



MEETING AGENDA

**HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
Thursday, July 20, 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 – June 7, 2023

4. PUBLIC HEARINGS

- a) Case HPC-9-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District

5. PUBLIC MEETINGS

- a) Case HPC-11-2023 – 137 N. Clay Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of Deck, Pergola, and Patio
- b) Case HPC-12-2023 – 133 S. Park Street – Preliminary Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

6. PUBLIC COMMENT

7. NEW BUSINESS

8. OLD BUSINESS

- a) Amendments to Title 14 – Status Update
- b) 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, June 7, 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, June 7, 2023 at 6:33 p.m., roll call was taken.

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

ABSENT: Commissioner Sarah Barclay

ALSO PRESENT: Bethany Salmon, Village Planner

Approval of Minutes – May 3, 2023

Chairman Bohnen asked for comments on the draft of the May 3, 2023 Historic Preservation Commission meeting minutes. Commissioner Prisby noted that the word “caliber” should be replaced with “diameter” in paragraph five of page two. Commissioner Weinberger noted that the word “replaced” be changed to “replacing” in paragraph two, page 3. Commissioner Haarlow noted that “trustee” should be plural in paragraph one, page 2.

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to approve the draft meeting minutes of the May 3, 2023 Historic Preservation Commission meeting minutes as corrected/amended. The motion carried with unanimous voice vote of 5-0.

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

Ted Frankel, the property owner, Mike Abraham and Kevin Geist, the project architects, were present to address the Commission. Mr. Frankel stated additional garage parking is needed for his children that are approaching driving age. The detached garage would also include an area above the garage containing a bathroom and yoga studio/office space. Mr. Frankel stated the structure would mirror the existing home and create a courtyard space in the rear yard.

Commissioner Weinberger stated the garage reflects the home’s architecture and looks fabulous. It was stated that the former owner of the property expressed how difficult the existing garage space is and cars were returned to the dealership because they did not fit in the existing garage.

Commissioners expressed appreciation for the first application for a Preservation Incentive for the Historically Significant Structures Property List in the Historic Overlay District.

Commissioner Haarlow stated that this project meets the application criteria. The setback falls within what is allowed and it was stated the structure looks fantastic.

Commissioner Prisby commented on the great effort put forth by the design team to match the architectural details of the house.

Commissioner Gonzalez agreed with the comments of the Commissioners shared at the meeting and added that the garage is in character with the house.

Chairman Bohnen stated that the project makes an excellent application and clarified that zoning regulations would not allow for the space to be used as a dwelling unit.

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to approve 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. The motion carried with a roll call vote of 5-0.

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

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

Please refer to **Attachment 1** for the transcript for Public Hearing Case HPC- 06-2023.

Chairman Bohnen invited individuals wishing to speak to stand and be sworn in.

Patrick McGinnis, attorney with Donatelli and Coules, and Joe Ghaben, property owner, were present to address the Commission. Mr. McGinnis stated the property is located in the historic district, is not a historic landmark and is not on the National Register of Historic Places. The existing home was constructed around 1900, an addition was added in the late 1980s and renovations were made in 2002. The Illinois Architectural and Urban survey noted the architectural integrity was comprised due to changes made to the house by previous owners.

The new home will be a two-stories, with a detached garage, pool house and pickle ball court. Mr. McGinnis stated the plans were code compliant, in the style of an English country manner, have a whitewashed brick veneer, cedar paneling and cedar shake siding. Notices were sent to all of the neighboring properties and all responses received were positive.

Chairman Bohnen recused himself due to the proximity of his home to this property.

Ms. Salmon shared that a voicemail of a neighbor was received. The message provided a first name, but no address of contact information and the caller was against the demolition. Additionally, staff read for the record an email received from Jeff Gagnolati opposing the demolition of the house.

Commissioner Haarlow appreciates the voicemail and email shared opposing the construction and stated that it should be evident from the comments made at the previous meeting that the Commission is not in favor of having this house torn down. It was noted that Hinsdale does not have the ability to stop the demolition because it is not a home rule community. It was noted that the Historic Preservation Commission is purely an advisory group.

Commissioner Prisby expressed the need for people to show up and speak up when changes are made to Title 14.

Commissioner Gonzalez asked if the property owner plans to live in the home. Mr. Ghaben stated it was custom designed for his family, and that was not the case with a previous property he owned on County Line Road. Commissioner Gonzalez noted that there is the consistency of knocking down older homes without consideration for re-designing the current home, which brings credibility and respect to the neighbors. It was noted that the argument that the home is architecturally compromised is weak because every house is compromised. It was stated that homes can be re-designed, updated and also preserve the streetscape. Commissioner Gonzalez stated that Hinsdale has a history of tear-downs and that it needs to be up to the residents to make decisions that are in character with the neighborhood.

Commissioner Weinberger stated that she recently toured 420 S. Park, a home that was nearly torn down, and the current owner did a great job restoring the home. It was noted that after seeing what can be done with renovations, Commissioner Weinberger said that she cannot support tearing down 225 E. First Street, a home with so much potential.

Commissioner Weinberger made a motion, seconded by Commissioner Haarlow, to approve Case HPC-6-2023 – 225 E. First Street – Certificate of Appropriateness to Demolish a Single-Family Home in the Robbins Park Historic District. The motion failed with a roll call vote of 4-0.

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

Commissioner Haarlow made a motion, seconded by Commissioner Weinberger, to approve Case HPC-6-2023 – 225 E. First Street – Certificate of Appropriateness to Construct a Single-Family Home in the Robbins Park Historic District. The motion failed with a roll call vote of 4-0.

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

b) Case HPC-7-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District

Please refer to **Attachment 2** for the transcript for Public Hearing Case HPC- 07-2023.

Commissioner Weinberger made a motion, seconded by Commissioner Prisby, to open the public hearing for Case HPC 7-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 5-0.

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

Chairman Bohnen invited individuals wishing to speak to stand and be sworn in.

Ms. Salmon provided a brief summary of the process for consideration of the third round of properties, containing eight (8) properties, to be discussed. Seven (7) of the properties are located in DuPage County, one (1) is located in Cook County.

Ms. Salmon introduced each proposed property being considered for inclusion on the list and the Commission briefly discussed the appropriate criteria item to qualify the property for inclusion. Discussion followed relating to information on the individual properties. The public hearing transcript detailing items of discussion for each property is included in Attachment 2. Commissioners identified appropriate criteria items for each property.

During the discussion, Commissioner Haarlow noted that the property at 142 E. First St. was likely to be placed on the market in the near future. Discussion followed about the lot size, the zoning of that property and nearby properties, the possibility of a zoning change as an attempt to save the home. Chairman Bohnen shared the history of Grace Church and the surrounding homes, one which was demolished to construct a parking lot for the church. Staff stated they have been in contact with the Church to work proactively to add the property to the list and made them aware that the Village would be very happy to work with them or any future prospective buyers to save the home. Commissioner Haarlow echoed that it was the Church who started the process of putting the home on the list, the home is not currently on the market and incentives available by being part of the list would be immediately available to a buyer.

Commissioner Prisby recused himself from voting on the property at 125 E. Maple Street due to the fact he has been a part and continues to work with the current owner on property renovations. Staff explained that a separate motion and vote should be made for this property, as done in the past.

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to close the public hearing for Case HPC 7-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District. The motion carried with a roll call vote of 5-0.

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

Commissioner Weinberger made a motion, seconded by Commissioner Haarlow, to recommend to the Village Board approval of the following properties for inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC 7-2023: [the property list was read aloud by staff – see Attachment 2]: 228 S. Clay Street, 142 E First Street, 220 N. Lincoln Street, 516 W. Maple Street, 223 S. Quincy Street, 707 E. Seventh Street and 136 N. Washington Street. The motion carried with a roll call vote of 5-0.

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

Commissioner Weinberger made a motion, seconded by Commissioner Haarlow, to recommend to the Village Board approval of the following property for the inclusion of the Historically Significant Structures Property List in the Historic Overlay District under Case HPC 7-2023: 125 E. Maple Street. The motion carried with a roll call vote of 4-0.

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

Discussion took place about the number of properties currently on the list, in process and interested in starting the process. Public awareness efforts of the program were discussed and the possibility to direct awareness to the projects completed as a result of being part of the property list.

Commissioner Haarlow suggested using the large number of homes, over sixty (60), on the list as a marketing strategy to educate and encourage owners to participate in the program. It was noted that some property owners remain hesitant to participate in fear of locking into negative consequences.

Chairman Bohnen suggested conducting workshops in the near future and Commissioner Weinberger suggested adding some before and after photos and success stories of the property participants on the Village website. Commissioner Haarlow suggested putting the comprehensive write ups of each property that Ms. Salmon provides in the packets online. It was noted that it would be a shame to have such comprehensive information not shared with the public.

Brief discussion took place about the tasks, both current and potential, of the summer intern. Ms. Salmon stated the summer intern has been doing a great job so far of working on the sign code in preparation to codify some desired sign requirements. The intern has been provided the documents related to past work on the sign code prepared by Commissioner Prisby and feedback will be sought out as the process of the sign code clean up evolves.

Commissioner Haarlow, on behalf of the Commission, acknowledged and thanked Ms. Salmon for the hard work completed on preserving homes. Commissioner Weinberger stated the culture of home preservation is beginning to shift and the home at 420 S. Park is an outstanding example of saving a property that was deemed un-savable. It was noted that this restoration project was completed entirely without zoning relief or any other of the benefits resulting from the Historic Property List.

PUBLIC COMMENT

No public comments were shared.

NEW BUSINESS

Chairman Bohnen requested a workshop be placed on the list to discuss in the future.

OLD BUSINESS

a) Amendments to Title 14 – Status Update

No updates could be shared. Chairman Bohnen suggested it be put up for the September meeting to get back on track with a refresher of the work done so far and to pick up where it was left off so progress can be made by the end of the year. Commissioner Gonzalez commented that the positive momentum of the Historic Property List may help move the needle of Title 14 changes.

b) Robbins Park Historic Gateway Signs

Ms. Salmon shared that she has been working with different contractors on design services, fabrication, and installation as a complete package. With construction costs continuing to remain expensive, discussions have taken place with the Village Administration about scaling back the project to only include design services at this time. This would result in ensuring the design of the sign is exactly what is desired and allowing for a budget item to be placed in next year's budget for the sign fabrication and installation.

New estimates have been requested a few weeks ago to include only the design services and the Village Manager can sign off on with the funds already budgeted. Ms. Salmon stated that bids should be coming

in very soon and the design process can move forward based on previous discussions and preferences of the HPC when examples were presented.

Chairman Bohnen confirmed the end of the fiscal year is December 31st. Staff added that doing it this way will help break up the costs a bit with design costs from this year's budget and fabrication and installation as a budget item next year. Inquiries about the current budget balance for the HPC were made and a balance was requested for the next meeting.

Commissioner Haarlow asked about the status of the sign topper installation. It was stated the installation was believed to be complete and any locations of missing signs noted should be brought to the attention of staff. He added that he has received a lot of positive feedback from the toppers and it was added that once the gateway signs are installed, the visibility of the historic district will be further increased.

c) Sixth Street Improvement Project

No updates were shared but the topic was added as a continual agenda item so when updates are available, it will be added to the agenda.

Commissioner Haarlow stated that he believed the Village will be applying for ARPA funds to separate storm and sewer lines, completing a twenty year obligation with Flagg Creek. These funds will alleviate a great deal of financial cost of the project and hopefully could help with the preservation of the brick street, even if the project can't take place for a couple of years as earmarked funds accumulate. Commissioner Haarlow stated that he believed MIP funds can't be reallocated to projects not related to Master Infrastructure. It was noted that it would be desirable to have that confirmed in writing.

Commissioner Weinberger asked about a July meeting date. Ms. Salmon stated that a date has not been confirmed, but believed the dates sent in the last email worked best for all. She confirmed the July 5th meeting was cancelled. Ms. Salmon also noted that additional properties would be up for consideration to the Historic List and one or possibly two projects for the incentive program would be on the agenda.

Adjournment

Commissioner Weinberger made a motion, seconded by Commissioner Gonzalez, to adjourn the regularly scheduled meeting of the Village of Hinsdale Historic Preservation Commission meeting of June 7, 2023.

The meeting was adjourned at 7:52 p.m. after a unanimous voice vote of 5-0.

ATTEST: _____
Jennifer Spires, Community Development Office

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
 HPC-06-2023, Certificate)
 of Appropriateness,)
 225 East First Street.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Public Hearing of the above-
 entitled matter before the Hinsdale Historic
 Preservation Commission, on the 7th day of June
 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

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

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. PATRICK MCGINNIS, Attorney for</p> <p>4 Petitioner;</p> <p>5 MR. JOSEPH GHABEN, Petitioner.</p> <hr/> <p>6</p> <p>7 (Oath administered en masse.)</p> <p>8 CHAIRMAN BOHNEN: First hearing is Case</p> <p>9 HPC-06-2023, 225 East First Street, certificate</p> <p>10 of appropriateness to demolish a single-family</p> <p>11 home and construct a new single-family home in</p> <p>12 the Robbins Park Historic District.</p> <p>13 Will you please introduce</p> <p>14 yourselves?</p> <p>15 MR. MCGINNIS: Sure. Good evening. My</p> <p>16 name is Patrick McGinnis. I'm an attorney with</p> <p>17 Donatelli and Coules. We represent the</p> <p>18 applicant, which is H. Harrison Development,</p> <p>19 LLC. That's the owner of 225 East First Street,</p> <p>20 which is located in R-1 zoning district. The</p> <p>21 architect of the property is Bruce George, he</p> <p>22 couldn't be here tonight due to a conflict but</p>	<p style="text-align: right;">4</p> <p>1 like a different home.</p> <p>2 The new home will be a two-story</p> <p>3 home with a detached garage, a pool house and a</p> <p>4 pickle ball court. All plans are code</p> <p>5 compliant. The style will be an English Country</p> <p>6 Manor. It has whitewash brick veneer, cedar</p> <p>7 paneling and cedar shake siding.</p> <p>8 We sent notice to all the</p> <p>9 neighbors. The only responses we received were</p> <p>10 positive, including the neighbor across the</p> <p>11 street, who told us they were fully in support</p> <p>12 and they thought it looked like a beautiful</p> <p>13 home. Happy to answer any questions.</p> <p>14 CHAIRMAN BOHNEN: Let the record show</p> <p>15 I'm going to recuse myself as I did at the prior</p> <p>16 hearing due to my direct proximity of my home to</p> <p>17 this.</p> <p>18 So any comments may proceed now.</p> <p>19 MS. SALMON: I'd like to note, for the</p> <p>20 record, that staff before this public hearing</p> <p>21 received a voicemail from a neighbor that was</p> <p>22 showing a first name, didn't give her address</p>
<p style="text-align: right;">3</p> <p>1 here is the owner.</p> <p>2 The property is located in the</p> <p>3 historic district. It's not a historic landmark</p> <p>4 and it's not on the National Register of</p> <p>5 Historic Places and the applicant is seeking a</p> <p>6 certificate of appropriateness in order to</p> <p>7 demolish the home and construct a new single-</p> <p>8 family home.</p> <p>9 The home was constructed in about</p> <p>10 1900 and there was a significant addition put on</p> <p>11 the property in 1989, and additional renovations</p> <p>12 were done in 2002. The siding and window</p> <p>13 surrounds were replaced. The original window</p> <p>14 openings were replaced and the front porch was</p> <p>15 completely rebuilt.</p> <p>16 In the Illinois Urban Architectural</p> <p>17 survey, it noted that the architectural</p> <p>18 integrity was compromised due to the removal of</p> <p>19 the historic fabric, additions and alterations.</p> <p>20 And if you just look at the photos of the</p> <p>21 property from 1906 to its current state, a lot</p> <p>22 of the features are similar but it does look</p>	<p style="text-align: right;">5</p> <p>1 and no contact information, that they were</p> <p>2 against the demolition, that was a voicemail.</p> <p>3 And then I did receive an email from someone</p> <p>4 named Jeff Gagnolati, who wanted me to read his</p> <p>5 email into the record. So if that's okay, I'm</p> <p>6 going to do that right now.</p> <p>7 It says, Dear Members of the</p> <p>8 Historic Preservation Commission. I hope this</p> <p>9 letter finds you well. I am writing to express</p> <p>10 my strong objection to the proposed demolition</p> <p>11 of 225 East First Street in Hinsdale.</p> <p>12 As a concerned neighbor and a</p> <p>13 staunch advocate for preserving local</p> <p>14 architecture, I firmly believe that the</p> <p>15 historical and aesthetic value of this house,</p> <p>16 especially along such an important thoroughfare</p> <p>17 as First Street, should be recognized and</p> <p>18 protected.</p> <p>19 The character of surrounding homes</p> <p>20 in Hinsdale was one of the key determinations</p> <p>21 when I recently bought my home originally built</p> <p>22 in 1897.</p>

<p style="text-align: center;">6</p> <p>1 Destroying such a historically 2 significant property would not only erase an 3 essential piece of Hinsdale's past but also 4 deprive future generations of the opportunity to 5 learn from and appreciate the unique heritage of 6 our town.</p> <p>7 Especially on First Street, an 8 iconic stretch of Hinsdale, the current plans 9 that involve placing two garages in front of the 10 main house and adopting aesthetics resembling 11 two recently constructed neighboring homes at 12 241 and 244 East First Street, would not only 13 disrupt the visual harmony of the area but also 14 significantly diminish its overall appeal.</p> <p>15 I understand that progress and 16 development are necessary for a thriving 17 community, however, it is equally crucial to 18 strike a balance between growth and 19 preservation. Otherwise, Hinsdale loses its 20 character and could be interchanged with any 21 other western suburbs with good schools.</p> <p>22 I respectfully urge the commission</p>	<p style="text-align: center;">8</p> <p>1 commission can do.</p> <p>2 So my reading particularly of the 3 email was we agree. I hope that the residents 4 understand that there is at the end of the day 5 nothing that we can do to stop the demolition; 6 we are purely advisory.</p> <p>7 So we appreciate the comments, I'm 8 glad they were read into the record. We hear 9 what they are saying, we agree with them, but we 10 don't have the legal authority to stop the 11 demolition.</p> <p>12 MR. PRISBY: I also encourage those 13 people to speak up when we get into the meat of 14 the Title 14 changes later. These are the 15 people that actually need to speak up and be 16 vocal to support this.</p> <p>17 MR. HAARLOW: Agree.</p> <p>18 MR. GONZALEZ: I have a question. 19 Since you did this four years ago, 20 approximately, and everybody assumed you were 21 going to be living in the home, do you plan to 22 live in this home or are you going to put it on</p>
<p style="text-align: center;">7</p> <p>1 to explore alternative solutions that would 2 allow for the preservation of the historically 3 significant house.</p> <p>4 Thank you for your attention to 5 this matter. I trust that you will carefully 6 consider the importance of preserving Hinsdale's 7 legacy, historical legacy for current and future 8 generations. That was the email.</p> <p>9 CHAIRMAN BOHNEN: Comments?</p> <p>10 MR. HAARLOW: Well, I think it's 11 important to note the commission appreciates 12 getting both the email and the voicemail, it 13 should be clear from our prior meeting when we 14 discussed this property prior that the 15 commission is not in favor of having this house 16 torn down. Hinsdale is not a home-rule 17 community and so we don't have the ability to 18 stop the demolition. We can express our 19 opinion. Hopefully the homeowner, Mr. Ghaben, 20 took to heart some of the comments that were 21 made at the last meeting but that is the extent 22 in terms of the authority of what this</p>	<p style="text-align: center;">9</p> <p>1 the market again like you did with the last 2 County Line?</p> <p>3 MR. GHABEN: This was custom designed 4 for us to live in.</p> <p>5 MR. GONZALEZ: Well, wasn't the other 6 one the same, the one on County Line?</p> <p>7 MR. GHABEN: No, that was listed from 8 day one. That was listed day one.</p> <p>9 MR. GONZALEZ: I was under the 10 impression when you came before us, you were 11 going to be living there.</p> <p>12 MR. GHABEN: No.</p> <p>13 MR. GONZALEZ: Okay. Don't you 14 remember that, Jim?</p> <p>15 MR. PRISBY: I don't remember the exact 16 details on that one. I'm sorry.</p> <p>17 MR. GONZALEZ: Well, the bottom line is 18 that there seems to be a consistency with buying 19 old homes available and then tearing them down 20 without any consideration of maybe working with 21 the existing design, modifying, changing, 22 updating, whatever you need to do.</p>

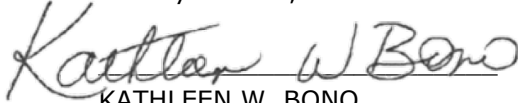
<p style="text-align: right;">10</p> <p>1 Well, this isn't any different</p> <p>2 than, like, finding a relic car that's near a</p> <p>3 junkyard and you want to fix it and bring it</p> <p>4 back to its original design. And I do have an</p> <p>5 appreciation of cars, just like you, because I</p> <p>6 know you do, and I see an old car, I just want</p> <p>7 to restore it because that's what I do, I</p> <p>8 restore things. And saying I look at that home</p> <p>9 the same way.</p> <p>10 I think we do share the same</p> <p>11 passion. I just think that the passion for you</p> <p>12 is strictly different and objective in another</p> <p>13 direction, but I would think that bringing value</p> <p>14 to a neighborhood has substantial credibility to</p> <p>15 the neighbors and certainly a huge respect to</p> <p>16 the residents.</p> <p>17 I'm sorry, what's your name, the</p> <p>18 attorney?</p> <p>19 MR. McGINNIS: Patrick McGinnis.</p> <p>20 MR. GONZALEZ: The fact that -- I can't</p> <p>21 remember word for word what you said about the</p> <p>22 landmarks, you said that home was compromised?</p>	<p style="text-align: right;">12</p> <p>1 our committee where we don't have any teeth. I</p> <p>2 understand that. I just think that it's up to</p> <p>3 the residents to make decisions that will bring</p> <p>4 character to the neighborhood. That's all I</p> <p>5 have to say.</p> <p>6 MS. WEINBERGER: I have to say that</p> <p>7 after I toured 420 South Park a couple of weeks</p> <p>8 ago, the home that was almost going to be torn</p> <p>9 down and the person who eventually purchased it</p> <p>10 has done a phenomenal job of keeping the home,</p> <p>11 keeping the grounds. The house inside is to die</p> <p>12 for. She did a fabulous job restoring/respecting</p> <p>13 the home. She had stories and things. She</p> <p>14 talked about things she found buried underneath</p> <p>15 plaster. After seeing, truly, what can be done</p> <p>16 to a home, I just can't look forward tearing</p> <p>17 this down because there's so much potential.</p> <p>18 CHAIRMAN BOHNEN: Any further comments?</p> <p>19 (No response.)</p> <p>20 Any further comments from the</p> <p>21 applicant?</p> <p>22 MR. McGINNIS: No.</p>
<p style="text-align: right;">11</p> <p>1 MR. McGINNIS: The architectural</p> <p>2 integrity had been compromised.</p> <p>3 MR. GONZALEZ: Everything is</p> <p>4 compromised. We can talk about every historical</p> <p>5 building.</p> <p>6 So my point is, that's a weak</p> <p>7 argument. So I've worked with so many variety</p> <p>8 of different older homes and new homes too, not</p> <p>9 necessarily -- even new homes, and there has to</p> <p>10 be a will for the homeowners' decision that they</p> <p>11 say, you know, we are going to work with this</p> <p>12 and make it beautiful. Sure, we are going to</p> <p>13 have to add to the back; we have to replace the</p> <p>14 plumbing, update the home. But at the end, the</p> <p>15 streetscape that the home -- as far as the</p> <p>16 streetscape, the home still looks almost like it</p> <p>17 was then.</p> <p>18 You are aware we are pretty much a</p> <p>19 teardown village, and it's been ramped up many</p> <p>20 years ago that developers seeked Hinsdale</p> <p>21 because it seems that our code seems to be</p> <p>22 somewhat relaxed or makes it easy. Just like</p>	<p style="text-align: right;">13</p> <p>1 CHAIRMAN BOHNEN: So I guess we do one</p> <p>2 motion or two?</p> <p>3 MS. SALMON: You generally do two, one</p> <p>4 for the certificate of appropriateness for</p> <p>5 demolition and one for certificate of</p> <p>6 appropriateness for new construction.</p> <p>7 CHAIRMAN BOHNEN: So we would call now</p> <p>8 for a motion concerning the demolition of the</p> <p>9 home.</p> <p>10 MR. PRISBY: Bethany, did you say last</p> <p>11 time you wanted these to be positive?</p> <p>12 MS. SALMON: Yes. It's always a good</p> <p>13 idea to make the motion affirmative and</p> <p>14 positive, therefore, I move to approve the</p> <p>15 certificate of appropriateness for demolition X,</p> <p>16 Y, Z, and then if you disagree, you would vote</p> <p>17 nay versus I move to not approve. It makes it</p> <p>18 cleaner if it's a motion to approve.</p> <p>19 MS. WEINBERGER: It's hard to say it</p> <p>20 but I'll say it.</p> <p>21 MS. SALMON: You don't have to vote in</p> <p>22 favor of it.</p>

<p style="text-align: center;">14</p> <p>1 MS. WEINBERGER: I move to approve Case</p> <p>2 HPC-6-2023, 225 East First Street, certificate</p> <p>3 of appropriateness to demolish a single-family</p> <p>4 home.</p> <p>5 MR. HAARLOW: Second.</p> <p>6 CHAIRMAN BOHNEN: Any discussion?</p> <p>7 (No response.)</p> <p>8 Roll call vote.</p> <p>9 MS. SALMON: Commissioner Weinberger?</p> <p>10 MS. WEINBERGER: No.</p> <p>11 MS. SALMON: Commissioner Gonzalez?</p> <p>12 MR. GONZALEZ: I want to understand</p> <p>13 before I say anything. If you oppose it, you</p> <p>14 say what? Sorry.</p> <p>15 MS. SALMON: If you oppose it, you</p> <p>16 would say nay.</p> <p>17 MR. GONZALEZ: Nay.</p> <p>18 MS. SALMON: Commissioner Haarlow?</p> <p>19 MR. HAARLOW: Nay.</p> <p>20 MS. SALMON: Commissioner Prisby?</p> <p>21 MR. PRISBY: Nay.</p> <p>22 MS. SALMON: Chairman Bohnen, you are</p>	<p style="text-align: center;">16</p> <p>1 appropriate.</p> <p>2 CHAIRMAN BOHNEN: Therefore?</p> <p>3 MR. HAARLOW: Well, Mr. Ghaben has the</p> <p>4 right to due process.</p> <p>5 I will move to approve Case</p> <p>6 HPC-6-2023, 225 East First Street, certificate</p> <p>7 to construct a new single-family home in the</p> <p>8 Robbins Park Historic District.</p> <p>9 MS. WEINBERGER: Second.</p> <p>10 MS. SALMON: Roll call vote.</p> <p>11 Commissioner Weinberger?</p> <p>12 MS. WEINBERGER: Nay.</p> <p>13 MS. SALMON: Commissioner Gonzalez?</p> <p>14 MR. GONZALEZ: Nay.</p> <p>15 MS. SALMON: Commissioner Haarlow?</p> <p>16 MR. HAARLOW: Nay.</p> <p>17 MS. SALMON: Commissioner Prisby?</p> <p>18 MR. PRISBY: Nay.</p> <p>19 MS. SALMON: Chairman Bohnen?</p> <p>20 CHAIRMAN BOHNEN: Recuse.</p> <p>21 So that will close the public</p> <p>22 hearing HPC-6-2023.</p>
<p style="text-align: center;">15</p> <p>1 abstaining.</p> <p>2 CHAIRMAN BOHNEN: Abstained.</p> <p>3 Okay. So the first motion</p> <p>4 concerning the demolition failed?</p> <p>5 MS. SALMON: Correct, the motion</p> <p>6 failed.</p> <p>7 CHAIRMAN BOHNEN: Second motion would</p> <p>8 be the construction of a new single-family home</p> <p>9 in its place.</p> <p>10 Comments, please?</p> <p>11 MR. PRISBY: I have no additional</p> <p>12 comments.</p> <p>13 MR. GONZALEZ: I don't have anything to</p> <p>14 say.</p> <p>15 MR. PRISBY: Honestly, we go through</p> <p>16 this a lot, right. There's really no point in</p> <p>17 going through materials.</p> <p>18 MR. GONZALEZ: Yes, why bother.</p> <p>19 MR. PRISBY: It's the 11-hour and we</p> <p>20 are just advisory and this isn't a situation to</p> <p>21 advise, we are done.</p> <p>22 MR. GONZALEZ: I don't think that's</p>	<p style="text-align: center;">17</p> <p>1 MR. MCGINNIS: Thank you very much.</p> <p>2 (WHICH, were all of the</p> <p>3 proceedings had, evidence</p> <p>4 offered or received in the</p> <p>5 above entitled cause.)</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

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

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

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 15th day of June, A.D. 2023.

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

KATHLEEN W. BONO
C.S.R. No. 84-1423

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

BEFORE THE VILLAGE OF HINSDALE
 HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:)
)
)
 HPC-07-2023,)
 Consideration of Properties)
 for Inclusion on the)
 Historically Significant)
 Structures Property List in)
 the Historic Overlay)
 District.)

REPORT OF PROCEEDINGS had and testimony
 taken at the Public Hearing of the above-
 entitled matter before the Hinsdale Historic
 Preservation Commission, on the 7th day of
 April, 2023, at 6:30 p.m.

BOARD MEMBERS PRESENT:

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

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner.</p> <p>3 _____</p> <p>4</p> <p>5 CHAIRMAN BOHNEN: Now we will move to</p> <p>6 reopen a public hearing; is that correct?</p> <p>7 MS. SALMON: Correct.</p> <p>8 CHAIRMAN BOHNEN: For Case HPC-7-2023.</p> <p>9 This is consideration of a number of different</p> <p>10 properties for the inclusion in the historic</p> <p>11 significant structures property list in the</p> <p>12 historic overlay district. So there are six or</p> <p>13 seven different properties that we will be</p> <p>14 looking at here.</p> <p>15 Do you want a motion to open the</p> <p>16 public hearing on this?</p> <p>17 MS. SALMON: Please. That would be</p> <p>18 great.</p> <p>19 CHAIRMAN BOHNEN: May I have one, please.</p> <p>20 MS. WEINBERGER: I move to open the</p> <p>21 public hearing on Case No. HPC-7-2023,</p> <p>22 consideration of properties for inclusion on the</p>	<p style="text-align: center;">4</p> <p>1 particular property on the list, please stand,</p> <p>2 raise your right hand, and be sworn in.</p> <p>3 (No response.)</p> <p>4 Seeing no members of the public and</p> <p>5 hearing no comments.</p> <p>6 MS. SALMON: What we have done in the</p> <p>7 past is we have kind of gone through each of</p> <p>8 these one by one. So we can kind of go through</p> <p>9 this list right now and then the commission can</p> <p>10 decide which criteria it meets for each of these</p> <p>11 properties. I apologize we didn't get the power</p> <p>12 point up like we did before but we can flip</p> <p>13 through this packet page by page and kind of go</p> <p>14 through.</p> <p>15 There are eight properties up for</p> <p>16 inclusion for this round. This is our third</p> <p>17 round of properties and we are already working</p> <p>18 on our fourth round of properties, so we have</p> <p>19 had some great momentum for everyone that's</p> <p>20 excited to get on our list and apply for a</p> <p>21 preservation incentive just like our first</p> <p>22 application we saw today.</p>
<p style="text-align: center;">3</p> <p>1 historically significant structures property</p> <p>2 list in the historic overlay district.</p> <p>3 CHAIRMAN BOHNEN: Second, please.</p> <p>4 MR. HAARLOW: I'll second.</p> <p>5 CHAIRMAN BOHNEN: Roll call vote, please.</p> <p>6 MS. SALMON: Commissioner Weinberger?</p> <p>7 MS. WEINBERGER: Aye.</p> <p>8 MS. SALMON: Commissioner Gonzalez?</p> <p>9 MR. GONZALEZ: Aye.</p> <p>10 MS. SALMON: Commissioner Haarlow?</p> <p>11 MR. HAARLOW: Aye.</p> <p>12 MS. SALMON: Commissioner Prisby?</p> <p>13 MR. PRISBY: Aye.</p> <p>14 MS. SALMON: Chairman Bohnen?</p> <p>15 CHAIRMAN BOHNEN: Aye.</p> <p>16 During this public hearing we will</p> <p>17 consider various properties proposed for</p> <p>18 inclusion on the historically significant</p> <p>19 structures property list in the historic overlay</p> <p>20 district.</p> <p>21 If anyone in the audience wishes to</p> <p>22 speak on this matter in general or regarding any</p>	<p style="text-align: center;">5</p> <p>1 So of the eight properties here,</p> <p>2 seven of these are in DuPage County and one of</p> <p>3 which is in Cook County. So unless there's any</p> <p>4 other questions, we can kind of go through this</p> <p>5 packet together.</p> <p>6 The first house that was up for</p> <p>7 consideration of inclusion is 228 South Clay</p> <p>8 Street. Both the Reconnaissance Survey from</p> <p>9 1999 said it considered this house significant</p> <p>10 and the town of Hinsdale survey in 2001</p> <p>11 considered the house potentially significant.</p> <p>12 CHAIRMAN BOHNEN: And our list of</p> <p>13 criteria?</p> <p>14 MS. SALMON: The list of criteria was</p> <p>15 included in Exhibit 4, so it's the page right</p> <p>16 before that first page.</p> <p>17 MS. WEINBERGER: So I would say that</p> <p>18 this home certainly meets No. 3.</p> <p>19 MS. SALMON: Remember, it only needs to</p> <p>20 meet at least one criteria.</p> <p>21 CHAIRMAN BOHNEN: So it meets No. 3.</p> <p>22 MR. HAARLOW: Yes.</p>

<p style="text-align: center;">6</p> <p>1 CHAIRMAN BOHNEN: Everybody's opinion. 2 Okay. 3 MS. SALMON: So the next house up for 4 inclusion is 142 East First Street. This is a 5 really great pleasure to bring this one forward 6 to you guys. 7 This house is considered 8 significant, National Register material, 9 historically significant per our Reconnaissance 10 Survey from 1999, the Robbins Park Survey from 11 2002. It's officially already listed on the 12 National Register of Historic Places and it was 13 referenced in one of Mary Sterling's books from 14 1997. 15 And then I have done you a good 16 favor of including the original national 17 register nomination documents from 1989 in here 18 if anyone wanted to read it. It's called the 19 William Whitney house, commonly referred to, or 20 the Hallmark house because it was referenced in 21 a Hallmark commercial back in the '70s or '80s 22 or '90s.</p>	<p style="text-align: center;">8</p> <p>1 probably this fall going to be put on the 2 market. 3 MR. GONZALEZ: Oh, yea? 4 MR. HAARLOW: Yes. The Grace Church 5 Hinsdale owns this property, it's one of two 6 rectories that they own, and they are likely to 7 put it on the market at the end of the summer. 8 MR. GONZALEZ: It has a huge lot. 9 MR. HAARLOW: It has a huge lot. So I 10 would just say that I would think if this house 11 is soon going to be in significant danger, so I 12 don't know if there's anyone out there in 13 Ethernet who is listening, but if anyone knows 14 of anyone who is interested in an Italianate 15 Victorian, this one might be coming up. 16 MR. PRISBY: What's the size of the 17 lot, do you know? Is it subdividable? 18 CHAIRMAN BOHNEN: No. 19 MR. HAARLOW: I don't believe so. 20 MR. PRISBY: Because it has that huge 21 side yard on the west. 22 CHAIRMAN BOHNEN: The code calls for</p>
<p style="text-align: center;">7</p> <p>1 MR. GONZALEZ: Certainly 3. 2 MR. HAARLOW: I would also say 3 criterion 2 because of the association with 4 Whitney. 5 MS. WEINBERGER: And 5. 6 MR. HAARLOW: Yes. 7 MS. WEINBERGER: And 6. 8 MR. PRISBY: Yes. Would 6 qualify? 9 MS. SALMON: 2, 3, 5 and 6. 10 MR. GONZALEZ: On No. 1, I'm just 11 reading over and over, it says, The property or 12 one or more structures on the property are 13 associated with events that have made a 14 significant contribution to the broad patterns 15 of our history. You could say that because it 16 contributed to the history of the neighborhood, 17 so No. 1. 18 MS. WEINBERGER: And it was in a 19 Hallmark commercial. 20 MS. SALMON: Okay. So 1, 2, 3, 5 and 6. 21 MR. HAARLOW: Before we leave this 22 house, I want to note that this house is</p>	<p style="text-align: center;">9</p> <p>1 125 feet. 2 MR. PRISBY: Well, in this case it 3 would have to be 60,000 square feet to do 4 subdivide it into each lot. I wasn't sure if it 5 was 250 feet long. It's certainly long. 6 There's no path to getting around that part of 7 the code so it's protected. 8 MR. HAARLOW: From the plat that was 9 submitted to the National Register, the lot is 10 30,000. 11 MR. PRISBY: What is the zoning to the 12 west for the church, do we know? 13 MR. HAARLOW: The church is part of a 14 PUD. 15 MS. SALMON: Yes. It's an interesting 16 history that we recently looked into. When the 17 church was pulled into a planned development in 18 the early 2000s, there was consideration of 19 putting the house in the planned development or 20 leaving it out. And for whatever reason at that 21 time, which it wasn't a hundred percent clear 22 why this decision was made, they decided to</p>

