AGENDA

VILLAGE OF HINSDALE

SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, November 9, 2016 – 6:00PM

Memorial Hall - Memorial Building 19 East Chicago Avenue, Hinsdale (Tentative and Subject to Change)

- 1. Minutes Review and approval of the minutes from the October 12, 2016, meeting.
- 2. Findings and Recommendations Recommendations forwarded to the next Board of Trustees meeting.
 - a. Case HPC-01-2016 306 S. Garfield Avenue Local Landmark Application. (The applicant is nominating the home at 306 S. Garfield Avenue AND the coach house at 26 E. 3rd Street for designation of a Local Landmark. On October 12, 2016, the HPC recommended landmarking the structures separately to reflect the two separate parcels).
 - b. Case HPC-05-2016 26 E. 3^{rd} Street Local Landmark Application. The applicant is nominating the coach house at 26 E. 3^{rd} Street for designation of a Local Landmark.
- 3. Public Meetings Certificate of Appropriateness
 - a. Case HPC-03-2016 *Continuation from the October 12, 2016, meeting* 134 S. Park Ave. Proposed additions to the first floor for a new family room, kitchen, prep kitchen and 2-car garage; and additions for the second floor for new bedrooms, closets and bathrooms.
 - b. Case HPC-04-2016 *Continuation from the October 12, 2016, meeting* 304 S. Lincoln St. Proposed new front porch in the front yard abutting Lincoln Street; new screened porch and chimney on side yard; and new balustrade and stairs on the corner side yard abutting Third Street.
- 4. Signage in the Historic Downtown District
 - a. Case A-34-2016 42 S. Washington Street (Hollis) 1 Wall Sign and 1 Blade Sign
- 5. Discussion
 - a. 2016 Preservation Award to the Village of Hinsdale for the Oak Street Bridge and First Street Brick pavement between Elm Street and Park Avenue.
 - b. Hinsdale Public Library New Ground Sign Discussion The Memorial Building is a Local Landmark and requires a Certificate of Appropriateness for Signage.

6. Adjournment

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings and who require certain accommodations in order to allow them to observe and/or participate in these meetings, or who have questions regarding accessibility of the meetings or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or by TDD at 789-7022 promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

website: www.villageofhinsdale.org

Approved

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

October 12, 2016 (Special Meeting)
Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
6:00 P.M.

Chairman Bohnen called the special meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on October 12, 2016, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Gonzalez and Commissioner D'Arco,

Absent: Tom Willet

Also Present: Chan Yu, Village Planner; Applicants for Case HPC-03-2016 and HPC-

04-2016

Minutes

Chairman Bohnen introduced the minutes from the September 14, 2016 meeting. Chairman Bohnen asked for any questions or comments from the Commissioners. With none, he requested a change on page 2 in regards to lighting. The way it is referenced, it appears to be citing electrical lighting. Instead, the architect pointed out that the dormer location was chosen to not affect natural lighting. Chairman Bohnen asked for a motion to approve the minutes contingent on rephrasing the sentence. Commissioner Gonzalez made a motion and Chairman Bohnen seconded. The motion passed unanimously.

<u>Public Hearing - Recommendations forwarded to the next Board of Trustees meeting.</u> All those wishing to provide public testimony must be sworn in, after the applicant makes their presentation, and will be recognized by the Chair to speak.

Case HPC-01-2016 – 306 S. Garfield Avenue AND 26 E. $3^{\rm rd}$ Street Local Landmark Application. The applicant is nominating the home at 306 S. Garfield Avenue AND the coach house at 26 E. $3^{\rm rd}$ Street for designation of a Landmark.

(Please see the attached transcript dated October 12, 2016, for Case HPC-01-2016 included as part of this record)

Chairman Bohnen introduced the application as a public hearing item and a continuation of the Landmark request from September 14, 2016. He reviewed that Frank, Janice, himself and Chan, Village Planner visited the subject property on October 11, 2016, with the applicant to understand the wall, as mentioned by a neighbor during the public hearing comment period on September 14, 2016. Chairman Bohnen asked, how we proceed to landmark the properties separately, to keep the house and coach house separate.

Chan responded it would be filed under a single application.

Commissioner D'Arco stated her question is, since it is two separate parcels of land and PIN numbers, even though they are both owned by the same owner, what would happen if the owner sells the second property individually. Given potential tax issues, she recommended landmarking the home on 306 S. Garfield Avenue and the coach house on 26 E. Third Street separately, since they are separate tax parcels. However, she is not sure how to do this.

Chan Yu explained that the application has Findings and Recommendations that point to historical and architectural elements of the property that the HPC would like to landmark. He said he never came across any hard rules in the historic preservation ordinance that would prohibit them from creating a separate Findings and Recommendations for one address and Findings and Recommendations for the other.

Commissioner D'Arco stated yes, that is her intent, in case the properties were sold separately.

Chan added, the home at 306 S. Garfield Avenue and the coach house at 26 E. Third Street will each have its own Findings and Recommendations.

Commissioner D'Arco added, we agreed to not reference the wall in the landmark.

Chairman Bohnen also added the wall does not date back to the structure.

Chan mentioned the wall also isn't 50 years old.

Chairman Bohnen replied no, it's about 30 years old (as the homeowner indicated).

Chairman Bohnen said he will ask for a motion to landmark the subject properties as discussed, and that Chan will handle the details.

Chan replied yes, he will include the Findings and Recommendations for the next meeting for approval.

Commissioner Gonzalez asked Chan to make sure they will be separate.

Chan responded yes.

Chairman Bohnen asked for a motion to landmark the structure at 306 S. Garfield Avenue and the structure at 26 E. Third Street. Commissioner Gonzalez made a motion for approval, Commissioner D'Arco seconded the motion, and the motion passed unanimously (3 Ayes and 1 absent)

<u>Public Meeting - Certificate of Appropriateness</u>

Case HPC-03-2016 – 134 S. Park Avenue - Proposed additions to the first floor for a new family room, kitchen, prep kitchen and 2-car garage; and additions for the second floor for new bedrooms, closets and bathrooms.

Chairman Bohnen introduced the next item on the agenda as a public meeting for 134 S. Park Avenue. However, he added a preface that there's good reason to have a public hearing, and everyone (HPC) has agreed, but since it was already scheduled as a public meeting, asked the HPC if they are content to move forward to see how it goes.

Commissioner D'Arco asked if we can review and decide for a public hearing later.

Chairman Bohnen responded we should clarify it with Chan prior to the discussion. You can't change the meeting into a hearing, but you can call for another hearing.

Chan replied correct, you can formally continue it by motioning for a scheduled public hearing date.

The HPC agreed to move forward with the public meeting and see where it goes.

Chairman Bohnen introduced Bruce George, the architect for the 134 S. Park St. applicant.

Bruce George, of Charles Vincent George Architects, introduced himself and the property as a colonial revival styled home, on a large property. For context, he explained the block is made up of a variety types of homes. He reviewed the grey on the site plan is the original outline of the home. It's a great stock home for Hinsdale, however doesn't live that well in the inside of the home surprisingly. The kitchen he mentioned is very small for the size of the house, and there is no formal living space in the home. To that end, the Frey's (applicant) are converting it to something more livable and what people are asking for in a home these days. He reviewed the patio and adding an attached garage to the home. They will be keeping a portion of the existing detached garage for zoning purposes. It currently sits in an area where if demolished, would not be able to construct in the area anymore. Bruce mentioned he knows there is concern for the attached rear portico that used to be an old carriage drop off. They tried really hard to keep it and the homeowners are very interested in preserving every aspect they could to the home. There really aren't any modifications in the front or sides of the house. As far as the south porch goes, the only change is replacing the glazed windows with thermal pane to help create a 3-season room versus a 1-season room as it sits now. They initially tried to work with the rear portico but it became obvious with the layout of the garage and addition, that it would have pushed out the addition further and created a very dysfunctional floor plan. Mr. George mentioned they tried open up one side of the link way between the old house and new house that is a gallery feature they created to somewhat mimic the location of where the portico was.

Commissioner D'Arco asked where that would be.

