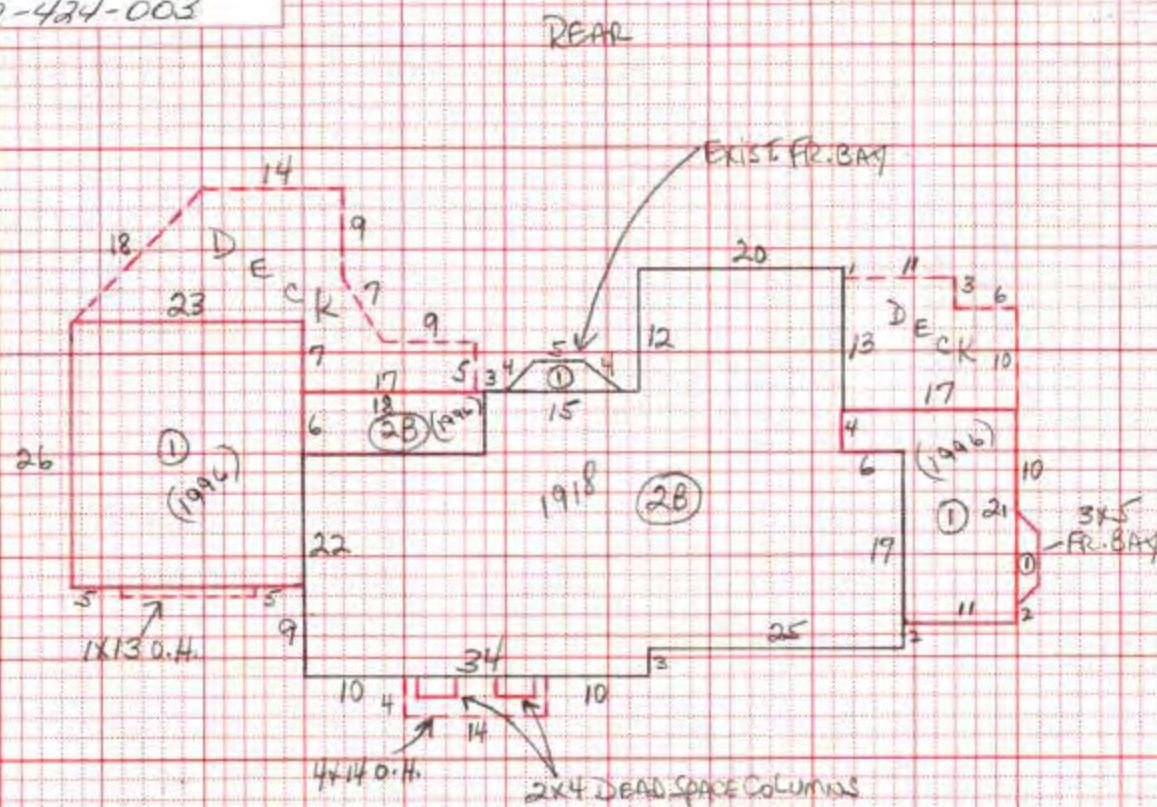
* 1994 - Hidden Deck Imason F. Pl. Demo - 12x12 + 1/2" x 1/2" E.P.
 1999 - Recal 1987 Expired CB House had 2 1/2 bath
 total now
 * 1999 - New Garage w/ and sty storage demoed old. CB
 2011 - REASMT.

MEASURED BY _____ DATE _____ CLASSIFIED BY _____

TOTAL \$

PPN:

09-02-424-003



Dimensions	Stories	GFSF
------------	---------	------

12x20	2B	240
-------	----	-----

6x53	2B	319
------	----	-----

19x59	2B	1121
-------	----	------

3x34	2B	102
------	----	-----

28x26	1	598
-------	---	-----

11x21	1	231
-------	---	-----

4x6	1	24
-----	---	----

1/2 (1x13)	ON	4
------------	----	---

1/2 (4x14)	ON	29
------------	----	----

2668

"USE THIS DRAWING"

Deck

1/2 (13x13) = 24

13x14 = 182

2x4 = 8

1/2 (4x6) = 12

5x17 = 25

3x11 = 33

10x17 = 170

574

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 223 S. Quincy Street	
County DuPage	
PIN / Parcel Number 09-11-221-019	
Zoning District R-4 Single Family Zoning District	
Land Use Single Family	
Historic Name N/A	
Architect N/A	
Date Constructed c.1870	
Architectural Style Italianate	
Past Historic Surveys / Historic Significance <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, Mary Sterling, 1997 • Information provided by the Historical Society 	

223 S. Quincy



The marvelous Victorian house at 223 S. Quincy Street was built in 1870 for Oliver J. Stough. Stough was an early developer in the village who often built houses and rented them out until they were sold. That was the case with this home, now owned by Brian and Mary Catherine Dolehide.