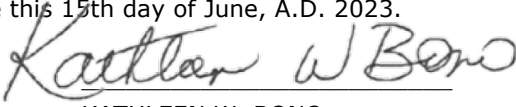
<p style="text-align: center;">10</p> <p>1 leave the house outside of the planned 2 development because they actually thought that 3 would help preserve it more and protect it. So 4 the decision was made back then and here we are 5 now, so it doesn't need to be taken out of the 6 planned development, it was before it was even 7 created.</p> <p>8 CHAIRMAN BOHNEN: Right.</p> <p>9 MR. PRISBY: Now, on Blaine Street, the 10 offices are on Blaine Street. Across the street 11 I don't know if that's considered R-4 for that 12 block.</p> <p>13 MS. SALMON: To the north or to the 14 south?</p> <p>15 MR. PRISBY: To the east side of 16 Blaine, what's the zoning district for those 17 smaller houses? I don't think that's R-1.</p> <p>18 MS. SALMON: Good thing I put a zoning 19 map in this packet.</p> <p>20 MR. PRISBY: Yes. Thank you.</p> <p>21 MS. WEINBERGER: Except you have to 22 have really good eyes.</p>	<p style="text-align: center;">12</p> <p>1 MS. SALMON: The R-4 is not contiguous 2 to this.</p> <p>3 MR. PRISBY: Right. That's why I was 4 asking where it is. You do have a church in 5 between. I'm just trying to find any kind of 6 radical way to save the house. If it was zoned 7 R-4, you would be able to subdivide the 8 property, sell off half of it and keep this 9 house exactly where it is.</p> <p>10 MR. GONZALEZ: Yes, if you can do that. 11 And you still gain a good chunk of a piece of 12 property. I would make this home's property as 13 narrow as possible.</p> <p>14 MR. PRISBY: I'm not even saying that's 15 the right thing to do for that neighborhood, 16 especially on First Street, right, but it is a 17 way you could subdivide the property because the 18 house is shifted to the east so far that you 19 could probably subdivide that into two.</p> <p>20 CHAIRMAN BOHNEN: No, you can't. Here, 21 when you go back to the history of what we tried 22 to do to assist the Grace church --</p>
<p style="text-align: center;">11</p> <p>1 MS. SALMON: I believe, if we are 2 looking here, I believe to the north is R-4, to 3 the east, what is that church right to the north 4 of Grace Church?</p> <p>5 MR. HAARLOW: The Redeemer Lutheran.</p> <p>6 MS. SALMON: So the Redeemer church is 7 in the IB district, just like Grace church is.</p> <p>8 MR. PRISBY: So everything north of 9 that on Blaine Street is?</p> <p>10 MS. SALMON: Is R-4. Right at the 11 corner is one residential R-1 district lot. If 12 you squint really hard, you can see that. But 13 this is zoned R-1.</p> <p>14 MR. PRISBY: I know this is kind of 15 radical thinking but what are the chances of 16 getting that particular lot rezoned if it's 17 adjacent to let's say another R-4 district? 18 It's kind of on a corner. I'm just looking at 19 ways to change the zoning to allow for a 20 narrower lot that doesn't require so much square 21 footage and there's R-4 right there and a couple 22 of churches around it.</p>	<p style="text-align: center;">13</p> <p>1 MR. PRISBY: Which I'm not aware of 2 that history.</p> <p>3 CHAIRMAN BOHNEN: -- there was a nice 4 Italianate house, two nice houses on two nice 5 lots, and the church came and they wanted to 6 make bigger parking lots so we allowed them to 7 take the Italianate house down to accommodate 8 them and that's how we got into this PUD 9 discussion about what are going to be the 10 tradeoffs through the PUD.</p> <p>11 MR. PRISBY: Got it.</p> <p>12 CHAIRMAN BOHNEN: So then the church 13 moves over to the west of the actual church and 14 they build a brand new rectory over there and at 15 that point in time they had two rectories. For 16 what reasons we are not sure, but the head 17 reverend always lived over on the Whitney house, 18 and his family. I'm not sure why the second 19 rectory was built. The second rectory was built 20 to accommodate the rector so they then could 21 shooehorn the sale of this house and pocket the 22 money. That's not in keeping with the tone of</p>

<p style="text-align: center;">14</p> <p>1 why the village worked with the church in the 2 first place -- 3 MR. PRISBY: Got it. 4 CHAIRMAN BOHNEN: -- to have a PUD. 5 MR. PRISBY: I was unaware of that 6 history. 7 CHAIRMAN BOHNEN: So there would be 8 those that would look down their nose at the 9 church for now putting the Hallmark house on the 10 market. And I think it's safe to say that there 11 will continue to be those that will look down 12 their nose depending on what the future of what 13 the Hallmark house is. Because if a person 14 wanted to cast a villainous plot and say this is 15 all part of the original plan to sell the 16 Hallmark house and pocket the money but that 17 would not cast the church in a good light. 18 MR. PRISBY: Fair enough. 19 CHAIRMAN BOHNEN: We can't pontificate 20 on what hasn't happened. Bill, a member of that 21 church, tells us that he feels it's going to 22 come on the market, and so this is going to be</p>	<p style="text-align: center;">16</p> <p>1 assigning villainous thoughts behind the 2 church's motivation, let's see how the church 3 behaves. Let's see if the church goes to market 4 with stipulation that the house can't be torn 5 down. 6 MR. GONZALEZ: It would be a good idea 7 if we can start talking to the church early on. 8 MS. SALMON: So staff has been in 9 communication with members of the church and I 10 will say they obviously have been proactive 11 because they are proactive enough to get this 12 house on our historically significant structures 13 list in anticipation if they are going to put it 14 on the market. And they are very aware that 15 when they get to that stage, if they get to that 16 stage, staff is here to work with them, any 17 future perspective buyers and do our best to 18 make sure that this house stays. 19 CHAIRMAN BOHNEN: I would suggest that 20 the church also would be prepared to work with a 21 perspective buyer, having a good community 22 conscience, and there's a buyer out there to buy</p>
<p style="text-align: center;">15</p> <p>1 coming our way. 2 But I would think there would be a 3 whole lot of soul searching before anybody was 4 allowed to buy that house and tear it down and 5 to have to jump through hoops to save that house 6 when, in fact, we went through hoops already to 7 save that house, seems superfluous to me. 8 MR. GONZALEZ: I worry about that they 9 might try doing something similar to the -- try 10 to sell it over the weekend like they did with 11 the Frank Lloyd Wright home. It went on the 12 market, like, Friday -- I don't know the whole 13 story -- but it went on very late and then it 14 sold. And who knows who these builders are, 15 they are coming from everywhere. They are not 16 just coming from Hinsdale. 17 CHAIRMAN BOHNEN: But again, I'm going 18 to give the church the benefit of the doubt. I 19 think the church has always been a good citizen. 20 Certainly each of us knows many members of that 21 congregation. Surely churches have all kinds of 22 reasons to need money but before we start</p>	<p style="text-align: center;">17</p> <p>1 that house and fix it up. 2 We all know that house -- a number 3 of us have had friends that have lived in that 4 house. Certainly now with the incentives that 5 we have and the ability to work with our zoning 6 code, if everybody put their hands in the 7 middle, church, village, new buyer, and said 8 let's really work to get the right buyer in here 9 that will preserve this home, I'm not sure that 10 the church would maybe get the same yield at 11 that point but I tend to think the church would 12 have a better conscience working with a buyer 13 than simply worrying about the money that they 14 might generate. I'm going to give them the 15 benefit of the doubt. 16 MR. HAARLOW: Bethany, I would echo 17 that it is the church who owns the house and 18 they are the ones who submitted it for this list 19 tonight. 20 MS. SALMON: They are being proactive 21 in that. 22 MR. HAARLOW: It's not on the market at</p>

<p style="text-align: center;">18</p> <p>1 this point.</p> <p>2 CHAIRMAN BOHNEN: This is indicative of</p> <p>3 the fact that they want to try and solve this</p> <p>4 for everybody's benefit by going through the</p> <p>5 motions of getting it on our list.</p> <p>6 MS. SALMON: And what we have</p> <p>7 consistently said to anyone in the village is</p> <p>8 getting on the list early is the best thing you</p> <p>9 can do. It makes you just ready for those</p> <p>10 incentives whenever you get to that point. It</p> <p>11 makes it less of an unknown for future buyers.</p> <p>12 So we have really been pushing people getting on</p> <p>13 the list early is great for everyone. So</p> <p>14 commend them for that.</p> <p>15 MR. HAARLOW: That house will be</p> <p>16 eligible for those.</p> <p>17 MS. SALMON: The second someone -- if</p> <p>18 someone ever buys it, they will be eligible the</p> <p>19 minute they buy it. They won't have to go</p> <p>20 through the process to actually get on the list.</p> <p>21 It makes it just that much easier. Okay.</p> <p>22 Any other comments on this one?</p>	<p style="text-align: center;">20</p> <p>1 The next house up for consideration</p> <p>2 is 125 East Maple Street. This house was also</p> <p>3 considered contributing per two past surveys.</p> <p>4 It has been referenced in one of Mary Sterling's</p> <p>5 books from 1987. We believe this house was</p> <p>6 constructed in the late 1800s. It may be one of</p> <p>7 the oldest homes still standing in Hinsdale and</p> <p>8 it is a great Italianate home similar to another</p> <p>9 we just looked at. Two of the oldest Italianates</p> <p>10 in Hinsdale are on our list today.</p> <p>11 MR. PRISBY: Bethany, this is one I</p> <p>12 probably should not vote on. We did the massive</p> <p>13 remodeling and restoration of the porch cupola</p> <p>14 addition back and eave line back in 1988 and we</p> <p>15 have been doing a series of refinishing projects</p> <p>16 for the current homeowner. So because I'm still</p> <p>17 actually working for them now, I think it's</p> <p>18 probably best I don't vote on this.</p> <p>19 MS. SALMON: Okay. So what we will do</p> <p>20 when we get to the final motion at the end, we</p> <p>21 will have a separate motion made for just this</p> <p>22 house just kind of like what we did for when we</p>
<p style="text-align: center;">19</p> <p>1 (No response.)</p> <p>2 The next house on the list up for</p> <p>3 consideration is 220 North Lincoln Street. This</p> <p>4 house was considered contributing per past</p> <p>5 surveys. We were able to actually get</p> <p>6 additional information from the homeowner and</p> <p>7 the Hinsdale Historical Society.</p> <p>8 We found out through some research</p> <p>9 that this house actually was previously on the</p> <p>10 kitchen walk and also was the former residence</p> <p>11 for Emanuel Karlson which he used to own the E.</p> <p>12 Karlson store at 52 South Washington Street.</p> <p>13 So there are some photos in here.</p> <p>14 We have a Hinsdalian article. And I learned a</p> <p>15 lot about this house as we were researching this</p> <p>16 and thank you to the Historical Society for</p> <p>17 putting together a great write-up that the</p> <p>18 homeowners also shared with us.</p> <p>19 MS. WEINBERGER: So definitely No. 2.</p> <p>20 MR. GONZALEZ: No. 3 also.</p> <p>21 MS. SALMON: Okay, Nos. 2 and 3.</p> <p>22 Any others? Okay.</p>	<p style="text-align: center;">21</p> <p>1 had some recusals at that first round of</p> <p>2 properties, so we will separate this out.</p> <p>3 MR. PRISBY: Okay. Perfect.</p> <p>4 MS. WEINBERGER: So I would say it</p> <p>5 meets criteria 3.</p> <p>6 MS. SALMON: I will say one thing, that</p> <p>7 we did come across in looking into this, that</p> <p>8 there were some major players who were kind of</p> <p>9 very important in the creation of Hinsdale.</p> <p>10 We found out that it's called the</p> <p>11 Nathan Warren house. He was critical in the</p> <p>12 first government of Hinsdale, critical in</p> <p>13 putting some of the first sidewalks in Hinsdale.</p> <p>14 So there have been some important people to the</p> <p>15 history of Hinsdale that we found did live here.</p> <p>16 MS. WEINBERGER: Okay. No. 2 and 3.</p> <p>17 MR. GONZALEZ: No. 6.</p> <p>18 MS. SALMON: Any other comments?</p> <p>19 MS. WEINBERGER: Actually, I think 5</p> <p>20 being that it's one of our oldest homes, I think</p> <p>21 that's significant in our local history.</p> <p>22 MS. SALMON: Okay. Great.</p>

<p style="text-align: center;">22</p> <p>1 The next house on our list for 2 inclusion is 516 West Maple Street. This house, 3 even though it has been changed over time, we 4 believe it was constructed in circa 1873, we 5 were given some information here from the 6 historical society as well as the current 7 homeowners.</p> <p>8 We did find out this was the last 9 residence of our first village president, Judge 10 Joel Tiffany and the historical society was kind 11 enough to give us the photo in the packet so you 12 can kind of see the before and after.</p> <p>13 And there were some other people -- 14 the homeowner did give us some old newspaper 15 articles in here and interestingly, the 16 homeowners previously did have three sets of 17 photos. They had an artist hired to kind of 18 show the transition based on old photographs to 19 the current house.</p> <p>20 And then when they did a renovation 21 project, believe it or not, they found a lot of 22 old stuff in their walls. So she was kind</p>	<p style="text-align: center;">24</p> <p>1 there's old newspapers and letters. I know 2 these aren't the best quality photos but the 3 homeowners will be happy to share any 4 information if anyone is interested. Old movie 5 tickets. Very interesting.</p> <p>6 MS. WEINBERGER: I would say criteria 7 2, maybe 4.</p> <p>8 MR. HAARLOW: 2 and 4.</p> <p>9 MS. SALMON: All right.</p> <p>10 Next house UP for inclusion is 223 11 South Quincy Street. This is our third 12 Italianate oldest house in Hinsdale so we are 13 very luck to have three now.</p> <p>14 This house was constructed circa 15 1870. There was a great write-up in one of Mary 16 Sterling's books that was included in here. We 17 did have information provided by historical 18 society about some other facts. This was 19 believed to be constructed by Oliver Stough. He 20 was a big developer in Hinsdale in the early 21 times so we did have some write-up information 22 in here.</p>
<p style="text-align: center;">23</p> <p>1 enough to give us some of the photos of the old 2 things that had been kind of shoved in between 3 walls and behind fireplace mantles.</p> <p>4 Unfortunately, we couldn't figure 5 out -- you will see there's photos of a young 6 man who is in military garb and then a young 7 lady, we couldn't figure out who those two 8 people are. So if anyone does know and has 9 information, please report them to the community 10 development department.</p> <p>11 But it was very interesting and we 12 were very lucky to at least get that information 13 on this house and it did have an important 14 person living in here. The homeowners also did 15 complete some recent renovation work but it was 16 to the rear of the facade and you can't see it 17 from the street.</p> <p>18 MR. GONZALEZ: So these items, the 19 photographs, they were inside the wall you said?</p> <p>20 MS. SALMON: Yes. And unfortunately, 21 they couldn't figure out who some of these 22 people were but there are old candy wrappers,</p>	<p style="text-align: center;">25</p> <p>1 MR. PRISBY: Well, 3 is easy.</p> <p>2 MR. GONZALEZ: Yes, you can just say 3 3 on all of them.</p> <p>4 MS. SALMON: Okay.</p> <p>5 The next house up for inclusion is 6 707 East Seventh Street. This is our only 7 property that's located in Cook County on this 8 set of list. Our 1999 survey did look at it as 9 significant. We, I think we have mentioned this 10 before in past lists, we have a harder time 11 getting historic information on properties that 12 are east of County Line Road so I included some 13 photos here.</p> <p>14 Believe it or not, Dennis Rodkin, 15 who has actually written about preservation in 16 Hinsdale previously for Crane Chicago, he did 17 write a -- we found out who the original 18 architect was, which was Elmer Carlson, and he 19 did -- I have searched high and low for more 20 information on Elmer Carlson, the architect. 21 The only thing I was able to find was this 22 Twitter thread that he had written, and so I kid</p>

<p style="text-align: center;">26</p> <p>1 you not, I included the Twitter thread.</p> <p>2 He has done some really interesting</p> <p>3 architecture more of that mid-century style but</p> <p>4 we included some of the photos in here and he</p> <p>5 has done some pretty spectacular single-family</p> <p>6 homes that are much larger and more ornate.</p> <p>7 This is one of those homes. He also, in</p> <p>8 general, had done more of the smaller houses but</p> <p>9 this is a truly exceptional example of his</p> <p>10 architectural style that we were able to track</p> <p>11 down.</p> <p>12 MR. PRISBY: This house, I believe, is</p> <p>13 under contract.</p> <p>14 MS. SALMON: Correct. Yes. So we got</p> <p>15 permission from the existing owners and the soon</p> <p>16 to be new owners have requested to get on the</p> <p>17 list. They are not quite sure what they are</p> <p>18 doing yet. They might do a small addition in</p> <p>19 the future and some exterior work.</p> <p>20 MS. WEINBERGER: I guess 2.</p> <p>21 MR. HAARLOW: I would say 3 as well. I</p> <p>22 mean, the quality of the materials on this</p>	<p style="text-align: center;">28</p> <p>1 them aren't with us any more but this one is.</p> <p>2 MS. SALMON: Okay. So No. 3.</p> <p>3 So with that, we would probably</p> <p>4 want to have a motion to close the public</p> <p>5 hearing. And then if there's any other</p> <p>6 information that you guys would like to add, you</p> <p>7 are more than welcome to. And then we should</p> <p>8 have two motions, one where we would list off</p> <p>9 seven of the properties together and then we</p> <p>10 will separate the motion for 125 East Maple.</p> <p>11 CHAIRMAN BOHNEN: So first we will have</p> <p>12 a motion to close this public hearing.</p> <p>13 MS. WEINBERGER: I move to close this</p> <p>14 public hearing.</p> <p>15 CHAIRMAN BOHNEN: Second, please.</p> <p>16 MR. GONZALEZ: Second.</p> <p>17 CHAIRMAN BOHNEN: Roll call vote.</p> <p>18 MS. SALMON: Commissioner Weinberger?</p> <p>19 MS. WEINBERGER: Aye.</p> <p>20 MS. SALMON: Commissioner Gonzalez?</p> <p>21 MR. GONZALEZ: Aye.</p> <p>22 MS. SALMON: Commissioner Haarlow?</p>
<p style="text-align: center;">27</p> <p>1 house, the (inaudible) and stone and the slate</p> <p>2 roof.</p> <p>3 MS. SALMON: 2 and 3.</p> <p>4 MR. HAARLOW: Yes.</p> <p>5 MS. SALMON: All right.</p> <p>6 The final house on our list here is</p> <p>7 not too far from where we are currently sitting.</p> <p>8 We have 136 North Washington Street. This house</p> <p>9 per past surveys has been considered significant</p> <p>10 and historically significant.</p> <p>11 There is a write-up, we were given</p> <p>12 some information from the homeowners, and there</p> <p>13 is a write-up in one of Mary Sterling's books</p> <p>14 and we believe this house is constructed in the</p> <p>15 1883 time.</p> <p>16 MR. GONZALEZ: 3.</p> <p>17 MR. PRISBY: Yes, 3.</p> <p>18 MR. HAARLOW: This is one of the houses</p> <p>19 on North Washington that led to the ultimately</p> <p>20 unsuccessful effort to have North Washington be</p> <p>21 a historic district including trying to restore</p> <p>22 the brick street of North Washington. Many of</p>	<p style="text-align: center;">29</p> <p>1 MR. HAARLOW: Aye.</p> <p>2 MS. SALMON: Commissioner Prisby?</p> <p>3 MR. PRISBY: Aye.</p> <p>4 MS. SALMON: Chairman Bohnen?</p> <p>5 CHAIRMAN BOHNEN: Aye.</p> <p>6 MS. SALMON: So if you go to the middle</p> <p>7 of Page 2.</p> <p>8 CHAIRMAN BOHNEN: Combined vote for</p> <p>9 properties for the criteria met.</p> <p>10 MS. SALMON: Yes. And then we will</p> <p>11 have someone read the recommended motion and</p> <p>12 then I can read the list of addresses off.</p> <p>13 CHAIRMAN BOHNEN: Okay. So do we have</p> <p>14 a motion for the recommendation to the village</p> <p>15 board.</p> <p>16 MS. WEINBERGER: I move to recommend to</p> <p>17 the village board approval of the following</p> <p>18 properties for inclusion on the historically</p> <p>19 significant structures property list in the</p> <p>20 historic overlay district under Case HPC-7-2023.</p> <p>21 CHAIRMAN BOHNEN: Those property being</p> <p>22 228 South Clay, 142 East First, 220 North</p>

<p style="text-align: center;">30</p> <p>1 Lincoln, 516 West Maple, 223 South Quincy, 707</p> <p>2 East Seventh and 136 North Washington Street.</p> <p>3 MR. HAARLOW: Second.</p> <p>4 CHAIRMAN BOHNEN: May we have a roll</p> <p>5 call vote, please.</p> <p>6 MS. SALMON: Commissioner Weinberger?</p> <p>7 MS. WEINBERGER: Aye.</p> <p>8 MS. SALMON: Commissioner Gonzalez?</p> <p>9 MR. GONZALEZ: Aye.</p> <p>10 MS. SALMON: Commissioner Haarlow?</p> <p>11 MR. HAARLOW: Aye.</p> <p>12 MS. SALMON: Commissioner Prisby?</p> <p>13 MR. PRISBY: Aye.</p> <p>14 MS. SALMON: Chairman Bohnen?</p> <p>15 CHAIRMAN BOHNEN: Aye. Motion carries.</p> <p>16 Now we need a separate motion for</p> <p>17 125 East Maple Street to be included.</p> <p>18 May I have a motion, please.</p> <p>19 MS. WEINBERGER: I move to recommend to</p> <p>20 the village board approval of the following</p> <p>21 property for inclusion in the historically</p> <p>22 significant structures property list under Case</p>	<p style="text-align: center;">32</p> <p>1 on the agenda.</p> <p>2 CHAIRMAN BOHNEN: Okay. Good.</p> <p>3 (WHICH, were all of the</p> <p>4 proceedings had, evidence</p> <p>5 offered or received in the</p> <p>6 above entitled cause.)</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: center;">31</p> <p>1 HPC-7-2023 for --</p> <p>2 CHAIRMAN BOHNEN: 125 East Maple.</p> <p>3 MS. WEINBERGER: -- 125 East Maple.</p> <p>4 CHAIRMAN BOHNEN: Second, please.</p> <p>5 MR. HAARLOW: Second.</p> <p>6 CHAIRMAN BOHNEN: Roll call vote,</p> <p>7 please.</p> <p>8 MS. SALMON: Commissioner Weinberger?</p> <p>9 MS. WEINBERGER: Aye.</p> <p>10 MS. SALMON: Commissioner Gonzalez?</p> <p>11 MR. GONZALEZ: Aye.</p> <p>12 MS. SALMON: Commissioner Haarlow?</p> <p>13 MR. HAARLOW: Aye.</p> <p>14 MS. SALMON: Commissioner Prisby?</p> <p>15 MR. PRISBY: Recuse.</p> <p>16 MS. SALMON: Chairman Bohnen?</p> <p>17 CHAIRMAN BOHNEN: Aye.</p> <p>18 MS. SALMON: Great.</p> <p>19 CHAIRMAN BOHNEN: So now we close the</p> <p>20 public hearing.</p> <p>21 MS. SALMON: We closed the public</p> <p>22 hearing, so now we can move on to the next items</p>	<p style="text-align: center;">33</p> <p>STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss:</p> <p>COUNTY OF DU PAGE)</p> <p>I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.</p> <p>IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 15th day of June, A.D. 2023.</p> <p style="text-align: center;"></p> <p style="text-align: center;">KATHLEEN W. BONO C.S.R. No. 84-1423 Notary Public, DuPage County</p>

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AGENDA ITEM # _____

**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: July 14, 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-9-2023 – Consideration of Properties for Inclusion on the Historically Significant Structures Property List in the Historic Overlay District – Public Hearing

FOR: July 20, 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 four (4) properties are being brought forward for consideration on the Historically Significant Structures Property List, one (1) of which is located in Cook County and three (3) 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

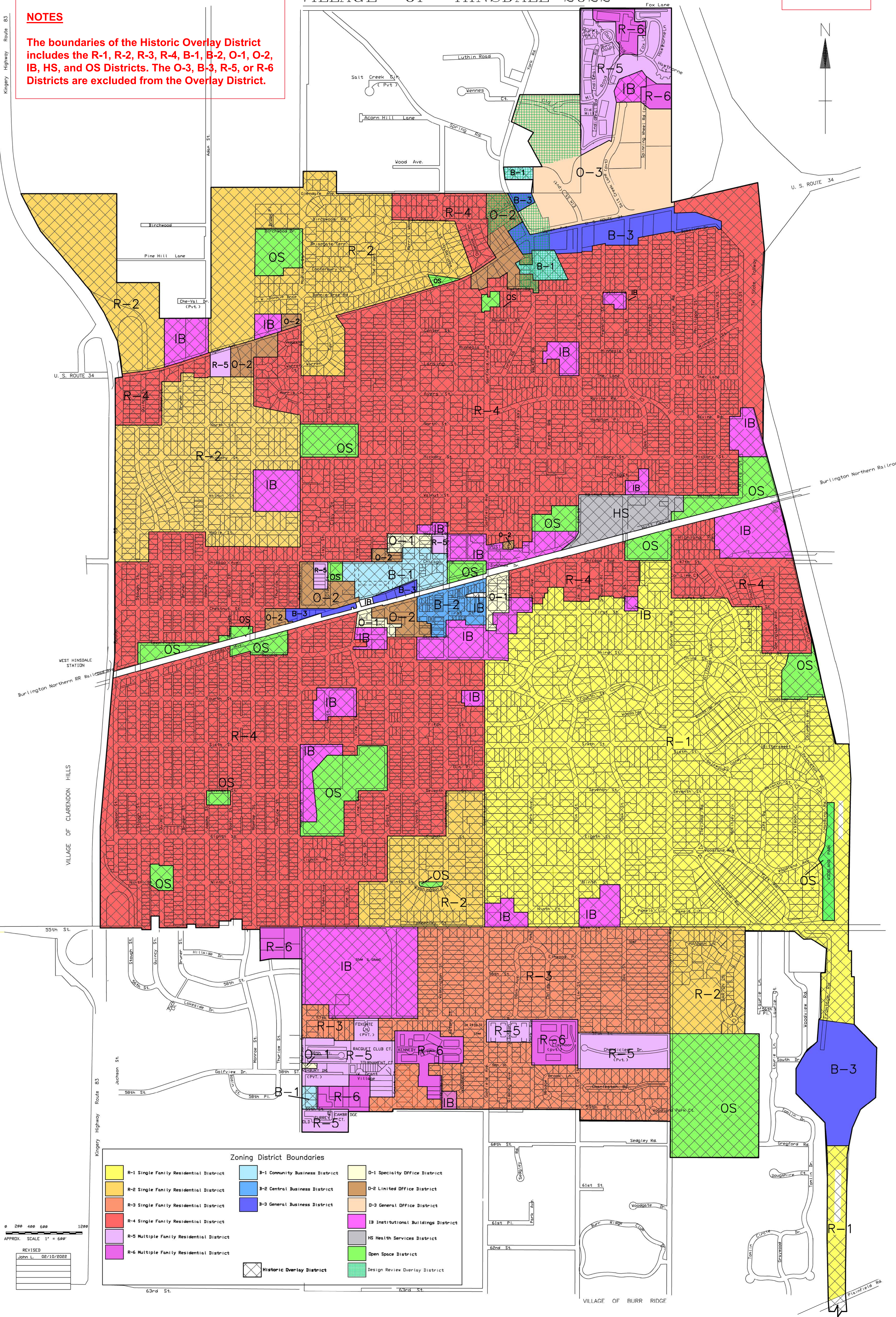
1. Exhibit 1 - Hinsdale Zoning Map & Historic Overlay District Map
2. Exhibit 2 - Summary Table of Properties to be Considered for Inclusion on the Historically Significant Structures Property List
3. Exhibit 3 - Hinsdale Historic Surveys - Evaluation Information / Definitions
4. Exhibit 4 - Review Criteria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



Full Address	Date Constructed	Architectural Style	Architect	Historic Name	Existing Historic Significance	Land Use	Zoning District	PIN(s)	County
11 Lansing Street	c. 1929				Additional information provided by homeowner and the Hinsdale Historical Society	Single-Family	R-4	09-01-123-016	DuPage
304 S. Lincoln Street	1875	Gothic Revival		James S. Shannon House	Designated Local Landmark (Ord. No. O2005-36); Reconnaissance Survey (1999) - Significant / National Register / Historically Significant; Town of Hinsdale Survey (2001) - Significant; Prior Certificate of Appropriateness Approvals - New porch and balustrade in the front yard, and a new screened porch and chimney in the side yard (2016), Change to the design of the garage (2020)	Single-Family	R-4	09-12-117-004	DuPage
317 S. Park Avenue	1872	Second Empire		John Frederick Stuart House	Designated Local Landmark (Ord. No. O2002-57); Reconnaissance Survey (1999) - Contributing / Historically Significant; Robbins Park I Survey (2002) - Contributing; Referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 2, Mary Sterling, 1997; Prior Certificate of Appropriateness Approvals - Renovation and restoration work to repair fire damage and rear addition (2002)	Single-Family	R-1	09-12-212-003	DuPage
566 Woodland Avenue	1926	Spanish Colonial Revival	R. Harold Zook	Philip Lyford House	Reconnaissance Survey (1999) - Significant / Historically Significant; Additional information provided by the Hinsdale Historical Society and homeowner	Single-Family	R-1	18-07-310-026-0000	Cook

Hinsdale Historic Surveys – Evaluation Information & Ratings Definitions

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

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

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

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

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

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

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

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

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

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

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

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 11 Lansing Street	
County DuPage	
PIN / Parcel Number 09-01-123-016	
Zoning District R-4 Single Family Zoning District	
Land Use Single-Family	
Historic Name N/A	
Architect N/A	
Date Constructed c. 1929	
Architectural Style N/A	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> Additional information provided by homeowner and the Hinsdale Historical Society 	

Hinsdale Historical Society

House History Research Program

Findings Sheet

11 Lansing Street

Current Resident/Owner: Jonathan and Stephanie Brinck

Street Address: 11 Lansing Street, Hinsdale, Illinois 60521

Street Address Prior to 1932:

Property Index Number: 09-01-123-016

Legal Description of Property: The Westerly 60 feet of Lot 14 in Block 2 in Lansing's Addition to Hinsdale, being a subdivision of the part of the Northwest ¼ of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat thereof recorded June 10, 1891 as Document NO. 45718 in DuPage County, Illinois.

Year in which home believed built: 1929

First owner: Ostrum Family

Research Completed by: Katharine Korte Andrew, 2023

Previous Owners:

2020-current	Jonathan and Stephanie Brinck
2014-2020	Evan A. and Jennifer C. Dougherty
2007-2014	John J. and Julie R. Bulger
1962-2007	Floyd E. and Mildred E. Morrow
1955-1962	Patricia M. and William H. Berry
1929-1955	Martha Ostrum Heidemann, Selma Ostrum, and Emma Ostrum

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

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

However, to research the history of this home, numerous sources had to be consulted in addition to the DuPage County records because the home was owned by the same family that owned the home next door at 544 North Washington Street (which has since been demolished and rebuilt).

11 Lansing Street sits on the western 60 feet of Lot 14 in Block 2, while 544 North Washington Street sits on the rest of Lot 14 in Block 2. The distinction between the two parts of Lot 14 in DuPage County records only begins in 1934, which is after 11 Lansing Street was built. Thus, the recorded assessed values for 11 Lansing Street and 544 North Washington Street are combined preceding the year 1934, making it impossible to use the DuPage County records to determine the build date of the home given that assessed values of the lot and any improvements thereon followed the rise and fall of the market, and the 1930s saw significant price changes in square footage of land because of the Great Depression.

Further complicating this, the address number of 11 Lansing Street has changed numerous times over its history. Prior to 1932, when Hinsdale renumbered all of its addresses for consistency, the property was known as 221 Lansing, sometimes 221 West Lansing. Following the 1932 renumbering, the house was known as 13 West Lansing, or 13 Lansing until the late 1950s when it became 11 Lansing (or 11 West Lansing).

Given this information, more sources were consulted to try to narrow down the build date of 11 Lansing Street, including U.S. Federal Census records, newspaper articles, real estate listings, obituaries of residents, city directories, county directories, and various types of maps. Additionally, the history of 544 North Washington was also researched, as the home's history is directly connected to 11 Lansing's history.

We can say for certain that the home was built in or prior to 1930 based on evidence provided by the June 1930 Hinsdale City Directory, which lists Raymond Friend as living in the home (221 Lansing), as well as the 1940 census which enumerated Friend's family at 13 West Lansing. The 1930 census, which was taken in April 1930, does not have anyone enumerated at the home, perhaps because the construction of the home was not completed.

City directories prior to 1930 do not have any mention of anyone living at 11 Lansing, or its various other address identities. Furthermore, the Downers Grove Township assessor's records indicate that the home was constructed in 1929, which aligns with these findings. Thus, the build date that the Society agrees upon is 1929.

Other Information of Interest

Previous Residents

Research indicates that William Ostrum (1840-1916), a prominent early Hinsdale businessman, and his daughters were the first owners of the property, however, they resided at 544 North Washington Street.

William Ostrum was one of the ten founders of St. John Congregation Church (now called Faith Fellowship Church) (3724 North Washington, Oak Brook). William (born Wilhelm) was a German immigrant who came to Hinsdale. He was a mason who helped build many of Hinsdale's early buildings. He married Henrietta Gnecht and they had six children who they raised at 544 North Washington Street: Emma, Minnie (Wilhelmina), Selma, George, Clara, and Martha.

One daughter, Martha Ostrum, was married to Edwin Heidemann, however, she was widowed after the birth of their second daughter, Leah, in 1905. Their daughter, Ella Heidemann, married Raymond Friend.

It is undetermined who the first resident of 11 Lansing Street was, though it is likely Raymond and Ella Friend, as Ella's mother and aunts already owned the house and Raymond is the earliest known resident of the home.

Property Transaction Worksheet by Grantor

Compiler: Katharine Korte Andrew, Society Manager

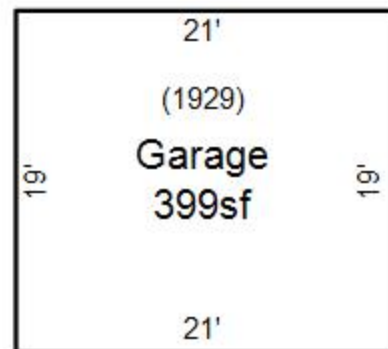
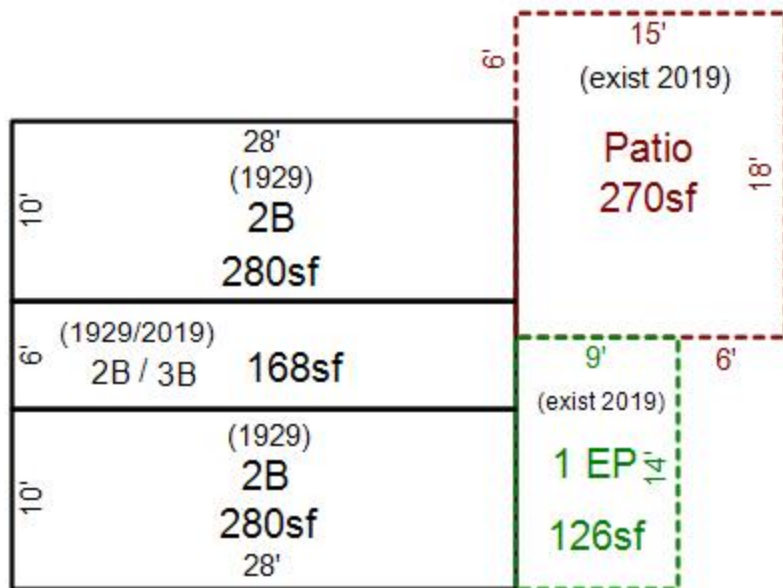
Document Number	Grantor (Seller)	Grantee (Buyer)	Instrument	1. Date of Instrument 2. Date of Filing	Notes
R2020-036555	Dougherty, Evan A. Dougherty, Jennifer C.	Brinck, Jonathan Reay, Stephanie	Deed	4/10/2020 4/15/2020	The Westerly 60 feet of Lot 14 in Block 2 in Lansing's Addition to Hinsdale, being a subdivision of the part of the Northwest ¼ of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat thereof recorded June 10, 1891 as Document NO. 45718 in DuPage County, Illinois.
R2014-098755	Bulger, John J. Bulger, Julie R.	Dougherty, Evan A. Dougherty, Jennifer C.	Deed	9/29/2014 10/21/2014	Same as above
R2007-175285	Morrow, Mildred E. Trustee of Mildred E. Morrow Trust.	Bulger, John J. Bulger, Julie R.	Deed	8/22/2007 9/21/2007	Same as above.
R1988-060763	Morrow, Floyd E. Morrow, Mildred E.	Morrow, Mildred E.	Deed	6/6/1988 6/13/1988	Same as above.
R1962-004515	Berry, Patricia M. Berry, William H.	Morrow, Floyd E. Morrow, Mildred E.	Deed	2/15/1962 2/19/1962	Same as above.