Mr. George replied if you walk through the foyer past the stairs and you're walking towards the family room. There's an area where there are doors that open up to an outdoor patio that is where the gallery space is. And that is where the portico stands right now.

Commissioner D'Arco asked where the current kitchen is.

Mr. George replied the current kitchen is where the dining room is now. So we are basically taking the front dining room and converting it into a study. He noted, if you've ever been inside the house, it actually looks more like a study than a dining room. He also added they aren't really touching anything inside the room, except for building out that corner to create a side private office. The dining room is moving back to where the kitchen is.

Commissioner D'Arco asked if you are basically doubling the square footage on each floor with both additions.

Mr. George replied yes, about doubling the square footage of the house.

Commissioner D'Arco asked if the increase is about the same on both floors.

Mr. George replied the second floor is a good deal smaller than the first floor. He added that the owner wanted to convey the kitchen is a newer remodel and has no historic value. He also expressed that are trying to keep the new rooms comparable to the existing rooms of the house. In terms of the second floor, they are building out from the garage and the new kitchen portion of the house. They are not building over the new family room section of the house. We are also laying out the second floor modifying some of the exist walls. It has a dysfunctional plan as it sits right now in terms of a market and resale point of view. We are trying to create a bathroom for each of the rooms in this house and a second floor laundry as well. The exterior of the house is shown on page 2 of the packet, and it pretty much is as it stands, a colonial revival home. There is a portion of the house, where the new garage and bedroom would peek out at the north side of the house. But it is pretty far back, all the way at the back of the house. We do not feel this impacts the front view of the house driving down the street in either direction. The other picture above that is the north side of the house, and it shows the existing half round sunroom and the link of the area for the new addition of the house. To the right is a window where the existing stair hall is and the reason why it's at a different height. On the left side of the link, they tried to do everything to mimic the details off the existing building, for example, the stone foundation and the fireplace brick to match the brick on the home. To conclude, he reiterated the plans intend to match with the existing elements of the home, and opened the discussion for questions.

Commissioner D'Arco asked if there is anywhere else around the house the porte cochere can be moved to.

Mr. George replied he tried very hard to save the porte cochere but the reality of creating a functional floor plan that is sellable is always there. Nobody is going to spend a million to two million dollars on a project that is dysfunctional in the end. We tried to create a glass

link through the porte cochere but it'd push the whole building back. However that created a lot of issues for the location of the garage. That's significant because garages are a big part of architectural planning because they block light and big blocks of space you have to work around. By pushing the building back, it'd take up half the backyard and create a long drawn out plan that he doesn't think anyone would want. There are ways to do anything, but does it make sense? We believe we created a plan that makes the most sense while keeping everything the possibly could with the house.

Chan pointed out in an attachment in the memo, there is a street view photo of what you can see from the street. The house setback is essentially almost twice as what is minimally required. He wanted to point out that the elevation and site plan is great, but there is a street view photo of the home too in the packet.

Commissioner D'Arco asked about Chan's comment about the setback.

Chan responded the front setback is about 67 feet from the street and the minimum requirement for the R-1 (District) is 35 feet, so your view of the house from the street is significantly further as required by Code.

Commissioner D'Arco expressed that she's familiar with the house, and she is all for updating the house for today's living standards. The only thing she is struggling a little bit with is that the seller signed a document when they landmarked this house. And a significant portion of that is the very prominent entrance port and rear porte cochere. That is a struggle for her because that was a significant portion of the landmark designation. So it's hard to go back for the seller to say he didn't realize these were the restrictions. She's not sure how much disclosure was given to the buyers, but it sounded like through other conversations that the buyers may not have known this was the case. That's not within our purview to determine but you have your hands tied because it is a significant portion significant meaningful part of landmarking the home, and now it's being considered to be demolished.

Mr. George replied there's a lot of ways to view historic preservation and that it is always thought of favorably that adaptive reuse of buildings is always better than the wrecking ball. And we have to be able to reuse these buildings for future living conditions for the way people live. The landmark feature in this case is in the middle of the building so it is pretty much destined to create a dysfunctional plan. You can't create additions to the north side or south side because that's where the formal living rooms are. Thus, we have to build outwards or not do it. That's why it's important to have some leeway and I don't know what else to say about that. We really did look at so many options as to what we can do, but to make it a functional plan for something someone is going to want to live in and somebody is going to want to buy from them, we felt that we had to take down the porte cochere down. We'd be willing to repurpose some of the porte cochere and reutilize the columns and perhaps adding it to the side of the gallery.

Commissioner Gonzalez stated but then you'd be changing the features. He added he has a lot of experience with historical buildings and preserving them. The issue is, how much are

you going to intrude into the existing home. The mass of the design is substantial so there's room for creativity, there's room for flexibility, and maybe the mass of the house has to be reduced. But to say it's this or nothing, because that's what I'm starting to hear, I don't necessarily agree with.

Mr. George replied I didn't say it's this or nothing.

Commissioner Gonzalez replied I know what you said, I'm just hearing the degree of difficulty you're suggesting in order to achieve this mass I'm not necessarily convinced that is the ultimate decision.

Ms. Shannon Frey, the owner of the home introduced herself and would like to answer some questions. To respond to the size of the addition, it is large, and larger than what her and her husband would like to do. However, we can scale down the addition, but it doesn't change that we're only adding a kitchen, bedroom, master bedroom, master closet, laundry room. We're not adding a ton of rooms. We're just adding what is necessary. If you ever go to the home, it's 1.15 acres.

Commissioner Gonzalez replied he has not walked it, but familiar with the property.

Ms. Shannon Frey said it's massive. She reviewed the dimensions and areas of the site plan and the various addition plans to the HPC. After we're done with this, we'll have to keep it this way in order to sell it. But if it financially hurts me, and I can't build what I want, then it makes sense for me to go through the process of un-landmarking it, which we know is an option. We don't want to change the home, we love it and always have. This is our third historic home in Hinsdale. We're one of the rare people that would buy an old home and do the work. Whether or not my addition is 5,000 SF or 2,000 SF, I still have to get rid of the portico. It's the only part of the home to attach the addition without compromising the integrity of the structure, and the portico is in the middle.

Commissioner D'Arco expressed that on the side of the home would look odd because you have the dining circle.

Ms. Shannon Frey explained that she doesn't want the addition to appear to be a simple add-on. She wants the additions to look like it is original to the home. She reported that everyone knows their house and they receive compliments all the time. People also tell her that they built their home to look like their house. She also expressed interest in potentially adding the home on the National Registry. Ms. Frey continued to present other areas of the home they are preserving through the addition plan.

Mr. Frey introduced himself, and told the HPC that they also own the historic farm house at 104 E. 4th Street. He explained the addition completed on the farm house paid no attention to the existing features of the structure. Since the flow of the home was not carefully thought out, new additions will cost about the price of purchasing a new home. And this was the reason for purchasing the home at 134 S. Park Avenue. He believes, 104 E. 4th Street will be demolished inevitably. He also explained that the home at 134 was on

the market for 3 years, and the price dropped a million dollars. He expressed that the home is not functional as is, and nobody wants to live in the house because of this reason.

Commissioner D'Arco expressed that there are implications to buying a landmarked home, and they should have been laid out prior to selling/buying the home.

Ms. Shannon Frey explained this home was originally landmarked with Susan Benjamin, and she did know the implications. However, if the process is going to be so burdensome, we also know the there is a process to un-landmark the home. Susan Benjamin told her that their plan is within the guidelines of the National Registry. Ms. Frey mentioned that it sounds like the porte cochere is the sticking point and is happy to repurpose it through the work.

Discussion in regards to allowing an addition to a landmarked home/significant historical feature and due diligence on purchasing a landmarked home ensued.

Chairman Bohnen acknowledged that there is more discussion to be had, however, due to a time constraint of having another meeting at 7:30 PM by the Plan Commission, asked for a motion to continue this application. Commissioner Gonzalez made the motion to continue it for discussion, Commissioner D'Arco seconded the motion, and the motion passed unanimously (3 Ayes and 1 absent)

<u>Public Meeting - Certificate of Appropriateness</u>

Case HPC-04-2016 – 304 S. Lincoln St. - Proposed new front porch in the front yard abutting Lincoln Street; new screened porch and chimney on side yard; and new balustrade and stairs on the corner side yard abutting Third Street.

