

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

December 10, 2013

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
5:00 P.M.

Chairman Peterson called the meeting of the Historic Preservation Commission to order at 5:07 p.m. on December 10, 2013 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Peterson, Commissioner Bohnen, Commissioner Hutter
Commissioner Harloe-Mowery and Commissioner Gonzalez

Absent: None

Also Present: Village Planner, Sean Gascoigne

Minutes

Chairman Peterson presented the minutes from the November 12, 2013 meeting. Commissioner Bohnen motioned for the approval of the minutes from November 12, 2013. Commissioner Mowery seconded. The motion passed unanimously.

Public Hearing

HPC-02-2013 – 319 N. Washington Street – Barrow Residence – Withdrawal of Local Landmarking.

Chairman Peterson stated that he had spoken with the applicant and that they understood the need to continue the public hearing until January, until the Commission could work through the details with the Village Attorney.

Commissioner Hutter made a motion to continue case HPC-02-2013 – 319 N. Washington Street – Barrow Residence – Withdrawal of Local Landmarking, to the January 8, 2014 meeting. Commissioner Mowery seconded and the motion passed unanimously.

Discussion

Susan Benjamin, Historic Preservation Consultant, introduced herself and thanked the Commission for inviting her. She indicated that her intent was to provide the Commission with a broad overview of the tax freeze process for landmarked homes. She went on to identify several key contacts with the State of Illinois and then opened her presentation on Power Point.

She moved through the slides and discussed the benefits of the tax freeze, both in general and specific to a homeowner. She clarified that contrary to the common assumption, the program is not a freeze of your taxes, but a freeze of the assessment. She touched on some of the obligations required of a homeowner that takes advantage of the assessment,

including the percentage of money and amount of improvement that must be made over the course of a given and continuous four year period.

Ms. Benjamin continued with her presentation and general discussion ensued regarding clarification of not only the threshold for the investment, but also deadlines and how they played into the requirements.

General discussion ensued regarding the scope of work that needs to be done to qualify for the required investment. Commissioner Mowery pointed out that while some may spend money to make improvements in the home, the improvements may not necessarily be relevant to the period of the home, nor contribute to the reason the home was originally landmarked.

Ms. Benjamin continued with her presentation and discussed when the work was considered substantially complete, as well as other documents required to qualify the conditions for the freeze.

General discussion ensued amongst the Commissioners regarding the qualifications for satisfying the investment and what the Commission could do to encourage residents to not only landmark, but to also take advantage of this program.

Ms. Benjamin finished up her presentation and thanked the Commission for their time.

General discussion ensued regarding the work that Ms. Benjamin does and the Commission thanked her for taking the time to come speak with them.

Chairman Peterson moved on to the remaining portions of the agenda and moved quickly through the remaining bullet points on the agenda.

General discussion ensued and Chairman Peterson summarized the dates and deadlines for the upcoming Preservation Month.

Adjournment

Commissioner Harloe moved to adjourn. Commissioner Bohnen seconded and the meeting adjourned at 6:01 p.m. on November 12, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

January 14, 2014

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
5:00 P.M.

Chairman Peterson called the meeting of the Historic Preservation Commission to order at 5:07 p.m. on January 14, 2014 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Peterson, Commissioner Bohnen, Commissioner Hutter and Commissioner Gonzalez

Absent: Commissioner Harloe-Mowery

Also Present: Village Planner, Sean Gascoigne

Minutes

Chairman Peterson stated that the minutes from December 10, 2013 were not available, and would be approved at the January meeting.

Public Hearing

HPC-02-2013 – 319 N. Washington Street – Barrow Residence – Withdrawal of Local Landmarking (Transcript of the following Public Hearing on file).

Chairman Peterson opened the public hearing and asked if the applicant was present.

Ed Barrow approached the podium and gave a brief recap of their original application, stating that their request hadn't changed and they had just been waiting on the response from the attorney. He proceeded to provide a summary and reiterated the request.

Commissioner Bohnen questioned what was driving the request for the withdrawal.

Mr. Barrow indicated that he felt that the evolution and character of the neighborhood had rendered the designation meaningless.

Commissioner Bohnen indicated he was confused as to why the applicant was requesting the withdrawal given that they planned for no activity on the home.