Property Tax Worksheet

Year	Person Whose Name Assessed	SubDivision of Lot	Lot	Block	Valuation	Total Tax	Remarks
1960	William H. Berry	West 60 Feet	14	2	\$13,160.00	\$530.76	The mailing address for William H. Berry is 11 W. Lansing.
1956	William H. Berry	West 60 Feet	14	2	\$8,490.00	\$278.74	The mailing address for William H. Berry is 13 W. Lansing.
1955	Martha O. Heidemann	West 60 Feet	14	2	\$8,490.00	\$270.24	The tax was paid by William H. Berry of 13 Lansing.
1950	Martha O. Heidemann	Wly 6 ft	14	2	\$152.00	\$3.60	The tax was paid by Martha O. Heidemann of 544 N. Washington Street.
	Martha O. Heidemann	E 54 ft W 60 ft	14	2	\$7,468.00	\$176.18	The tax was paid by Martha O. Heidemann of 544 N. Washington Street.
1948	Martha O. Heidemann	Wly 6 ft	14	2	\$152.00	\$3.14	The tax was paid by Martha O. Heidemann of 544 N. Washington Street.
	Martha O. Heidemann	E 54 ft W 60 ft	14	2	\$7,468.00	\$153.56	The tax was paid by Martha O. Heidemann of 544 N. Washington Street.
1946	Selma Ostrum	W 60 ft	14	2	\$8,007.00	\$134.52	The tax was paid by Martha O. Heideman.
1945	Selma Ostrum	W 60 ft	14	2	\$1,440.00	\$94.32	She also owned the rest of lot 14.
1940	Emma Ostrum and Selma Ostrum	W 60 ft	14	2	\$1,440.00	\$99.36	

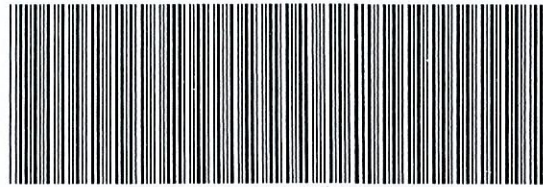
1935	Emma Ostrum and Selma Ostrum	W 60 ft	14	2	\$1,440.00	\$89.44	
1934	Emma Ostrum	Excluding West 60 ft	14	2	\$3,470.00	\$201.26	The tax was paid by Emma Ostrum of 212 N. Washington Street. Value of land (\$700.0), value of improvements (\$2,770.00)
	Emma Ostrum and Selma Ostrum	West 60 ft	14	2	\$1,400.00	\$81.20	The tax was paid by Emma Ostrum of 212 N. Washington Street. Value of land (\$200.00), value of improvements (\$1,200.00).
1933	Emma Ostrum	Entire lot	14	2	\$4,970.00	\$487.28	The tax was paid by Emma Ostrum of 212 N. Washington Street. Value of land (\$1,000.00), value of improvements (\$3,970.00).
1932	Emma Ostrum	Entire lot	14	2	\$4,970.00	\$311.14	The tax was paid by Emma Ostrum of 212 N. Washington Street. Value of land (\$1,000.00), value of improvements (\$3,970.00).
1931	Emma Ostrum	Entire lot	14	2	\$5,530.00	\$357.80	The tax was paid by Emma Ostrum of 212 N. Washington Street. Value of land (\$1,250.00), value of improvements (\$4,280.00).
1930	Emma Ostrum	Entire lot	14	2	\$4,500.00	\$292.95	The tax was paid by Emma Ostrum of 212 N. Washington Street. Value of land (\$1,000.00), value of improvements (\$3,500.00)

1929	Emma Ostrum	Entire lot	14	2	\$4,000.00	\$261.60	The tax was paid by Emma Ostrum and Martha Heidemann of 212 N. Washington Street. Value of land (\$1,000.00), value of improvements (\$3,000.00)
1928	Henrietta Ostrum	Entire lot	14	2	\$4,000.00	\$262.00	The tax was paid by Henrietta Ostrum courtesy of Martha Heidemann of 212 N. Washington Street. Value of land (\$1,000.00), value of improvements (\$3,000.00)



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 304 S. Lincoln Street	
County DuPage	
PIN / Parcel Number 09-12-117-004	
Zoning District R-4 Single Family Zoning District	
Land Use Single-Family	
Historic Name James S. Shannon House	
Architect N/A	
Date Constructed 1875	
Architectural Style Gothic Revival	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Designated Local Landmark (Ord. No. O2005-36) • Reconnaissance Survey (1999) - Significant / National Register / Historically Significant • Town of Hinsdale Survey (2001) - Significant • Prior Certificate of Appropriateness Approvals - New porch and balustrade in the front yard, and a new screened porch and chimney in the side yard (2016), Change to the design of the garage (2020) 	
Additional Photos <div>   </div>	



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG. 22, 2005 RHSP 4:11 PM
OTHER 09-12-117-004
004 PAGES R2005-182153

VILLAGE OF HINSDALE

ORDINANCE NO. O2005-36

**AN ORDINANCE DESIGNATING 304 SOUTH LINCOLN STREET
AS A HISTORIC LANDMARK
(HPC CASE No. 01-2005)**

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

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

WHEREAS, John and Anita Bauer (the "Applicant"), are the legal owners of the building located 304 South Lincoln Street in the Village and legally described in Exhibit A attached to

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

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on July 12, 2005, to consider the Application; and

WHEREAS, after review of all information presented at the July 12, 2005, public hearing, the Commission recommended approval of the Application, as set forth in the Commission's Findings of Fact in HPC Case No. 01-2005; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on July 25, 2005, considered the Application as recommended by the Commission; and

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

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

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

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

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

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

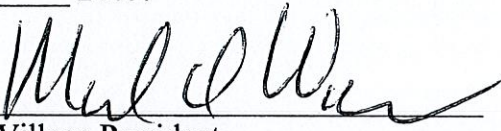
PASSED this 16th day of August 2005.

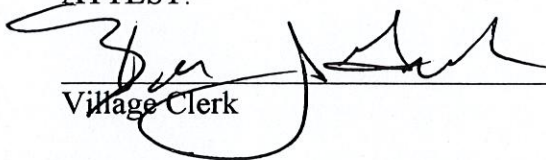
AYES: TRUSTEES TUGGLE, WILLIAMS, SMITH, ORLER, JOHNSON AND FOLLETT.

NAYS: NONE

ABSENT: NONE

APPROVED this 16th day of August 2005.


Village President

ATTEST:

Village Clerk



Psdata/ord&res/hpc/2005/304slincoln-hpc-01-2004.doc

EXHIBIT A

Legal Description

LOTS 1 AND 2 IN SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 IN ORIGINAL TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE EAST 11.5 FEET OF THE ADJACENT VACATED ALLEY IN SAID BLOCK 8, LYING NORTH THE SOUTH LOT LINE OF LOT 2, EXTENDED WEST, AND LYING SOUTH OF THE SOUTH LINE OF THIRD STREET, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 304 South Lincoln Street, Hinsdale, Illinois 60521

Property Identification Number: 09-12-117-004

HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 304 South Lincoln Street (John and Anita Bauer)
Designation as Landmark Building - HPC Case 01-2005

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: July 12, 2005

DATE OF ZONING AND PUBLIC SAFETY REVIEW: July 25, 2005

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. John and Anita Bauer (the "Applicants") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the c. 1885 structure located at 304 South Lincoln Street for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
2. The Subject Building was constructed in c. 1885. A large two-story addition was added to the rear of the building in 2000/2001 prior to submittal of the landmark designation application.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because it is representative of a Gothic Revival style.
 - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building was constructed by local builder Dr. J.S. Shannon who in 1885 constructed at least ten new houses according to the Wheaton Illinoian.
 - C. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located prominently at the southwest corner of Third and Lincoln Streets.
 - D. The Subject Building embodies elements of design, detail, material, or craftsmanship of exceptional quality, as set forth in Section 14-3-1B2 of the Village Code, because the Subject Building contains several significant original

characteristics such as craftsman style stick work, brackets and columns. In addition there are four oversized picture windows on the front of the house and stained glass transoms adorn the first floor picture windows. The front porch has turned columns and spindlework frieze. There is a projecting third story bay with a balcony, brackets and stickwork in its gable. There are also two gabled dormers with fanlight windows.

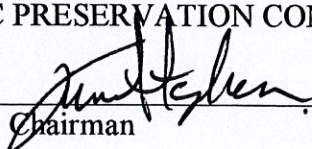
- E. The Subject Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village, as set forth in Section 14-3-1-C1 of the Village Code, because the building exemplifies a brick Gothic Revival architectural style that was not commonly built in the Village's early history, the building is largely intact.
- F. The Subject Building is associated with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, State of Illinois or the Village, as set forth in Section 14-3-1C2 of the Village Code, because local builder, Dr. J. S. Shannon constructed the building and several other single-family buildings in the Village.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of six (6) "Ayes," zero (0) "Nays," three (3) "Absent," recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: _____


Chairman

Dated this ____ day of _____.

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR LOCAL LANDMARK DESIGNATION**

**304 South Lincoln Street
“Owl Ridge”**

John & Anita Bauer, Owners



designation criteria. Use applicable criteria as found above in Criteria for Designation.)

General Property Information

This property, prominently located at 304 South Lincoln Street in Hinsdale, was built sometime between 1884 and 1885 by James S. Shannon. Shannon was a prominent doctor and real estate developer in Hinsdale, having build most of the homes on Block 4.

Architectural Features

Subject property is a brick façade building in a Gothic Revival style with most of the original craftsman style stick work, brackets and columns still in tact. The brick was originally a pale yellow in color, but has naturally changed in color over the years to its current mottled tan color. The use of brick and stickwork for this style is very unusual in the Hinsdale area.

Significant features include the front porch with turned columns and spindlework frieze. There is a projecting 3rd story bay with a balcony, brackets and stickwork in its gable. There are also two gabled dormers with fanlight windows. The majority of the stickwork and craftsman features on the porch and gables appear to be original to the home and have been restored. The oak front entry doors and transom also appear to be original to the home.

The four oversized picture windows on the front of the house are the original plate glass. Original stained glass transoms adorn the first floor picture windows. All double hung wooden windows on the first and second floors are original and have been restored and are in fully operable condition. Many of the windows have the original antique plate glass intact.

Inside the home, nearly all features at the front of the house are original and in a fully restored condition. Rare "curly pine" was used to mill all door panels as well as window trim, door and base trim. The entry has a magnificent oak and curly pine stairway with original spindlework and carvings.

Five of the original coal-burning fireplaces are fully intact and operable with original mantels, tile work, carvings and brass adornments. These are located in the Living Room, Dining Room, Den and the two east bedrooms upstairs.

All of doorways on the second floor have the original transom windows and are also crafted of curly pine. Three of the four transom windows are still operable. The original oak flooring on both levels has been restored and includes subtle patterns of red and white oak in the dining room and den.

The large addition to the rear of the house, added in 2000/2001 was meticulously designed and constructed to be compatible with the original home. Custom milling knives were developed to cut all trim work and doors to match existing trim work; the brick selection and limestone foundation were carefully matched to the original home. Porches were added with stickwork that matches the original front porch. The turned

columns on the 3rd Street addition are original to the house, having been restored from those saved when the original rear porch was replaced.

Historical Significance

The history of this home was first documented in 1997, when the Hinsdale Historical Society confirmed the construction date of circa 1885 and awarded the home with a Certificate of Approval. These facts are taken from the documentation developed at that time by Elliott and Quida Avery.

Tax records and the original deed are available for this home and document the purchase of all of Block 8 by Dr. Shannon from Mr. Orson Barlor in early 1882. This home was not on the map of Hinsdale homes drawn in 1882, but was pictured in *Picturesque Hinsdale*, circa 1890. Shannon lived in this home and also built at least nine others in this block – mostly as rental units.

The Wheaton Illinoian in October, 1885, states, "J.S. Shannon is now finishing off the tenth new house which he has built, during the present season, at an average value of nearly \$3,000. Nine of these are already occupied by a choice set of tenants and this last is being finished to order for Mr. E.E. Fairweather. All of these are modern houses of different designs, rented but not for sale."

The Bauers have named the house "Owl Ridge" after reading an excerpt from the Wheaton Illinoian dated May 24, 1885, that specifically reference the area as "Owl Ridge" – Referencing two new homes to the west of the Shannon House. "These, which are to be first class in every particular, together with those built and projected by Dr. Shannon, will render Owl Ridge a most charming portion of Hinsdale."

A significant amount of research on the history of the home and other residences in the block was conducted in 1997. That research documented the age of the home as well as the history of ownership and Shannon's other properties. That documentation is appended to this application.

**The James S. Shannon House
"Owl Ridge"
304 S. Lincoln Street
Hinsdale, Illinois**



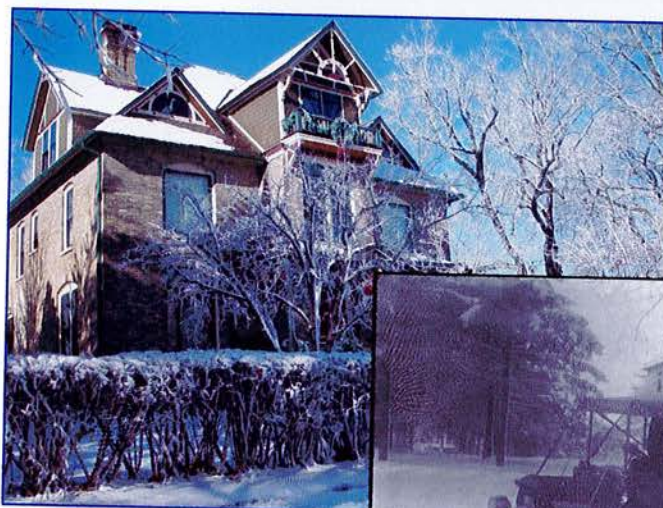
**James S. Shannon
1837-1891
built this home as his
own and also
developed much of the
block**



**Circa
1885**



2005



**Postcard Sent to
Sandwich, IL
Dec. 1907**





**East (Lincoln Street)
Elevation**

**South Elevation
Detail of restored window area**



Rear (West) East Elevation



North (3rd Street) Elevation



Distinguishing External Architectural Features



Brick façade is all original and natural. Oak entry doors and transom light are original and restored. Four giant plate glass picture windows on front are original; lower level have stained glass lights. All double hung windows on 1st & 2nd floors are original and have been restored to fully operable condition.

Stick work, brackets, dentils and other craftsman touches are still intact from the original construction. All have been recently restored



Compatible additions and replacements - Front railings hand made to match original. Side porch in addition (above) matches original and incorporates posts from original rear porch.

304 South Lincoln Street

Distinguishing Internal Architectural Features



Dining Room (Above) with detail inset of tile and carving. Living room right.



Five of the original fireplaces are still in tact and operable. All have the original wood, tile and brass work. (NE Bedroom Right, SE Bedroom Below)



Oak entry & staircase is all original including stick work. Upstairs doorways all have working transoms.



All door panels, window and door trim are made from extremely rare "curly pine". All have been restored. Stained glass lights in front windows is original & has been restored.



304 South Lincoln Street

MR. AND MRS. J. BAUER
304 SOUTH LINCOLN STREET
HINSDALE, ILLINOIS



East Elevation; addition highlighted



North Elevation; addition highlighted

304 South Lincoln Street



South Elevation, addition highlighted

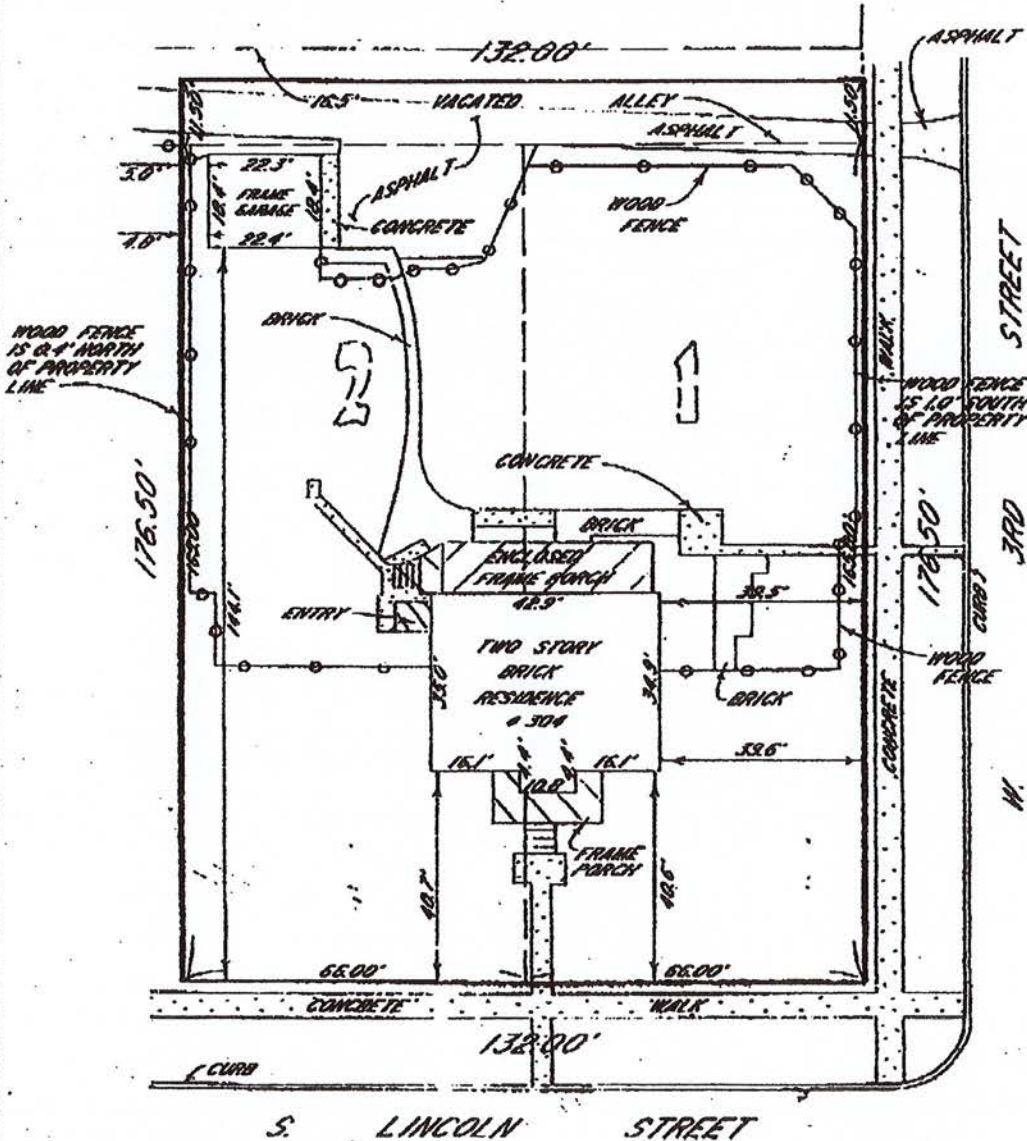


West Elevation

304 South Lincoln Street

PLAT OF SURVEY OF

LOTS 1 AND 2 IN SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 IN ORIGINAL TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE EAST 11.5 FEET OF THE ADJACENT VACATED ALLEY IN SAID BLOCK 8, LYING NORTH OF THE SOUTH LINE OF LOT 2, EXTENDED WEST, AND LYING SOUTH OF THE SOUTH LINE OF THIRD STREET, ALL IN DUPAGE COUNTY, ILLINOIS.



LANDMARK
ENGINEERING CORPORATION

7808 W. 103rd Street
P.O. Box 118, N. 60485-1329

708/599-3737
FAX: 708/398-2291

No improvements should be constructed on the basis of this plat alone.
Field monumentation of critical points should be established within six

STATE OF ILLINOIS)
COUNTY OF COOK)

LANDMARK ENGINEERING CORPORATION hereby certifies
that it has surveyed the tract of land above described, and that
the herein drawn plat is a correct representation thereof.

Dated this 17th day of APRIL 20 20

HISTORIC SITES RESEARCH REPORT
CONCERNING
BLOCK 8, ORIGINAL TOWN OF HINSDALE

Limits To The Determination of Construction Dates For Houses In
This Block Through Real Estate Tax Records

Submitted 11/20/97

By Marc Beem

HISTORY OF PROPERTY IN HINSDALE

Hinsdale was incorporated as a Town in 1873. Ten years earlier in 1863 William H. Robbins bought a large part of Section 12, and in 1865 subdivided part of it into Blocks and Lots. The first subdivision was recorded in DuPage County records on August 14, 1866 and was identified as "The original Town of Hinsdale". The boundaries of this original town were Garfield Street (then called Main Street) on the East, Madison on the west, Chicago Avenue to the north and Sixth Street on the south.

1867 is the first year the assessed value of any lot in Hinsdale can be identified in the DuPage County Clerks records, and these values are based on the value of the lot in the preceding year. It is the assessed value of the lot that tells us if there was a building on it. The review of the 1867 assessed values shows 14 lots with buildings or improvements on them in this new subdivision.

At this time there was a small community near what is now the intersection of York Road and Ogden Avenue called Brush Hill (later known as Fullersburg). Ogden Avenue was then the "Plank Road", the planks being there to ease the movement of people and freight on wagons and horses between Chicago and western areas. In 1864 the railroad was built through the middle of present day Hinsdale and this diminished the importance of the transportation on the Plank Road to the north and the Illinois Michigan Canal to the south and Hinsdale began to grow..

By the time the Village of Hinsdale was incorporated in 1873 homes and other buildings had been erected on land in Sections one, two, eleven and twelve and these four Sections include most of what has become the modern Town of Hinsdale. At this time families were moving to the town from Chicago where health problems were thought to exist because much of that area was swampy and such sewage and waste disposal as existed was primitive. The Chicago fire in 1871 is also thought to have stimulated migration from the city to this new town along the railroad.

As Hinsdale grew, additional subdivisions were recorded. Some of the major ones were:

Robbins First Addition to Hinsdale 1866

Robbins Park Addition to Hinsdale in August 1870

Walkers Addition to Hinsdale in June 1868

Walkers Second Addition to Hinsdale in August 1923

Stough's First Addition in May 1868

Stough's Second Addition in June 1868

Ayers Addition in July 1869

Ayers Second Addition in July 1888

PROPERTY TRANSACTION WORKSHEET

Document Number	Grantee	Grantor	Instrument	Date instr'm't Date filing	Consideration	Book/ Page No.	Property Description
7747	Benjamin Frye	William Robbins	WD	04-15-1866 04-20-1866	\$750	30 621	Block 8
2268	Emeline Barler	Benjamin Frye	WD	09-15-1876 09-22-1876	\$10,000	46 390	Block 8
31418	James Shannon	Orson L. Barler	WD	02-02-1882 02-19-1883	\$3900	53 308	Block 8 lots 1-10
133422	William Waite	James & Lois Shannon	QCD	06-18-1918 06-10-1918	\$1.00	1226 414	Block 8 resub Lots 1 & 2
133421	Lois Shannon	William Waite	QCD	06-08-1918 06-10-1919	\$1.00	1225 458	"
459520	Henry Wetzler	Lois Shannon	WD	02-01-1944 03-17-1944	\$10.00	420 645	"
R70 29764	James Smerz	Olga Wetzler	WD	08-10-1970 08-24-1970	\$10.00	///	"
063139 063140	Elliott Avery	Nancy Smerz	Mort.	04-02-1993	///	///	

Table 1

Real Estate Tax Assessment Records

Block 8 Original Town of Hinsdale 1868 - 1891

Year	Person Assessed	Property Description	Valuation
1868	Benjamin Frye	Lots 1 & 3-10 Block 8 Lot 2 "	\$12 each lot \$512
1870	"	Lots 1 & 3-10 Lot 2 "	\$50 each lot \$550
1875	"	Lots 1-10 "	\$960
1881	O J Barler	" "	"
1882	"	" "	\$800
1883	James Shannon	" "	\$500
1884	"	" "	"
1885	"	" "	\$2.200
1886	"	" "	\$3.200
1887	"	" "	"
1888	"	" "	"
1889	"	" "	\$4.000
1890	"	" "	\$4.400
1891	James Shannon	Lot s 1,4,5,7,8 parts 2,3,6,	\$4100
	James McClintock	N 1/2 L 6. E 60' L2 & part L3	\$340

Table 2

Block 8 Original Town of Hinsdale, 1997

Denoting

Houses Built by James Shannon Between 1884 & 1889

Current street address	Location, Shannon Resub Bl 8	Current Status, Comments
304 S. Lincoln	Lots 1 & 2	Standing
314 " "	Lot 3	"
318 " "	" 4	"
324 " "	" 5	"
(117 W. Fourth)	Lots 6 & 7	Vacant land
121 W Fourth	Lot 8	Shannon house replaced
125 " "	" 11	Standing
126 " Third	" 10	Standing: ? built ante 1868, restored /Shan.?
122 " "	" 9	Standing
118 " "	Not in resub. "McClintock Property"	"

HINSDALE HISTORICAL SOCIETY

December 12, 1997

Elliott L. and Ouida Allen Avery
304 South Lincoln
Hinsdale, IL

Dear Mr. and Mrs. Avery:

Enclosed are the reports summarizing the research for your home and the certificate of approval from the Board of Directors of the Hinsdale Historical Society of the date the house is believed to have been built.

Allen Avery researched the house and prepared the first report which should be included with these supplemental reports. The information in the two additional reports was gathered to seek proof of the year in which the home was built. This is explained further in "The Historic Sites Research Report" for 304 South Lincoln. Marc Beem, an experienced researcher for the Historical Society prepared the two supplemental reports. He used DuPage County records and the Historical Society archives seeking additional information. A document dated May 1, 1896 filed among the deeds in the County Recorders office confirmed that nine or ten homes were standing on Block 8 at that time. Members of the Archives Committee found useful information in the Wheaton Illinoian newspaper quoting the Hinsdale Herald in 1885.

We have not found proof that the house was built in 1884 or 1885. However, the Historic Sites Committee and the Board of the Historical Society have approved 1885 as the probable date of construction based on the available evidence including these reports and the presumption that James Shannon would have completed his home before or at the time of building others on the Block.

A brief history of the Village of Hinsdale is included.

Your home is more than 100 years old and you are entitled to place a Hinsdale Historical Society bronze plaque on it showing the date of erection.

The Historical Society is pleased that you have helped to preserve this home.

A copy of the records for your home will be placed in the Historical Society archives.

Figure 1

Excerpts From the Wheaton Illinoian, 1885

Relating to James S. Shannon

- May 15 Mr. Muller of the "Inland Architect" has moved into one of Dr. Shannon's new houses.
- May 24 Mrs Irish, emboldened by the success of her neighbor, Dr. Shannon, has determined to build two new houses immediately to the west of her new residence on Third Street. These, which are to be first class in every particular, together with those built and projected by Dr. Shannon, will render Owl Ridge a most charming portion of Hinsdale
- July 5 Mr. J.S.Shannon is fast completing two more new houses.
- October 23 J. S. Shannon is now finishing off the tenth new house which he has built, during the present season, at an average value of nearly \$3000. Nine of these are already occupied by a choice set of tenants and this last is being finished to order for Mr. E. E. Fairweather. All of these are modern houses of different designs, rented, but not for sale.

Block 8 in the Original Town of Hinsdale

Determination of the probable construction year of most of the houses in Block 8 presents an unusual problem. This arises from the fact that James S. Shannon, who purchased the entire block in 1882 when it contained either a single house or the remains thereof, did, from 1884 through 1889, build and retain title to, houses on all but one or possibly two of the parcels in the block that were ultimately to contain houses. And, presumably because of single party ownership of the block, tax assessments, which had been made upon the block as a whole since 1875, continued to be levied in this fashion during the years of Shannon ownership when rising assessed valuations provide clear evidence of vigorous building activity. The fact that a total of nine houses were constructed during this period is revealed through the 1890 sale of one property in the block with a house on it, together with a recorded legal document that provides evidence of eight others. But a specific year of construction can not be identified for any particular one of these houses on the basis of tax records alone. Additional information from other sources is needed for this.

The information upon which this conclusion is based is presented below. It consists of a diagram of the original platting of Block 8 and Shannon's subsequent modifications of this, property tax records for Block 8 from 1868 through 1891, a document dated May 1, 1891, which specifies and values all of Shannon's properties in Block 8, and newspaper items that describe Shannon's activities as a builder of rental properties.

The subdivision of Block 8 into lots has a relatively simple history that is summarized and diagramed in Figure 1, taken from Oliver Hallett's research report on 118 W. Third

Street' Although Shannon's resubdivision of Block 8 was not recorded until 1892 all of the houses he built during the 1884-89 "building years" were placed according to this plan.

The assessed valuations of Block 8 for the years 1868-91 are shown in Table 1.

Two features are of note in relation to the probable construction dates of houses in the block. The first concerns the evident presence of a house on lot 2 of Block 8 (as originally configured) in 1867 (the year to which the tax records of 1868 pertain).

Although this property was not valued as a separate item in Block 8 after 1875, it is assumed that the house continued to exist until at least 1881 because total valuations for the block were little changed during this interval. But between 1881 and 1883 the Block 8 valuation fell to \$500 or \$50 per lot, (a value identical to that of vacant lots in the block in 1870), indicating that the house may have been destroyed or badly damaged. Favoring the latter conclusion as well as the further speculation that it was subsequently restored by Shannon, is the fact that the 1882 "bird's eye view" of Hinsdale distributed by O. J. Stough, Fig.2, shows a house standing at the southeast corner of Third and Grant Streets bearing a general resemblance, in terms of building configuration and placement on the lot, to the house presently standing at that site, (126 West Third Street).

The second noteworthy feature of the tax records is the sharp rise in Block 8 valuation that began in 1885 and peaked in 1890 at \$4,400 a valuation that clearly indicates there being a number of houses on the block.

Specific details of these building events start to become evident in

¹ Hallett's report includes tax records for Block 8 from 1889 - 1919. This extensive presentation and analysis chronicles the emergence of individual properties from direct Shannon ownership over a period of many years.

records of 1890. In that year one property was individuated when James McClintock purchased the house and lot at 118 West Third Street (Table 2) A comparison of the \$340 valuation of this property in 1891 to the \$4,400 valuation of the entire block in the previous year indicates that additional houses remained to be identified. Specific information about these is revealed in a document recorded in 1899 "...that for purpose of division" (between James S. Shannon, his wife Edith and their daughter Edith Shannon Hudson) "under provisions of deed of trust dated May 1st, 1891...." assigns values for the "...various lots in Shannon's Resubdivision of Block Eight in Original Town of Hinsdale...". (Figure 3)²

Ten parcels are identified which encompass all of the eleven lots in the Shannon Resubdivision of Block 8. The valuations assigned to them are compatible with there being houses on all except for lots six and seven. Lot six, too narrow to hold a house, can be assumed to be vacant land. Lot seven, though of buildable size has, on an area basis, a value only slightly greater than lot six. Additionally, the combined values of lots six and seven are barely half that of the property with the next lowest value, lot nine. Since no evidence of additional building on Block 8 is found in the tax records of the years 1891 through 1919³, it appears that lots six and seven remained vacant until after that date. A listing of the houses built by Shannon in Block 8 is presented in Table 3 according to present street

² Of interest: Total market value = \$40,250 Assessed value =\$4,100

³ See Hallett's report on 118 W. Fourth St.

address, location in Shannon's Resubdivision of Block 8 and with comment about current status.

That James Shannon was a builder who often rented the houses that he built is strongly implied by the data cited above. Confirmation of this is found in a flurry of news items in the Hinsdale column of the Wheaton Illinoian of 1885: Figure 4.

Notes about some of the Block 8 houses built by Shannon:

There appears to be two sets of twin houses in the block. The houses at 118 and 122 West Third Street resemble each other in respect to the central part of the buildings, although each has unique features that could well be due to subsequent additions and remodeling.

The other twins are 314 and 324 South Lincoln. The former retains its original configuration, plus two subsequent additions. The latter has been remodeled so extensively that the resemblance is no longer evident. Mrs. William K. Stevens, long a resident at 314 South Lincoln says, that the original houses differed only in respect to the placement of the stairway to the second floor.

Mrs Stevens also recalls a conversation with Shannon's daughter in which she said her father had built the house at 324 South Lincoln with an angled front to create a sense of the flow of his properties along Lincoln Street and around the corner and along Fourth Street.

HINSDALE HISTORICAL SOCIETY
HISTORIC SITES RESEARCH REPORT

304 SOUTH LINCOLN

Current owner: Elliott L. and Ouida Allen Avery

Legal Description of Property: All of lots 1 and 2 of Shannon's Resubdivision of Block 8, Original Town of Hinsdale, and 11.5 feet west of and adjacent to above.

Year in which home believed to be built In the 1884 -1889 time period

Year enclosed pictures taken: Circa 1890 and 1995

First owner: James S. and Lois Shannon

Subsequent owners and dates of ownership:

Henry G. and Olga M. Wetzler	1944 -1970
James T. and Nancy Smerz	1970 -1993
Elliott L. and Ouida Allen Avery	1993 -

Reasons for concluding year in which house built:

Property tax records are typically the chief source of evidence for identifying the year in which a house has been built. A sharp increase in the assessed valuation of a property in a given year, that is clearly greater than that occurring generally, is considered evidence that a house was constructed there in the preceding year. (The assessed value for any year is based on the condition of the lot in the preceding year.)

The application of this methodology to the property at 304 South Lincoln and, indeed, all but one of the houses originally built upon the block in which it is located, is problematic in respect to precision. While it is typically possible to identify by this means a specific year of

construction, in the case of this house it is a five year period, 1884 - 1889.

The reason for this problem can be readily seen in the Property Tax Record (Table 1). Block 8 was treated as a single entity during years when valuations rose to an extent that could only be accounted for by the construction of multiple houses. The tax years were 1885 through 1890, representing building years of 1884 - 1889. During these years when lots containing houses elsewhere in Hinsdale commonly had assessed values in the \$300 - \$500 range, the assessed value of the Block 8 rose from \$500 to \$4,400.

Typically, component lots in larger holdings were individuated in the tax records, especially as improvements are placed upon them. Why that was not done in this case is uncertain. Perhaps it is related to Shannon's ownership of the entire block and the fact that unlike most of the builders and developers of his time who sold houses as they built them, Shannon built them, kept them and rented them. This we know from the tax and property transaction records and 1885 newspaper accounts of his activities (Figure 1).

The actual extent of Shannon's 1884 -89 building activity in Block 8 begins to be revealed in 1890 by the sale of one of the properties there-in, 118 West Third Street, to James McClintock¹. The remainder is set forth in a document dated May 1, 1891 that identifies "...the values of the various lots in Shannon's resubdivision of part of Block 8 in Original Town of Hinsdale..." (Figure 2). From the information in this document it can be concluded that by 1891 there were eight houses in the resub. portion of the block². This brings to nine the total number of houses built by Shannon in Block 8 from 1884 through 1889.

Figure 3, from Oliver Hallett's report, shows the original platting of Block 8, the boundaries of the McClintock property and Shannon's resubdivision of the remainder of the block. Table 2 lists the nine Block 8 houses built by Shannon, the one that was not, and the current status and street address of all

The house at 304 S. Lincoln was Shannon's home on Shannon's block where title to individual properties he built there remained in his name or that of family members for many years³. It is the largest of the houses and the only one built of brick. It seems highly probable that Shannon would build his own home, the "Manor House of Block 8", first and then develop the block around it. That would give 304 South Lincoln a construction date of 1884. But until ancillary evidence of this is found, the known data only support a dating of 1884 - 1889.

Research done by: Ouida Allen Avery
Marc Beem
Barbara Link
Wendel Link

Report submitted: 11/20/97

¹ The details of this transaction are set forth in Hallett's research report on 118 West Third Street.

² Lots six and seven are considered vacant. Lot six, as seen in the diagram of Shannon's resub, Figure 3, is too small to contain a house and is, on an area basis, closely similar in value to lot seven.

³ See the extensive property tax table, 1889 -1919, in Hallett's report.

HISTORIC SITES RESEARCH PROGRAM
FINDINGS SHEETCurrent Resident/Owner: William A. & Patricia S. Hensley

Street Address: 118 W Third Street, Hinsdale, Illinois

Legal Description of Property: Parcel 1:

E 55' of lots 2 & 3 and the east 55' of the North 33' of lot 6 in block 8 of the town of Hinsdale (which is) a subdivision of the Northwest Quarter (except railroad lands) of Section 12, Township 38 North, Range 11, East of the Third Principal meridian according to Plat thereof recorded August 14, 1866 as document 7738 in DuPage County.

Parcel 2:

The west five feet (5') of that part of the vacated north-south alley lying east of the adjoining lots 2 & 3 and (plus) the north 33 feet of lot 6 in Block 8 aforesaid (above) in DuPage County, IL.