Mr. Peter Coules introduced himself as the attorney representing the applicant at 304 S. Lincoln Street. He gave a review of when the home was landmarked and who the architect is for the project. The porch they plan to demolish is in disrepair and they will do anything they can to save what's there now. Mr. Coules also reviewed the architectural features of house and the new porch. He introduced the architect, Mr. Jim Prisby to explain the design of the new porch.

Mr. Jim Prisby approached the dais with larger drawing plans and explained the materials and issues of the existing porch. He explained some of the designs were based on building code requirements. Additional discussion ensued on the materials of the structure.

Chairman Bohnen recommended visiting the structure to review the existing features of the home prior to continuing the application for the next meeting. Mr. Bohnen asked for a motion to continue this application. Commissioner Gonzalez made the motion to continue it for discussion, Commissioner D'Arco seconded the motion, and the motion passed unanimously (3 Ayes and 1 absent)

Discussion

2016 Preservation Award to the Village of Hinsdale for the Oak Street Bridge and First Street Brick pavement between Elm Street and Park Avenue.

Chairman Bohnen reviewed that he spoke with the Hinsdalean on October 12, 2016, and they will have the photographs completed and ready, and Mr. Bohnen will discuss it at the next meeting.

Adjournment

With no additional discussion, Commissioner Bohnen asked for a motion to adjourn. Commissioner Gonzalez made the motion and Commissioner D'Arco seconded. The meeting was adjourned at 7:19p.m. on October 12, 2016.

Respectfully Submitted,

Chan Yu, Village Planner

STATE	OF	ILL:	INOIS)	
)	ss:
COUNTY	OF	' DU	PAGE)	

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

In the Matter of:

Case No. HPC 01-2016

306 S. Garfield Avenue

and 26 East 3rd Street

)

CONTINUED REPORT OF PROCEEDINGS had and testimony taken at the Special Meeting of the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 12th day of October, 2016, at the hour of 6 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. JANICE D'ARCO, Member;

MR. FRANK GONZALEZ, Member.

ALSO PRESENT:

MR. CHAN YU, Village Planner.

* * *

	29		31
1	CHAIRMAN BOHNEN: The first item on	1	need to run that by counsel.
2	our agenda is the continued public hearing on	2	MR. YU: Right. Well, the application
3	306 South Garfield.	3	has findings and recommendations pointing to
4	MR. YU: Correct.	4	elements of architectural things that are
5	CHAIRMAN BOHNEN: Both Janice and Frank	5	significant that you would like to landmark. I
6	joined me and Chan over at the home Monday	6	don't see any hard rules in the historic
7	morning. We walked the grounds and spoke with	7	preservation ordinance that says that we can't
8	the owner. I think we walked away with an	8	break it out. For example, findings and
9	understanding as to the wall that was in	9	recommendations for one address and findings and
06:04:16PM 10	question and how we would proceed to landmark	06:06:10PM 10	recommendations for the other address. So in
11	that, Chan.	11	this case, it would be 306 Garfield Avenue for
12	But Janice had a question, and I	12	the main house, and then we can have its own
13	can't answer it. I don't know, maybe you can.	13	separate
14	If we want to proceed and go forward with this,	14	MS. D'ARCO: That's what I meant.
15	how do we break out the house and the coach	15	MR. YU: We can do that.
16	house?	16	MS. D'ARCO: Because if the seller of
17	MR. YU: It would be under one	17	306 decides to sell 26 east, then 26 east would
18	application so it would be together.	18	still need to have their landmark portion.
19	MS. D'ARCO: So I guess my question is	19	MR. YU: Right. Right. No. You are
06:04:43PM 20	because it is two separate parcels of land, even	06:06:33PM 20	right, yes. So then the coach house would have
21	though they are owned by the same owner, they	21	its landmark status and its individual findings
22	are separate PIN numbers for the property.	22	and recommendations.
	30		32
	00		32
1	So if the owner sells that second	1	MS. D'ARCO: And I think we agreed not
1 2		1 2	
	So if the owner sells that second		MS. D'ARCO: And I think we agreed not
2	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach	2	MS. D'ARCO: And I think we agreed not to landmark the walls, right?
3	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach	2	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes.
3 4	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is	3 4	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they
2 3 4 5	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only	2 3 4 5	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't
2 3 4 5 6	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes.	2 3 4 5 6	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not
2 3 4 5 6 7	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the	2 3 4 5 6 7 8 9	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure.
2 3 4 5 6 7 8 9	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach	2 3 4 5 6 7 8 9	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years
2 3 4 5 6 7 8 9 06:05:10PM 10	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it	2 3 4 5 6 7 8 9 06.06.58PM 10	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old.
2 3 4 5 6 7 8 9 06:05:10PM 10 11	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably	2 3 4 5 6 7 8 9 06:06:SBPM 10 11	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not.
2 3 4 5 6 7 8 9 06:05:10PM 10 11 12 13	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the	2 3 4 5 6 7 8 9 06:06:58PM 10 11 12 13	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall?
2 3 4 5 6 7 8 9 06:05:10PM 10 11 12 13	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the implications taxwise for just having the coach	2 3 4 5 6 7 8 9 06.06:SSPM 10 11 12 13	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall? MR. GONZALEZ: No, they aren't.
2 3 4 5 6 7 8 9 06:05:10PM 10 11 12 13 14 15	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the implications taxwise for just having the coach house separately on a property that's	2 3 4 5 6 7 8 9 06:06:SBPM 10 11 12 13 14 15	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall? MR. GONZALEZ: No, they aren't. CHAIRMAN BOHNEN: About 30 she said.
2 3 4 5 6 7 8 9 06.05-10PM 10 11 12 13 14 15 16	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the implications taxwise for just having the coach house separately on a property that's independent of the historic house that's also	2 3 4 5 6 7 8 9 06:06:SSPM 10 11 12 13 14 15 16	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall? MR. GONZALEZ: No, they aren't. CHAIRMAN BOHNEN: About 30 she said. So we are in agreement then we are
2 3 4 5 6 7 8 9 00:05:10PM 10 11 12 13 14 15 16 17	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the implications taxwise for just having the coach house separately on a property that's independent of the historic house that's also going to be landmarked.	2 3 4 5 6 7 8 9 06.06.58PM 10 11 12 13 14 15 16 17	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall? MR. GONZALEZ: No, they aren't. CHAIRMAN BOHNEN: About 30 she said. So we are in agreement then we are going to make a motion here to landmark the
2 3 4 5 6 7 8 9 06.05:10PM 10 11 12 13 14 15 16 17 18	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the implications taxwise for just having the coach house separately on a property that's independent of the historic house that's also going to be landmarked. MR. YU: Right. Right.	2 3 4 5 6 7 8 9 06:06:SBPM 10 11 12 13 14 15 16 17 18	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall? MR. GONZALEZ: No, they aren't. CHAIRMAN BOHNEN: About 30 she said. So we are in agreement then we are going to make a motion here to landmark the house and the coach house. And you will handle
2 3 4 5 6 7 8 9 06.05-10PM 10 11 12 13 14 15 16 17 18 19	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the implications taxwise for just having the coach house separately on a property that's independent of the historic house that's also going to be landmarked. MR. YU: Right. Right. MS. D'ARCO: My recommendation would be	2 3 4 5 6 7 8 9 00:00:SBPM 10 11 12 13 14 15 16 17 18 19	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall? MR. GONZALEZ: No, they aren't. CHAIRMAN BOHNEN: About 30 she said. So we are in agreement then we are going to make a motion here to landmark the house and the coach house. And you will handle the details?
2 3 4 5 6 7 8 9 06:05:10PM 10 11 12 13 14 15 16 17 18 19 06:05:35PM 20	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the implications taxwise for just having the coach house separately on a property that's independent of the historic house that's also going to be landmarked. MR. YU: Right. Right. MS. D'ARCO: My recommendation would be to do two of them separately because they are	2 3 4 5 6 7 8 9 06:06:58PM 10 11 12 13 14 15 16 17 18 19	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall? MR. GONZALEZ: No, they aren't. CHAIRMAN BOHNEN: About 30 she said. So we are in agreement then we are going to make a motion here to landmark the house and the coach house. And you will handle the details? MR. YU: Correct. So the findings and
2 3 4 5 6 7 8 9 06.05-10PM 10 11 12 13 14 15 16 17 18 19	So if the owner sells that second piece of property that has an existing home on it, what are the implications for that coach house that's been landmarked because it would have to be some prorated tax status because only a certain percentage of that property is landmarked. CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because the house, the front of the house wouldn't be but the coach house would, and then the big house next to it would be landmarked. So I think we probably need to wrap our hands around what are the implications taxwise for just having the coach house separately on a property that's independent of the historic house that's also going to be landmarked. MR. YU: Right. Right. MS. D'ARCO: My recommendation would be	2 3 4 5 6 7 8 9 00:00:SBPM 10 11 12 13 14 15 16 17 18 19	MS. D'ARCO: And I think we agreed not to landmark the walls, right? CHAIRMAN BOHNEN: Yes. MS. D'ARCO: Because again in the event they ever sold it and wanted to make some modifications and tear down the walls, they wouldn't CHAIRMAN BOHNEN: The walls are not dating back to the date of the structure. MR. YU: I don't think it's 50 years old. CHAIRMAN BOHNEN: They are not. MS. D'ARCO: The wall? MR. GONZALEZ: No, they aren't. CHAIRMAN BOHNEN: About 30 she said. So we are in agreement then we are going to make a motion here to landmark the house and the coach house. And you will handle the details?