This house has had 24 owners after Stough, many of whom didn't live in Hinsdale and are difficult to trace. I will try to highlight a few.

In 1871 Daniel B. Bogue bought the house for rental income. He was thought to be a major Chicago real estate operator, living in Hyde Park.

The following year Cyrus B. Cobb bought it, selling it two years later to T.F. Andrews. Lewis C. Osborne bought it in 1875, selling later that year to Charles A. Evans. Three years later Edward E. Goodrich bought the house, keeping it until 1891 when William Evernden bought it. Evernden is the first name that I was able to trace. He, of course, was a beloved drug store owner in

downtown Hinsdale for many years. Evernden was especially loved by young people, who not only used his store for meetings but valued his sage advice. He, like many of the other owners, lived elsewhere in the village and used this house as an investment.

In 1892 Eldred R. Baker bought it. Estella Lennon bought it in 1894, selling in 1901 to capitalist William Duncan, 60, who was born in Scotland. We too is listed as living elsewhere in the village. Joseph Kosid bought the house in 1901 and owned it until 1904. I believe he actually lived in this house for a while. The 1909 phone directory lists him as a plumber with Walter Davidson's Plumbing Company in the village. At that time he was listed as living at Quincy near Exchange Street. The street's name was changed to Hinsdale Avenue after the village acquired land from the railroad



William Evernden

and built this street along the tracks, better connecting downtown Hinsdale with the west side of the village. That is the approximate location of this house. We see from the Stough map of 1882 a house with a tower, like the one on this house, at approximately Stough and Hinsdale Avenues. Perhaps the artist just placed the house one block away from its real location on Quincy Street. We found Mrs. Kosid's obituary stating that she died in 1978 at the age of 89. She and Joseph had a daughter, Eloise, and a son, Joseph C.. Her husband, the owner of this house, had predeceased her.

I might add that the 1909 Directory isn't in print anywhere I could find. I found the information at the Hinsdale Public Library microfilm of an old copy of "The Doings" that listed the entire eight pages in order so that residents could check for the correct information before the directory went to the printer. These directories were mailed to each home in the village free of charge with advertisers in this small volume paying the entire cost. In 1909, when the directory ran in the paper, it noted the same was tried successfully just two years previously. Quite a venture, isn't it, when today many clubs have directories longer than this one for the entire village.

In 1904 Martha Boneck became the owner, keeping the house until 1949. Her name never appears in either the directories or the census. I was, however, able to find a renter in 1938, Roscoe B. Funk, living at this address. Unfortunately, he moved away by 1949 when he is listed as living on south Stough Street.

In 1949 Emma L. Westphaln bought the house. We see a Mrs. H.H. Westphaln in the 1949 directory living on south Stough, so she probably continued in the theme of the house, owning and renting it. That's assuming Emma is the same woman as Mrs. H.H.

And now for a bit of detective work. There's a 1944 obituary of Otto F. Westphaln mentioning a brother, Herman. Let's assume the Emma who owned this house was his wife. No mention is made of her name, so let's just "suppose." Otto and Herman were born in Chicago, and their parents had a farm on north York Road where the present Oak Brook polo field is located. At one time the Westphaln brothers were the only interior decorators in the village. Now that just shows how much things have changed, doesn't it?

Mel F. Bredlik bought the house in 1952 and is clearly shown in the 1952 phone book as its resident. I imagine the house would have enjoyed having an owner, rather than a tenant, living in it for a change.

Ralph W. Bailey bought it in 1956, selling in 1964 to Joseph R. Noel II. Jerry M. Cebe bought it in 1969, selling it to John E. Stanford in 1972. The next year Kenneth W. Klein bought it, selling in 1976 to Michelyn Vanderbar. 1977 saw Jack L. Kane as the new owner. Brian and Mary Catherine Dolehide bought it in 1988 and now live there with their daughter, Courtney.