The above parcel description, submitted by the current owners and attested by an accredited firm, forms the basis for the investigations of this property.

Year in which home believed built: 1890: built by James Shannon for James McClintock, the first owner. Shannon, the builder, already had built his own residence on the two lots (originally numbered 1 and 4) to the east, of the property under investigation here. The address for the original Shannon house is 304 Lincoln. So, this clearly wasn't Shannon's house; he built it for McClintock. This is further explained in the following paragraphs.

First Owner: James McClintock 1890-1920.

Subsequent Owners and Dates of Ownership:

August Samuelson	1920 - 1949
Albert G Karstens	1949 - 1956
Donald O Burt	1956 - 1976
Lawrence & Dorothy Zock	1976 - 1986
William A & Patricia S Hensley	1986 - Present (Current Owners)

hinshi20

Notes & Comments about this property:

1. In 1882-83, James S. Shannon acquired all of Block 8 in the original Town of Hinsdale from the Barler family (see transaction #31418). The "path of ownership" of the property from the original landowner, William Robbins, (in 1866) to Shannon is quite clear.

Block 8 is bounded on the north by Third Street, on the east by Lincoln Street, on the south by Fourth Street and on the west by Grant Street.

2. James S. Shannon principally was a builder but, in connection with the building of houses, he also was a real estate agent. Mostly he bought land, in blocks, and then sold lots within those blocks. Then, or perhaps concurrently, he built houses on the lots.

In this particular case, all of the land-parcels involved are in a one-square-block area: Block 8 in original Hinsdale, bounded as shown above. Shannon was owner of, builder on and principal sales agent for, all property in that block.

3. James McClintock was a real estate agent; his dealings in property, (mostly in Elmhurst and Lombard) in the 1885 - 1920 period, take up a lot of space in the property records of the time. McClintock was the first buyer of Block 8 property (in 1890) from Shannon, transaction #43260.

According to the tax records for 1891 (calendar year 1890), Shannon paid taxes on Lot 1, part of Lots 2 & 3, the south one-half of Lot 6 and all of Lots 4, 5, 7 and 8. McClintock paid taxes on "the East 60 feet of Lot 2, part of Lot 3 (which part is not specified) and the north half of Lot 6. Those two tax records for 1891 (Shannon's and McClintock's) account for all of the property in Block 8 for the year 1890.

The attached Sketch A shows the original (1874) division of Block 8 into ten lots, not eight. The "resubdivision" of the block into eight lots (instead of ten) appears not to be a matter of public record.

4. McClintock's 1890 property acquisitions from Shannon are interesting. First, McClintock buys the north-half of Lot 6 and then, in the same year (1890), the eastern parts of Lots 2 and 3. By these acquisitions, McClintock created a "square of ownership" which separated the remainder of Lots 2 and 3 from the rest of Block 8. (See Sketch B in the drawing attached.) Eventually, however, McClintock relinquished ownership of the "north half of Lot 6" presumably to the then owners of Lots 2 and 3.

5. Sketch B also shows how the property under consideration, at 118 W. Third Street, cuts across the original 1874 Hinsdale lot lines shown in sketch A. But the property description, Pt Lots 2,3 & ^, Block 8, Hinsdale, agrees, for the most part, with the 1891 tax records. (A listing of these tax records is part of this report.)

6. Crucial to this investigation was the visual inspection of the interior of the subject house at 118 East Third Street. The flooring on the ground floor (the only interior area looked at) is of boards set on edge so the visible width of each is less than two inches. This "narrow alignment" of the floor boards, has been preserved (as it should have been) in subsequent relocation of room walls within the house. This use of wood, "narrow side up", is typical of less-expensive (at that time) houses of the period.

Also pertinent is the current owners' discovery, in the walls of the subject house, of gas piping: obviously for lights. That, too, was typical of houses built before 1895. The 1983 Columbian Exposition in Chicago was the first demonstration, on a large scale, of the use of electricity for lighting.

7. In 1892, James Shannon filed the plan for his "resubdivision" of Block Eight. After all, Shannon, owned the entire block (Block 8) except for the property, next door to his own, he had sold to McClintock in 1890. That "McClintock property", is the one under consideration in this report; Sketch C shows Shannon's re-configuration of Block 8 with the "exempted" (McClintock's) parcel.

Notice that the 71.5 ft frontage on Third Street for the property in question, as shown on Sketch C, shows up exactly in that form, "71.5 feet", in the 1903 tax records. That's the only time it so appears even though McClintock had been paying the taxes on the house (and land) since 1890.

Research (copy) for 118 West Third

-4-

8. The question arises in the course of this investigation: Why are there two almost identical transfers of the same property, #43260 and #362996, by the same seller (Shannon) to the same buyer (McClintock) for almost the same amount of money?

The first transaction, #43260, falls into the proper chronological sequence, July 28-29, 1890, with other property transfers of that time. The second transaction, #362996, shows a "date of instrument" (DOI) (the date which begins the filing process) 27 days earlier, July 1, 1890, but is not recorded until more than 44 years later, October 9, 1934.

It would appear that the transfer of ownership of the property, from Shannon to McClintock, (on 7-28-1890), transaction #43260, turned out (years later) to be not sufficiently explicit. Perhaps Samuelson discovered this as he was considering his sale-for-tax-purposes (which occurred in 1938). The 7-28-1890 document (#43260) listed the property only as "Pt lots 2, 3 & 6, Block 8, Hinsdale".

The parties involved, Shannon & McClintock (or their descendents) needed to "reaffirm" the 1890 sale. So they executed a "new" document, a new Warranty Deed (WD), in 1934, #362996. They dated this 1934 document earlier than #43260, July 1, 1890 as opposed to July 28, 1890, to affirm that this "reaffirmation of sale" was indeed their intent.

The 1934 document, #362996, also specified the boundaries of the property more precisely, i.e., the "East 55 ft of Lots 2 & 3 and part (Pt) of Lot 6". Why the parties did not stipulate, at that time (1934), "and the east 55 ft of Lot 6" (instead of "Pt Lot 6") and thus make the boundaries similar to those specified for Lots 2 & 3 is not known. Apparently this particular description problem (with regard to the east portion of Lot 6) has persisted until fairly recently.

That "East 55 ft" description appears not correspond with the "71.5 ft" width of property shown on sketch C but, when you subtract the width of the previously-surveyed alley, 16.5 ft, it does.

The negotiation for the easternmost 5 feet of the property (as shown on sketch B), which was taken from the 16.5 alley, is a not a matter for this report. An alley, about 11.5 feet wide exists to this day. Apparently it (the 11.5 foot wide "alley" property) belongs to the current owners of the Shannon house (on Lots 1 & 2 of Sketch C).

Reasons for concluding year in which house built:

In 1883 and 1884, James S. Shannon paid taxes on all of Block 8 in the amount of \$500. Such a low evaluation for tax purposes (\$500) for an entire square block of property indicates no structure on any part of it.

n 1885, the taxes jumped to \$2200. That much of a jump, from \$500 to 2200, indicates a structure somewhere on that Shannon square block in 1884, the year before the tax bill is issued. [As we already know, in 1885, Block 8 consisted of Lots 1-10 (or 1-8, if the non-recorded realignment already had taken place).] Probably the "structure" which caused this increase in taxes in 1885 was Shannon's own house at 304 Lincoln, built on Lots 1 and 4 - per the 1874 configuration..

n 1886, Shannon's assessed valuation increased again, from \$2200 to 3200. This increase could have been caused by a second structure omewhere on his Block 8 property or by a an upward assessment evaluation on his own dwelling. If the reason was a second structure omewhere on his Block 8 property, where was that second structure?. Shannon owned the whole block except for that owned by McClintock.

A "second" structure could have been the property under investigation here - and thus give it an earlier construction date, 1885 instead of 1890 - but there is no evidence to support this. If Shannon had built the house in 1885, who occupied it until 1890 when McClintock bought the property?

Also, a "second structure" could have been on any other lot in Block 8; Shannon owned the entire block. The property and tax records are not sufficiently explicit on this.

There are no subsequent changes in property-tax assessments on Block 8 until 1891. The 1891 tax records reflect McClintock's purchase of property in Block 8 from Shannon (the first purchase of property in that block by anyone) in 1890.

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 304

DIRECTION S

STREET Lincoln

ABB ST

PIN

LOCAL SIGNIFICANCE RATING ☒ S

POTENTIAL IND NR? (Y OR N) ☒ N

Criteria

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

Contributing secondary structure?
(C or NC) ☐

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



GENERAL INFORMATION

CATEGORY

CONDITION

INTEGRITY

SECONDARY STRUCTURE

SECONDARY STRUCTURE 2

CURRENT FUNCTION

HISTORIC FUNCTION

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

OVERALL SHAPE OR PLAN

ARCHITECTURAL CLASSIFICATION2

NO. OF STORIES

ORIGINAL CONSTRUCTION DATE

WINDOW MATERIAL, TYPE(S)

DATE SOURCE

EXTERIOR WALLS (current)

EXTERIOR WALLS (original)

PORCH

ROOF (type and materials)

FOUNDATION

SIGNIFICANT FEATURES

ALTERATION(S)



RESEARCH INFORMATION

HIST NAME Shannon, James S. House

ARCHITECT

COMMON NAME

BUILDER Shannon, James S. (owner)

LANDMARK LIST IHSS; Arch Walks; HHSF

COST OLD SIGNIFICANCE RATING S/NR

ADDITIONAL INFORMATION:

Reason for Significance: Rare early brick residence with high style design features.

SURVEY AREA TOWN OF HINSDALE

LANDSCAPE FEATURES

Corner location on residential street; brick piers and wrought iron entry gate; hedges along edges of property; carriage walk with steps to curb; mature trees in parkway

PHOTOGRAPHIC INFO

ROLL NO. A2 FRAME NO. 28,33

ROLL NO. 5 FRAME NO. 30-33

ROLL NO. FRAME NO.

PREPARER Victoria Granacki

ORGANIZATION Historic Certification Consultants

DATE 6/5/2001

304 S Lincoln ST

Village of Hinsdale

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY CONTINUATION SHEET

STREET # 304



STREET S LINCOLN ST

ADDITIONAL PHOTOS OR INFORMATION



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST

PROPERTY INFORMATION SHEET

<p>Address 317 S. Park Avenue</p>	
<p>County DuPage</p>	
<p>PIN / Parcel Number 09-12-212-003</p>	
<p>Zoning District R-1 Single Family Zoning District</p>	
<p>Land Use Single Family</p>	
<p>Historic Name John Frederick Stuart House</p>	
<p>Architect N/A</p>	
<p>Date Constructed 1872</p>	
<p>Architectural Style Second Empire</p>	
<p>Past Historic Surveys / Historic Significance</p> <ul style="list-style-type: none"> Designated Local Landmark (Ord. No. 02002-57) Reconnaissance Survey (1999) - Contributing / Historically Significant Robbins Park I Survey (2002) – Contributing Prior Certificate of Appropriateness Approvals - Renovation and restoration work to repair fire damage and rear addition (2002) 	
<p>Additional Photos</p> 	



J.P. "RICK" CARNEY

DUPAGE COUNTY RECORDER

OCT.08,2002

9:06 AM

OTHER

09-12-212-003

005 PAGES

R2002-263172

VILLAGE OF HINSDALE

ORDINANCE NO. O2002- 57

AN ORDINANCE DESIGNATING 317 SOUTH PARK AVENUE
AS A HISTORIC LANDMARK
(HPC CASE No. 04-2002)

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

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

WHEREAS, Steve and Juli Konroyd (the "Applicant"), are the legal owners of the building located 317 South Park Avenue in the Village and legally described in Exhibit A

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

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on June 11, 2002, to consider the Application; and

WHEREAS, after review of all information presented at the June 11, 2002, public hearing, the Commission recommended approval of the Application, as set forth in the Commission's Findings of Fact in HPC Case No. 04-2002; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on June 17, 2002, considered the Application as recommended by the Commission; and

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

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

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

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

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

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


PASSED this 1st day of October 2002.

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


NAYS: NONE

ABSENT: NONE

APPROVED this 1st day of October 2002.


Village President

ATTEST:


Village Clerk



Ppdata/ord&res/hpc2002/317spark.doc

EXHIBIT A

Legal Description

LOT 3 IN BLOCK 6 IN W. ROBBIN'S PARK ADDITION TO HINSDALE, BEING A SUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ AND OF THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1871 AS DOCUMENT NO. 14048, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 317 South Park Avenue, Hinsdale, Illinois 60521

Property Identification Number: 09-12-212-003

HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 317 South Park Street (Konroyd Residence)
Designation as Landmark Building - HPC Case 04-2002

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: June 11, 2002

DATE OF ZONING AND PUBLIC SAFETY REVIEW: June 17, 2002

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Steve and Juli Konroyd (the "Applicant") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the 129-year old structure located at 317 South Park Street for designation as an historic landmark. The applicant is the owner of record of the Subject Property.
2. The Subject Building, is a two and one-half story wood frame and wood clad building, constructed in 1873 in the "second empire" style. The building was remodeled during the 1920's when the roofline was altered, the tower was removed, the front porch removed and replaced with a building addition. The building suffered fire damage in December of 2000, which damaged the existing roof and rear 25 feet of the structure.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because the Subject Building is located in the original Robbins Park Subdivision and is one of the first homes in the Village of Hinsdale, constructed one year after the incorporation of the Village of Hinsdale. The Subject Building was occupied by at least thirteen separate families from 1873 to the present.
 - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building's original owner, John Stuart, was one of the signers of the Petition for Incorporation of the Village of Hinsdale in 1873.

- C. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located on a curvilinear street, on top of a slight hill on a short block at an important and scenic intersection in the historic Robbins Park subdivision.
- D. The Subject Building was or is an historical focal point in the Village because of the activities associated with it, as set forth in Section 14-3-1A5 of the Village Code, because of the Subject Building's was historically known as the Staurt Castle because of the tower removed during the 1920's remodeling. The Subject Building was also used to hold early Village meetings.
- E. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of materials as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building represents an evolution over several different architectural periods. The Subject Building was considered to be a Second Empire style structure at the time of original construction in 1873. The Subject Building has elaborate eave brackets, unusual window surrounds and much of the original wood siding with a beaded edge. The foundation is fieldstone typical of the time period. The Subject Building also displays balustrades and other characteristics of the Colonial Revival style from its 1920s remodeling.
- F. The Subject Building is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village, as set forth in Section 14-3-1-C1 of the Village Code, because the Subject Building is unique as one of the Village's few remaining examples of a Second Empire style building.
- G. The Subject Building is associated with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, State of Illinois or the Village, as set forth in Section 14-3-1C2 of the Village Code. The original owner, John Stuart, was one of the signers of the Petitioner for Incorporation of the Village of Hinsdale in 1873.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of five (5) "Ayes," zero (0) "Nays," three (3) "Absent," and none "Recusing", recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: Karen A. Follett
Chairman

Dated this 9th day of July, 2002.



317 South Park Avenue – Private Residence

The two and one-half story wood frame and wood clad building, was constructed in 1873 in the “Second Empire” style was landmarked by the Village Board on October 1, 2002. The building was substantially remodeled during the 1920s when the roofline was altered, a tower was removed, and the front porch was removed and replaced with an enclosed building addition. In December 2000, while undergoing renovation, the building suffered extensive fire damage to the roof and rear 25 feet of the building.

The building is located on a curvilinear street, on top of a slight hill on a short block at an important and scenic intersection in the historic Robbins Park subdivision, and because of its original tower, was historically known as the Stuart Castle. The house’s original owner, John Stuart, was one of the signers of the Petition for Incorporation of the Village of Hinsdale in 1873. He built this house that same year.

Although its original design was in the Second Empire style, the building represents an evolution over several different architectural periods. Elaborate eave brackets, unusual window surrounds and much of the original wood siding with a beaded edge still exist today. The foundation is fieldstone, typical of the time period. The building also displays balustrades and other features of the Colonial Revival style from its 1920s remodeling.

The current owners are rehabilitating the building and constructing an addition on the rear of the structure.



c. 1920. Photo courtesy Hinsdale Historical Society



Spring 2003 building restoration

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	317
DIRECTION	S
STREET	PARK
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	IHSS, HHS/plaque



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	fair	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	major alterations and/or addition(s)	REASON for SIGNIFICANCE	House may be considered historically significant.
SECONDARY STRUCTURE	coach house		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Second Empire	PLAN	irregular
DETAILS	Classical Revival	NO OF STORIES	2
DATE of construction	1872	ROOF TYPE	
OTHER YEAR	1925	ROOF MATERIAL	
DATESOURCE	Sterling, Vol. 2, p. 138	FOUNDATION	Stone
WALL MATERIAL (current)	Wood	PORCH	Front entry
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	double hung
		WINDOW CONFIG	9/1; 12/1
SIGNIFICANT FEATURES	Wood clapboard siding; pedimented window hoods; front bay window with brackets and balustrade above; gabled front entry porch with paired columns (1925); full height south side bay		
ALTERATIONS	A fire has destroyed roof structure and portions of the house; house was previously remodeled with Classical Revival features including balustrades, porch and brackets (1925 permit for addition)		

HISTORIC INFORMATION

HISTORIC NAME	Stuart, John Frederick House
COMMON NAME	
PERMIT NO	654
COST	
ARCHITECT	
ARCHITECT2	
BUILDER	
ARCHITECT SOURCE	



HISTORIC INFO

John Frederick Stuart (1831-1919) was a superintendent of the Adams Express Company, later consolidated into Wells Fargo. His wife, Cornelia, was related to the owners of Wells Fargo. Stuart was one of the petitioners to incorporate the Village.

LANDSCAPE

Midblock on quiet, curving residential street; deep setbacks and larger lots; side driveway; front sidewalks; mature trees; house faces west

PHOTO INFORMATION

ROLL1	9
FRAMES1	27-28
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	

SURVEY INFORMATION

PREPARER	Jennifer Kenny
PREPARER ORGANIZATION	Historic Certification Consultants
SURVEYDATE	8/13/02
SURVEYAREA	Robbins

317 S. Park



Who could pass the magnificent white Victorian at 317 S. Park and not wonder about its past? It was built in 1872 by John Frederick Stuart. Stuart was listed in 1919 as superintendent of the Adams Express Company, which was later consolidated into Wells Fargo. Stuart was one of the signers of the petition to incorporate the village, and he helped to organize the Grace Episcopal Church Sunday School back in 1873 when Sunday School was sometimes held in his house.

Born in Waterloo, New York in 1831, Stuart spent his early life around Battle Creek, Michigan where, in 1849, he married Cornelia Augusta Whitcomb. It is believed that Cornelia was related to the owners of the Wells Fargo Company, and the names of their children would bear this idea out. They moved to Detroit and then on to Chicago in 1857. Hinsdale became their home in 1872, and they lived exclusively in this house until John's last days in 1919. Cornelia died in 1909. They had five children, with only Frances Fargo Stuart and Charles Stuart surviving them. Their obituaries point out that both John and Cornelia were "sincerely venerated and esteemed residents."

It's interesting to note that Charles Stuart and his wife are said to have survived the sinking of the Titanic. What more can be said?

William F. and Ruth Dickinson bought the house in 1919 from Frances Stuart, who handled the sale for her father. William Dickinson was born in 1876 in Rockford, Illinois, graduated from the University of Wisconsin in 1901, and received his law degree two years later. On January 22, 1907 he married "Nannie" Ruth Bray. They came to Hinsdale in 1919 and lived in this house. He died in 1940 at the age of 63, survived by his wife and sons, Frederick William and Robert James.

William Dickinson was general solicitor and vice-president of the Rock Island Railroad until two weeks before his death. Listed in the Who's Who in America, he was famous for his legal books and treatises on common carriers and interstate commerce as applied to the railroad industry. He began working for the Rock Island in 1907 as assistant commerce counsel after several years of general practice. During WWI he acted as General Counsel for the Western Freight Traffic Committee before returning to the Rock Island as general solicitor in 1920.

Frederick W. Dickinson, the son of William and Ruth Dickinson, wrote in 1994 from his home in Glen Arbor, Michigan. "I am delighted the property has been so well maintained through the years." He went on to explain "My mother was the architect of the family and all of the changes were of her originality and imagination. She conceived the idea of a north and south additions forming the entire back side of the building as well as a whole new roof assembly. The building today is on the outside just as she finished it in 1926."

His memories are treasures. "To me, as an eleven-year-old, the original attic was the most mysterious part of the building. There were different passageways in the roof structure to explore, as well as openings to the outside, through the flat part of the roof and the tower. It was a sad day for me when my mother had the tower torn down, as that was the most fascinating part of the attic. I remember during the winter of 1919-20 when the leaves were off the trees you could stand on the corner of Park and First and see the tower above the tree tops."

In 1943 Frank Curran bought this house, selling three years later to Dr. Clayton J. and Elizabeth Lundy who lived there until selling in 1952 to A.M. and D. Ferrara. Jack Shewalter bought it in 1958 and sold it in 1966 to Krop/Stenhaus. In 1968 Lee Lusted bought it, selling to John P. and Mary Ann Ryan, Jr. who lived there with their four children: Janet (Mrs. Gary Grasso) of Western Springs; Ellen (Mrs. Steve Mardikx) of LaGrange Park; Mark; and Carol.

Present owners Don and Diane Kane bought the house in 1994 and live there with their children, Whitney, Don, Charlie and Steve.

As previously stated, the Dickinsons did extensive remodeling from 1919-1926, removing the tower, building a small wing to the north, extending the dining room to the south, and enclosing the sleeping porch. The front of the house was extended over the front porch, and the roof was changed. After work ceased in 1926, no exterior changes have been made. The Ryans had detailed architectural drawings made of the interior and exterior for before-and-after use.

The Ryans have received a great deal of information from Fred Dickinson who wrote the letter we mentioned. He has an extensive collection of Hinsdale memorabilia at his home in Michigan. It was his brother, Robert, who was commissioned by their mother to paint a mural on the library wall. When the Ryans removed the mural, they carefully cut the canvas it was painted on, framed it and gave it to Fred and his wife. In 1943, The Currans added shelving in the library, some closets, and the paneling on the fireplace wall in the living room. At that time Joey Curran, later Mrs. Charles A. Comiskey, was a high school student. The Currans later moved to Downers Grove.


Much of the landscaping was done by the Lundys. The flagstone terracing in the front still remains but much of the planting was done in 1987-88. The Shewalters added the flagstone terrace in the rear as well as kitchen cabinets which are still in use. The Lusteds added many shrubs and small trees. The Ryans remodeled the kitchen, some baths, and also did a great deal of landscaping. The Kanes have added air conditioning to the house and treated the house to a coat of paint.

It's marvelous that so many former owners have returned to the house, adding to its history with each visit. The house boasts four fireplaces, in the library, living room, master bedroom and upstairs study. All are made of decorative marble brought from Italy.

The Ryans took photographs of the house at different stages, before and after the tower was removed. When Mrs. Ryan spoke with long-time neighbor, Mrs. Glendora Freeman, wondering why this large house didn't possess a stable for its horses, Mrs. Freeman replied, simply, "Mr. Stuart never kept horses." It seems he commuted on the train and never had the need for his own horses.

Today the Kanes enjoy this magnificent house perfectly situated close to town on a shady street with a small triangular park in front.

HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

Address 566 Woodland Avenue	
County Cook	
PIN / Parcel Number 18-07-310-026-0000	
Zoning District R-1 Single Family Zoning District	
Land Use Single Family	
Historic Name Philip Lyford House	
Architect R. Harold Zook	
Date Constructed 1926	
Architectural Style Spanish Colonial Revival	
Past Historic Surveys / Historic Significance <ul style="list-style-type: none"> • Reconnaissance Survey (1999) - Significant / Historically Significant • Additional information provided by the Hinsdale Historical Society and Homeowner 	

Hinsdale Historical Society

House History Research Program

Findings Sheet

566 Woodland Avenue

Current Resident/Owner: Jason and Michelle Linn

Street Address: 566 Woodland Avenue

Property Index Number: 18-07-310-026-0000

Legal Description of Property: All of Lot 23 and that part of Lot 24 described as follows: commencing at the northeasterly corner of Lot 24; thence southwestern along the easterly line of Lot 24, 171 feet to the southeasterly corner of Lot 24; thence northeasterly on a straight line to a point on the northerly line of Lot 24, being the southerly line of Woodland Avenue said point being 40 feet westerly of the northeasterly corner of Lot 24, measured on the northerly line of said Lot thence easterly along the northerly line of lot 24, to the place of beginning in Block 10 in The Woodlands Hinsdale, Illinois.

Shorter Legal Description: All of Lot 23 and Part of Lot 24 in Block 10 of The Woodlands Subdivision, Hinsdale, Illinois.

Year in which home believed built: 1926

First owner: Philip Lyford

Architect: R. Harold Zook

Contractor: William Soltswisch & Sons

Research Completed by: Katharine Korte Andrew

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

Thorough research of R. Harold Zook's records in the Hinsdale Historical Society's Roger and Ruth Anderson Architecture Center and Archives was completed to establish the year in which 566 Woodland was built. Documents including real estate listings, histories, directories, and more were consulted.

In 1932, the address system in Hinsdale changed. The village found that the numbering of houses and buildings within the village was inconsistent and difficult to navigate. Thus, prior to 1932, 566 Woodland was numbered "70 Woodland." This is important for the research of the home's history, as the house was built prior to the new address system.

The original owner of 566 Woodland was Philip Lyman. Research into the home resulted in the discovery of two 1926 newspaper articles that detail that construction on the home commenced in May 1926. The following city and county directories show that construction must have finished by June 1927, when Philip Lyford was listed as residing in the home.

1925-1926 DuPage County Directory

Lyford Philip (Ruth) comm artist Chgo r 245 Walnut phone 413-R

December 1926 City Directory of Hinsdale

Lyford, Philip r 93 N Lincoln ave

June 1927 City Directory of Hinsdale

Lyford, Philip r 70 Woodland rd

1927-1928 DuPage County Directory

Lyford Phillip (Ruth) artist r 70 Woodland Rd ph 1358

Other Information of Interest

Previous Residents

The original owner of 566 Woodland Avenue was Philip Lyford. Philip Lyford (1887-1950) was an American impressionist and Modernist artist who lived in Illinois, Massachusetts, Connecticut. He is known for his magazine illustration, World War I and World War II patriotic posters, portrait art, and other illustrative art. He became one of the premier advertising artists in Chicago and illustrated for the Saturday Evening Post, Redbook and other top magazines of the day.

Architect

R. Harold Zook was born in Valparaiso, Indiana on May 21, 1889. He moved with his parents and two sisters early in his life to Fort Wayne, Indiana where he lived until he graduated from high school. He entered the Armour Institute of Technology in Chicago (now the Illinois Institute of Technology) on September 6, 1910 and received a Bachelor of Science in Architecture on May 28, 1914. Zook worked in Chicago the next five years and in Hinsdale the last 30 years of his life.

Zook died in Hinsdale on Easter Sunday of April 1949. A memorial loan fund which was established in his name at the Illinois Institute of Technology was used by over 40 students of architecture. Many of the books from his personal collection were also donated to the school. His only child, Harold B. Zook, became a well known architect-designer of homes in California.

Zook-designed houses are usually quite distinctive and most often identifiable by scallops or chevron designs in the wood trim and by the use of large beams. Beams are frequently used over windows or doors and pegged; if exposed, the pointed ends with show four equal chamfers.

Frequently, Zook built a spider web design into the house—usually in leaded glass windows. Also typical of Zook construction is a beamed cathedral ceiling in the living room—many Zook homes also have a balcony overlooking the living room, Dutch doors, curving stairs, intricate brick patterns, and almost without exception, there is a great use of wood.

Structure

566 Woodland is a fantastic example of a Zook designed home. It is a two-story residence with an attached garage built in the Spanish revival style. The house is accented by tall arched windows and an open second floor balcony. The home is one of the few houses designed by Zook that feature not just one spiderweb, but two.

While Zook incorporated his distinctive scallops and chevron designs, its beams and exposed timbers, stonework, ironwork, and signature spiderweb into the house; 566 Woodland Avenue is definitely a departure from Zook's usual cottage and Tudor designs.

This Spanish Revival style house has endured several additions throughout its history, as well as having survived a fire in 1995. In 1997, the house underwent a major renovation, which included rehabilitation and a compatible addition. The motivation of the owners, architect, builder, and designer was to renovate and preserve the Zook house to its original glory, while at the same time providing new living space that incorporated Zook's architecture and design. In order to accomplish this, the project required painstakingly removing all of the old additions to the home without compromising any of the original structure of the house. This included the original terracotta roof tiles. These tiles were not discarded, but incorporated into the renovation of the garage which now compliments the Spanish style of the home.

The exterior stucco, roof, balcony, chimney, and garage all required restoration. The outdoor balcony highlighted Zook's signature scallop and chevron design, but most of the wood was rotten and had to be replaced. The wood was replaced exactly to its original design and specifications.

All original doors to the house were restored and all the original ironwork was cleaned and reinstalled. All new ironwork was made to match the original.

566 Woodland Avenue
1926 - original design

Although **Spanish Eclectic** was not typical of Zook, he made it his own in this home by adding many of his signature design elements. The two-story, eight-room residence with attached garage has a traditional white stucco **façade** with a red terracotta tile roof. Inside, Zook added **scalloped** moldings, **chevron** designs, exposed beams, and even two spider web windows in the doors between the foyer and dining room. William Soltwisch & Son was once again the mason contractor. Over the years, several additions have been made to the home, and it even survived a fire in 1995. In 1997, the home underwent a major renovation to restore it to its original glory with a new complementary addition.

Original owner, Philip Lyford was a commercial artist who worked in advertising. Some of his best known works are from the World War I era promoting liberty bonds and patriotism. He also worked as an illustrator for the *Saturday Evening Post*, *Collier's*, *Redbook*, *American Magazine*, *Liberty*, *Country Gentlemen*, and other magazines. His works come up for sale occasionally with original pieces fetching thousands of dollars. Mr. Lyford lived here with his wife, Ruth, four children, and a live-in servant for less than a decade, moving to Connecticut in 1936.







560 Woodland, Hinsdale, IL

Bud Palmer

Lee Palmer

Marylee Palmer

Gram Palmer

Dear owner of 566 Woodland Ave.,

My name is Kristin Preihs and many years ago my grandmother, Mary Lee Palmer, grew up in the house you currently own. Her father served as the mayor of Hinsdale for quite some time. To make a long story short, I am currently engaged and beginning to plan on where I would like to live and raise children. Because this home has family history and from what I can tell on Google Maps, still maintains its traditional character, I am asking you to consider contacting me if you ever were to place this home on the market. I would love to live in a home that my grandmother and great uncles were raised in. I have attached a picture of my grandmother, her brother, mother and grandmother for your viewing pleasure. The picture is taken in the front yard of the house. If you ever decide to sell this house, whether it is in a few years or 50, please think of this letter and contact me. I'm sure you would agree that the future owner of your house should be someone who values it greatly and trust me when I say, I would.

I thank you in advance for your consideration,

Kristin L. Preihs

Contact information: (815) 670-6001

(708) 441-7233

Kpreihs@gmail.com

Landmarks Division
Betsy Gurlacz,
historic house writer
and speaker
Sarosh Saher,
Elgin's historic preservation specialist

have been well-maintained, as well, he said.

"The six that we chose are just the tip of the iceberg," Gurlacz said.

When it came time to narrow their list to the top five, judges looked at the U.S. Secretary of the Interior's 10 Standards for Rehabilitating Historic Buildings, Esser said. The standards emphasize retaining original features whenever possible and making sure additions are compatible and don't "destroy historic materials that characterize the property."

Owners of the Woodland Avenue house included extensive documentation with their application, which wowed the

replacer materials during a renovation project last year, which showed a lot of initiative, Saher said.

"They would have had to go the extra mile," he said.

The owners' efforts to preserve original materials figured into the judges' decision to give 314 S. Washington a preservation award.

"This one had a lot of original details" the owners kept on the house and maintained well, Gurlacz said. "We thought that was commendable."

Intricate decorative details and windows usually are the first to go when a homeowner remodels a home, Saher said, but this house's owners preserved them.

considerable, Esser said.

"It's just wonderful to see," she said.

They liked the house at 225 N. Washington because it's a fine example of a vanishing breed. The smaller home has retained most or all of its original materials and is the kind of house that's subject to demolition, Gurlacz said.

"It's typical of the houses built in the 1920s and those are the ones that are fast disappearing," she said.

The Grant Street home won a preservation award in 1989, the second year awards were presented. This year, the home won for an addition judges said is compatible, yet clearly differ-

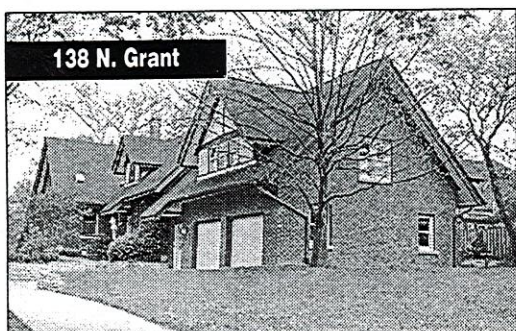
gave special recognition to the house at 318 S. Washington as "worth preserving," Gurlacz said.

"The house has retained much of its integrity and has the potential to be restored," Saher said. The home is on a large corner lot and potentially could be a tempting teardown because of the value of the land, he said.

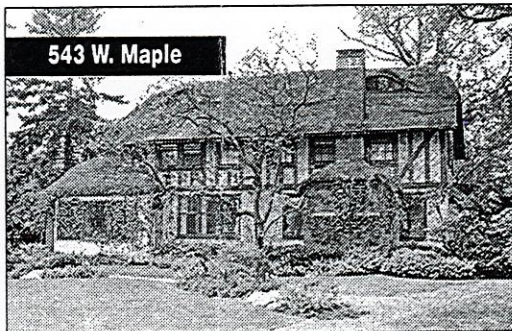
But the house is impressive partly because of the way it sits on the property, Esser said.

"It's important to interpret this house through its site," she said.

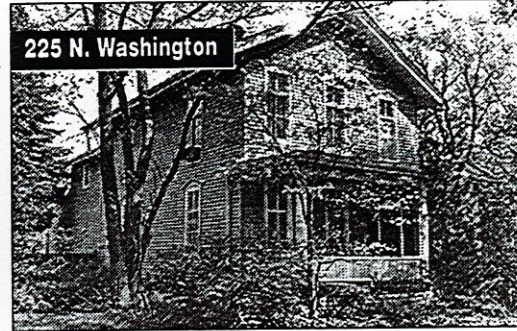
The annual award was created in 1988 and is sponsored by the Hinsdale Historical Society and The Doings.



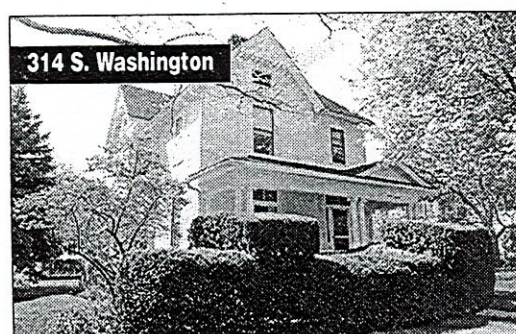
138 N. Grant



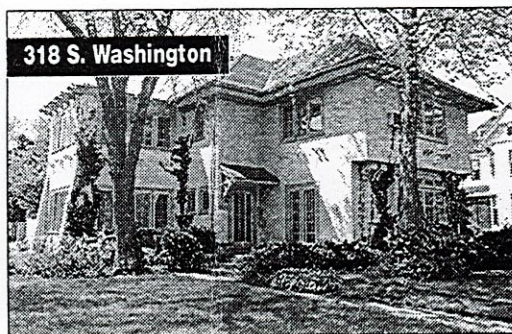
543 W. Maple



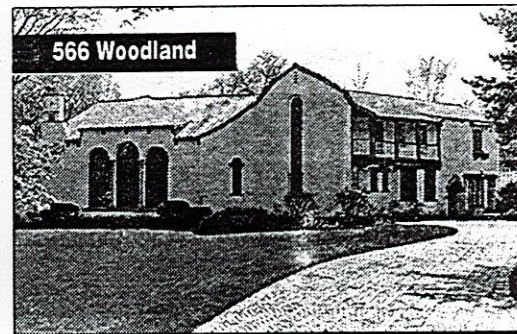
225 N. Washington



314 S. Washington



318 S. Washington



566 Woodland

The Doings • Friday, May 1, 1998 • Page 7

Six houses win Hinsdale's preservation awards

■ The winners:

The Blanchard residence
138 N. Grant
The Berns residence
543 W. Maple
The Shields residence
225 N. Washington
The Clubb residence
314 S. Washington
The Powell residence
318 S. Washington
The Bruder residence
566 Woodland

■ The contest:

The annual award was created in 1988 and is sponsored by the Hinsdale Historical Society and The Doings.

■ The judges:

Eleanor Esser, preservation architect, Chicago Department of Planning and Development
Landmarks Division
Betsy Gurlacz, historic house writer and speaker
Sarosh Saher,

By Paula St. Louis
Doings Staff Writer

Six Hinsdale homes will receive Historic Preservation Awards Sunday, May 17, after three judges selected them from a field of 50 nominations.