	33		35
1	findings.	1	STATE OF ILLINOIS)
2	MR. GONZALEZ: Just make sure they are	2) ss. COUNTY OF DU PAGE)
3	separate.		COUNTY OF DU PAGE)
4	MR. YU: Yes.	3	
5	MR. GONZALEZ: That's no different than		
6	any other property that because people, folks	4	I, JANICE H. HEINEMANN, CSR, RDR, CRR,
7	can own two properties. But homes can be	5	do hereby certify that I am a court reporter
8	different ages.	6	doing business in the State of Illinois, that I reported in shorthand the testimony given at the
9	MR. YU: Sure.	8	hearing of said cause, and that the foregoing is
06:07:38РМ 10	MR. GONZALEZ: Not in this case. But,	9	a true and correct transcript of my shorthand
11	yes, it makes sense to perform it separately.	10	notes so taken as aforesaid.
12	MR. YU: Yes.	11	
13	MS. D'ARCO: Because the tax	12	
14	advantage	13 14	Janice H. Heinemann CSR, RDR, CRR
15	MR. GONZALEZ: Oh, you'd create a	'*	License No 084-001391
16	migraine on the tax paperwork.	15	
17	MS. D'ARCO: Well, you don't get the	16	
18	full tax advantage of the	17	
19	MR. GONZALEZ: I don't know who makes	18	
06:07:57PM 20	that judgment call.	19 20	
21	MR. YU: The tax freeze, yes.	21	
22	MR. GONZALEZ: Which one gets the tax	22	
	34		
1	benefit, the most or the least if they are		
2	separate. They are separate.		
3	CHAIRMAN BOHNEN: So may I have a		
4	motion to landmark the two structures, the one		
5	at 306 South Lincoln and the one on 3rd Street.		
6	MR. GONZALEZ: Motion to landmark.		
7	CHAIRMAN BOHNEN: Second, please.		
8	MS. D'ARCO: Second.		
9	CHAIRMAN BOHNEN: Roll call vote.		
06:08:24PM 10	Frank?		
11	MR. GONZALEZ: Here.		
12	CHAIRMAN BOHNEN: Janice?		
13	MS. D'ARCO: Here.		
14	CHAIRMAN BOHNEN: And I vote aye.		
15	* * *		
16	(Which were all the proceedings had		
17	in the above-entitled cause.)		
18			
19			
20			
21			
22			

0	В	32:4, 32:13, 33:13, — 33:17, 34:8, 34:13	35:8 HEINEMANN [1] -	License [1] - 35:14
		= 33.17, 34.6, 34.13 date [1] - 32:9	35:4	Lincoln [1] - 34:5
01-2016 [1] - 28:5	BEFORE [1] - 28:3	dating [1] - 32:9	Heinemann [1] -	M
084-001391 [1] -	benefit [1] - 34:1	decides [1] - 31:17	35:14	IVI
5:14	big [1] - 30:11	details [1] - 32:19	hereby [1] - 35:5	
	BOARD [1] - 28:16	different [2] - 33:5,	HINSDALE [1] - 28:3	main [1] - 31:12
1	BOHNEN [13] -	33:8	Hinsdale [2] - 28:10,	Matter [1] - 28:4
<u> </u>	28:17, 29:1, 29:5,	down [1] - 32:6	28:12	matter [1] - 28:10
	30:8, 32:3, 32:8,	DU [2] - 28:2, 35:2	historic [2] - 30:16,	meant [1] - 31:14
12th [1] - 28:13	32:12, 32:15, 34:3,	DO [2] - 20.2, 00.2	31:6	Meeting [1] - 28:9
19 [1] - 28:11	34:7, 34:9, 34:12,	Е	HISTORIC [1] - 28:3	meeting [1] - 32:22
	34:14	<u> </u>	Historic [1] - 28:11	Member [2] - 28:18,
2	break [2] - 29:15,		home [2] - 29:6, 30:2	28:19
	31:8	east [2] - 31:17	homes [1] - 33:7	MEMBERS [1] -
2016 (41 20·12	business [1] - 35:6	East [2] - 28:6, 28:11	hour [1] - 28:13	28:16
2016 [1] - 28:13 26 [3] - 28:6, 31:17		elements [1] - 31:4		migraine [1] - 33:16
26 [3] - 20.0, 31.17	С	entitled [2] - 28:10,	house [13] - 29:15,	modifications [1] -
2		34:17	29:16, 30:4, 30:9,	32:6
3		event [1] - 32:4	30:10, 30:11, 30:15,	Monday [1] - 29:6
	Case [1] - 28:5	example [1] - 31:8	30:16, 31:12, 31:20,	morning [1] - 29:7
30 [1] - 32:15	case [2] - 31:11,	existing [1] - 30:2	32:18	most [1] - 34:1
306 [5] - 28:6, 29:3,	33:10	55 9 [1] 00.2	HPC [1] - 28:5	motion [3] - 32:17,
1:11, 31:17, 34:5	certain [1] - 30:6	F	1 .	34:4, 34:6
Brd [2] - 28:6, 34:5	certify [1] - 35:5	I	_ I	_ MR [24] - 28:17,
2. 2 [2] 20.0, 04.0	CHAIRMAN [12] -			28:19, 28:21, 29:4,
5	29:1, 29:5, 30:8, 32:3,	findings [6] - 31:3,	ILLINOIS [2] - 28:1,	29:17, 30:18, 31:2,
J	32:8, 32:12, 32:15,	31:8, 31:9, 31:21,	35:1	31:15, 31:19, 32:10,
	34:3, 34:7, 34:9,	32:20, 33:1	Illinois [2] - 28:12,	32:14, 32:20, 33:2,
50 [1] - 32:10	34:12, 34:14	first [1] - 29:1	35:6	33:4, 33:5, 33:9,
	Chairman [1] - 28:17	folks [1] - 33:6	implications [2] -	33:10, 33:12, 33:15,
6	Chan [2] - 29:6,	foregoing [1] - 35:8	30:3, 30:14	
	29:11	forward [1] - 29:14	•	33:19, 33:21, 33:22,
	CHAN [1] - 28:21	frank [1] - 34:10	independent [1] - 30:16	34:6, 34:11
6 [1] - 28:14	Chicago [1] - 28:12	Frank [1] - 29:5		MS [13] - 28:18,
	coach [6] - 29:15,	FRANK [1] - 28:19	individual [1] - 31:21	29:19, 30:9, 30:19,
Α	30:3, 30:10, 30:14,	freeze [1] - 33:21	item [1] - 29:1	31:14, 31:16, 32:1,
	31:20, 32:18	front [1] - 30:10		_ 32:4, 32:13, 33:13,
alanca amilitari	COMMISSION [1] -	full [1] - 33:18	J	33:17, 34:8, 34:13
above-entitled [2] -	28:3	iuii [1] - 33.10		
8:10, 34:17	Commission [1] -		JANICE [2] - 28:18,	N
address [2] - 31:9,		G	35:4	-
1:10	28:11		Janice [4] - 29:5,	need [3] - 30:13,
ndvantage [2] -	continued [1] - 29:2	Garfield [3] - 28:6,	29:12, 34:12, 35:14	31:1, 31:18
3:14, 33:18	CONTINUED [1] -	29:3, 31:11	JOHN [1] - 28:17	next [2] - 30:11,
aforesaid [1] - 35:10	28:8	given [1] - 35:7	• •	32:21
agenda [1] - 29:2	correct [3] - 29:4,	GONZALEZ [10] -	joined [1] - 29:6	notes [1] - 35:10
ages [1] - 33:8	32:20, 35:9	28:19, 32:14, 33:2,	judgment [1] - 33:20	_ numbers [1] - 29:22
agreed [1] - 32:1	counsel [1] - 31:1	33:5, 33:10, 33:15,	1	_ numbers [1] - 29.22
agreement [1] -	COUNTY [2] - 28:2,	33:19, 33:22, 34:6,	L	
2:16	35:2	34:11		0
ALSO [1] - 28:20	court [1] - 35:5	grounds [1] - 29:7	land [2] - 29:20,	
answer [2] - 29:13,	create [1] - 33:15	guess [1] - 29:19	30:21	October [1] - 28:13
:22	CRR [2] - 35:4, 35:14	guess [1] - 23.13	landmark [8] - 29:10,	OF [6] - 28:1, 28:2,
pplication [2] -	CSR [2] - 35:4, 35:14	L	31:5, 31:18, 31:21,	28:3, 28:8, 35:1, 35:2
:18, 31:2		H	31:3, 31:16, 31:21,	old [1] - 32:11
architectural [1] -	D		34:6	one [5] - 29:17, 31:9,
1:4		handle [1] - 32:18	landmarked [4] -	33:22, 34:4, 34:5
Avenue [3] - 28:6,	DIADOO 00 40	hands [1] - 30:13	30:4, 30:7, 30:12,	ordinance [1] - 31:7
8:12, 31:11	D'ARCO [13] - 28:18,	hard [1] - 31:6	30:17	own [2] - 31:12, 33:7
•	29:19, 30:9, 30:19, 31:14, 31:16, 32:1,	hearing [2] - 29:2,	least [1] - 34:1	own [2] - 31:12, 33:7 owned [1] - 29:21
aye [1] - 34:14			12451111 - 34 I	11W11P(1111 - 7917