The Dolehides have renovated the entire house, gutting the interior and replacing about 75% of the siding with new wood, staying with the same size boards for a vintage appearance. They also kept the same old windows in the front, while adding a two-story addition to the south side of the house. This house never had a garage, so the Dolehides added one on the alley. To bring more light into the dark tower area, they added a cathedral ceiling and four windows on top. The Dolehides, attracted to this house for its wonderful architecture, beveled glass windows, and tall ceilings, have adapted it for today's demands of modern family living.

223 S. Quincy Street – Information Provided by the Hinsdale Historical Society

- Historic Name: The Oliver Stough House or H. Boergner Residence (see notes)
- Built in 1870 by Oliver J. Stough, although he sold it to Daniel B. Bogue in 1871.
 - Although Oliver J. Stough owned the property until 1871, taxes for 1869-1872 were paid by and assessed in the name of M. Hughitte who was the General Superintendent of the Illinois Central Railroad and lived in Chicago. Oliver Stough had just moved into his new house on North Grant Street and would not likely have built this one to live in, but may have built it, like many others, as a rental house.
- In *Village on the County Line*, Hugh Dugan attributes the house to O. J. Stough, but says that "the house was occupied by the H. Boergner family." Previous research done by the historical society found no evidence that any Boergners ever lived in Hinsdale.
- The home appears to have been a rental property for most of its existence, as the owners (of which there have been over 25) resided at other addresses both within and far away from Hinsdale. It is not until 1952 that we are reasonably certain that the home was occupied by its owner.



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 707 E. Seventh Street	
County Cook	
PIN / Parcel Number 18-07-300-049-0000; 18-07-300-056-0000; 18-07-300-081-0000	
Zoning District R-1 Single Family Zoning District	
Land Use Single Family	
Historic Name N/A	
Architect Elmer C. Carlson	
Date Constructed 1939	
Architectural Style Tudor Revival	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) – Significant Building permit files Information provided by the Historical Society 	

707 E. Seventh Photos



Information on Architect Elmer C. Carlson - Twitter Thread by Dennis Rodkin from Crain's Chicago Business



Dennis Rodkin
@Dennis_Rodkin

...

Elmer Carlson is a somewhat unsung Chicago architect of the 1930s through the 1950s. I'm here tonight to sing him.

These are some of his houses in Beverly, where he lived and where many of his buildings are. (The last 2 are different angles on the same house)



Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

Born in 1897, Carlson split from a partner in their North Side firm in 1928 + started his own office at 79th + Cottage Grove.

2 early projects: a storefront on Kedzie in Chicago Lawn (1929?) + Marquette Manor Baptist Church, now Travelers Rest Baptist, on California (1932)





Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

Much of his work was houses, incl these two in Ashburn (one is hard to see because of overgrown landscaping), and one in Auburn Gresham. All 1930s.

The brick details, including stylized versions of a Greek key, stand out in several of his houses.



Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

In (1939?), Carlson built this house in Beverly, where he + wife Bea lived for I don't know how long. The Greek keys and the brick dots are great.

The homeowner kindly invited me inside, where she showed me some original curved walls are intact. No photos of the interior.





Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

Just a few blocks away, on 95th Street, is the office Carlson designed for his firm in about 1947. It's in his help-wanted ads that year. The next year, he built the shops that run east along 95th to the corner at Hamilton.



Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

Around the same time, Carlson built and advertised two model homes, one sort of an Art Moderne take on Georgian, and the other a conventional English style. There's at least one more of the Georgians, a block away, and several others that bear a strong resemblance.





Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

Another flourish that Carlson often used: a stone turret in an L-shaped house. Here's one of his in Beverly and two in Jackson Park Highlands, all built in the 1930s



Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

When Carlson died in 1956, this house was under construction in Robbins. It was the home of SB Fuller, a Black entrepreneur who's a whole story of his own. The house is now owned by the local historical society, which is trying to fund a rehab.





Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

Carlson's commercial buildings include this low-slung modernist one on 79th Street in South Shore and, according to his obituary, a Morton Salt research building out in Woodstock. Here's a link to a picture of that.

hippostcard.com/listing/morton...





Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

In 1937, he designed Euclid Court, off 75th Street, where houses would face not a street but a grassy pedestrian space 16 feet wide. The project, with Trib called "spectacular," would have two retail buildings out front on 75th. They were never built. The houses cost \$12,500.



Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

In 1948, a developer tapped Carlson to design a row of 11 Georgians for a site on Yates across from Eckersall Stadium. They were priced at \$22,500 to \$23,500.





Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

In the 1950s, he designed a house in Olympia Fields. It's not visible from the street, but here are some photos from the real estate listing when it sold in as-is condition in 2019.



Dennis Rodkin @Dennis_Rodkin · Dec 28, 2020

...

When Carlson died, he and Bea were living at the 1st house in these photos, in Beverly. Seems likely, though I haven't confirmed it, that he designed it + the 2 neighboring houses. Bea died in 1988.



707 E. Seventh Street – Information Provided by the Hinsdale Historical Society

- The original owner of the house was a concrete contractor, so it has a concrete structure, which is unique in a house from this period.
- There was an addition to the house in the 1980s.
- During a recent renovation, the following changes were made:
 - Layout of the first floor rooms was retained, but the second story was reconfigured.
 - An attic loft space with its own bathroom was created
 - Some of the wood work was replicated, some was replaced, and some was newly installed
 - Created new built-in furniture in the Arts and Crafts style
 - Completely new renovated kitchen

Application No. _____
Permit No. 2285
Class _____

DEPARTMENT OF BUILDINGS
VILLAGE OF HINSDALE
APPLICATION FOR BUILDING PERMIT

707 E 746
(Lot 15, except the East 23 Ft. and North 50 Ft. Block 1, "The Woodlands" Sub. SW 1/4 Sec. 7 T 38 N, Range 12 E 3rd)
Date 7 - 12 - 1939
Issued Date July 12 1939
Street and Number PM
Application for a 2 Story Residence building to be erected on
Lot 15 except the East 23 ft. and North 50 ft. thereof Block 1
Subdivision "The Woodlands" Sec. 7
Size of lot _____ ft. Area _____ sq. ft. Area used _____ sq. ft. Allowed _____ sq. ft.
Height _____ ft. Allowed _____ ft. Area used _____ % Allowed _____ %
No. Families Provided for _____ No. Allowed _____ Rear Yard _____ ft. Required _____ ft.
Owner Wm. R. Siebert Address _____
Architect Elmer C. Carlson Address _____
Excavator Schuman Address _____
Mason Frederick Address 6457 So Albany Chicago
Carpenter _____ Address _____
Roofer _____ Address _____
Plumber _____ Address _____
Sewer and Drain Layer _____ Address _____
Electrician _____ Address _____
Heating _____ Address _____
Frame Stone Brick ☒ Stucco _____ Concrete _____ Tile _____
Breadth 31' 9" Length 73' 6" Distance from lot line—N— S 107 E 18 W 16
Height Ceiling—Basement 7 1st 8' 6" 2nd 8' 6" 3rd _____
System of Heating Oil Capacity _____
Thickness of Walls—Foundation 12" 1st 12" 2nd _____ 3rd _____
Total Cost of Building \$ 22,000.00 Remarks: _____

FEES:
30.75 M. Cubic ft. \$ 42.50

AGREEMENT:

Sec. 245; Chap. 22, Village Ordinances

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

Approved, [Signature] Building Commissioner
7 - 12 - 1939
Signed, William R. Jordan Owner or Contractor
Co-Signer Wm. R. Siebert

RECORD OF BUILDING PERMITS

#4250

Location 707 E. Seventh Street

Property Description: Lot 15 ex. l 23 ft x 11.50' deep Block 1

Subdivision The Woodlands

District _____ Certificate of Occupancy and Compliance No. _____
(Under Zoning Ordinance)