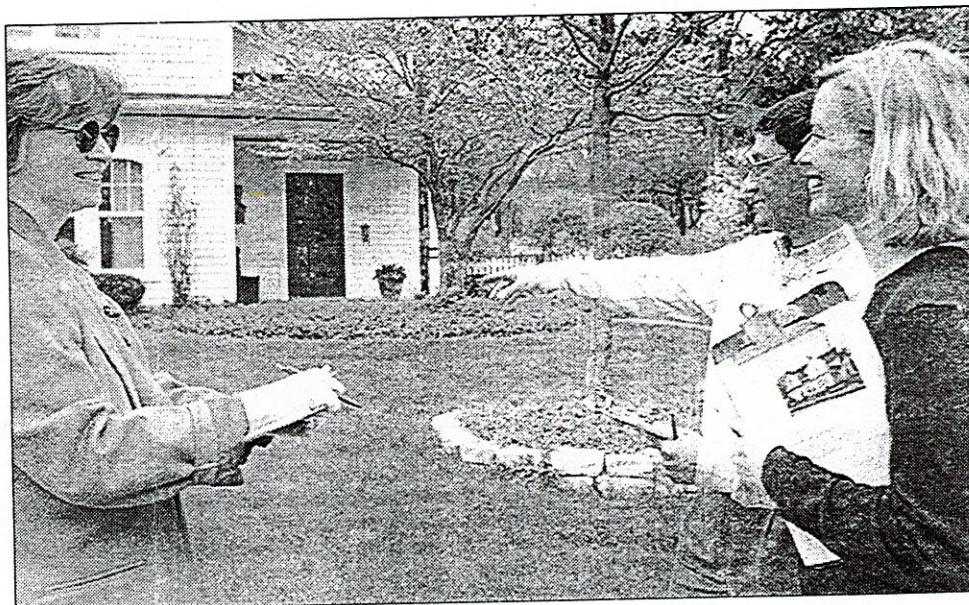
The houses are 138 N. Grant St., 543 W. Maple St., 225 N. Washington St., 314 S. Washington, 318 S. Washington and 566 Woodland Ave. Notification letters were sent to homeowners this week. Awards are given for preservation, compatible addition or exterior rehabilitation.

Judges Eleanor Esser, a preservation architect with Chicago's Department of Planning and Development Landmarks Division, historic house writer and speaker Betsy Gurlacz of Western Springs and Elgin's historic preservation specialist, Sarosh Saher, toured Hinsdale Saturday for about four hours looking at the outside of the nominated homes. Deliberations yielded choices judges thought represent a good mix of the historic homes Hinsdale has to offer.

"The variety is tremendous," Saher said. Many of the homes have been well-maintained, as well, he said.

"The six that we chose are just the tip of the iceberg," Gurlacz said.

When it came time to narrow their list to the top five, judges



Judges Betsy Gurlacz (left), Sarosh Saher and Eleanor Esser evaluate how well a house has been preserved. The three toured Hinsdale by van Saturday evaluating the outsides of 50

houses before choosing six to receive the annual Historic Preservation Awards. (Doings photo by Jim Nelson)

judges. The owners were able to show they had saved much of the house's original material during restoration and that they had torn down additions and rebuilt them to make them more sympathetic to the original structure's style, Esser said.

Additionally, they got authentic replacement materials during a renovation project last year, which showed a lot of initiative, Saher said.

"They would have had to go the extra mile," he said.

The owners' efforts to pre-

served is important," he said.

Judges were impressed with the roof rehabilitation work on the Maple Street house. The roof surface is curved, not flat like most roofs, so the technical expertise and cost involved in reproducing the roof is considerable, Esser said.

"It's just wonderful to see," she said.

They liked the house at 225 N. Washington because it's a fine example of a vanishing

entiated from the rest of the house, meeting one of the federal rehab standards.

The owners included a two-car garage as part of the addition, yet kept the free-standing original garage on the property, Saher noted.

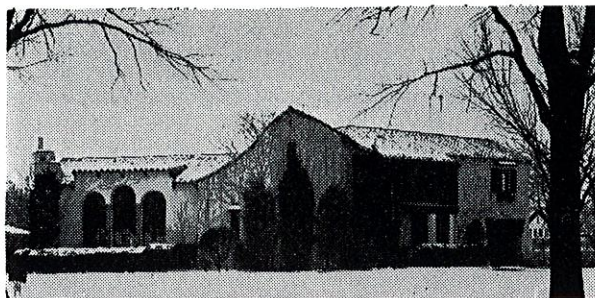
As part of the awards, judges gave special recognition to the house at 318 S. Washington as "worth preserving," Gurlacz said.

"The house has retained much of its integrity and has the potential to be restored."

RICH PORT

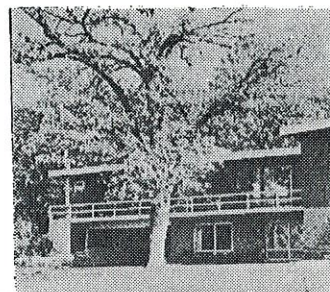
Realtor

FOR REAL SERVICE



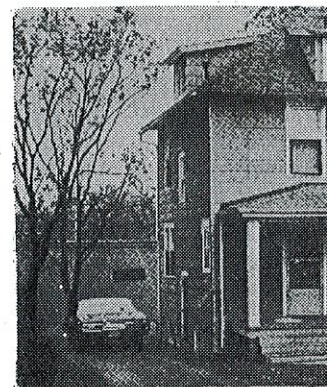
UNUSUAL AND ELEGANT

Is this California Mission home in Hinsdale's best area...with all the special features the discriminating buyer could want... spacious rooms, unique cathedral style living room with a balcony, comfortable family living in the 3 bedrooms, 2 baths and guest or maid's room. Modern kitchen with new appliances; Living room and one bedroom have fireplaces. On a beautifully landscaped lot close to schools and transportation. \$74,500 Call FA 39460



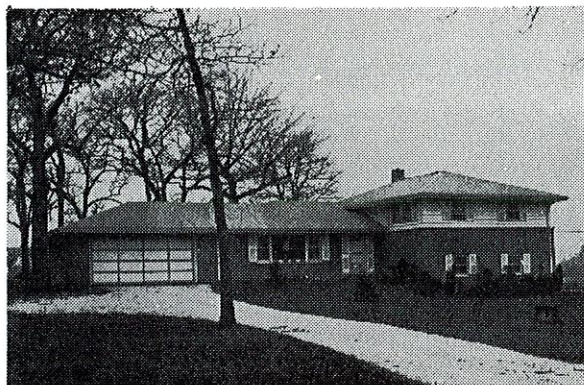
FIVE BEDROOMS

There's room for everyone in this elegant Colonial on a beautiful lot in southeast Hinsdale's "The Woodlands". 3½ baths, central air conditioning, handsome fireplace in the living room, and panelled family room assure you of comfortable living in gracious surroundings. Immediate possession on this fine home. \$64,900 Call FA 39460



SPREAD OUT!

In this 4-bedroom Bi-Level, on a high, wide lot, in beautiful Timberlake Estates. 3,000 sq. ft. includes separate dining room, den, 25' rec. room, beautiful kitchen with built-ins AND twin size bedrooms PLUS 2½ baths. Reasonable taxes. March possession. \$47,500. Call FA 3-6323.



ALL THE COMFORTS

A family could want, are here in this lovely 3-bedroom Cape Cod Home in Blackhawk Heights. Large, cheery kitchen, carpeted living room and formal dining room. Ceramic bath plus powder room with built-in vanity. Full basement includes recreation room with built-in bar, laundry room, work bench. 220 wiring, nicely landscaped 60 x 135 lot, and attached garage, \$28,500 Call FA 3-6323.

SPRING

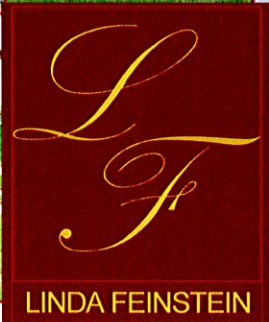
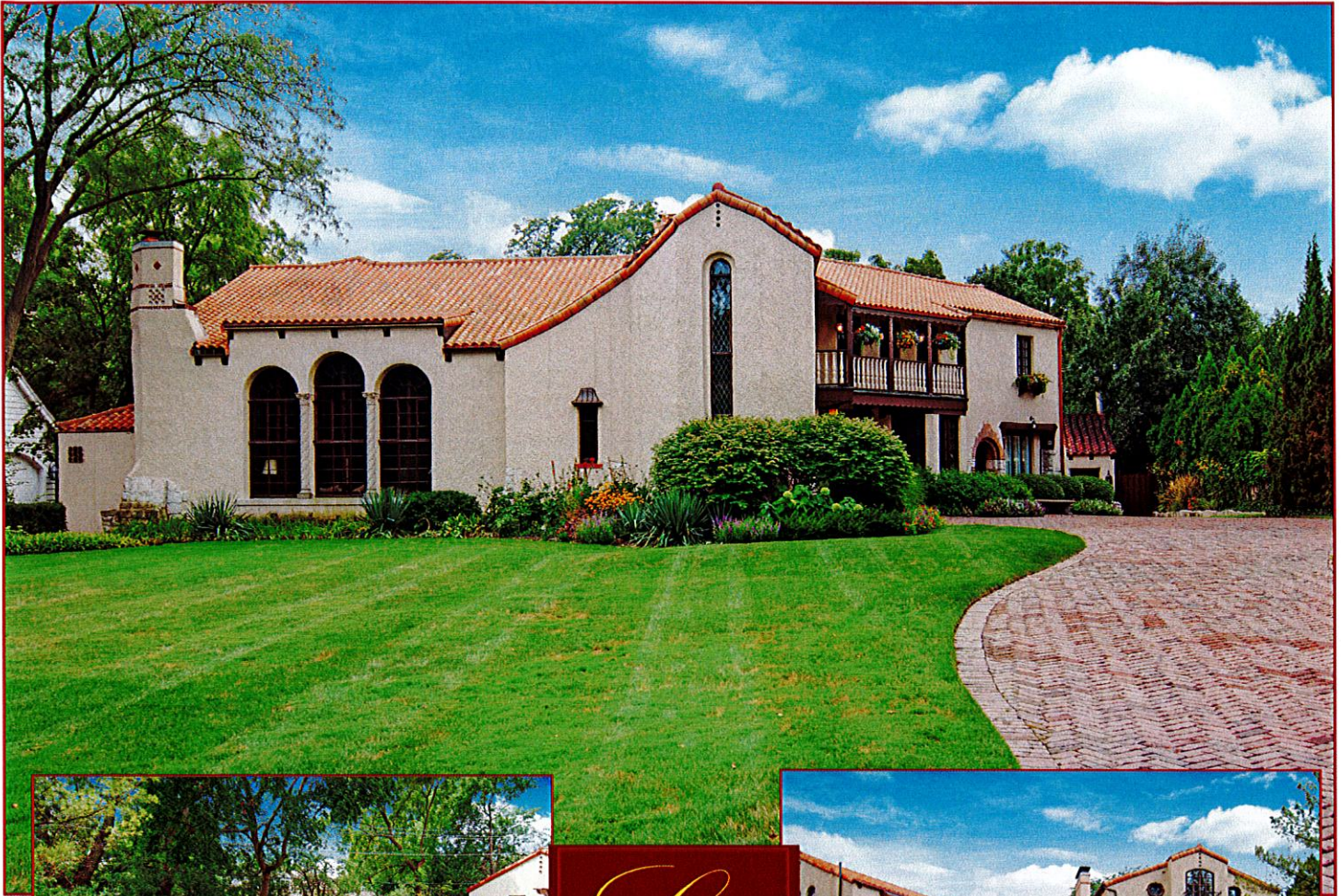
Is just around the corner! Would not it be "lovely" to be comfortable settled in this charming 3-bedroom brick ranch home in time to enjoy that delightful season? A Colonial fireplace adds coziness to the carpeted living room and dining L. Breakfast space in the birch cabinet kitchen overlooks the



BRICK! BRICK! BRICK!

There's so much to say about this excellently constructed and maintained ranch home, we hardly know where to begin. There are 3 bedrooms and a large bathroom; carpeted living room and dining room; a den or 4th bedroom plus ½ bath adjacent to the kitchen which has nice eating space. Full basement, 2-

566 Woodland ♦ Hinsdale



PRESENTED BY

LINDA FEINSTEIN, BROKER/OWNER, CRS, GRI, ABR, CRB

ERA JENSEN & FEINSTEIN REALTORS, LLC.

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FOYER



TOWER STAIRS



LIVING ROOM



LIVING ROOM VIEW 2



DINING ROOM



DINING ROOM VIEW 2



KITCHEN



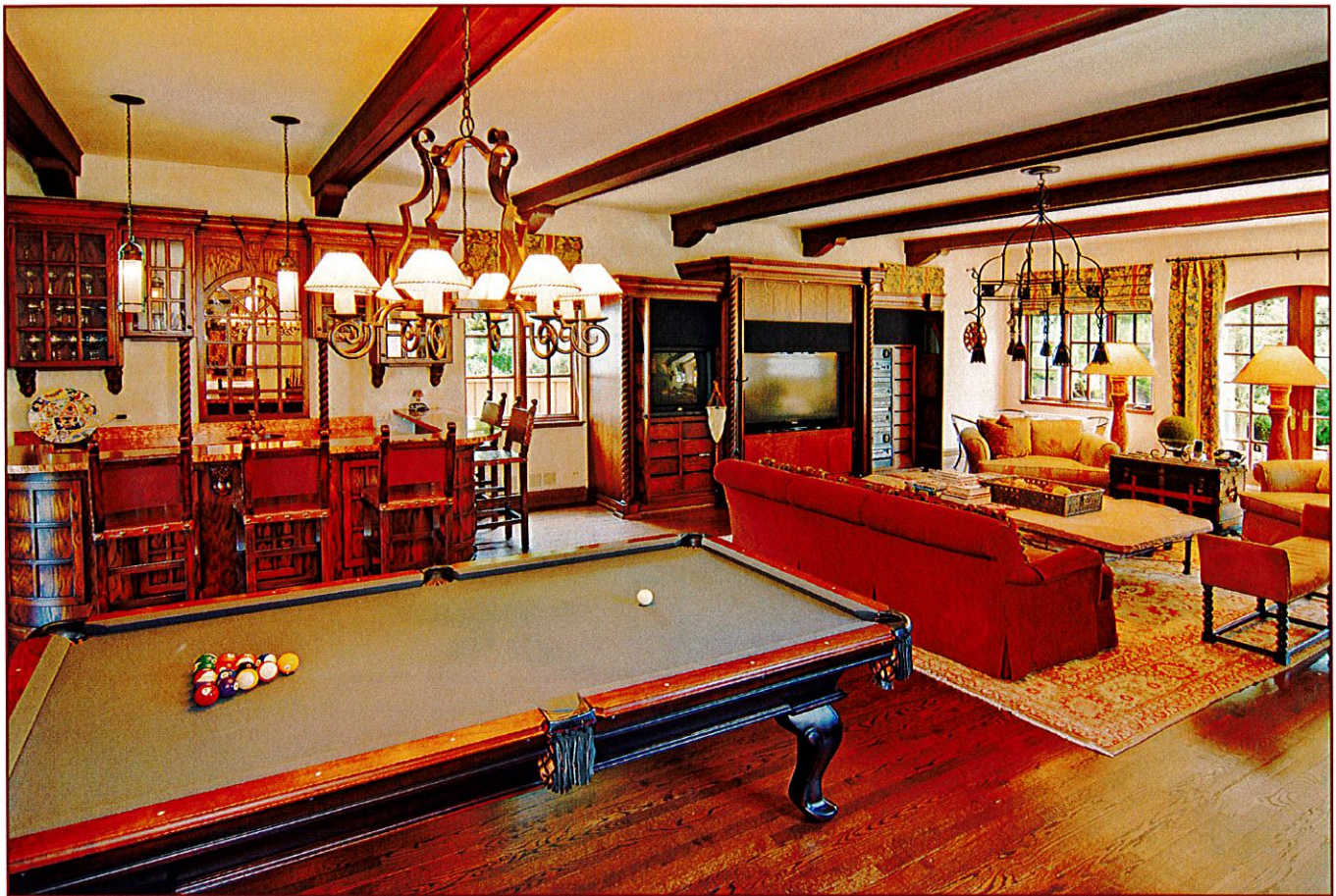
KITCHEN VIEW 2



BREAKFAST AREA



BREAKFAST AREA VIEW 2



BILLIARDS AREA



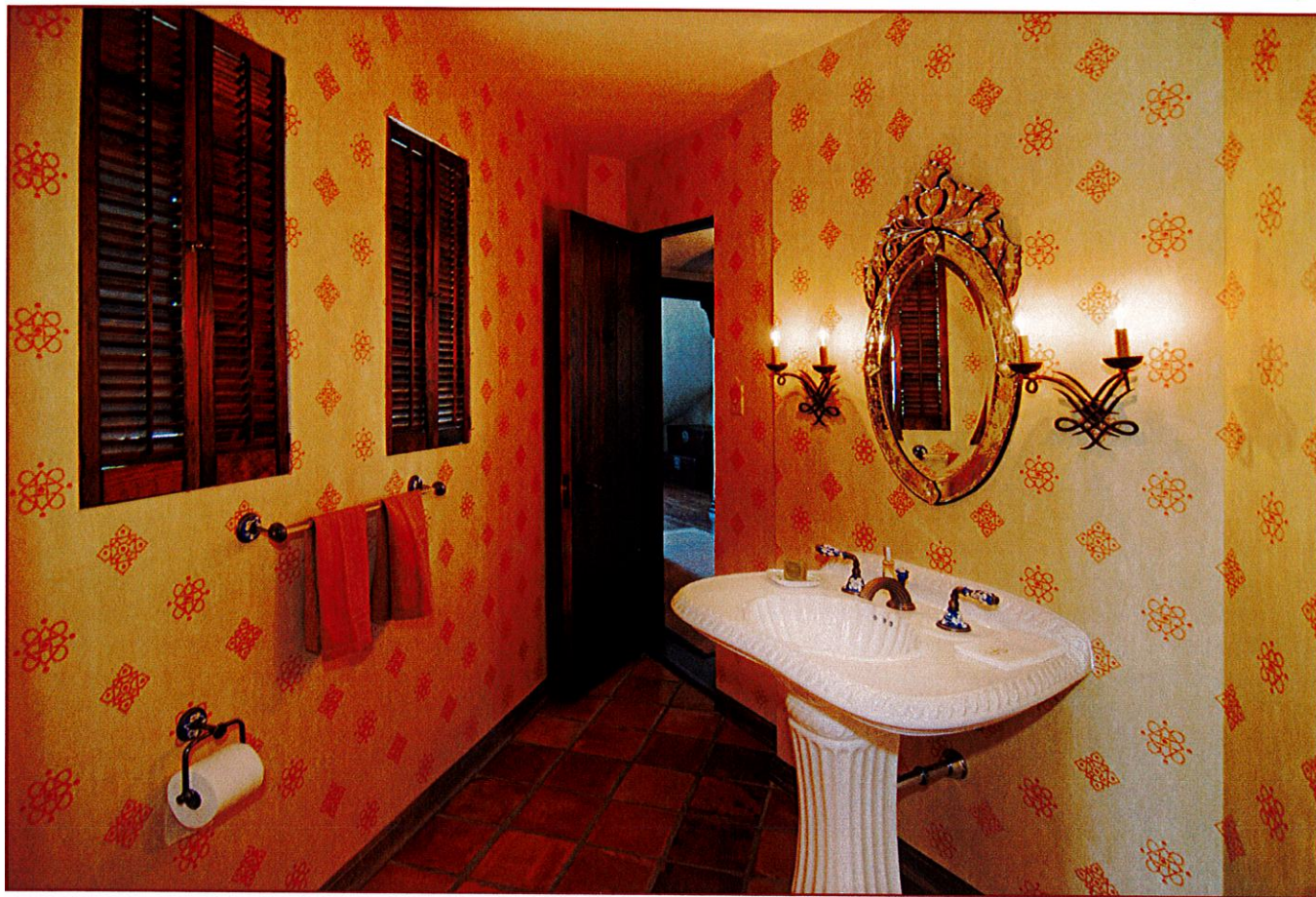
BAR



FAMILY ROOM



FAMILY ROOM VIEW 2



POWDER ROOM



POWDER ROOM 2



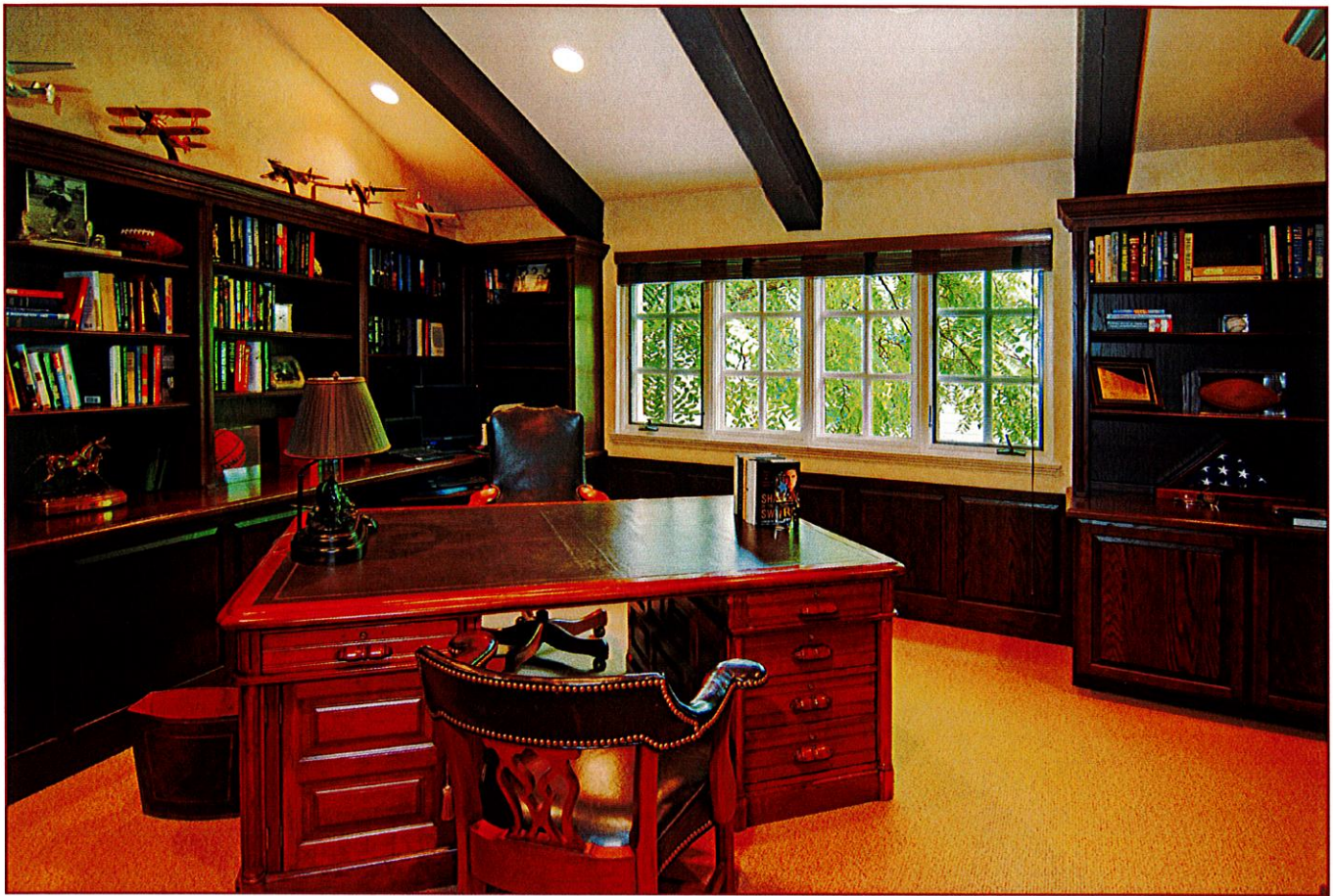
GUEST BATHROOM



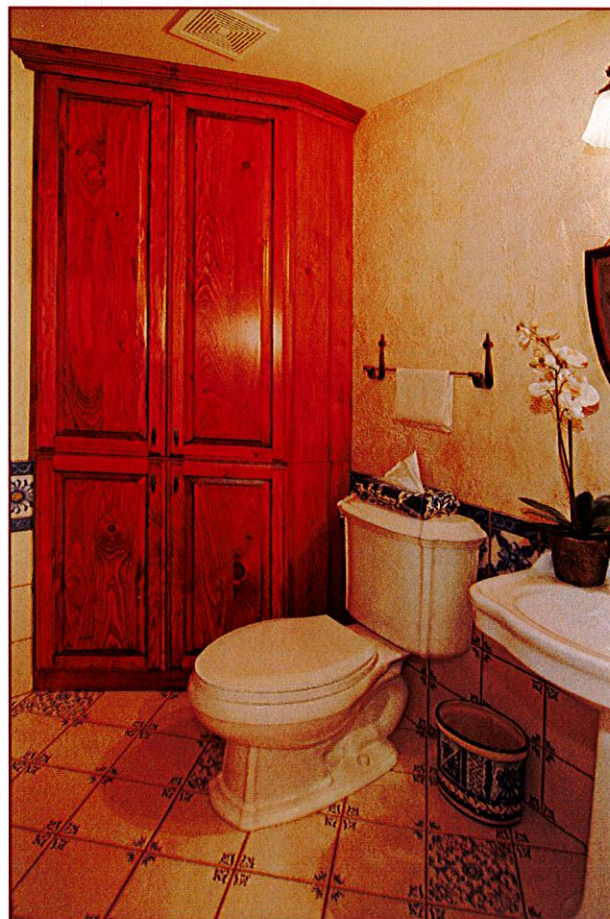
HALLWAY



GAME ROOM



OFFICE



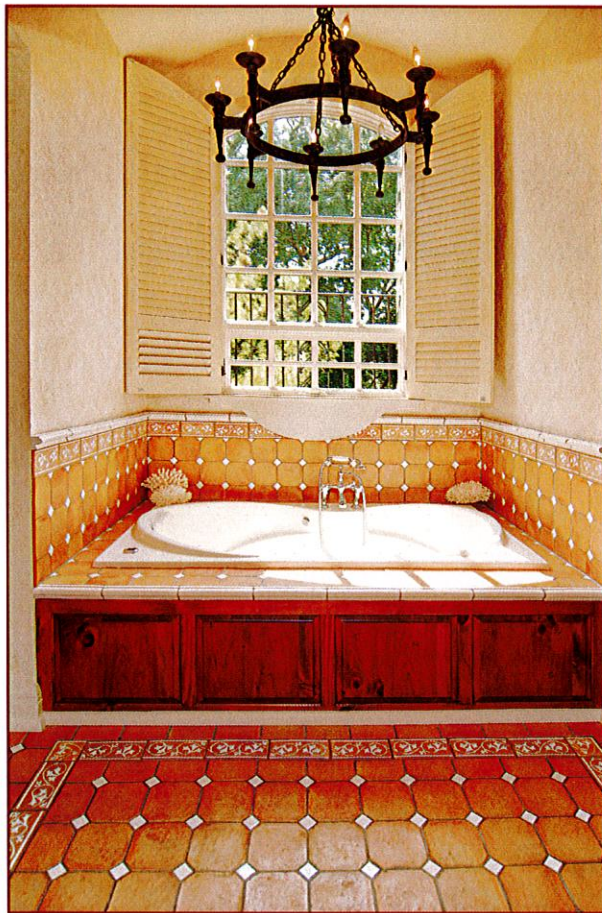
OFFICE BATHROOM



MASTER BEDROOM



MASTER BEDROOM VIEW 2



MASTER BATHROOM



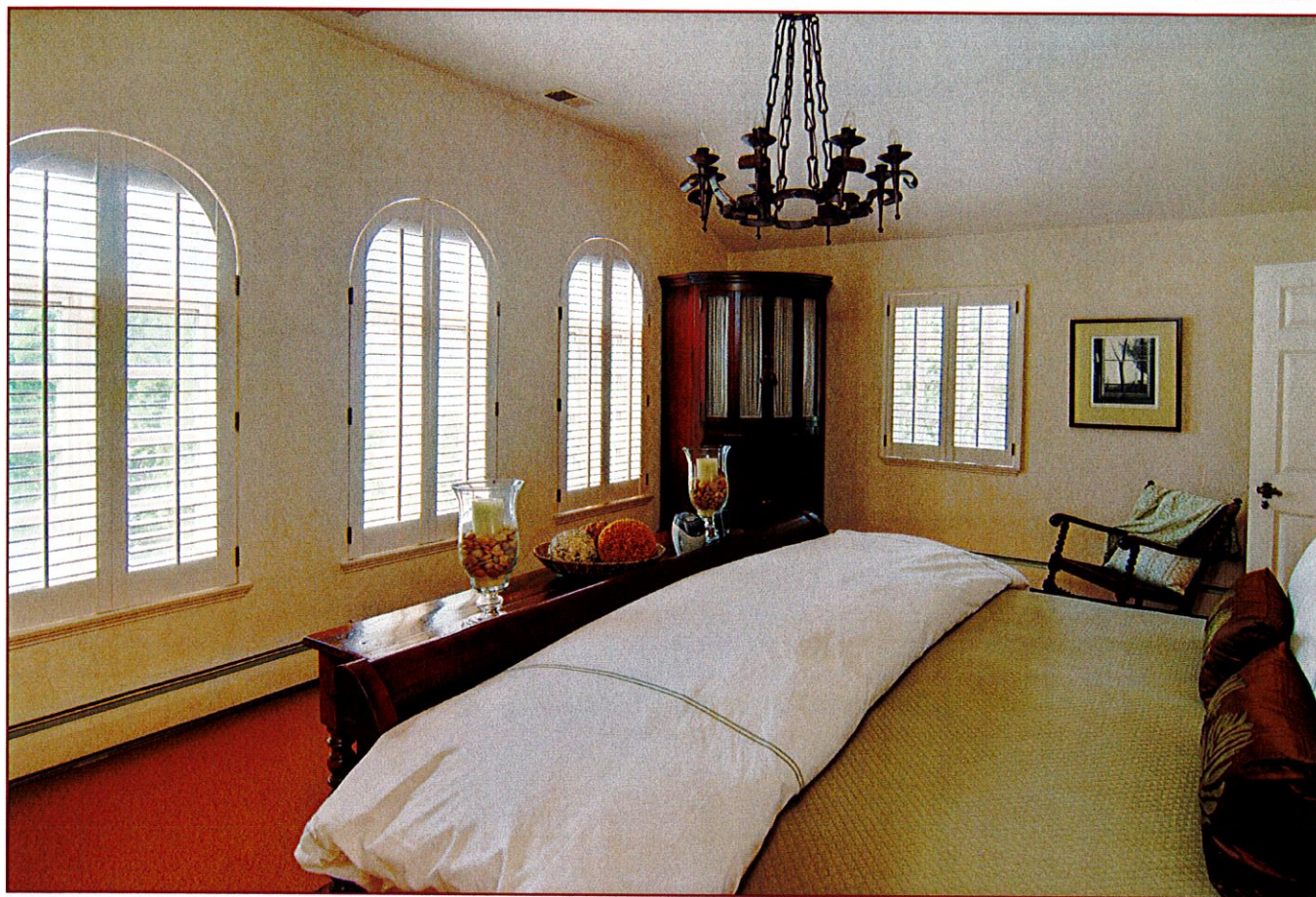
MASTER BATHROOM VIEW 2



BEDROOM



BATHROOM



BEDROOM



GUEST BEDROOM



FRONT VIEW 2



GARAGE VIEW



BACK YARD



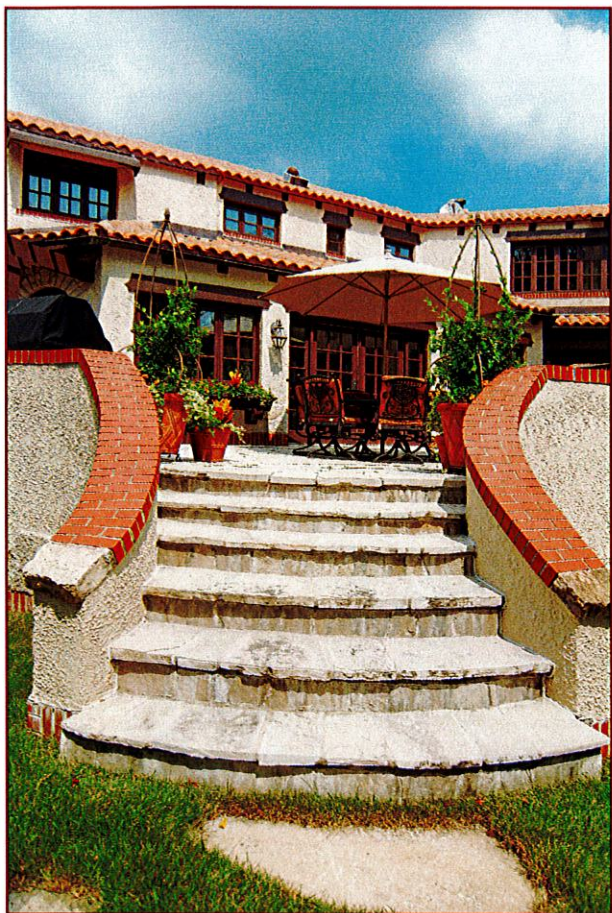
YARD ENTRANCE



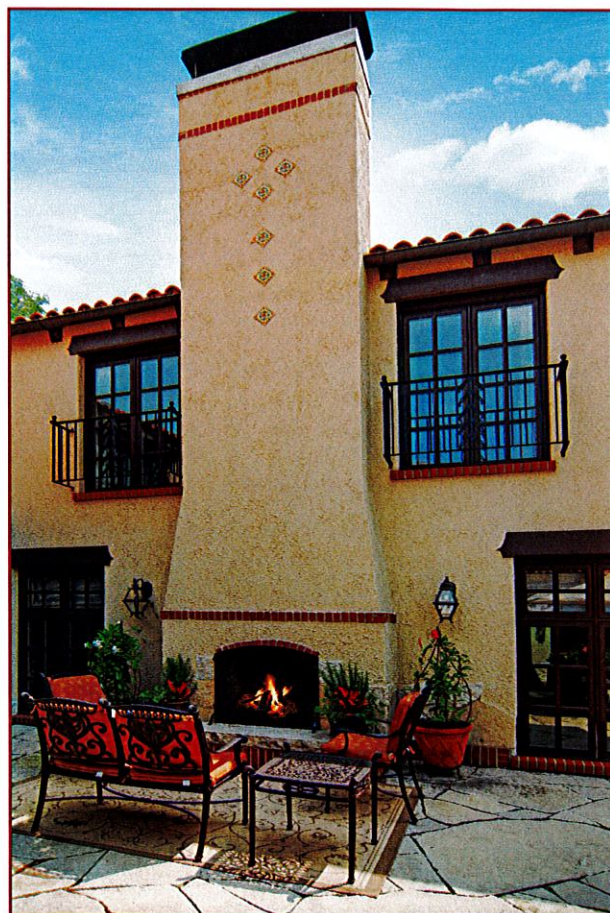
BACK YARD VIEW 2



BACK YARD VIEW 3



PATIO STAIRS



OUTDOOR FIREPLACE



PATIO



PATIO VIEW 2



REAR VIEW OF HOME

SPECIAL FEATURES OF 566 WOODLAND AVE., HINSDALE

THIS STUNNING R. HAROLD ZOOK BUILT MEDITERRANEAN VILLA WAS COMPLETELY RENOVATED IN 1997 WITH EXTENSIVE NEW CONSTRUCTION TO COMPLIMENT THE ORIGINAL ARCHITECTURE. AWARDED THE HINSDALE HISTORICAL SOCIETY'S PRESERVATION AWARD IN 1998.