34:7, 34:8 owner [3] - 29:8, W 29:21, 30:1 see [1] - 31:6 sell [1] - 31:17 walked [2] - 29:7, Ρ seller [1] - 31:16 sells [1] - 30:1 wall [2] - 29:9, 32:13 sense [1] - 33:11 **p.m** [1] - 28:14 walls [3] - 32:2, 32:6, separate [7] - 29:20, PAGE [2] - 28:2, 35:2 29:22, 30:21, 31:13, paperwork [1] wrap [1] - 30:13 33:3, 34:2 33:16 separately [3] parcels [3] - 29:20, Υ 30:15, 30:20, 33:11 30:21 **shorthand** [2] - 35:7, people [1] - 33:6 35:9 years [1] - 32:10 percentage [1] - 30:6 significant [1] - 31:5 **YU** [13] - 28:21, 29:4, perform [1] - 33:11 sold [1] - 32:5 29:17, 30:18, 31:2, piece [1] - 30:2 South [2] - 29:3, 34:5 31:15, 31:19, 32:10, PIN [1] - 29:22 Special [1] - 28:9 32:20, 33:4, 33:9, Planner [1] - 28:21 ss [2] - 28:1, 35:1 33:12, 33:21 pointing [1] - 31:3 State [1] - 35:6 portion [1] - 31:18 **STATE** [2] - 28:1, PRESENT [2] -35:1 28:16, 28:20 status [2] - 30:5, preservation [1] -31:21 31:7 still [1] - 31:18 PRESERVATION [1] Street [2] - 28:6, 34:5 - 28:3 structure [1] - 32:9 Preservation [1] **structures** [1] - 34:4 28:11 proceed [2] - 29:10, Т 29:14 PROCEEDINGS [1] -28:8 tax [7] - 30:5, 30:21, 33:13, 33:16, 33:18, proceedings [1] -34:16 33:21, 33:22 properties [1] - 33:7 taxable [1] - 30:21 property [5] - 29:22, taxwise [1] - 30:14 30:2, 30:6, 30:15, tear [1] - 32:6 33:6 testimony [2] - 28:9, prorated [1] - 30:5 35:7 **public** [1] - 29:2 **THE** [1] - 28:3 together [1] - 29:18 R transcript [1] - 35:9 true [1] - 35:9 two [5] - 29:20, **RDR** [2] - 35:4, 35:14 30:20, 30:21, 33:7, recommendation [1] 34:4 - 30:19 recommendations U [6] - 31:3, 31:9, 31:10, 31:22, 32:21, 32:22 **REPORT** [1] - 28:8 under [1] - 29:17 reported [1] - 35:7 reporter [1] - 35:5 V roll [1] - 34:9 rules [1] - 31:6 VILLAGE [1] - 28:3 run [1] - 31:1 Village [1] - 28:21 vote [2] - 34:9, 34:14 S

second [3] - 30:1,

HINSDALE HISTORIC PRESERVATION COMMISSION (HPC)

RE: 306 S. Garfield Avenue (Sharon Starkson and James Oles)
Designation as Landmark Building - HPC Case: HPC-01-2016

DATE OF HPC REVIEW: September 14, 2016 and October 12, 2016

DATE OF BOARD OF TRUSTEES 1ST READING: December 6, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. Sharon Starkson and James Oles (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 structure located at 306 S. Garfield Avenue for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
- 2. The Subject Building also known as the William and Helen Coffeen House at 306 S. Garfield Street in Hinsdale, Illinois is a two and a half story Prairie School residence designed by architect George W. Maher in 1899. Per the HPC, the Coffeen House at 306 S. Garfield Ave. (PIN 09-12-131-004) and its original coach house located at 26 E. 3rd Street (PIN 09-12-131-003) shall be designated an official landmark by ordinance separately, each with its individual Findings and Recommendation. This is to prevent potential complications should the properties be sold separately. 26 E. 3rd Street has been given the HPC Case number: HPC-05-2016.
- 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 contains both typical and atypical representation of the architecture of George W. Maher.
 - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building was designed by architect George Washington Maher. George W. Maher was born in Mill Creek, West Virginia on December 25, 1864. By 1883 Maher was living and working in Chicago. He is first listed in the Chicago directories in that year as a draftsman working in the office of Chicago architects Augustus Bauer and Henry W. Hill. By 1887 he had moved to the office of Joseph L. Silsbee in Chicago's Lakeside Building. While working for Silsbee, Maher learned how to make houses in the American styles that preceded the Prairie School and had first-hand experience in designing residences in the Shingle Style, Richardsonian Romanesque, and Colonial Revival. In the late 1890s, Maher began to formulate a personal style that departed from the revival styling of his early work. Responding in part to modern houses in the area, particularly Adler & Sullivan's Charnley House (1892) in Chicago and Frank Lloyd Wright's Winslow House (1894) in River Forest, Maher came to favor symmetrical designs with hipped roofs, broad porches, and walls faced with smooth surfaces of Roman brick or stucco.
 - C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, because the Subject

Building is a fine example of a pivotal period in the evolution of Maher's Prairie School work as he refined his use of stucco as a material and used simple unadorned forms and complex details in stained glass and carved wood that became classic features of his architecture.