Type of Building 2 story Residence Total Cost \$ 22,000.00

Owner Wm. R. Liebert Address _____

Architect _____ Address _____

Contractor _____ Address _____

Permit No. 2285 Issued July 17 1937

Remarks, Inspection, Etc _____

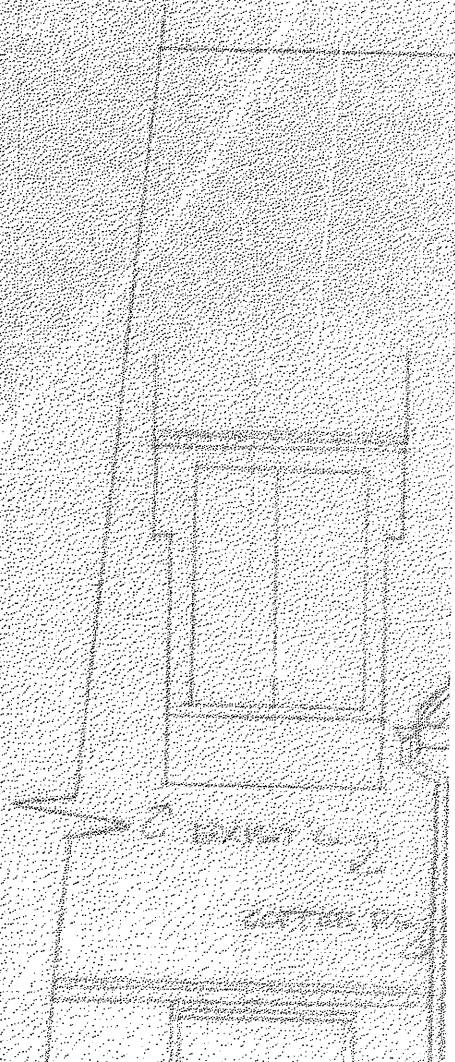


SITE PLAN

SCALE: 1" = 30'-0"

GENERAL NOTES

GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS FOR ACCURACY AND FEASIBILITY AND MAKE ADJUSTMENTS FOR SAME. ANY NOTES, DETAILS, CONDITIONS AND/OR DIMENSIONS NOT SHOWN OR INDICATED ON THESE DRAWINGS SHALL BE ON THE JOB RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THESE DRAWINGS DURING CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT UNLESS AUTHORIZED IN WRITING. ALL FOOTINGS & PADS ARE TO BEAR ON UN-



2003 Rear Addition

Frame Shed

54'-7" South

wood gate

PARCEL 3

98.83' South

43.08' South

103'-6" South

103'-5 1/4" South

CONCRETE FOUNDATION

concrete walk

flagstone patio

GARAGE

porch

25'-0" driveway

54'-3"

DRIVEWAY

48'-11 1/2"

2 STORY
STONE & FRAME
RESIDENCE
707

brick wall

pillar

EAST LINE OF LOT "I" ETC

300'

352'-23/8"

71'-0"

84'-4"

ASPHALT

133'

128°-08'-2" ME



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 136 N. Washington Street	
County DuPage	
PIN / Parcel Number 09-01-325-007	
Zoning District R-4 Single Family Zoning District	
Land Use Hinsdale Historical Society	
Historic Name Dr. Frederick H. Lan View House	
Architect N/A	
Date Constructed 1883	
Architectural Style T-Form	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Reconnaissance Survey (1999) - Significant / Historically Significant North Hinsdale Survey (2005) – Significant Additional information provided by homeowner Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1, Mary Sterling, 1997 	
Additional Photos <div style="display: flex; justify-content: space-around; margin-top: 10px;">   </div>	

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

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



GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	T-Form	PLAN	irregular
DETAILS	Italianate/Gothic Revival	NO OF STORIES	2.5
DATE of construction	1883	ROOF TYPE	Combination
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	Sterling, Vol. 1, p. 189	FOUNDATION	Parged
WALL MATERIAL (current)	Wood	PORCH	Full front
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	2/2, 1/1

SIGNIFICANT FEATURES Full width front porch with slender columns supporting a low pitched hipped roof; 2/2 historic windows with decorative corner blocks; verge board in front and side gables;

ALTERATIONS early 2nd floor rear addition and porch alterations; 1 story rear porch addition (1976); window bay addition on south elevation (1983); detached garage (2001)

HISTORIC INFORMATION

HISTORIC NAME Van Liew, Dr. Frederick H. House

COMMON NAME

PERMIT NO

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT SOURCE



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

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

PHOTO INFORMATION

ROLL1 01

FRAMES1 20-21

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL PHOTO ID e:\washington136n.jpg

SURVEY INFORMATION

PREPARER Lara Ramsey

PREPARER ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEYDATE 11/3/04

SURVEYAREA NORTH HINSDALE

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



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

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

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

PICTURESQUE STYLES OF THE LATE 19TH CENTURY

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

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

136 N. Washington



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

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

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

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

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

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

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

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

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

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

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

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