FOYER

- GORGEOUS ARCHED ENTRY WITH CUSTOM OAK DOOR WITH WROUGHT IRON DETAILS
- ACCESS TO LIVING ROOM AND DINING ROOM
- CIRCULAR STAIRCASE TOWER TO SECOND FLOOR
- TWO COAT CLOSETS
- ORIGINAL, FORGED IRON CHANDELIER
- HARDWOOD FLOORING, REFINISHED IN 1997

LIVING ROOM 40' X 20'

- GRACIOUS STEP DOWN ENTRY
- 18' CEILING OF FIR WITH ORIGINAL EXPOSED BEAMS, WROUGHT IRON STRETCHERS AND CHANDELIERS, REFURBISHED IN 1997
- GORGEOUS ORIGINAL LEADED CATHEDRAL WINDOWS
- FEATURE STAINED GLASS WINDOW
- COPPER HOODED FIREPLACE WITH ORIGINAL ANTIQUE BRONZE AND IRONS AND GAS STARTER
- CUSTOM OAK DOORS WITH WROUGHT IRON DETAILS
- HARDWOOD FLOORING IN HERRINGBONE PATTERN, REFINISHED IN 1997

DINING ROOM 16' X 11'

- FRENCH DOORS LEADING FROM FOYER ARE ADORNED WITH THE SIGNATURE ZOOK SPIDER WEBS IN THE WINDOWS
- ARCHED DISPLAY NICHES WITH BUILT-IN CABINETRY
- CUSTOM OAK FRENCH DOORS WITH WROUGHT IRON DETAILS LEAD TO KITCHEN AND HALLWAY
- OAK CEILING BEAMS

- ANTIQUE CHANDELIER AND WALL SCONCES
- ENTIRE ROOM RENOVATED IN 1997
- HARDWOOD PARQUET FLOORING

POWDER ROOM #1

- WHITE WATERWORKS PEDESTAL SINK AND FIXTURES
- ANTIQUE SCONCES
- ORIGINAL STAINED GLASS WINDOW
- KOHLER COMMODE
- STORAGE CLOSET
- MEXICAN TILE FLOORING

FAMILY ROOM

41' X 24'

- A SEAMLESS, NEW ADDITION TO THE HOME IN 1997
- STEP DOWN ENTRY FROM THE LIVING ROOM AND THE HALLWAY
- OAK BEAMED CEILING WITH CUSTOM WROUGHT IRON CHANDELIER
- STONE AND BRICK WOOD BURNING FIREPLACE WITH GAS STARTER
- WET BAR WITH UPPER AND LOWER CABINETRY COPPER SINK, SUBZERO REFRIGERATOR AND ICE MAKER
- HIDDEN TRAP DOOR ACCESS TO 1000 FOOT WINE CELLAR LOCATED BEHIND THE BAR
- POOL TABLE WITH CUSTOM CHANDELIER
- A WALL OF WINDOWS THAT FLOODS THE ROOM WITH NATURAL LIGHT
- DOUBLE FRENCH DOOR ACCESS TO BACK YARD
- FRENCH DOOR ACCESS TO TERRACE
- BUILT-IN ENTERTAINMENT SYSTEM, 59" HD TV - BLU - RAY - 5 CHANNEL SOUND SYSTEM
- ANTIQUE WALL SCONCES
- KINDLY EXCLUDE THE FIREPLACE SCREEN
- HARDWOOD FLOORING

KITCHEN 17' X 13'

- COMPLETELY RENOVATED IN 1997
- CUSTOM ASH CABINETRY WITH MEXICAN TILE COUNTER TOP
- SPACIOUS CENTER ISLAND WITH BREAKFAST BAR AREA
- STAINLESS STEEL DOUBLE BOWL SINK WITH INSTANT HOT WATER & IN-SINK-ERATOR DISPOSAL
- ADDITIONAL BAR SINK WITH NEW 32 BOTTLE STAINLESS STEEL WINE CHILLER
- THERMADOR DOUBLE OVEN RANGE WITH CENTER GRIDDLE

- KITCHENAID STAINLESS STEEL REFRIGERATOR/FREEZER SIDE BY SIDE NEW 2009
- KITCHENAID DISHWASHER NEW 2008
- BROAN COMPACTOR WITH PANEL FRONT
- CROWN MOLDING
- MEXICAN TILE WALL DETAIL IN TERRA COTTA AND BLUE
- WALL OF WINDOWS PROVIDES FABULOUS VIEWS OF STONE TERRACE
- FRENCH DOOR ACCESS TO TERRACE
- SERVICE ENTRY FROM LOWER LEVEL, MAID'S ROOM, AND DRIVEWAY
- MEXICAN TILE FLOORING

BREAKFAST AREA 12' X 10'

- BOWED AREA HAS PELLA WINDOWS WITH DIVIDED LIGHTS
- LOVELY WROUGHT IRON CHANDELIER
- CUSTOM ASH BUILT-IN CABINETRY
- MEXICAN TILE WALL DETAIL IN TERRA COTTA AND BLUE
- FRENCH DOOR ENTRY TO DINING ROOM
- ACCESS TO POWDER ROOM AND STORAGE CLOSET
- MEXICAN TILE FLOORING

POWDER ROOM #2

- SHERLE WAGNER PEDESTAL SINK AND FIXTURES
- ANTIQUE WALL SCONCES
- KOHLER COMMODE
- MEXICAN TILE FLOORING

OFFICE / BEDROOM #5 14' X 9'

- SEPARATE SERVICE ENTRY FROM DRIVEWAY
- GENEROUS WINDOWS WITH SHUTTERS
- DOUBLE CLOSET
- HARWOOD FLOORING

BATHROOM

- WHITE WATERWORKS PEDESTAL SINK AND FIXTURES
- MEDICINE CABINET
- SHOWER WITH TILE SURROUND AND GLASS DOOR
- PANELED WALLS
- LINEN CLOSET
- CHURCH COMMODE
- RECESSED LIGHTING

- HARDWOOD FLOORING

SECOND FLOOR

TOWER

- STUNNING CIRCULAR STAIRCASE WITH ORIGINAL NATURAL WOOD AND WROUGHT IRON DETAILING
- ORIGINAL LEADED CATHEDRAL WINDOWS
- ORIGINAL CUSTOM WROUGHT IRON CHANDELIER
- ORIGINAL WALL SCONCES
- TWO GUEST CLOSETS

SECOND FLOOR LANDING

- LOFT BALCONY OVERLOOKING LIVING ROOM WITH BUILT-IN CABINETRY, ORIGINAL CHANDELIER, AND WALL SCONCES
- ORIGINAL WROUGHT IRON LIGHT FIXTURE
- TWO GUEST CLOSETS
- FRENCH DOOR ACCESS TO FRONT EXTERIOR BALCONY
- HARDWOOD FLOORING

MASTER BEDROOM 21' X 14'

- VAULTED CEILING WITH WROUGHT IRON STRETCHERS
- GENEROUS WINDOWS OVERLOOKING TERRACE
- CUSTOM WINDOW TREATMENTS
- LOVELY FIREPLACE WITH ANTIQUE ANDIRONS AND GAS STARTER
- SPACIOUS HIS AND HERS WALK-IN CLOSETS WITH EXPANSIVE ORGANIZERS
- RECESSED LIGHTING
- CARPETING, NEW IN 2005

MASTER BATHROOM

- FRENCH DOOR ENTRY
- BARREL CEILING
- VAULTED CEILING OVER THE VANITY AREA
- BEAUTIFUL ARCHED WINDOW WITH CUSTOM PLANTATION BLINDS
- TWO LEADED STAIN GLASS WINDOWS
- OASIS WHIRLPOOL BATHTUB WITH TILE DECK
- SEPARATE STEAM SHOWER WITH CUSTOM TILE SURROUND AND BUILT-IN BENCHES
- CLEAR GLASS PIVOT DOOR

- CUSTOM HIS AND HERS SEPARATE VANITIES WITH CUSTOM TILE COUNTER TOP
- WATERWORKS FIXTURES
- ANTIQUE WROUGHT IRON CHANDELIER
- SEPARATE AREA WITH DOOR FOR COMMODE
- CUSTOM TILE FLOORING

BEDROOM #2 14' X 12'

- COMPLETELY RENOVATED IN 1997
- FRENCH DOOR ENTRY TO FRONT EXTERIOR BALCONY
- ORIGINAL LIGHT FIXTURE
- GENEROUS WALK-IN CLOSET
- CUSTOM WINDOW TREATMENTS
- CARPETING, NEW IN 2005

JACK & JILL BATHROOM

- FURNITURE-STYLE VANITY WITH DOUBLE BOWLS
- CUSTOM TILE COUNTER TOP WITH KOHLER SINKS
- LOVELY VANITY MIRRORS WITH CERAMIC TILE FRAME
- ANTIQUE WALL SCONCES
- FULL-SIZE BATHTUB WITH CERAMIC TILE SURROUND
- CLEAR GLASS DOOR
- KOHLER COMMODE
- CERAMIC TILE FLOOR

BEDROOM #3 19' X 13'

- COMPLETELY RENOVATED IN 1997
- TRAY CEILING
- ANTIQUE WROUGHT IRON CHANDELIER
- ARCHED WINDOWS, NEW IN 2005, WITH PLANTATION BLINDS
- EXPANSIVE CLOSETS
- CARPETING, NEW IN 2005

BEDROOM #4 / OFFICE 14' X 12'

- VAULTED, BEAMED CEILING
- ANTIQUE LIGHT FIXTURE
- BUILT-IN BOOKSHELVES AND CABINETRY
- DOUBLE DOOR CLOSET
- EXPANSIVE WINDOWS WITH LEVOLOR WOOD BLINDS
- RECESSED LIGHTING
- CARPETING NEW IN 2005

BATHROOM

- WATERWORKS PEDESTAL SINK AND FIXTURES
- VANITY LIGHTING
- SHOWER WITH CUSTOM TILE SURROUND AND GLASS DOOR
- BUILT-IN LINEN CABINET
- KOHLER PLUMBING FIXTURES
- RECESSED LIGHTING
- CERAMIC TILE FLOORING

LOWER LEVEL

ORIGINAL BASEMENT

- LAUNDRY AREA WITH MAYTAG WASHER AND DRYER
- UTILITY SINK
- FREEZER, NEW IN 2002
- HALF BATH
- CARPET- NEW 2010

NEW, UNFINISHED BASEMENT

- CUSTOM 1,000 SQUARE FOOT WINE CELLAR, 2000 BOTTLE CAPACITY
- WHISPERKOOL COOLING SYSTEM

MECHANICALS

- ZONED HEATING AND COOLING SYSTEMS
- 4 GAS-FORCED AIR FURNACES WITH AIR CONDITIONING, NEW IN 1997
- RADIANT HEATING IN RENOVATED PORTION OF HOME
- OVERSIZED WATER HEATER WITH RECIRCULATION PUMP, NEW IN 1997
- SUMP PUMP WITH BATTERY BACK-UP, NEW IN 2004
- GENERAC 15KW GENERATOR, NEW IN 1997
- INDOOR/OUTDOOR A/V SYSTEM THROUGHOUT THE HOUSE
- ADT SECURITY/FIRE/SMOKE SYSTEM, NEW IN 1997
- 250K BTU TRIANGLETUBE BOILER, PUMPS AND HEAT EXCHANGER – NEW 2010

GARAGE

- COMPLETELY RENOVATED IN 1997
- TERRA COTTA TILE ROOF, ORIGINAL FROM MAIN HOUSE
- THREE CAR CAPACITY
- ELECTRIC GARAGE DOOR OPENERS
- ELECTRIC HEATER
- STORAGE ATTIC
- SIDE DOOR ACCESS TO DOG RUN

TERRACE 45' X 21' X 20'

- STUNNING RETREAT DESIGNED AND BUILT IN 1997
- FLAGSTONE AND BRICK CONSTRUCTION
- SPECTACULAR OUTDOOR FIREPLACE
- FRENCH DOOR ACCESS TO KITCHEN AND FAMILY ROOM
- TRELLISED WALKWAY TO GARAGE AND MOTOR COURT- NEW IN 2009
- WINDOW BOXES
- CABLE ACCESS

ADDITIONAL FEATURES

- COMPLETE INTERIOR AND EXTERIOR RENOVATION OF ENTIRE HOUSE IN 1997
- EXTERIOR STUCCO RENOVATED IN 1997
- NEW TERRA COTTA TILE ROOF INSTALLED IN 1997
- PAINTED STUCCO AND TRIM IN 2009
- PRIVACY FENCE INSTALLED IN 1997
- TWO MULLERMIST SPRINKLER SYSTEMS, NEW IN 1997
- CHICAGO PAVER DRIVEWAY AND MOTOR COURT
- MATURE LANDSCAPE
- INVISIBLE FENCE

SCHOOLS: OAK ELEMENTARY SCHOOL, DISTRICT 181
 HINSDALE MIDDLE SCHOOL, DISTRICT 181
 HINSDALE CENTRAL HIGH SCHOOL, DISTRICT 86

LOT SIZE: 140' X 195' X 100' X 156', PER SURVEY

ROOM SIZES ARE APPROXIMATE. NO WARRANTY OF REPRESENTATION, EXPRESS OR IMPLIED IS MADE TO ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED TO ERRORS, OMISSIONS, CHANGES OF PRICE, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPALS. ERA JENSEN & FEINSTEIN REALTOR, L.L.C. AND SELLER. PROPERTY FEATURE INCLUSIONS AND EXCLUSIONS SO NOTED IN ANY CONTRACT BETWEEN BUYER AND SELLER AND SHALL TAKE PRECEDENCE OVER MARKETING MATERIALS AND/OR LISTING INFORMATION COMPILED BY ERA JENSEN & FEINSTEIN REALTOR, L.L.C. AND ITS SALES AGENTS



AGENDA ITEM # _____

**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: July 14, 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
Natalie Crown, Planning Intern

RE: Case HPC-11-2023 – 137 N. Clay Street – Preservation Incentive for a Historically Significant Structures Property – Request for Alternative Bulk Zoning Regulations, Building Permit Fee Waiver, and Expedited Processing – Construction of Deck, Pergola, and Patio

FOR: July 20, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a Preservation Incentive application from Homecrafters LLC requesting approval of alternative zoning regulations, a building permit fee waiver, and expedited processing for the construction of a new deck, pergola, and patio for 137 N. Clay Street. The property owner listed on the submitted application is Chad and Sarah Erwin.

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 137 N. Clay Street was approved for inclusion on the Historically Significant Structures Property List on June 13, 2023 by Ordinance No. O2023-13.

The building was constructed in 1883 and features the Gable Front / Queen Anne architecture style with a gable roof with fish scale and diamond pattern shingles, decorative brackets, and dentil trim. The building is also known as an Oliver J. Stough House, an early Hinsdale resident known for his real estate prowess. In 1996, two-story rear and side additions, a one-story sunroom addition to the south side of the building, and a replacement front porch were constructed.

The building is classified as a Contributing Structure in North Hinsdale according to the 2005 North Hinsdale Survey and Historically Significant according to the 1999 Reconnaissance Survey. The building was also referenced in "Hinsdale's Historic Homes and the People Who Lived in Them", Volume 1 by Mary Sterling, 1997.

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



MEMORANDUM

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 deck, pergola, and patio on the south side of the existing single-family home at 137 N. Clay Street. The existing patio, deck, and pergola will be removed as part of this project. A site plan, building elevations, plat of survey and photos of the existing home have been submitted for review.

As shown on the proposed plans, the cedar deck and pergola have been designed to match the architectural style of the historic home. The supporting columns for the pergola will match the design of the columns on the front porch. The patio will be constructed of bluestone and the existing brick paver will be repurposed from the existing patio. There are no other changes to the exterior of the house.

The applicant is requesting to reduce the south interior side yard setback from 7.19 feet to 6.0 feet to allow for the construction of the deck, pergola, and patio. The proposed project will allow for additional outdoor living space. Alternative bulk zoning regulations listed in Section 8-205 of the Zoning Code allow for an interior side yard setback of 6 feet for properties in the R-4 Single-Family Zoning District subject to approval of a Preservation Incentive Certificate by the Historic Preservation Commission. The proposed plan meets 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.



MEMORANDUM

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.

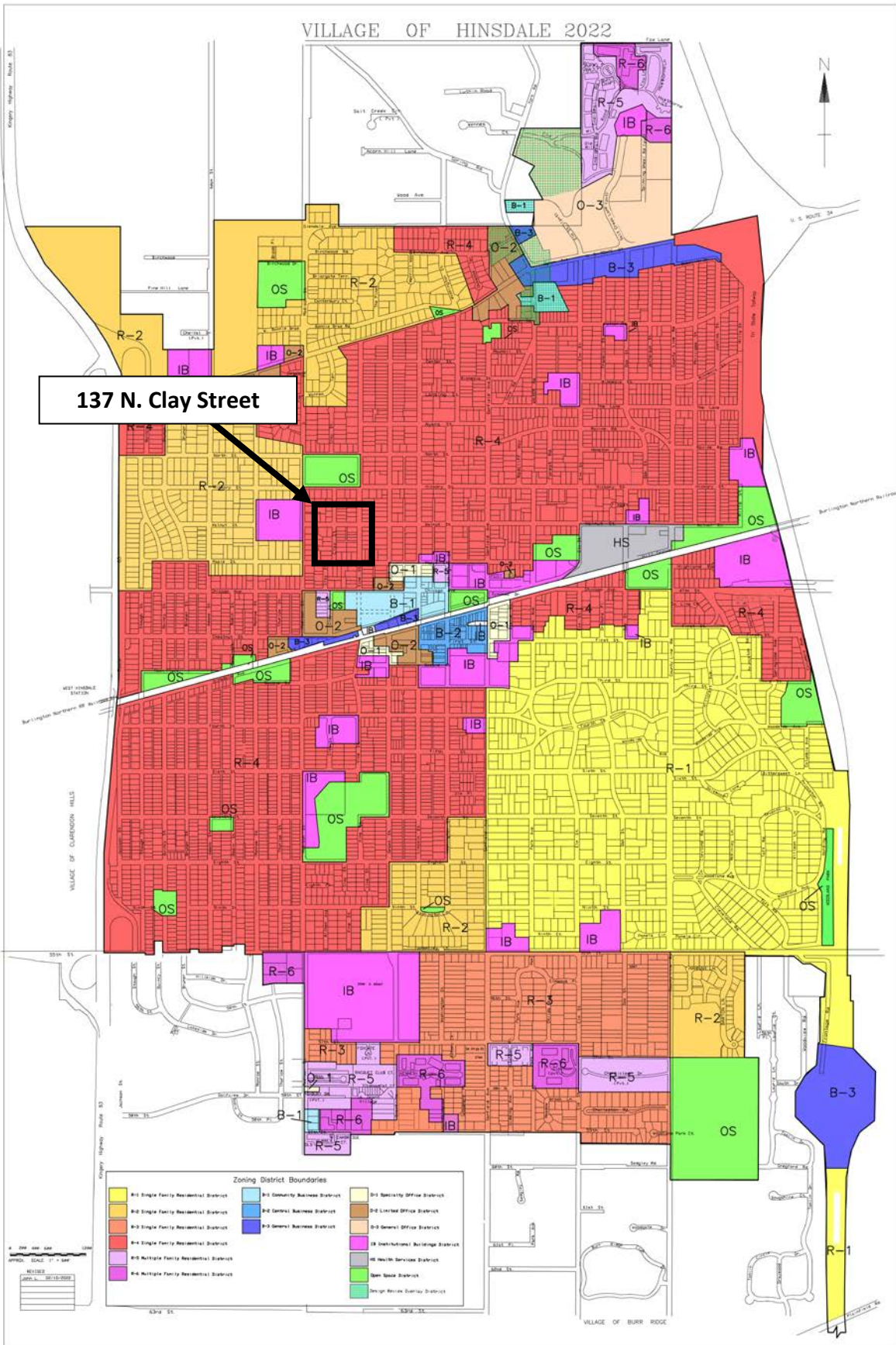
Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either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

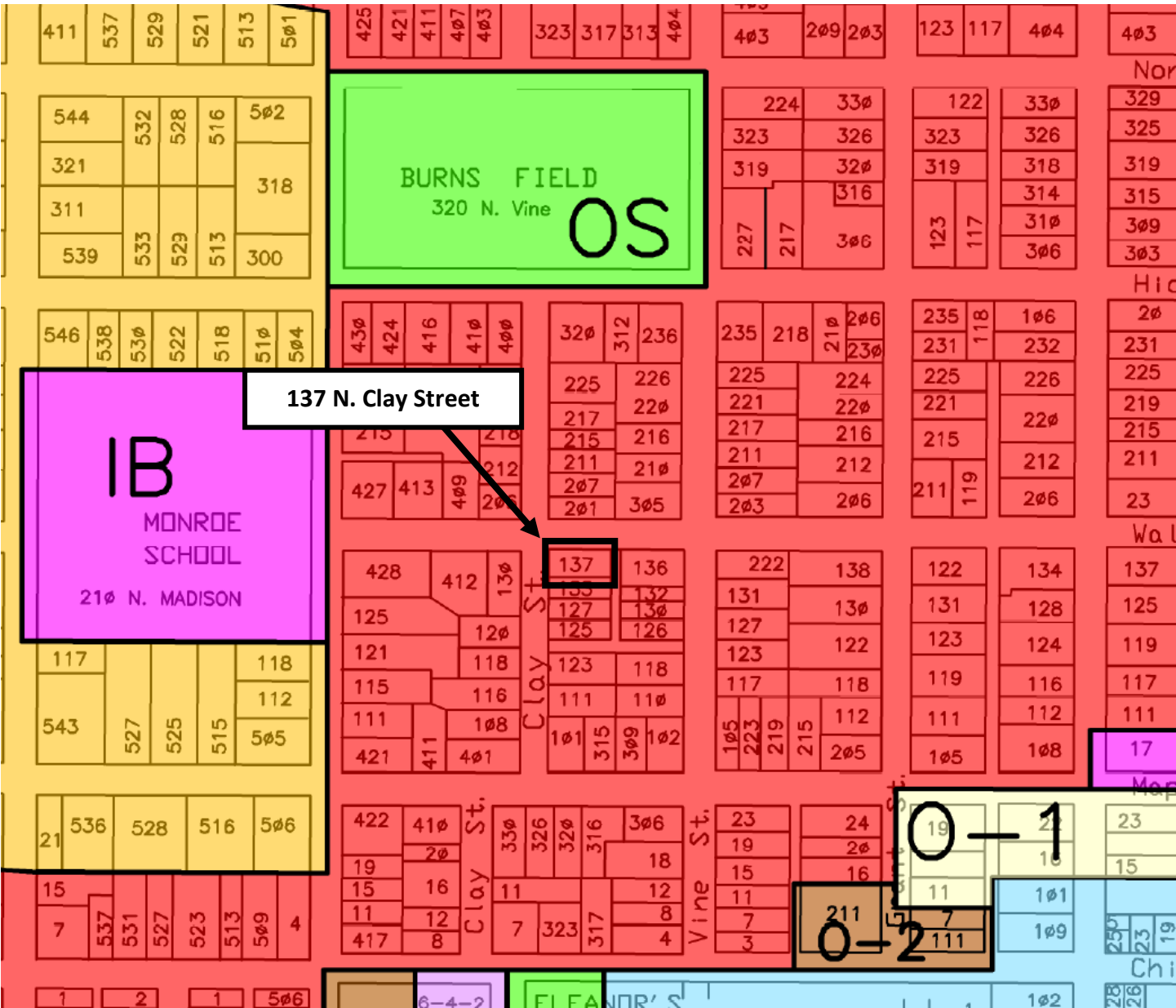
Attachments

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

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – 137 N. Clay Street



Birds Eye View – 420 E. Seventh Street






Clay Street View – 137 N. Clay Street



Walnut Street View – 137 N. Clay Street



HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST
PROPERTY INFORMATION SHEET

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

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET # 137
 DIRECTION N
 STREET: CLAY
 SUFFIX ST
 CITY IN
 LOCAL SIGNIFICANCE RATING C
 POTENTIAL IND NR? (Y or N) N
 CRITERIA
 Contributing to a NR DISTRICT? C
 Contributing secondary structure? NC
 Listed on existing SURVEY? HHS/plaque



GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

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

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

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

HISTORIC INFORMATION

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



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

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

PHOTO INFORMATION

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

SURVEY INFORMATION

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

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.

Comparison of Standard Bulk Regulations and Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List in the Historic Overlay District

	Existing Bulk Regulations - Section 3-110 [Refer to the footnotes in Section 3-110(I) & Article 10 for Non-Conforming Precode Structures and Lots]				Alternative Bulk Regulations for Properties on the Historically Significant Structures Property List - Section 8-205	
	R-1	R-2	R-3	R-4	R-1 / R-2	R-3 / R-4
A. Maximum Height						
(a) Feet					Not applicable	Not applicable
(i) Smallest side yard provided of 14' or less		30'				
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the difference between the smallest side yard provided and 14'				
(iii) Smallest side yard of more than 24'		32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'				
(b) Stories	3	3	3	3		
B. Maximum Elevation						
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'		35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'		Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'					
(c) Smallest side yard of more than 24'	42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'					
C. Minimum Lot Area and Dimensions ^{1,2}						
1. Total Lot Area (Square Feet)	30,000	20,000	15,000	10,000	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size
2. Lot Area Per Unit (Square Feet)	30,000	20,000	15,000	10,000		
3. Lot Width						
(A) Interior Lot	125'	100'	70'	70'		
(B) Corner Lot	125'	100'	80'	80'		
4. Lot Depth	125'	125'	125'	125'		
D. Minimum Yards ^{2,3,4,5,6}						
1. Front ^{7,8,9}	35'	35'	35'	35'	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.

2. Side Yards ⁹							
(A) Corner Lot ^{8,10}							
(I) Corner Side		35'	35'	35'	35'	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less
(Ii) Interior Side		10'	10'	8'	8'	10'	6'
		or 6' plus 10% of lot width in excess of 50', whichever is more					
(B) Interior Lot ¹⁰							
(I) Minimum Per Yard		10'	10'	8'	8'	10'	6'
		or 6' plus 10% of lot width in excess of 50', whichever is more					
(Ii) Minimum Total		30% of lot width up to, and including, 125' plus 35% of lot width in excess of 125'					
3. Rear ^{9,11}							
(A) Corner Lot		15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'	10% lot depth, minimum 15'	15'
(b) Interior lot		50'	50'	25'	25'	25'	15'
E. Maximum Floor Area Ratio ^{12,13}							
1. Lots with a total lot area less than 10,000 square feet			0.25 plus 1,100 square feet			Not applicable	Not applicable
2. Lots with a total lot area 10,000 square feet to 20,000 square feet			0.24 plus 1,200 square feet				
3. Lots with a total lot area greater than 20,000 square feet			0.20 plus 2,000 square feet				
F. Maximum Building Coverage ¹⁴							
1. Maximum combined total principal and accessory uses		25%	25%	25%	25%	25% of lot area	25% of lot area
2. Maximum total accessory uses		10%	10%	10%	10%	10% of lot area	10% of lot area
G. Maximum Lot Coverage		50%	50%	50%	50%	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties

Please note properties on the Historically Significant Structures Property List and utilizing alternative bulk regulations are subject to additional regulations included in the footnotes in Section 3-110(I) and may be subject to the regulations for non-conforming precode structures and non-conforming lots in Article 10.

HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION	
Property Address 137 N Clay Hinsdale, IL 60521	
PIN(s) 09-01-322-001	
Zoning District R2 R-4	Land Use 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 Catie Knoebel	Company Homecrafters LLC
Address	City / State / Zip Hinsdale, IL 60521
Phone 630-551-5492	Email cjknoebel@gmail.com
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)	
Name Chad & Sarah Erwin	Company
Address 137 N Clay	City / State / Zip Hinsdale, IL 60521
Phone 773-896-8781	Email Sarah.marie.erwin@gmail.com
PROJECT DETAILS	
Property Size (Square Feet)	Building Size (Square Feet)
Total Cost of Exterior Improvements	Cost of Eligible Improvements
Estimated Work Start Date JULY 21, 2023	Estimated Work End Date SEPTEMBER 15, 2023

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.

Catie Knoebel
 Printed Name of Applicant
 Chad Erwin
 Printed Name of Property Owner

Signature of Applicant

 Signature of Property Owner

June 13, 2023
 Date
 June 13, 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: _____

The following table is based on the _____ **R-4** 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)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking Front Yard Setback			
Parking Corner Side Yard Setback			
Parking Interior Side Yard Setback			
Parking Rear Yard Setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

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

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 23, day of JUNE, 20 23 I/We have read the above certification, understand it, and agree to abide by its conditions.

APPLICANT SIGNATURE

CATE KNOEBEL
Printed Name of Applicant

[Signature]
Signature of Applicant

6.23.23
Date

SUBSCRIBED AND SWORN to before me this 23 day of JUNE, 20 23.

[Signature]
Notary Public Signature & Seal

DIANA CAZARES-LEON
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 17, 2025

PROPERTY OWNER SIGNATURE (IF DIFFERENT FROM APPLICANT)

Sarah Erwin
Printed Name of Owner

[Signature]
Signature of Owner

6-23-23
Date

SUBSCRIBED AND SWORN to before me this 23 day of JUNE, 20 23.

[Signature]
Notary Public Signature & Seal

OFFICIAL SEAL
CATHERINE KNOEBEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 08, 2024

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: CATIE KNOEBEL - HOMEWORKERS

Owner's name (if different): SARAH & GAD ERWIN

Property address: 137 N WAY

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: 61.975x 140.35

Current use of property: SINGLE FAMILY RESIDENCE

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:
REMOVE AND REPLACE DECK & PERGOLA

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

CATIE KUNDEREL 5.24.23
Applicant's printed name

Dated: MAY 24, 20 23.

HOME CRAFTERS

June 13, 2023

To Whom It May Concern:

My clients, Chad and Sarah Erwin, live at 137 N Clay. They love their historic home, but would like to create a functional outdoor space for their family to gather during the warmer months. With the Title 14 incentives we are seeking 'Alternative Bulk Zoning' to reduce the side yard setback requirements from 7.9' to 6.0', Fee Waiver for Permits, and Expedited Processing. The reduced side yard setback will gain them an additional 18" of living space on their new deck with a pergola.

The current deck and pergola structure will be removed by hand from the house.

For the new structure, we will be using traditional smooth, clear cedar for the overhead pergola structure and the rest of the deck. The patio will be natural cleft bluestone with a brick paver border to re-purpose the existing brick paver material.

This project is very important to assist this family and home in creating functional outdoor space. The additional 18" of living space on the new deck will allow for a furniture arrangement and gathering space. It will bring elevate this historic home and allow it to become functional for this modern family. Currently, they do not have a functional outdoor space that allows their family to enjoy a meal together or make memories in their yard.

Thank you for reviewing this purposed project.

Sincerely,



Catie Knoebel

Owner of Homecrafters

cjknoebel@gmail.com

630.551.5492

137 N Clay - Current Photos



137 N Clay - Current Photos of Existing Deck & Pergola



137 N. Clay History

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

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

137 N. Clay



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

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

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

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

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

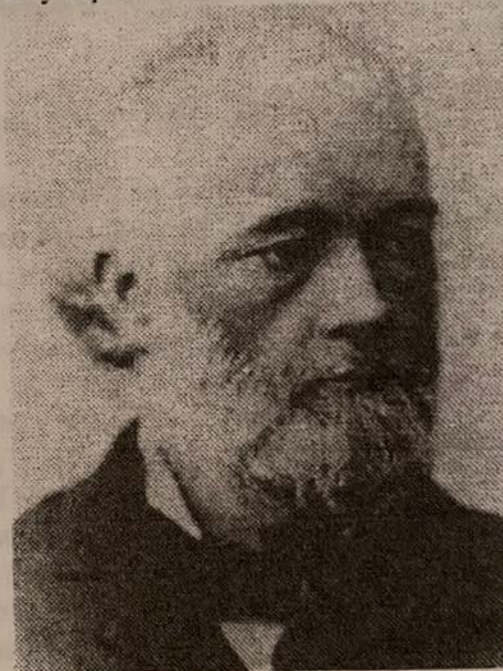
at the age of 14. They had three children: Henry, 23, a bookkeeper in a store at 43 Franklin St.; William, 20, another bookkeeper at Nonotuck Silk Company, 266 Adams St.; and Louis, then only 8 years old. Chris Bargeman was an industrious carpenter in Hinsdale who built many of its houses. His granddaughter,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

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

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

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

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



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

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

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

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

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

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

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

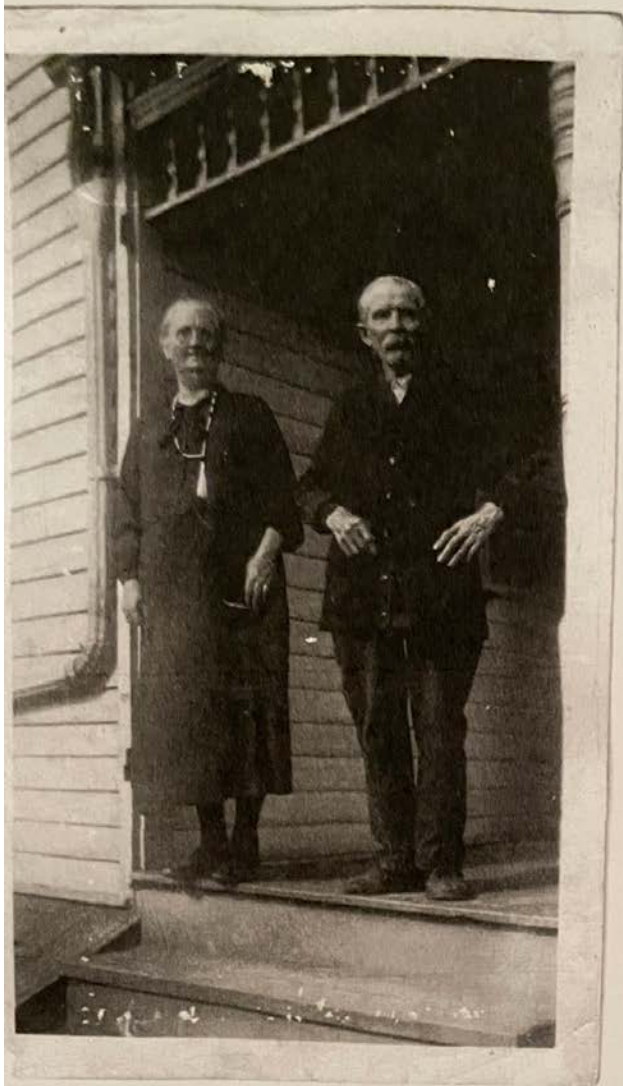
Imagine the wonderful memories Mrs. Kurth had from all the holidays spent in her own home, and that of her father and his father. The house, full of people for family gatherings at Christmas, Thanksgiving, and other holidays—hunting for Easter eggs, warm with happy times with loved ones. Mrs. Kurth spent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

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









Christopher and
Mary Bergman.

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



The about



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



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



Winter
1947 - 48

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





Winter 1948-49 ?

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



March 27, 1950



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



(assumed)

KABAL SURVEYING COMPANY

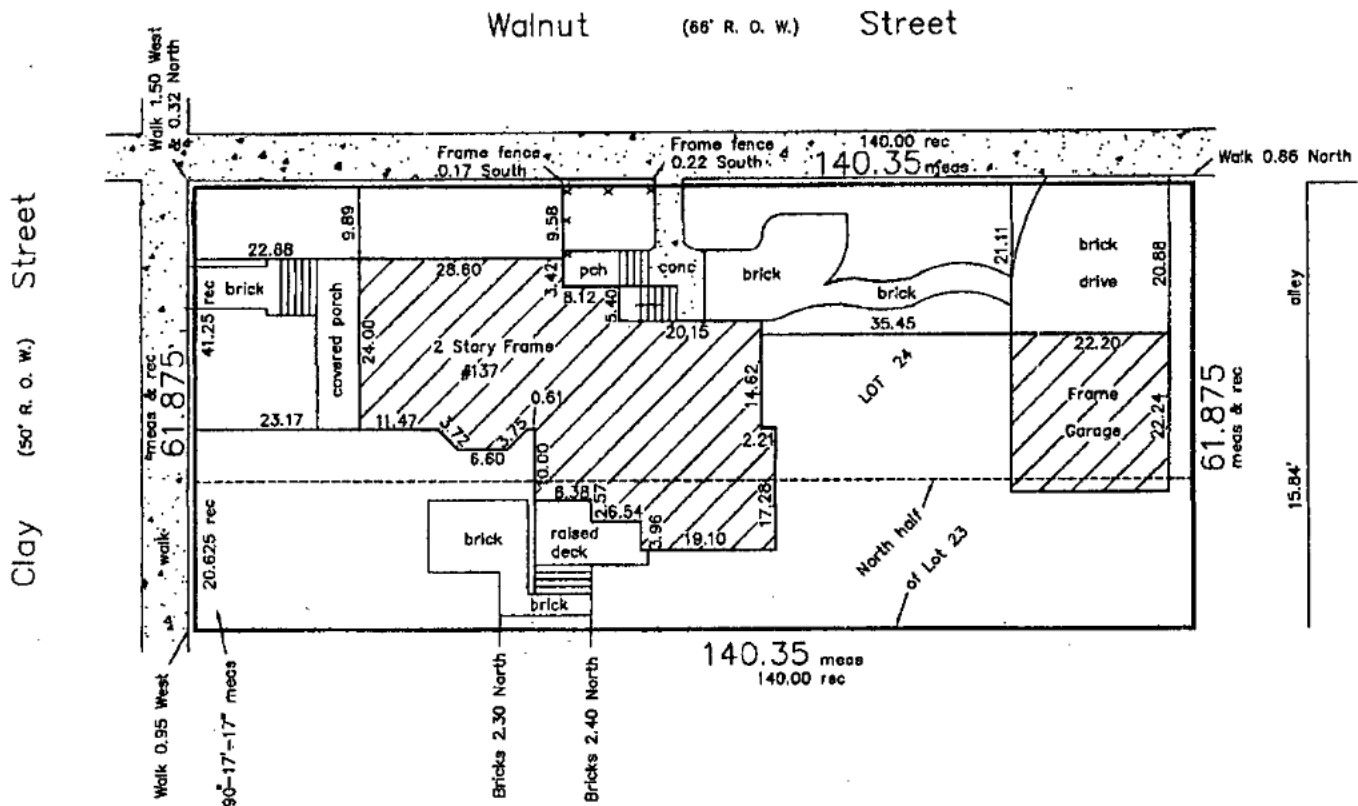
Land Surveying Services

Plat of Survey

The North half of Lot 23 and all of Lot 24 in Block 10 in Stough's Resubdivision of Blocks 10 and 11 of Stough's 1st Addition to Hinsdale, in the South half of the Southwest quarter of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said Resubdivision recorded June 22, 1876 as Document 21896, in DuPage County, Illinois.