Mr. Barrow explained that they simply wanted the withdrawal for the reasons stated and that they felt it was in their best interest.

Chairman Peterson indicated that with additional discussion, he would entertain a motion.

Commissioner Gonzalez made a motion to withdraw the local landmarking status, pursuant to Section 14-4-1. Commission Hutter Seconded. With the following vote: Ayes: Chairman Peterson, Commissioner Hutter, Nayes: Commissioner Gonzalez, Commissioner Bohnen, the Commission provided no recommendation to the Board of Trustees.

Discussion

Chairman Peterson opened conversation regarding the tax freeze presentation and general discussion ensued regarding thoughts on the presentation.

Chairman Peterson continued through the agenda and summarized the additional bullet points, specifically identifying the webpage as an upcoming focus. He then proceeded on to discussion regarding Preservation Month and summarized progress.

General discussion ensued regarding the contests and awards.

Commissioner Bohnen recommended using an illustration of the property at 206 N. Washington for the coloring contest and general discussion ensued regarding the property.

The Commission discussed the contests and agreed that both the high school and middle school should use architectural features with the awards being gift cards for the high school level and photography lessons for the middle school.

Chairman Peterson summarized the remaining bullet points including the deadlines and additional efforts he would like to see moving forward.

Adjournment

Commissioner Gonzalez moved to adjourn. Commissioner Bohnen seconded and the meeting adjourned at 5:34 p.m. on January 8, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE HISTORIC PRESERVATION COMMISSION

**RE: 319 N. Washington Street (Ed and Beth Barrow)
Request for Withdrawal of Designation as Landmark Building –
Case: HPC-02-2013**

**DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: November 12, 2013
and January 14, 2014**

DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 27, 2014

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Ed and Beth Barrow (the “Applicants”) submitted an application under Section 14-4-1 of the Village Code of Hinsdale (the “Village Code”) to the Village of Hinsdale (“Village”) to withdraw the landmark designation for the structure located at 319 N. Washington Street (the “Subject Building”). The Applicants are the owner of record of the Subject Building.
2. The original portion of the Subject Building was constructed in 1870, with an addition made in the late 1890s or early 20th Century, and another made in 1993. The original building was moved to the current site in the late 1890’s.
3. The Subject Building was the first landmarked single-family structure in the Village of Hinsdale in 2001. At the time, the Applicants believed that landmarking of the Subject Building would serve as a catalyst to landmarking and preservation of other structures in the immediate neighborhood.
4. A landmark designation may be withdrawn, so long as one of the conditions set forth in Section 14-4-1 of the Village Code are satisfied. The Applicants contend that the following condition has been satisfied: “A. The structure, building, site, or area has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed, or such qualities were lost subsequent to nomination, but before designation.”
5. The Applicants made a presentation to the Historic Preservation Commission on November 12, 2013 and on January 14, 2014, stating that they felt the historical integrity of the neighborhood had been compromised by several tear-downs and substantial additions over the years and as such, the area as a whole has ceased to meet the criteria necessary to justify the landmark status for the Subject Building.
6. The Applicants further contend that the changes in the neighborhood over the years, including tear-downs and additions, have caused the landmark designation of the Subject Building to change from a positive to a negative, as the designation and restrictions it carries now adversely impact the marketability and value of their home relative to other homes in the neighborhood.

7. While the Applicants have no immediate plans to sell, tear down, or otherwise change the exterior appearance of the Subject Building, they contend that landmark status is no longer appropriate, and request that the designation be withdrawn.
8. While certain Commissioners felt that the Applicants had satisfied the standards necessary to withdraw the landmark status, other Commissioners felt that because the applicant had no intention of selling or tearing down the home, and they had not consulted a realtor to establish the financial impact of the landmark status on the home, they were not convinced that the standards had been met.
9. The Historic Preservation Commission generally finds that, based on the Application and the evidence presented at the public hearing, a determination could not be made as to whether the Applicants had satisfied the standards in Sections 14-4-1 of the Zoning Code applicable to withdrawal of the designation of the landmark status. Among the evidence relied upon by the Historic Preservation Commission were the testimony given by the applicant, as well as several documents submitted and considered for the January 14th, 2014, Historic Preservation Commission meeting, copies of which are attached hereto as **Group Exhibit A**.