- 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 exceptional detailing, included in the façade, which is symmetrical and is finished in stucco. The hipped roof has deep eaves and brick chimneys rise on the side elevations. Original, fret sawed ornament with ball beading is preserved at the cornices, around the entrance door, around the pair of windows on the second floor and around the roof dormer. A one-story, open porch extends across the front and there are six limestone steps in the center leading up to the wood porch deck. The porch is faced with white Roman brick with stone copings, it has four Roman brick piers supporting its roof, and Roman brick balustrades with stone copings border the stairs. Beneath the eaves, the cornice consists of ball beading with fret sawed wood in a pattern of repeated triangles running directly below. A flat wood frieze runs beneath the cornice.
- E. The Subject Building exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction, as set forth in Section 14-3-1B3 of the Village Code.
- F. The Subject Building is associated with the life or activities of a person who has significantly contributed to or participated in historic events associated with the Village, as set forth in Section 14-3-1-C3 of the Village Code, because the building's designer, George W. Maher, was nationally recognized for his contributions to architecture. He was elected to the American Institute of Architects in 1901 and became a Fellow in 1916. In 1918 he was elected President of the Illinois Society of Architects. In 1921, he acted as chairman of the municipal art and town planning committee of the American Institute of Architects and actively promoted the preservation of the Palace of Fine Arts from the World's Columbian Exposition, which eventually became the Museum of Science and Industry.

II. RECOMMENDATION

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

HINSDALE HISTORIC PRESERVATION COMMISSION

Ву: _	 	
		Chairperson

Dated this 9th day of November, 2016.

HINSDALE HISTORIC PRESERVATION COMMISSION (HPC)

RE: 26 E. Third Street - Coach House (Sharon Starkson and James Oles)
Designation as Landmark Building - HPC Case: HPC-05-2016

DATE OF HPC REVIEW: September 14, 2016 and October 12, 2016

DATE OF BOARD OF TRUSTEES 1ST READING: December 6, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. Sharon Starkson and James Oles (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 structure located at 306 S. Garfield Avenue for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
- 2. The Subject Building also known as the William and Helen Coffeen House at 306 S. Garfield Street in Hinsdale, Illinois is a two and a half story Prairie School residence designed by architect George W. Maher in 1899. Per the HPC, the Coffeen House at 306 S. Garfield Ave. (PIN 09-12-131-004) and its original coach house located at 26 E. 3rd Street (PIN 09-12-131-003) shall be designated an official landmark by ordinance separately, each with its individual Findings and Recommendation. This is to prevent potential complications should the properties be sold separately. The coach house at 26 E. 3rd Street has been given the HPC Case number: HPC-05-2016.
- 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 contains both typical and atypical representation of the architecture of George W. Maher.
 - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building was designed by architect George Washington Maher. George W. Maher was born in Mill Creek, West Virginia on December 25, 1864. By 1883 Maher was living and working in Chicago. He is first listed in the Chicago directories in that year as a draftsman working in the office of Chicago architects Augustus Bauer and Henry W. Hill. By 1887 he had moved to the office of Joseph L. Silsbee in Chicago's Lakeside Building. While working for Silsbee, Maher learned how to make houses in the American styles that preceded the Prairie School and had first-hand experience in designing residences in the Shingle Style, Richardsonian Romanesque, and Colonial Revival. In the late 1890s, Maher began to formulate a personal style that departed from the revival styling of his early work. Responding in part to modern houses in the area, particularly Adler & Sullivan's Charnley House (1892) in Chicago and Frank Lloyd Wright's Winslow House (1894) in River Forest, Maher came to favor symmetrical designs with hipped roofs, broad porches, and walls faced with smooth surfaces of Roman brick or stucco.
 - C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, because the Subject

Building is a fine example of a pivotal period in the evolution of Maher's Prairie School work as he refined his use of stucco as a material and used simple unadorned forms and complex details in stained glass and carved wood that became classic features of his architecture.

- 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 exceptional detailing, included in the façade, which is an L-shaped, two-story structure with stucco walls that are slightly flared at the base. The long section has a hip-on-gable or jerkin head roof with brackets under the eaves, a hipped dormer, and a cupola. The windows on the long elevation are separated by exposed timberwork. The shorter section of the coach house has a half-hipped roof with an inset dormer. On the side (east) elevation of the long wing, the grouping of windows separated by exposed timbers is original. There also are two small original windows at the rear of the coach house.
- E. The Subject Building exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction, as set forth in Section 14-3-1B3 of the Village Code.
- F. The Subject Building is associated with the life or activities of a person who has significantly contributed to or participated in historic events associated with the Village, as set forth in Section 14-3-1-C3 of the Village Code, because the building's designer, George W. Maher, was nationally recognized for his contributions to architecture. He was elected to the American Institute of Architects in 1901 and became a Fellow in 1916. In 1918 he was elected President of the Illinois Society of Architects. In 1921, he acted as chairman of the municipal art and town planning committee of the American Institute of Architects and actively promoted the preservation of the Palace of Fine Arts from the World's Columbian Exposition, which eventually became the Museum of Science and Industry.

II. RECOMMENDATION

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

HINSDALE HISTORIC PRESERVATION COMMISSION

Ву:						
					Chairpe	erson
Dated	this 9 th	day of	Noven	nber,	2016.	

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: November 9, 2016

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 134 S. Park Avenue –Certificate of Appropriateness Application for Landmarked Home

Review for Proposed Additions to First and Second Floor *Continuation from 10/12/16*

Summary

The Village of Hinsdale has received an application from Shannon Frey, owner of 134 S. Park Avenue, requesting approval for a Certificate of Appropriateness to construct new additions to the first and second floors. Per Code, no alteration or permits shall be issued for any physical modifications of the exterior architectural appearance of a landmarked home without a Certificate of Appropriateness by the Historic Preservation Commission (HPC). On October 12, 2016, this application was discussed and continued at the HPC meeting. It should be noted the applicant has submitted a fence to be considered as part of the Certificate of Appropriateness (Attachment 1).

Request and Analysis

The property features a 2.5-story wood framed and wood clad house constructed in circa 1904 in a Colonial Revival style. The home was locally landmarked in 2002. Per the approved 2002 Findings and Recommendations, the subject building has significant historic value due to its Colonial Revival style with the picturesque details of the Queen Anne style. And certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of materials that should be protected and preserved. For example, the hip roof, double-hung windows and elements of the semi-circular side porch/front entrance portico/rear porte cochere have been referenced in the original Landmark application and Findings and Recommendations as significant features.

Per the applicant, the new addition to the first floor will include a new kitchen, kitchen prep, family room and 2 car garage. The second floor addition will include new bedrooms, walk-in-closets, exercise room and roof deck. The additions do not appear to be visible from Park Street, except for a corner of the new garage, behind the home, and approximately 106 feet from the front lot line. The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, and south, and the IB Institutional Buildings District to the west.

MEMORANDUM



Process

Pursuant to Title 14, Section 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 2.

Attachments:

Attachment 1: Fence Exhibit

Attachment 2: Title 14, Section 14-5-2: Criteria (A) and (B)

The following related materials were provided for the public meeting of this item on October 12, 2016, and can be found on the Village website at:

http://www.villageofhinsdale.org/document center/HistoricPreservation/2016/OCT/161012%20HPC.pdf

- Application for Certificate of Appropriateness and Exhibits (packet)
- Exhibits from 2002 Approved Designation as Landmark Building
- Zoning Map and Project Location
- Aerial View of 134 S. Park Avenue
- Street View of 134 S. Park Avenue
- Title 14, Section 14-5-2: Criteria (A) and (B)



EAST ELEVATION

M

10-19

16-19





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

Frey Residence 134 Park Street - Hinsdale, Illinois October 4, 2016 | project 2016-066

charles vincent george A B C H I T E C T S 1245 E. Diehl Rd. Suite 101 • Naperville, 1L 60563 P: 630.357.2023 •F: 630.357.2662

Attachment

CERTIFICATE OF APPROPRIATENESS

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.