Address: 137 North Clay Street, Hinsdale

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabaISurveyingCompany.com
Registration No. 184-003051



LEGEND

conc = concrete, pc = point of curve
R.O.W. = right-of-way
rec = record, N = North
meas = measured
pch = porch, rad = radius
prc = point of reverse curve

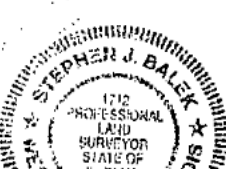
Area of property is approximately 8,661 square feet

☒ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed December 5 20 13

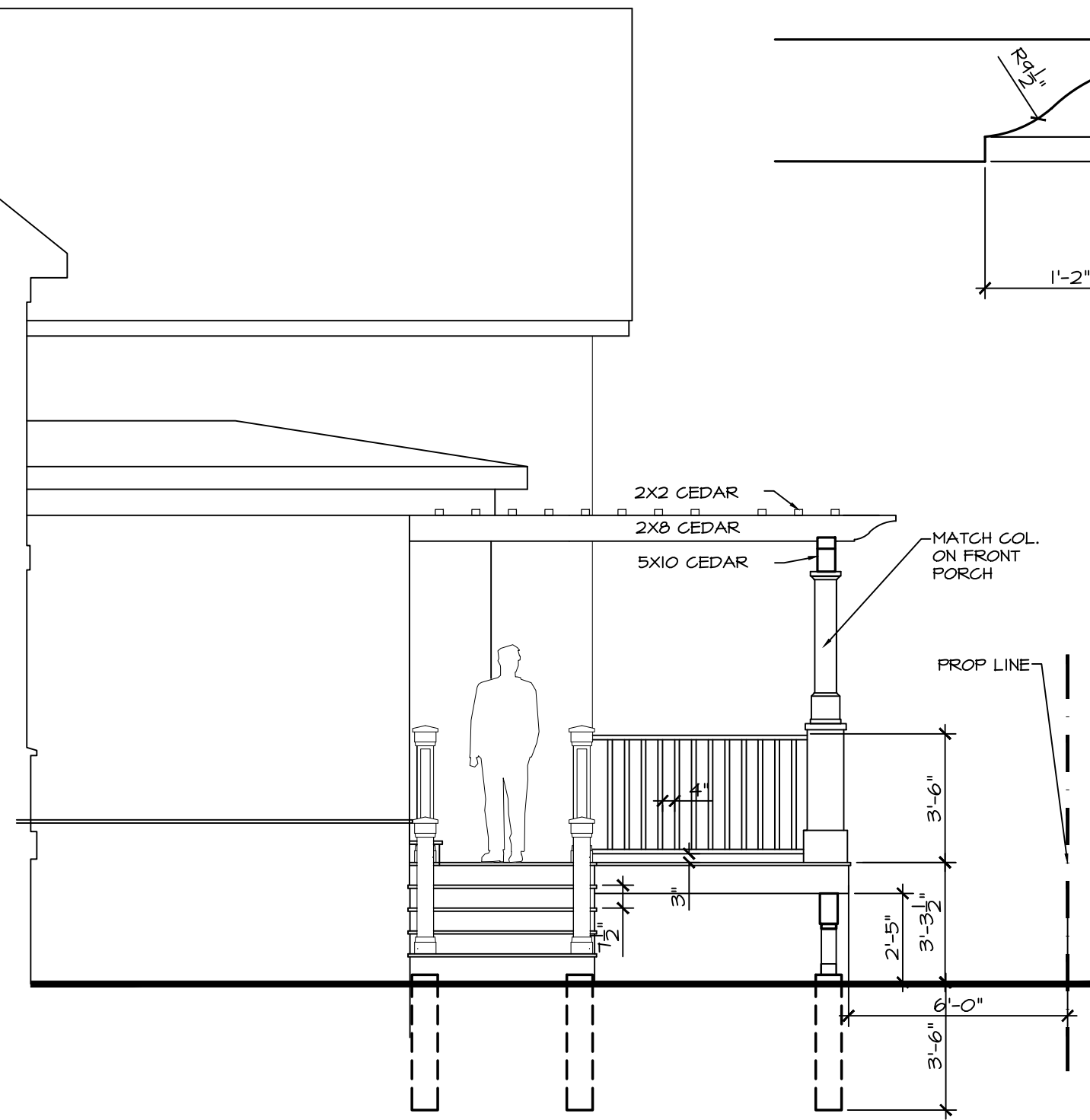
Building Located December 5 20 13



This professional service conforms to the current Illinois minimum standards for a boundary survey

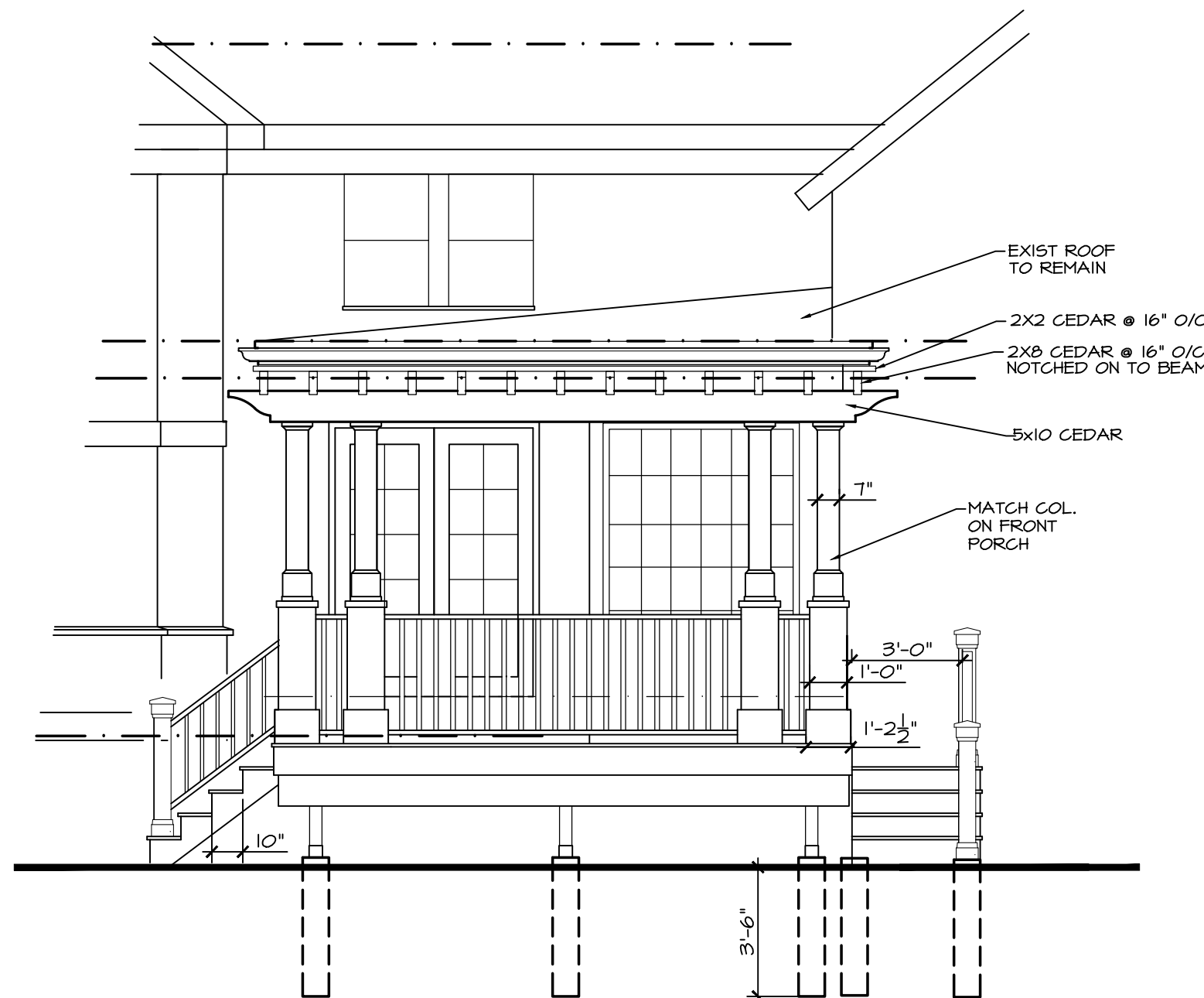
STATE OF ILLINOIS }
COUNTY OF COOK }

I, STEPHEN J. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.



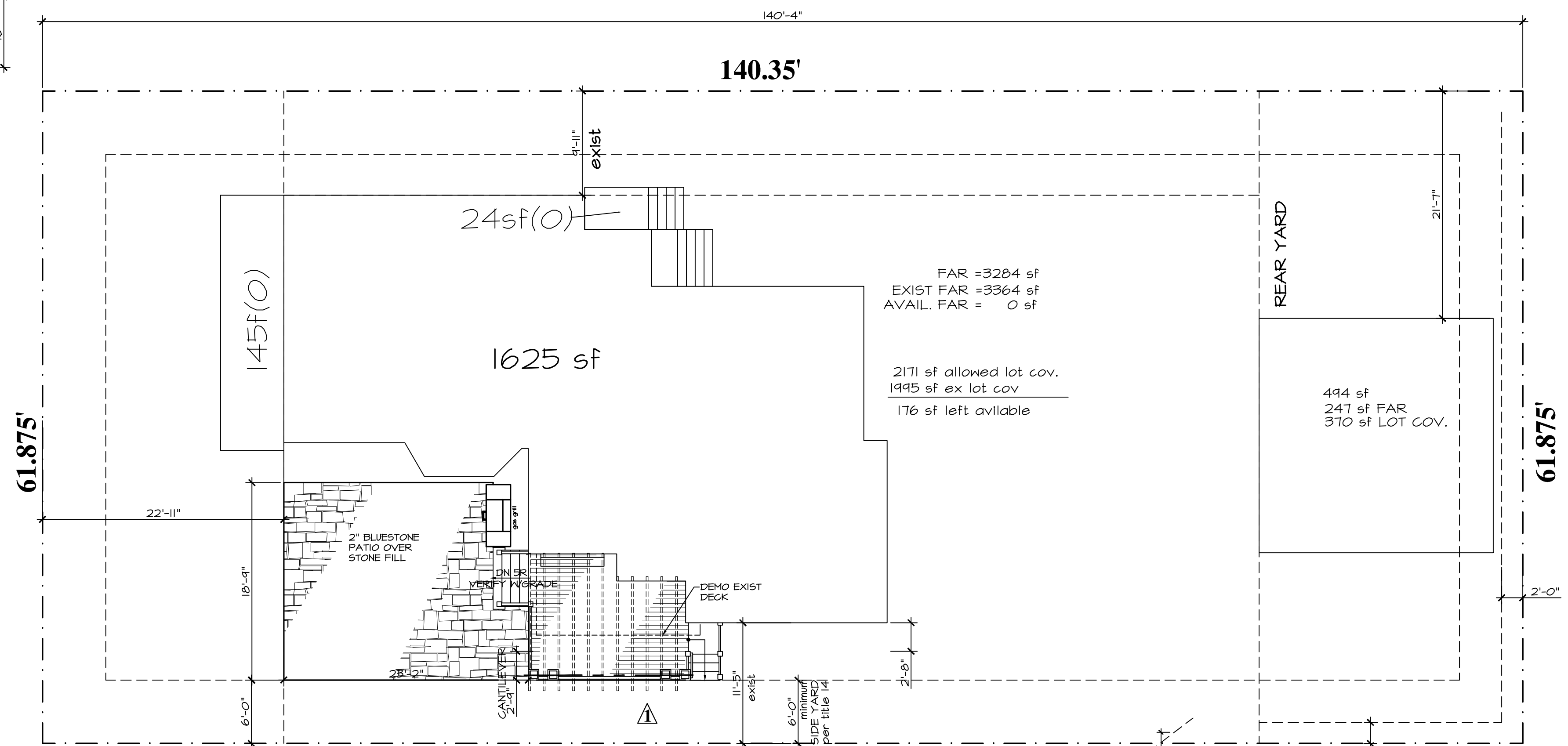
WEST SIDE

1/4" = 1'-0"



SOUTH SIDE

1/4" = 1'-0"

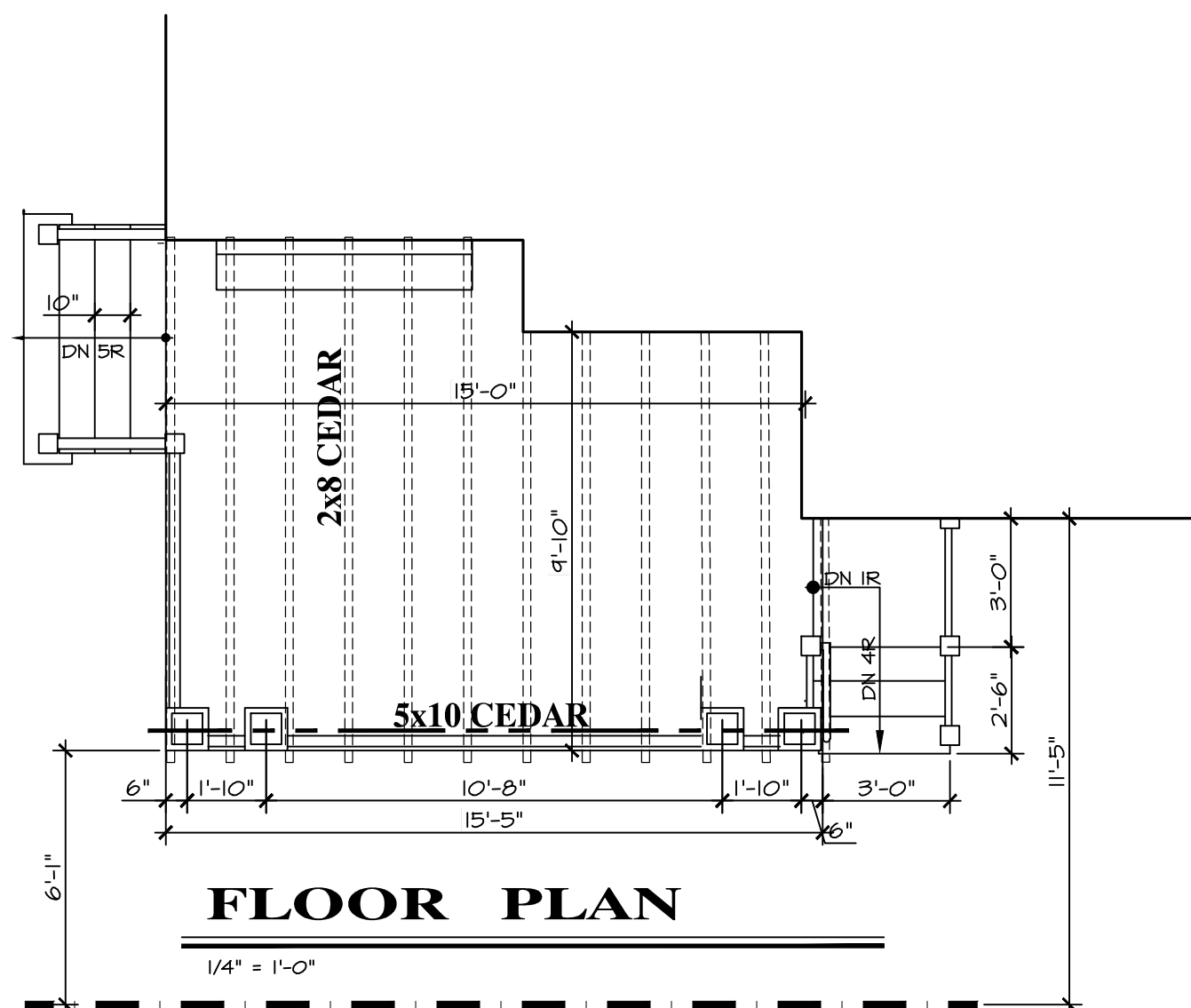


SITE PLAN

LOT AREA 8684 sf

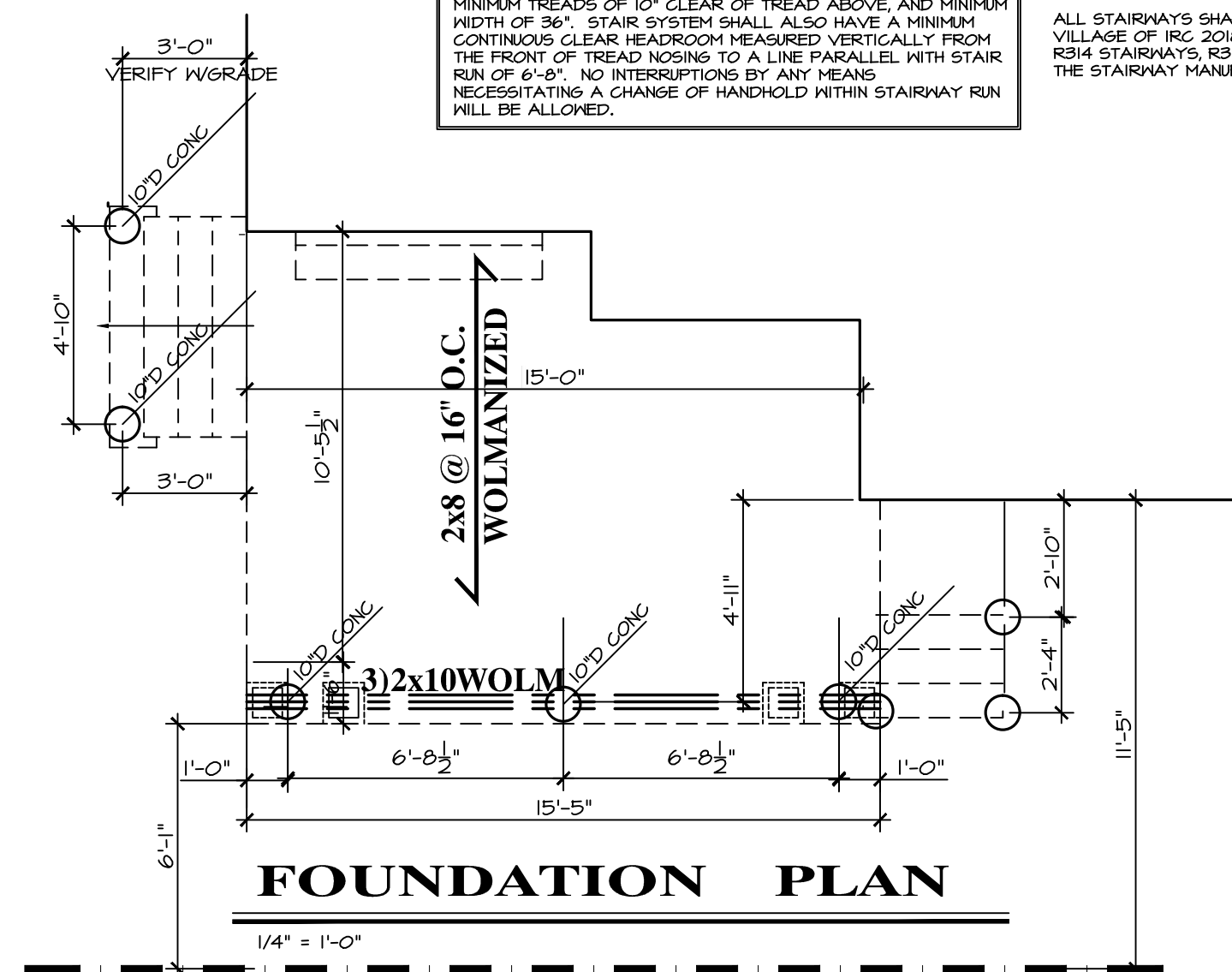
NOTE!

ALL MATERIAL SHALL
BE TIGHT KNOT CEDAR
OR CLEAR REDWOOD
UNLESS NOTED
OTHERWISE



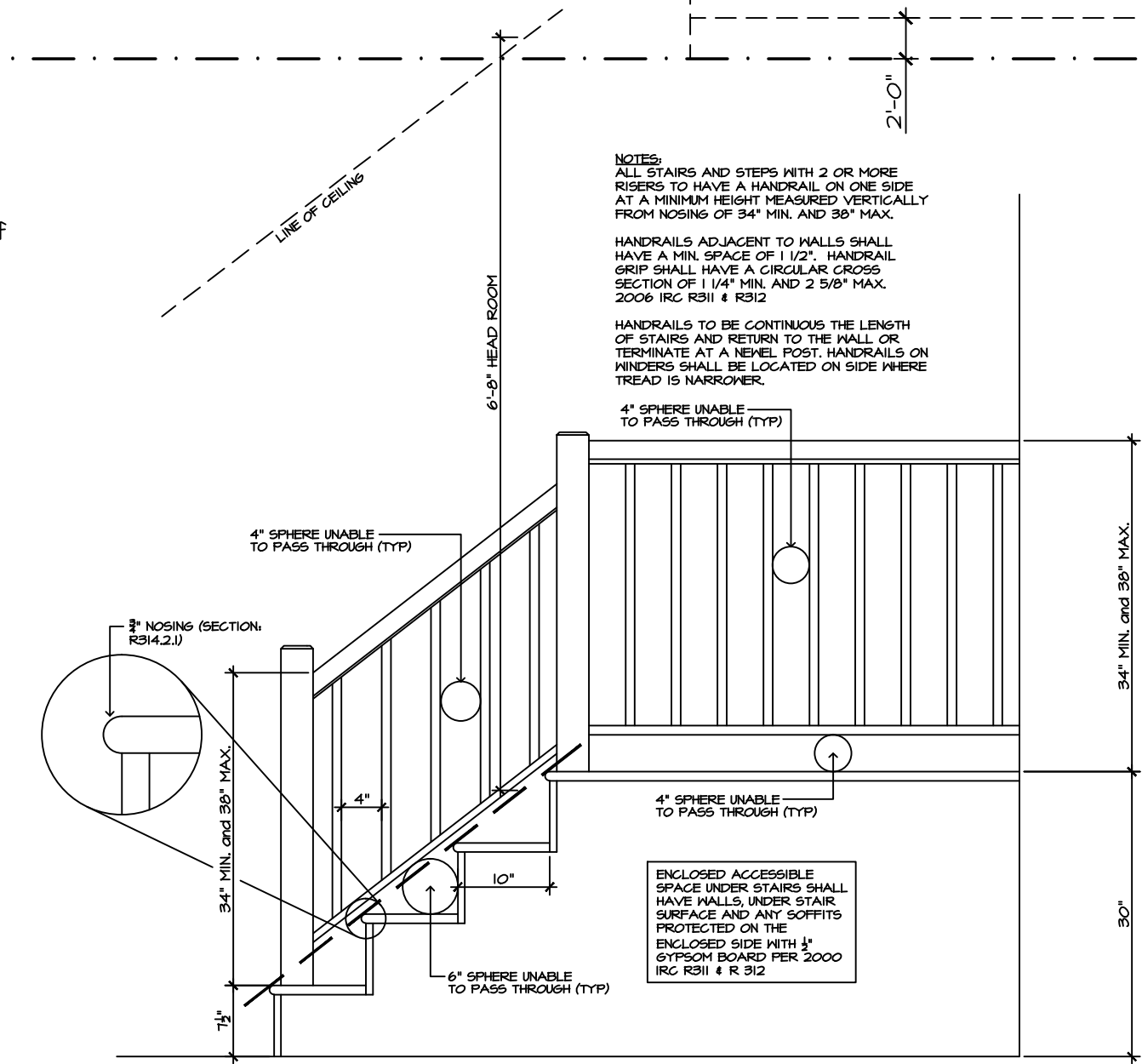
FLOOR PLAN

1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"



TYPICAL STAIR DETAIL

ANY STAIR SYSTEM SHALL HAVE A MAXIMUM RISE OF 7 1/2".
MINIMUM TREADS OF 10" CLEAR OF TREAD ABOVE, AND MINIMUM
WIDTH OF 36". STAIR SYSTEM SHALL ALSO HAVE A MINIMUM
CONTINUOUS CLEAR HEADROOM MEASURED VERTICALLY FROM
THE FRONT OF TREAD NOSING TO A LINE PARALLEL WITH STAIR
RUN OF 6'-8". NO INTERRUPTIONS BY ANY MEANS
NECESSITATING A CHANGE OF HANDHOLD WITHIN STAIRWAY RUN
WILL BE ALLOWED.

ALL STAIRWAYS SHALL COMPLY WITH THE VISUAL INTERPRETATION OF THE
VILLAGE OF ILL. 2018 STAIR BUILDING CODE AND SECTIONS
R304 STAIRWAYS, R306 HANDRAILS AND R306 GUARDS AS PRESENTED BY
THE STAIRWAY MANUFACTURERS' ASSOCIATION.

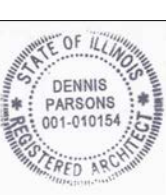
STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared
under my direct supervision, the attached
plans and specifications and state that, to
the best of my knowledge and belief and to
the extent of my contractual obligation, they
are in compliance with all applicable
building codes and ordinances of the Village
of Hinsdale, Illinois.

Signed: *[Signature]* Architect

ILL. REGISTRATION # 001-010-154

License Expires 11-2024



ANY DRAWING DISCREPANCIES SHALL BE
BROUGHT TO THE IMMEDIATE ATTENTION
OF THE ARCHITECT BEFORE PROCEEDING
WITH THE WORK.

REVISIONS

REV.#	DATE
1	11-1-22

PHONE: 630-561-8195

PARSONS
ARCHITECTS, LLC

THESE DOCUMENTS ARE
COPYRIGHTED AND OWNED
BY PARSONS ARCHITECTS
AND MAY NOT BE USED
IN WHOLE OR IN PART
WITHOUT THE WRITTEN
PERMISSION OF
DENNIS KEITH PARSONS

A NEW OUTDOOR SPACE for
THE ERWINS
XXXX
HINSDALE, IL

DATE:
10-17-22

SCALE:
AS NOTED:

DRAWN BY:
DKP

CHECKED BY:
DKP

SHEET

A-1

OF 1 SHEETS

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2022 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: www.dupagecounty.gov/treasurer
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



09-01-322-001
 ERWIN, CHAD & SARAH
 137 N CLAY ST
 HINSDALE IL 60521

1

ON OR BEFORE:	PAY:
JUN 01, 2023	0.00
PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	0.00
JUL 1 THRU 31	0.00
AUG 1 THRU 31	0.00
SEP 1 THRU 30	0.00
OCT 1 THRU 31	0.00
NOV 1 THRU 16	0.00

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 15, 2023

\$8,384.19 PAID May 31, 2023

1090132200189059000083841901

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2022 Tax

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: www.dupagecounty.gov/treasurer
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



09-01-322-001
 ERWIN, CHAD & SARAH
 137 N CLAY ST
 HINSDALE IL 60521

2

ON OR BEFORE:	PAY:
SEP 01, 2023	8,384.19
PAYING LATE?	PAY THIS AMOUNT:
SEP 2 THRU 30	8,509.95
OCT 1 THRU 31	8,635.72
* NOV 1 THRU 16	8,771.48

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2022 TAX BILL AFTER OCTOBER 31, 2023, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 15, 2023

2090132200189059000083841902

Rate 2021	Tax 2021	Taxing District	Rate 2022	Tax 2022
		** COUNTY **		
0.0966	305.36	COUNTY OF DU PAGE	0.0828	264.82
0.0196	61.96	PENSION FUND	0.0189	60.44
0.0298	94.20	HEALTH DEPARTMENT	0.0300	95.94
0.0127	40.14	PENSION FUND	0.0111	35.52
0.1102	348.36	FOREST PRESERVE DIST	0.1055	337.44
0.0075	23.70	PENSION FUND	0.0075	23.98
0.0144	45.52	DU PAGE AIRPORT AUTH	0.0139	44.46
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0304	96.09	DOWNERS GROVE TWP	0.0310	99.16
0.0006	1.90	PENSION FUND	0.0006	1.92
0.0499	157.74	DOWNERS GR TWP RD	0.0514	164.38
0.0009	2.84	PENSION FUND	0.0012	3.84
0.2862	904.73	VLG OF HINSDALE	0.2959	946.38
0.0855	270.28	PENSION FUND	0.0889	284.32
0.1477	466.90	VLG HINSDALE LIBR	0.1572	502.76
0.0118	37.30	PENSION FUND	0.0054	17.28
NO LEVY	0.00	FLAGG CRK WATER REC	NO LEVY	0.00
		** EDUCATION **		
2.3540	7,441.46	GRADE SCHL DIST 181	2.4181	7,733.82
0.0364	115.06	PENSION FUND	0.0650	207.88
1.5658	4,949.80	HIGH SCHOOL DIST 86	1.6191	5,178.36
0.0474	149.84	PENSION FUND	0.0448	143.28
0.2037	644.04	COLLEGE DU PAGE 502	0.1946	622.40
		** TIF **		

Mailed to:
 ERWIN, CHAD & SARAH
 137 N CLAY ST
 HINSDALE IL 60521

Property Location:
 137 N CLAY ST
 HINSDALE IL 60521

Township Assessor:
 DOWNERS GROVE
 630-719-6630

Tax Code:
 9059

Property Index Number:
 09-01-322-001

TIF Frozen Value	
Fair Cash Value	977,600
Land Value	98,390
+ Building Value	227,440
= Assessed Value	325,830 *
x State Multiplier	1.0000
- Equalized Value	325,830
- Residential Exemption	6,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	319,830
x Tax Rate	5.2429
= Total Tax Due	16,768.38
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/13/23	8,384.19

CHANGE OF NAME/ADDRESS:
 CALL: 630-407-5900

* S OF A FACTOR 1.0115
 1st INST PAID May 31, 2023
 2nd INST DUE ON September 01, 2023



2022 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am - 4:30 pm, Mon - Fri
 Telephone = (630) 407-5900

5.1111	16,157.22	TOTALS	5.2429	16,768.38
2021	322,120	Assessed Value	2022	325,830

Letter of Authorization

May 24, 2023

To Whom It May Concern:

This letter will serve as authorization to allow Catie Knoebel, owner of Homecrafters, to assist us in applying for Preservation Incentives through the Village of Hinsdale.

Sincerely,



Sarah Erwin
sarah.marie.erwin@gmail.com



Chad Erwin
chad_erwin@outlook.com



AGENDA ITEM # _____

**HISTORIC PRESERVATION COMMISSION
MEMORANDUM**

DATE: July 14, 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-12-2023 – 133 S. Park Street – Preliminary Application for a Certificate of Appropriateness to Demolish a Single-Family Home and to Construct a New Single-Family Home in the Robbins Park Historic District

FOR: July 20, 2023 Historic Preservation Commission Meeting

Summary

The Village of Hinsdale has received a preliminary Certificate of Appropriateness (COA) application from Buona Homes LLC, the builder listed on the application, requesting preliminary approval to demolish an existing single-family home and to construct a new single-family home located at 133 S. Park Avenue in the Robbins Park Historic District. The owner of record listed on the application is First American Bank FMB08108721 and the project architect is listed as Moment Design.

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 2.5-story single-family home at 133 S. Park Avenue was constructed in 1924. The building features Tudor Revival architecture and includes paired 6-light casement windows, wood shingle siding, a projecting front bay with an asymmetrical gable, hipped front and side dormers, wood shutters, and an arched front entry door. A two-story addition was constructed in the 1990s and some original windows have been replaced.

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 a Contributing Structure according to the 2002 Architectural Resources in the Robbins I Survey Area. The original architect is noted as Ella Briggs and the historic name of the house is listed as the N.H. Mark House.

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 to demolish the existing single-family home and construct a new code-compliant single-family house on an 11,161 square foot lot. A site plan, interior floor plans, rendering of the front elevation, and photos of the neighboring properties have been submitted for review.



MEMORANDUM

As shown on the preliminary plans, the 2.5-story home appears to be primarily constructed of brick and wood accent areas consisting of vertical siding. The site will include a driveway on the north side of the lot with a two-car detached garage. Bulk zoning requirements will be finalized and confirmed prior to scheduling this project for a formal Certificate of Appropriateness review. In addition to the final design, the applicant will also confirm all building material and color selections.