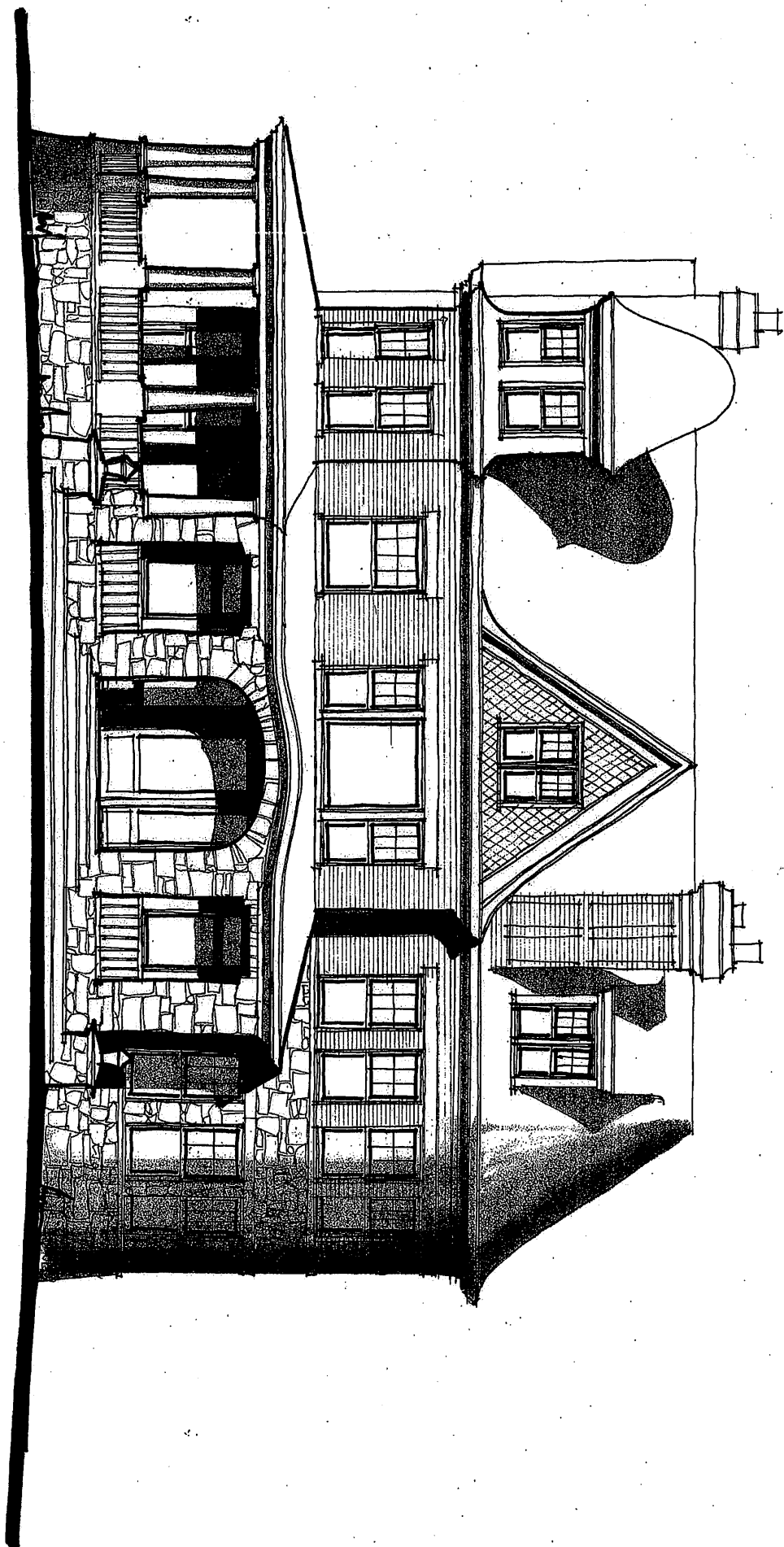
II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of two (2) "Ayes," and two (2) "Nays" following a motion to recommend approval of the Applicant's request to withdraw the landmark designation on the Subject Building located at 319 N. Washington, provides **no recommendation** to the President and Board of Trustees as to the Applicant's request.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: _____
Chairperson

Dated this 11th day of February, 2014.



EAST ELEVATION

SOUTH ELEVATION