MEMORANDUM

DATE: November 9, 2016

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 304 S. Lincoln Street –Certificate of Appropriateness Application for Landmarked Home

Review for Proposed Front Porch, and Side Yard Addition and Front Yard Balustrade

Continuation from 10/12/16

Summary

The Village of Hinsdale has received an application from Peter Coules, representing the owner of 304 S. Lincoln Street, requesting approval for a Certificate of Appropriateness to construct a new porch and balustrade in the front yards, and a new screened porch and chimney in the side yard. Per Code, no alteration or permits shall be issued for any physical modifications of the exterior architectural appearance of a landmarked home without a Certificate of Appropriateness by the Historic Preservation Commission (HPC). On October 12, 2016, this application was discussed and continued at the HPC meeting.

Request and Analysis

The subject property is on a corner lot facing S. Lincoln Street and W. Third Street, and features a 2.5-story brick facade house constructed in 1885 in a Gothic Revival style. The home was locally landmarked in 2005. Per the approved 2005 Findings and Recommendations, the subject building has significant historic value due to its Gothic Revival style and embodies elements of design, detail, and materials that should be protected and preserved. To wit, the front porch with turned columns and spindle work frieze has been referenced in the original Landmark application and Findings and Recommendations as a significant feature.

Per the applicant, the new front wrap around porch facing Lincoln Street will keep its roof line, and features a period metal "tin roof". The style and stones match that of a home erected in the 1880's, and the view from the street will be more appealing compared to the existing porches and walk ups. It will feature cedar columns on stone pedestals, cedar fascia and new crown mouldings.

The new cedar balustrade faces W. Third Street and will have smooth cedar boxed columns. New paver brick or stone steps will be applied to the existing concrete foundation. Tongue-and-groove IPE wood will replace the existing wood decking to match the new porch.

MEMORANDUM



The new screened porch addition is located in the side yard and projects south from the home (opposite side of W. Third Street). It will feature asphalt shingles to match the home and the walls will be cedar. A new brick chimney will also be constructed with random stone veneer at the base and brick to match the home above the stone pedestal. Limestone sections divide the brick chimney and have a poured concrete cap on masonry band to match the existing chimneys of the home. The windows will feature an easy breeze system at each cedar opening.

The home is located in the R-4 Single Family Residential District and borders the same to the north, east, west and south.

Process

Pursuant to Title 14, Section 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 1.

Attachments:

Attachment 1: Title 14, Section 14-5-2: Criteria (A) and (B)

The following related materials were provided for the public meeting of this item on October 12, 2016, and can be found on the Village website at:

http://www.villageofhinsdale.org/document center/HistoricPreservation/2016/OCT/161012%20HPC.pdf

- Application for Certificate of Appropriateness and Exhibits
- Exhibits from 2002 Approved Designation as Landmark Building
- Zoning Map and Project Location
- Aerial View of 134 S. Park Avenue
- Street View of 134 S. Park Avenue
- Title 14, Section 14-5-2: Criteria (A) and (B)

Attachment 1

CERTIFICATE OF APPROPRIATENESS

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.



MEMORANDUM

DATE: November 9, 2016

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 42 S. Washington Street – Hollis – 1 Wall Sign and 1 Blade Sign

Summary

The Village of Hinsdale has received an application from Hollis requesting approval to install a new wall sign and blade sign at 42 S. Washington Street. Hollis is relocating from 102 S. Washington Street to the former location of Clementine Beauty. 42 S. Washington Street is in the B-2, Central Business District and within the Historic Downtown District boundary. The new wall sign and blade sign will replace the existing signage from the former tenant.

Request and Analysis

Both the requested wall sign and blade sign are Code compliant. The building frontage is approximately 21 feet and the wall sign is 4 (1' tall by 4' long) square feet (SF). It is non-illuminated, bi-colored and 12 feet from grade. The blade sign will utilize the existing blade sign bracket from the former tenant. It is 3 SF (18" tall by 24" long), and 10 feet from grade. The blade sign features only two colors and is non-illuminated.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission (HPC) shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 42 S. Washington Street



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT | 16-5797

Applicant	Contractor			
Name: M. Kettotten, Hubrey Sign Address: 1847 Suncast Lane City/Zip: Batavia IL 60510 Phone/Fax: (28482, 990/ E-Mail: M. Kell aubrey Signs. com Contact Name: Mike Hotton.	Name: Address: Same as applicant City/Zip: Phone/Fax: () E-Mail: Contact Name:			
ADDRESS OF SIGN LOCATION: 42 S W ZONING DISTRICT: Please Select One orn from SIGN TYPE: Please Select One dimension illumination Please Select One Momilia	al business			
Sign Information: Overall Size (Square Feet): 4. (12"x 48") Overall Height from Grade: 12 Ft. Proposed Colors (Maximum of Three Colors): Black. White.	Site Information: Lot/Street Frontage: Building/Tenant Frontage: Existing Sign Information: 1001— Business Name: 40///5 Size of Sign: 9 Square Feet Business Name: Square Feet			
Thereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.				
	(Minimum \$75.00)			



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor			
Name: Mike Hoffer, Aubrey Sign Address: 1847 Suncast Lane City/Zip: Batavia, Il 60510 Phone/Fax: 635 482 -990/ E-Mail: Mike Daubrey signs. 100 Contact Name: Mike Hoffer	Name:			
ADDRESS OF SIGN LOCATION: 42. S. Washington. ZONING DISTRICT: Please Select One Central Susiness SIGN TYPE: Please Select One Blade Sign. ILLUMINATION Please Select One Non-illuminated.				
Sign Information: Nal black sign Overall Size (Square Feet): 3 (18" x 24") Overall Height from Grade: 10 Ft. Proposed Colors (Maximum of Three Colors): 1 White or 2 Black. 3	Site Information: Lot/Street Frontage: Building/Tenant Frontage: Existing Sign Information: -non- Business Name: #o // S Size of Sign: Square Feet Business Name: Size of Sign: Square Feet			
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Miles Holder 10-24-16 Signature of Applicant Date Signature of Building Owner Date FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE				
^				
Total square footage: $0 x $4.00 = 0$ Plan Commission Approval Date: Admi	(Minimum \$75.00) inistrative Approval Date: RECEIVED OCT 2 6 2016			

hollis

Exterior Signage

Account:

HOLLIS

Location:

42 S. Washington Hinsdale, IL

Date: 10/3/16

PLEASE REVIEW, SIGN AND DATE THIS -- INDICATING YOUR APPROVAL.

1847 Suncast Lane Batavia, IL 60510

v blade sign

Fax: 630-482-9906 Ph: 630-482-9901

Sign details: Dimensional letters (1/4" FCO acrylic) stud mounted to EIFS exterior and double-sided blade

sign. White and black vinyl overlays. Blade sign oval is 1" thick PVC.

Type of Illumination: None

tachment 1

www.aubreysigns.com

Email: mike@aubreysigns.com

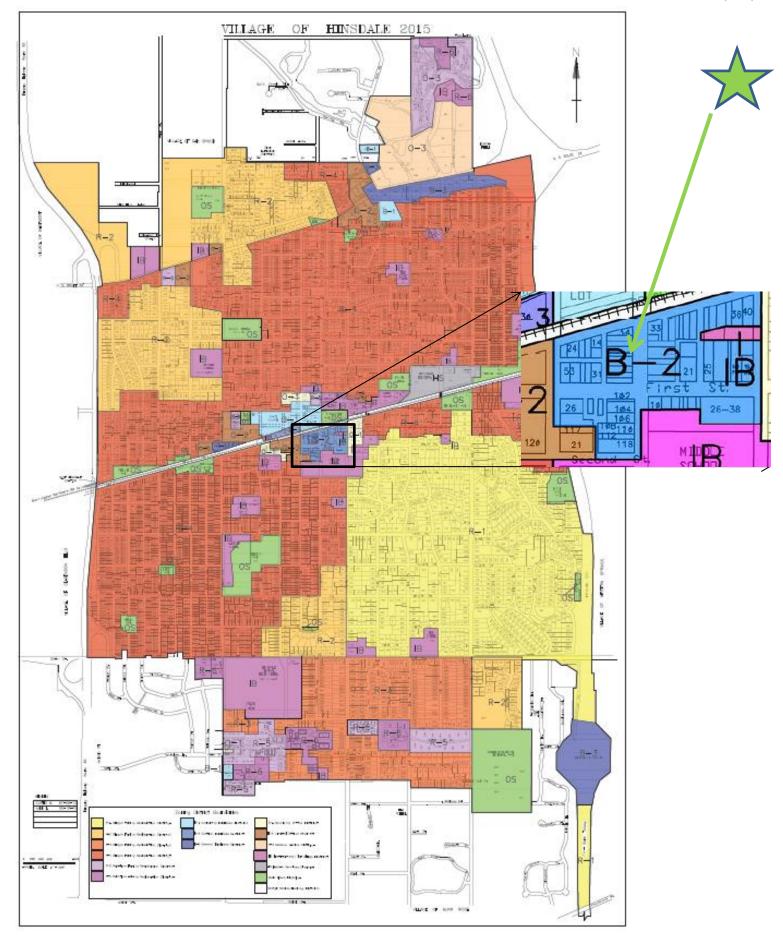
= 3 sq. ft.