Process

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

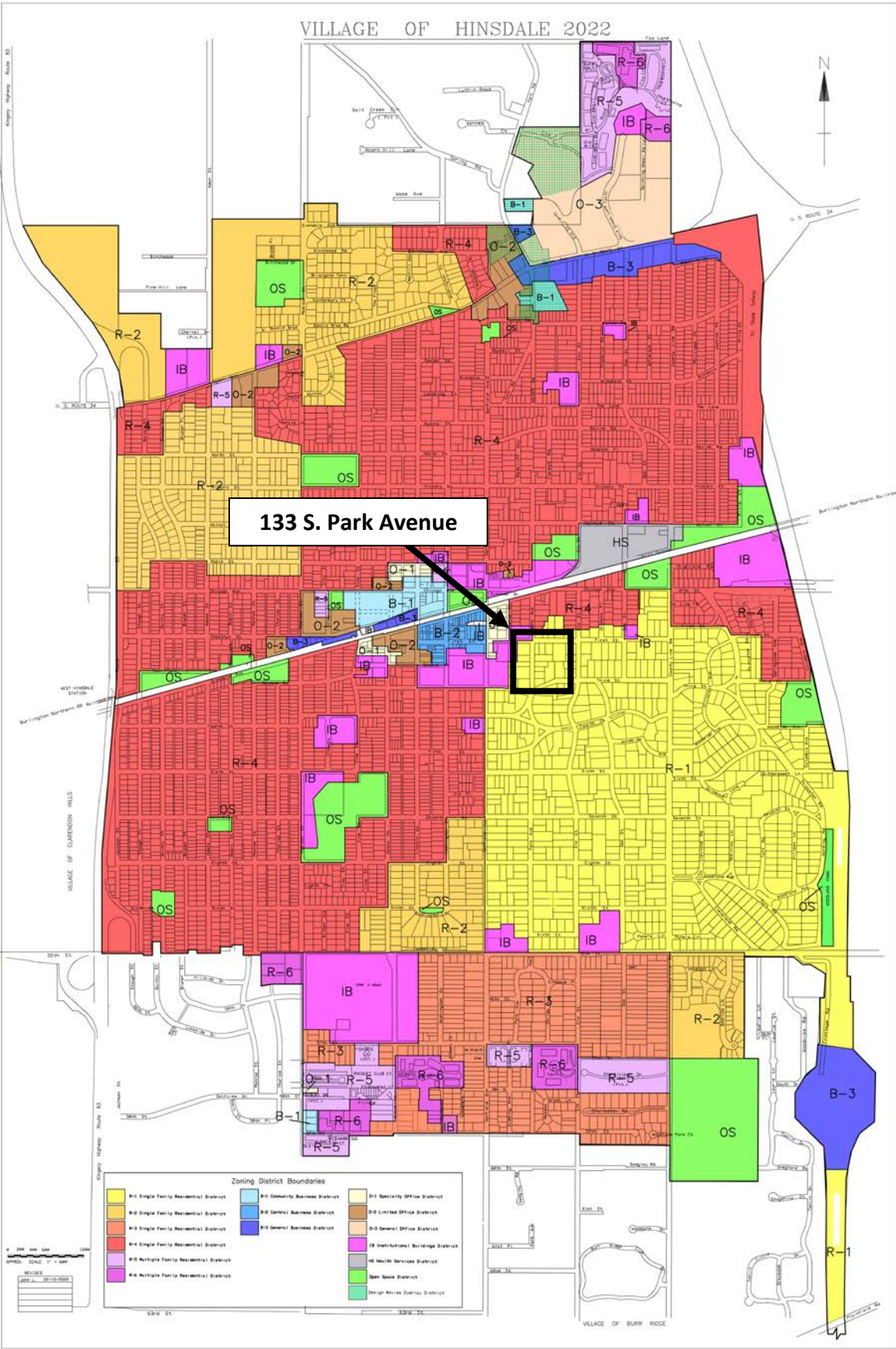
Pursuant to Title 14, Section 14-5-1(B), no alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic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

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

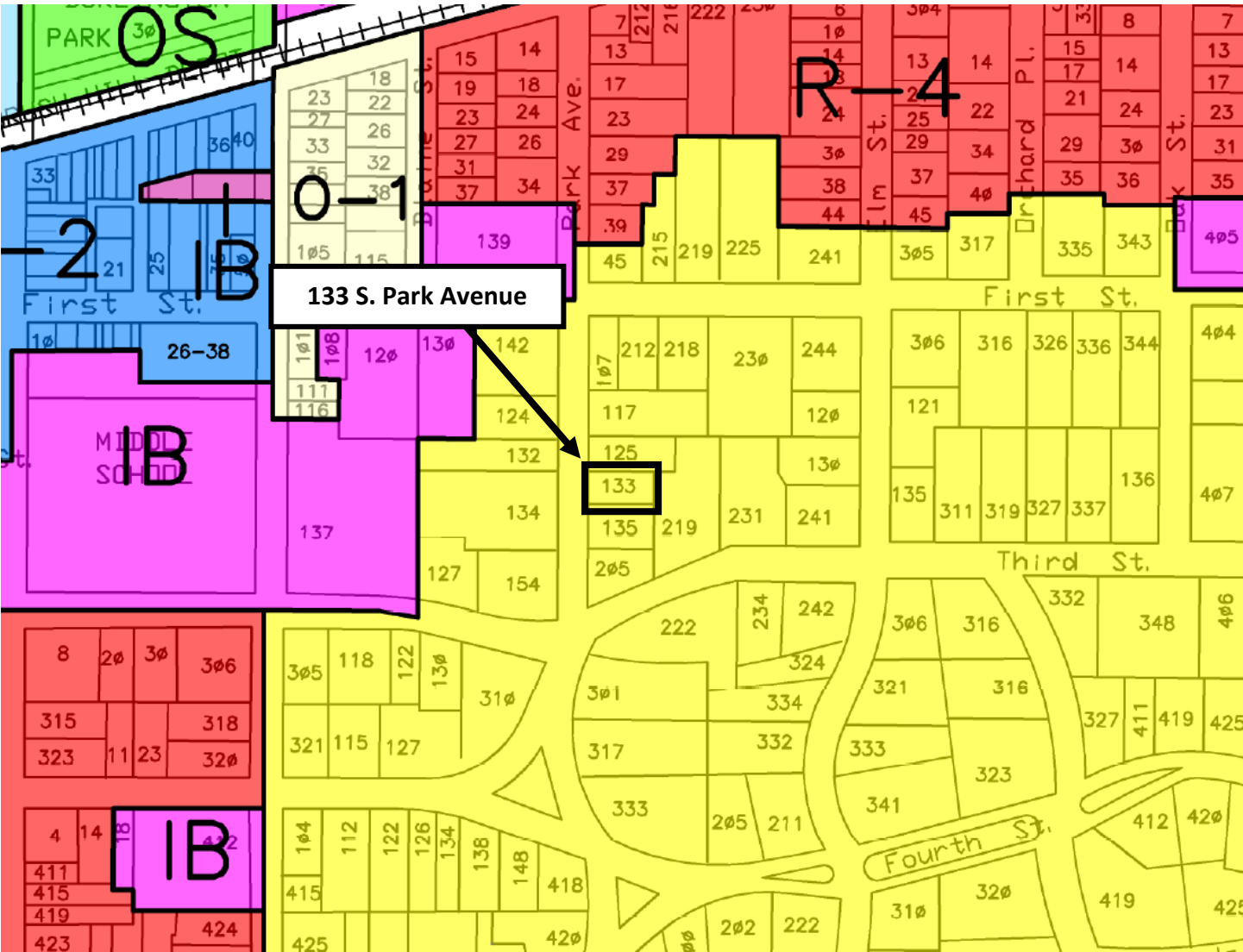
Attachments

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

Village of Hinsdale Zoning Map and Project Location



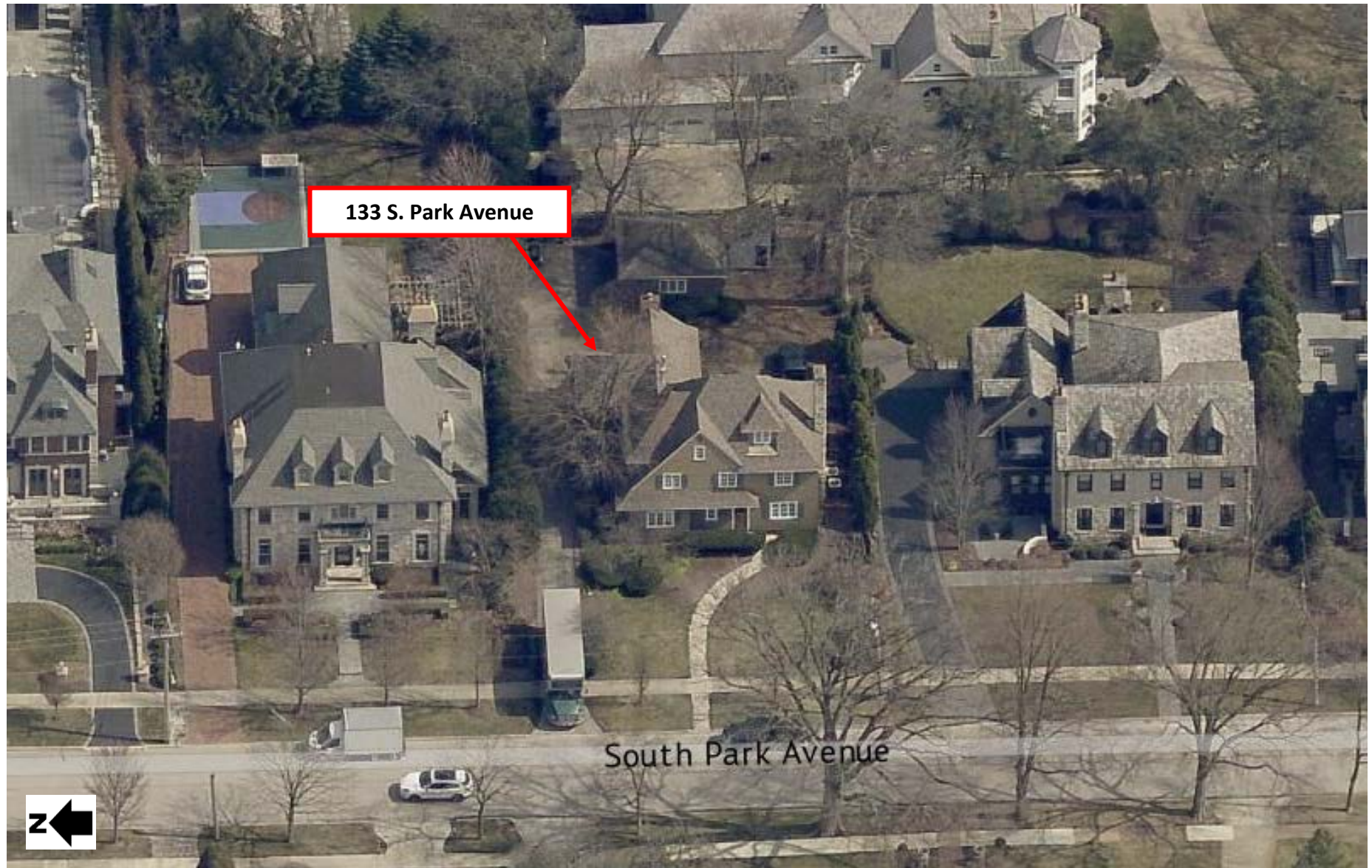
Village of Hinsdale Zoning Map and Project Location



Aerial View – 133 S. Park Avenue



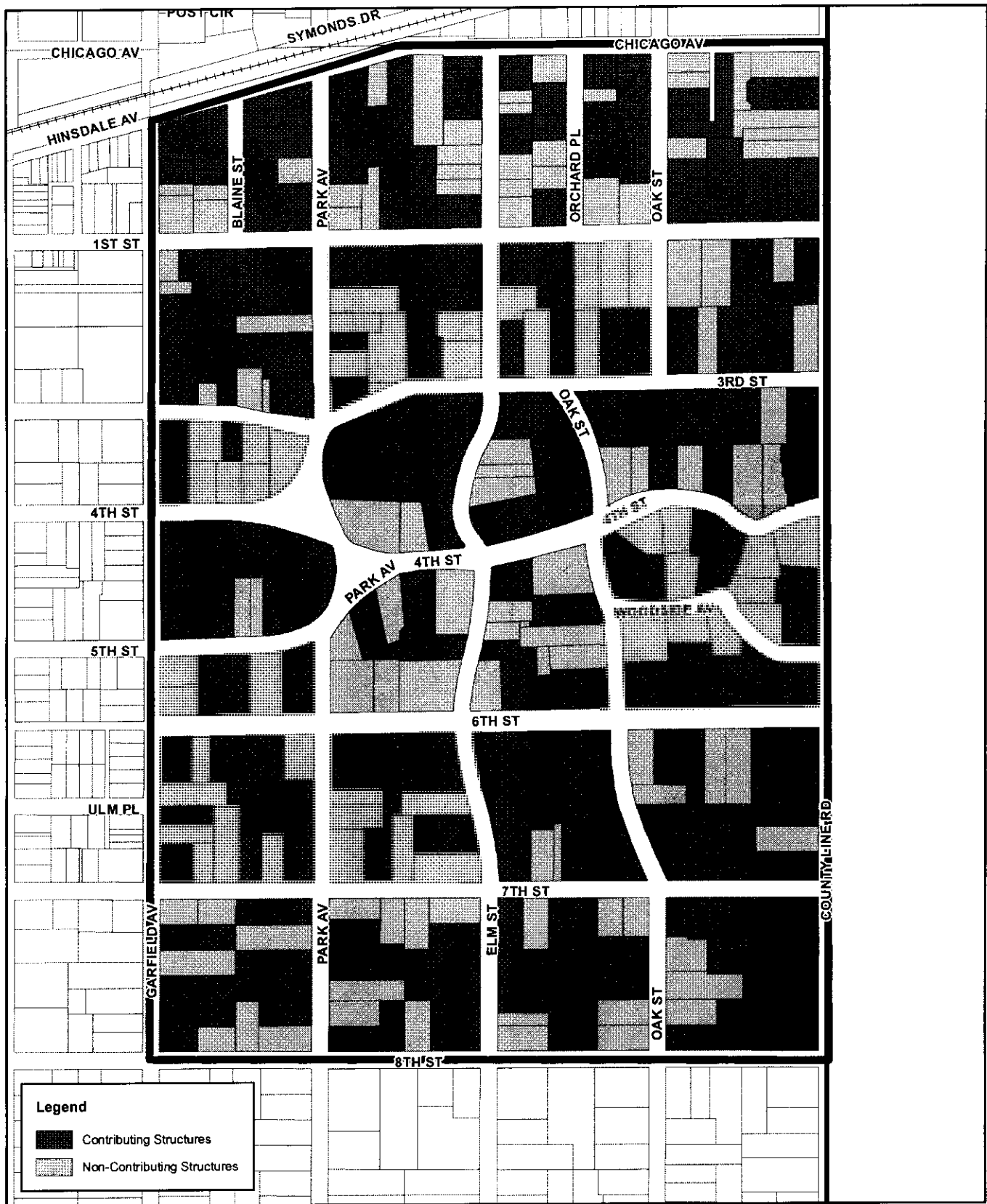
Birds Eye View – 133 S. Park Avenue



Street View – 133 S. Park Avenue



ROBBINS PARK HISTORIC DISTRICT



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 17

Robbins Park Historic District
Hinsdale, DuPage County, IL

NO.	STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
29	ORCHARD	Italianate	c. 1875		C	C			detached garage
34	ORCHARD	Neo-Traditional	1996	Gutman, Phil House	NC	-	DVL Design	Wightman Homes	
35	ORCHARD	Dutch Colonial Revival	1924	Reiher, William H. House	C	NC	Braucher, Ernest	Brochman	detached garage
40	ORCHARD	Contemporary	c. 1960		NC	-			
7	S PARK	American Foursquare	c. 1910		C	NC			detached garage
13	S PARK	American Foursquare	c. 1910		C	C			detached garage
14	S PARK	Queen Anne	1888	Grabo, Herman House	C	NC			detached garage
17	S PARK	Queen Anne	c. 1895		C	NC			detached garage
18	S PARK	Cape Cod	1938		C	-			
23	S PARK	Colonial Revival	c. 1890	Roth, David House	C	NC			detached garage
24	S PARK	Queen Anne	c. 1880		C	NC			detached garage
26	S PARK	Colonial Revival	c. 1905	Hetzler, Howard George House	C	C			detached garage
29	S PARK	Gothic Revival	1868	Lake, Daniel House	C	NC			detached garage
34	S PARK	Queen Anne	c. 1895		NC	-			
37	S PARK	French Eclectic	c. 1925		C	C			detached garage
39	S PARK	Neo-Traditional	1969		NC	-	Murphy & Assoc., W. D.	Koplin & Co., Inc., Alfred N.	
45	S PARK	Neo-Colonial	1971		NC	-			
107	S PARK	French Eclectic	c. 1940		C	NC			detached garage
117	S PARK	Neo-Traditional	2003		NC	-			
124	S PARK	Ranch	c. 1955		C	-			
125	S PARK	Neo-Traditional	2001-02		NC	-			
132	S PARK	Neo-Traditional	2005-06		NC	-			
133	S PARK	Tudor Revival	1924	Mark, N. H. House	C	C	Briggs, Ella (NYC)	Lacey, P.	detached garage
134	S PARK	Colonial Revival	1908	Root, Charles G. House	C	C	Rawson, Lorin A.		detached garage

Village of HINSDALE

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #	133
DIRECTION	S
STREET	PARK
ABB	AV
PIN	
LOCAL SIGNIFICANCE RATING	C
POTENTIAL IND NR? (Y or N)	N
CRITERIA	
Contributing to a NR DISTRICT?	C
Contributing secondary structure?	C
Listed on existing SURVEY?	



GENERAL INFORMATION

CATEGORY	building	CURRENT FUNCTION	Domestic - single dwelling
CONDITION	excellent	HISTORIC FUNCTION	Domestic - single dwelling
INTEGRITY	minor alterations and addition(s)	REASON for SIGNIFICANCE	
SECONDARY STRUCTURE	detached garage		
SECONDARY STRUCTURE			

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Tudor Revival	PLAN	irregular
DETAILS		NO OF STORIES	2.5
DATE of construction	1924	ROOF TYPE	Combination
OTHER YEAR		ROOF MATERIAL	Asphalt - shingle
DATESOURCE	building permit	FOUNDATION	Concrete - poured
WALL MATERIAL (current)	Wood - shingle	PORCH	
WALL MATERIAL 2 (current)		WINDOW MATERIAL	wood
WALL MATERIAL (original)	Wood - shingle	WINDOW MATERIAL	
WALL MATERIAL 2 (original)		WINDOW TYPE	casement
		WINDOW CONFIG	6 light
SIGNIFICANT FEATURES	Paired 6 light casement windows; wood shingle siding; projecting front bay with asymmetrical gable; hipped front and side dormers; arched front entry door; wood shutters		
ALTERATIONS	Some replacement windows including windows on the 2nd and attic stories on front façade; 2 story rear addition (199 permit for 2 story addition)		

HISTORIC INFORMATION

HISTORIC NAME	Mark, N. H. House
COMMON NAME	
PERMIT NO	507; 1007; B971165401
COST	\$15,000
ARCHITECT	Briggs, Ella (NYC)
ARCHITECT2	
BUILDER	Lacey, P.
ARCHITECT SOURCE	



HISTORIC INFO

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LANDSCAPE

Midblock on quiet residential street; side driveway; similar setbacks; telephone poles at front; mature trees; front sidewalks; house faces west

PHOTO INFORMATION

ROLL1	3
FRAMES1	32-33
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 PRELIMINARY CERTIFICATE OF APPROPRIATENESS
REVIEW

The undersigned (the "Applicant") hereby makes application pursuant to Title XIV of the Village Code of Hinsdale, as amended, for a Preliminary Certificate of Appropriateness Review 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: 133 S Park, Hinsdale, Il.

Property Identification Number: 09-12-208-008-0000

I. GENERAL INFORMATION

1. Applicants Name: Buona Homes LLC
Address: 900 Ogden Ave No 200, Downers Grove, Illinois, 60515
Telephone Number: (312) 725-0248
2. Owner of Record (if different from applicant): First American Bank FM08108721
Address: 218 W. Main St, West Dundee, IL 60118
Telephone Number: (847) 403-8203
3. Others involved in project (include, name, address and telephone number):
Architect: Moment Design
201 E. Ogden Ave, suite 20, Hinsdale, IL 60521, (630) 828 8161
Attorney: _____
Builder: Buona Homes LLC
900 Ogden Ave., No. 200, Downers Grove, Illinois, 60515
Engineer: Ridgeline Consultants, LLC
1661 Aucutt Rd, Montgomery, IL 60538, (630) 801-7927

II. SITE INFORMATION

1. Describe the existing conditions of the property: Two story residence with detached garage.

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).*

New 2 1/2 story english arts & crafts home with detached garage. The new

home design to echo characteristics of the existing residence. _____

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?

X _____ 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. _____

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

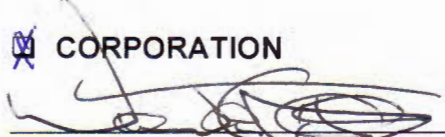
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall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

☐ INDIVIDUAL OWNERS

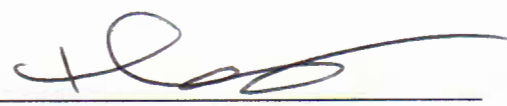
Signature of Applicant

Signature of Applicant

☒ CORPORATION



Signature of Applicant's President



Signature of Applicant's Secretary

☐ PARTNERSHIP

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

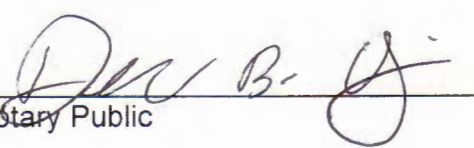
Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 4 day of

May, 2023



Notary Public



5. TABLE OF COMPLIANCE

Address of subject property: 133 S PARK

The following table is based on the R-1 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000 S.F.	11,161.3 S.F.	11,161.3 S.F.
Lot Depth	125 FT	148.23 FT	148.23 FT
Lot Width	125 FT	75 FT	75 FT
Building Height	30.0 FT	N/A	N/A
Number of Stories	2 1/2	2	2 1/2
Front Yard Setback	EST. 40.88 FT	43.27 FT	41.16FT
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	10 FT	9.5 FT	10.375 FT
Rear Yard Setback	50 FT	53.16 FT	62.416 FT
Maximum Floor Area Ratio (F.A.R.)*	3,878.71 SF	3,379 SF	3,870.7 SF
Maximum Total Building Coverage*	2,790.33 SF	1,855.3	2,596.5 SF
Maximum Total Lot Coverage*	5,580.65 SF	N/A	N/A
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	1,116.13 SF	408.3 SF	529 SF

* 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: _____



125 S Park Ave | North adjacent home



117 S Park Ave | Two homes to the North



107 S Park Ave | Three homes to the North



134 S Park Ave | Home across the street



135 S Park Ave | South adjacent home



133 S Park Ave | West Elevation



133 S Park Ave | North Elevation & Detached garage



133 S Park Ave | East Elevation



133 S Park Ave | South Elevation



PROPOSED WEST ELEVATION

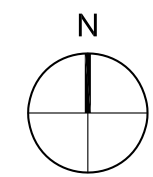
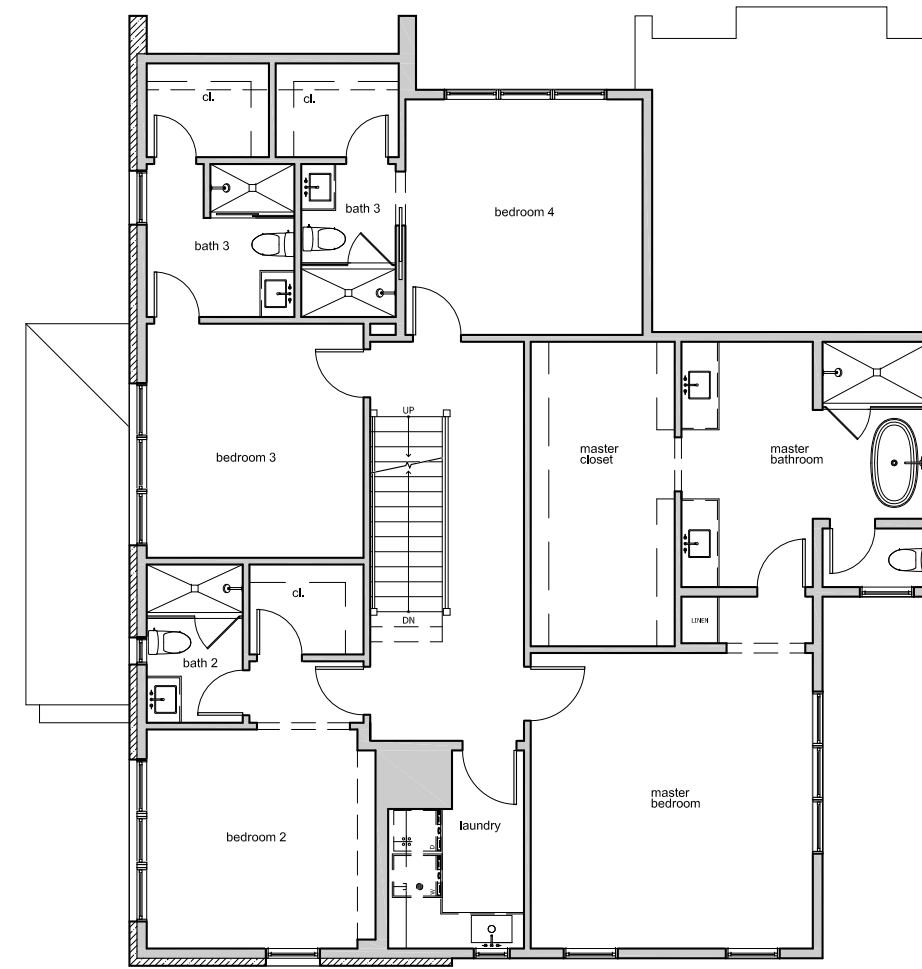
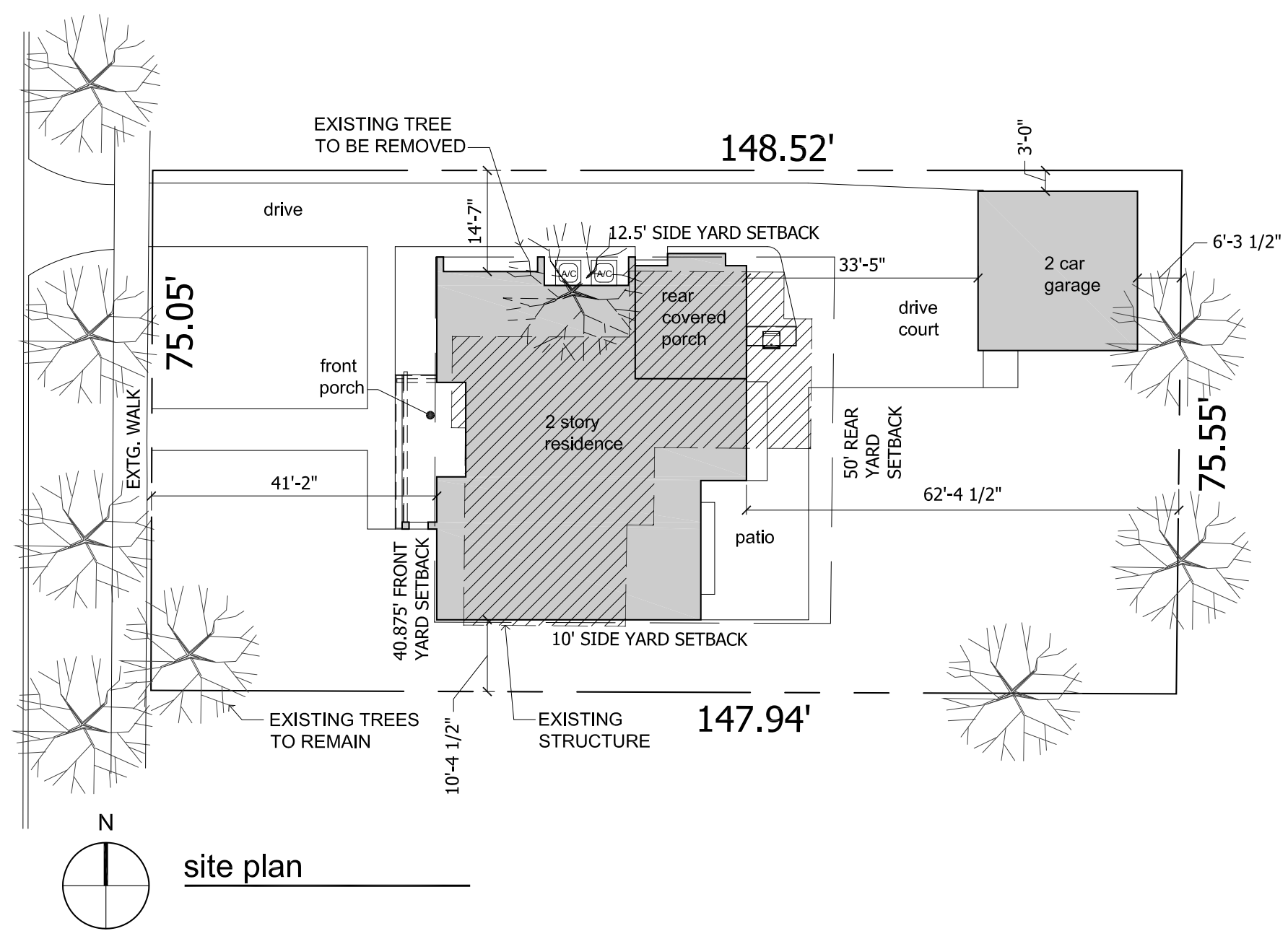


PROPOSED PARK AVE.

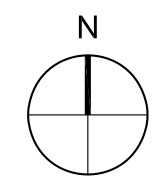
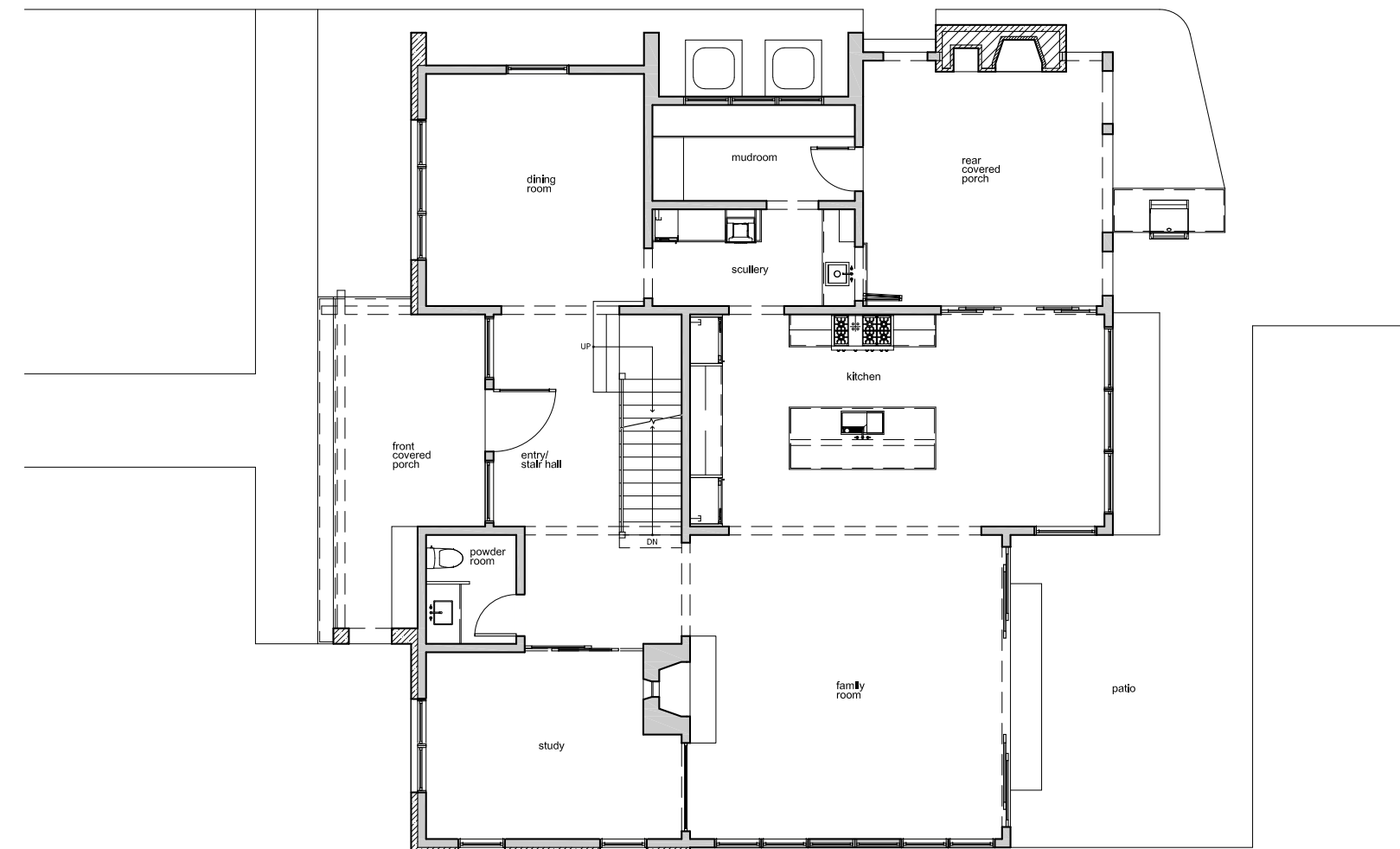


EXISTING PARK AVE.

park ave

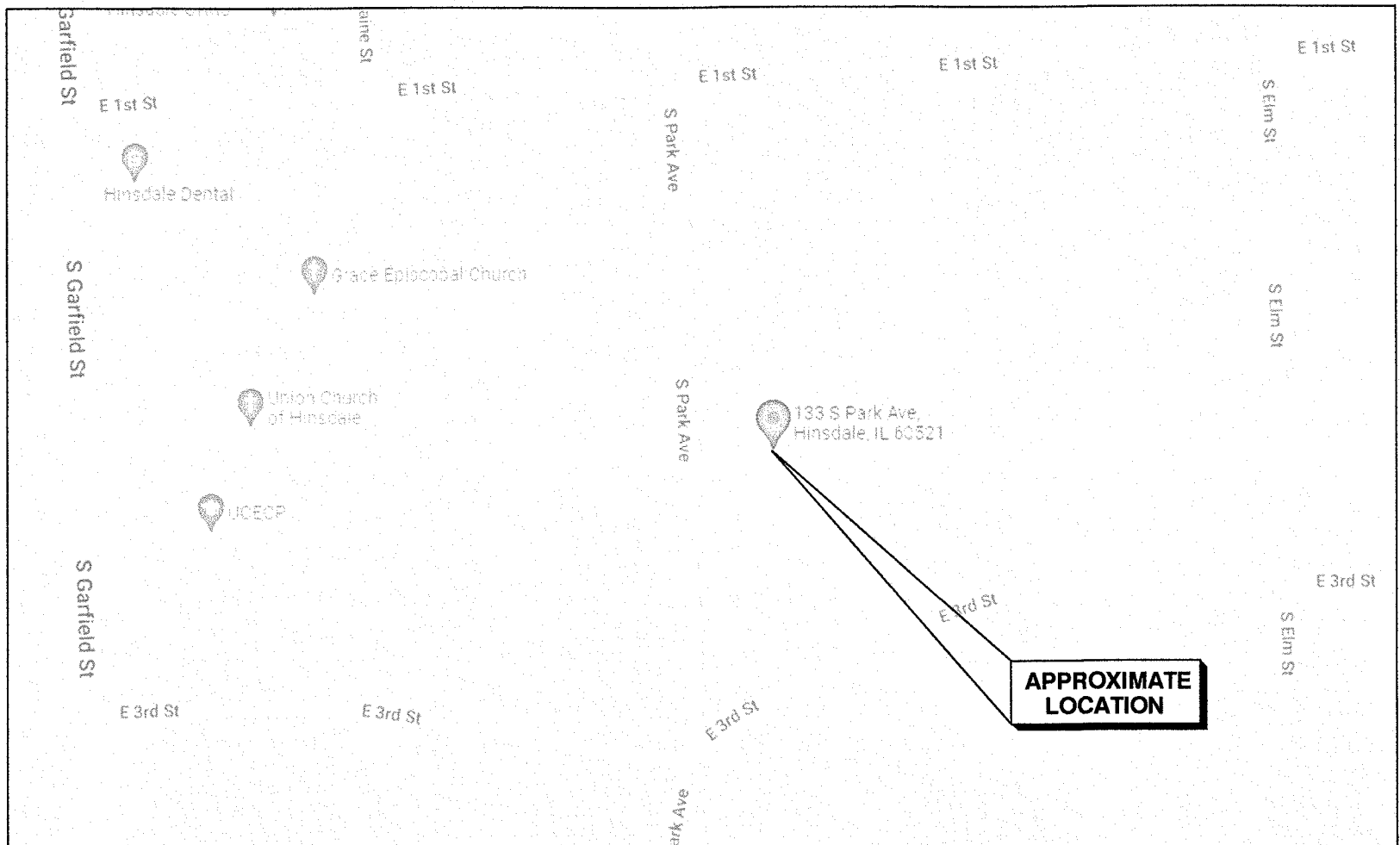


second floor plan



first floor plan

REVISION	DATE	DESC	BOOK	DWG. SIZE: E1
			DRAWN: TLO/PMU	CHECKED: JH
			REFERENCE	
			DATE: 01/12/2022	
			PROJECT NO.	2022-0735



LEGAL DESCRIPTION:
THE NORTH 75 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE SOUTHWEST QUARTER OF BLOCK 6 (EXCEPT THE NORTH 75 FEET THEREOF AND EXCEPT THE EAST 148.5 FEET THEREOF) IN WILLIAM ROBBINS' FIRST ADDITION TO THE TOWN OF HINDSdale, IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866, AS DOCUMENT 7993, IN DUPAGE COUNTY, ILLINOIS.
COMMONLY KNOWN AS 133 S. PARK AVENUE, HINDSdale, ILLINOIS.

LINE TYPE LEGEND

BOUNDARY LINE = _____

FENCE = _____ X _____ X _____ X _____ X _____

CENTERLINE BETWEEN POLES
WITH OVERHEAD WIRES = _____ OHW _____ OHW _____ OHW _____

SANITARY SEWER = _____ } _____ } _____ } _____ }

STORM SEWER = _____ } _____ } _____ } _____ }

WATER MAIN = _____ WM _____ WM _____ WM _____ WM _____















UNDERGROUND UTILITIES PER J.U.L.I.E.

WATER LINE = — UGW — UGW — UGW — UGW —

ABBREVIATION LEGEND

B/C = BACK OF CURB
B/C/D = BACK OF DEPRESSED CURB
(D) = DEED
DIP = DUCTILE IRON PIPE
E = EAST
E/P = EDGE OF PAVEMENT
FFE = FINISHED FLOOR ELEVATION
GUT = GUTTER
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
(R) = RECORD DISTANCE
R.O.W. = RIGHT OF WAY
S = SOUTH
T/F = TOP OF FOUNDATION ELEVATION
T/PIPE = TOP OF PIPE
T.W.L. = TOP OF WALL ELEVATION
T/W/W = TOP OF WINDOW WELL ELEVATION
W = WEST

SYMBOL LEGEND

 = ASPHALT
 = AIR CONDITIONER
 = BRICK
 = CONCRETE
 = DECIDUOUS TREE
 = ELECTRIC METER
 = FOUND MONUMENT
 = GAS METER
 = HYDRANT
 = SANITARY MANHOLE
 = WATER MANHOLE
 = WATER VALVE
 = WOOD
 = WOOD UTILITY POLE

NOTES:

- 1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
- 2) CONTOUR INTERVAL = 1.0'
- 3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
- 4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.

SITE BENCHMARK: CUT CROSS IN THE NORTHEAST RIM OF A SANITARY MANHOLE LOCATED APPROXIMATELY 12' NORTH & 36' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. (133 S. PARK AVENUE). ELEVATION = 703.98.
- 5) A CURRENT TITLE REPORT WAS NOT FURNISHED. THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.I.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 7) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HINSDALE AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- 8) SURVEY FIELD WORK COMPLETED ON JANUARY 10, 2022.
- 9) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- 10) PARCEL CONTAINS APPROXIMATELY 11,161 SQUARE FEET.
- 11) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

BUILDING SETBACK TABLE

ADDRESS	SETBACK *
107 S. PARK AVENUE	23.1'
117 S. PARK AVENUE	58.3'
125 S. PARK AVENUE	36.9'
133 S. PARK AVENUE	43.3'
135 S. PARK AVENUE	40.7'
205 E. 3RD STREET	42.6'

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

STATE OF ILLINOIS) S
COUNTY OF KANE)

WE, RIDGELINE CONSULTANTS, LLC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, HAVE PREPARED THIS BOUNDARY AND TOPOGRAPHIC SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

DATED AT MONTGOMERY, ILLINOIS ON JANUARY 12, 2022

Ridgeline Consultants LLC
 1000 Professional Division Drive, No. 164, 0047602



BUONA HOMES
33 S. PARK AVENUE
HINSDALE, ILLINOIS

SHEET
1
OF
1