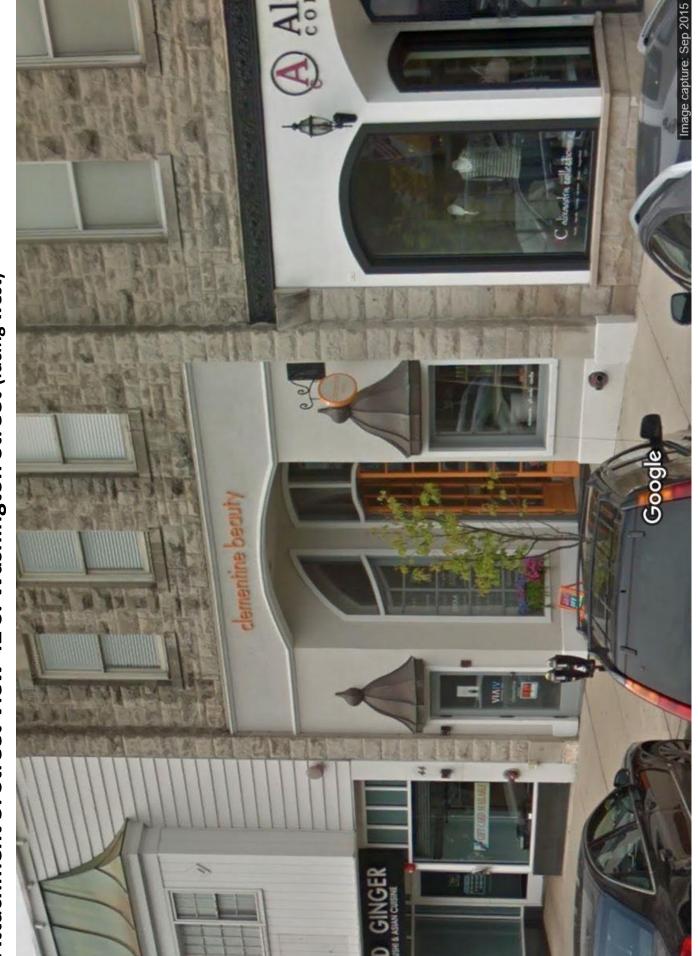
Special Notes: Blade sign bracket is the same design as former tenant's. Allowable sign limit:

Dimensions: FCO letters @ 12" H x 48" W = 4 sq. ft. Oval blade sign @ $18" \times 24"$

Attachment 2: Village of Hinsdale Zoning Map and Project Location







Attachment 3: Street View 42 S. Washington Street (facing west)



MEMORANDUM

DATE: November 9, 2016

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: Discussion Item – Local Landmark Hinsdale Public Library

New Ground Sign at 20 E. Maple Street

Ms. Karen Kleckner Keefe, Executive Director of the Hinsdale Public Library (Library) would like to present a new ground sign to the Historic Preservation Commission (HPC) for feedback before formally submitting for a Certificate of Appropriateness. A Certificate of Appropriateness is required for new signage at the Library since it is a Local Landmark.

The Library is attached to the Memorial Building at 19 E. Chicago Avenue, but has a different address- 20 E. Maple Street. Currently, the only signage at the Library is a wall sign directly above the front entrance. Per Ms. Keefe, the wall sign is not visible to most visitors until they are already entering the building. To help patrons find the Library, the proposed location for the ground sign is at the corner of Washington Street and Maple Street.

In the Library Expansion Schematic Design (Attachment 6) of June 8, 1987, one of the architectural design objectives was to carry over and match the Georgian style of the building. The subject property was locally landmarked in 2001. Per the approved 2001 Findings and Recommendations (Attachment 7), the building has significant historic value and embodies elements of design, detail, and materials that should be protected and preserved.

Attachment 1 – Cover Letter from Ms. Karen Kleckner Keefe, Library Director (dated 10/17/16)

Attachment 2 – Draft Ground Sign Elevation (dated 10/13/16)

Attachment 3 – Village of Hinsdale Zoning Map and Project Location

Attachment 4 – Aerial Parcel Map of 20 E. Maple Street

Attachment 5 – Streetview of Washington Street and Maple Street

Attachment 6 – Hinsdale Public Library Expansion Schematic Design (dated 06/08/87)

Attachment 7 – HPC Findings and Recommendations and photos (dated 02/13/01)



Dear Members of the Hinsdale Historic Preservation Commission,

Thank you for taking the time to discuss the Hinsdale Public Library's interest in adding free-standing, external signage in front of the Library.

As you probably know, the Village of Hinsdale has a longstanding tradition of supporting its public library. The Hinsdale Library Association was incorporated in 1886 and had 150 paying members and 150 volumes. The tax-supported Hinsdale Public Library was created in 1893. Absorbing the collection, assets, and staff of the Library Association, the Public Library opened in August 1893.

The Public Library relocated six times between 1893 and 1929. The completion of the Memorial Building in 1929 gave the Hinsdale Public Library its first permanent home. Building additions increased library space in 1958 and again in 1976. In, 1987, a successful \$3.95 million building referendum provided most of the funding for the library's current 32,000 square foot facility.

Hinsdale residents enjoy many benefits arising from the Library's current location and proximity to other Village services.

We would like to make it even easier for patrons to distinguish the Library from these other service points by installing a ground sign near the corner of Washington and Maple.

Currently, the only identifying building signage is affixed to the building directly over the front doors. This lettering is not visible to most visitors until they have already parked and are entering the building.

The Hinsdale Public Library seeks to meet all recommendations set forth in the Illinois Library Association's *Serving Our Public 3.0: Standards for Illinois Public Libraries*. One of the standards for Illinois Libraries (Facilities 4.8) states, "The library has an identifying sign clearly visible from the street. Additional signs guide users from arterial streets to the library."

The Hinsdale Public Library Foundation has expressed interest in funding a monument sign for the Library, and we are eager to get your feedback on the appropriateness of the proposed design.

I have attached a proposed design for your review.

Thank you for your consideration,

Karen Kleckner Keefe, Executive Director



20 E. Mapie Street Hinsdale, IL 60521

T 630.986.1976 F 630.986.9654

ww hinsdaleiibrary info



e-mail/signs@parvinclauss.com www.parvinclauss.com Tel/630-510-2020 - Fax/630-510-2074 Design - Fabrication - Installation - Maintenance

PROJECT:

2'-0" 1-0

2'-0"

12:-0"

10-18

2'-0"

Ü

9-12

10-17

1-0-1

2-6"



HInsdale, IL

AUTHORIZED SIGNATURE

20 E. Maple Street

10-17 .9-E

8-11

CUSTOMER APPROVAL: DATE

Lisa Staszak BIII Goodwyn REPRESENTATIVE DRAWN BY DATE

SIDE VIEW (sign cross section)

6.6.16 SCALE

1/2"=1" 2 of 3

75647 WORK ORDER

HPL75647 FILE NAME

REVISIONS:

8.29.16 - real brick

10.15.16 - Opt. 2 / Times Roman

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

(1) 4:0" x 12:0" x 2:0" Double Face Masonry Monument Sign

MAPLE STREET

ш

20

PUBLIC LIBRARY

HINSDALE

Brick plers and wall: match building brick

Sign panels: Imestone w/ recessed copy and inline, Infilled Black, font is Times New Roman Regular

Base, sill and caps: limestone

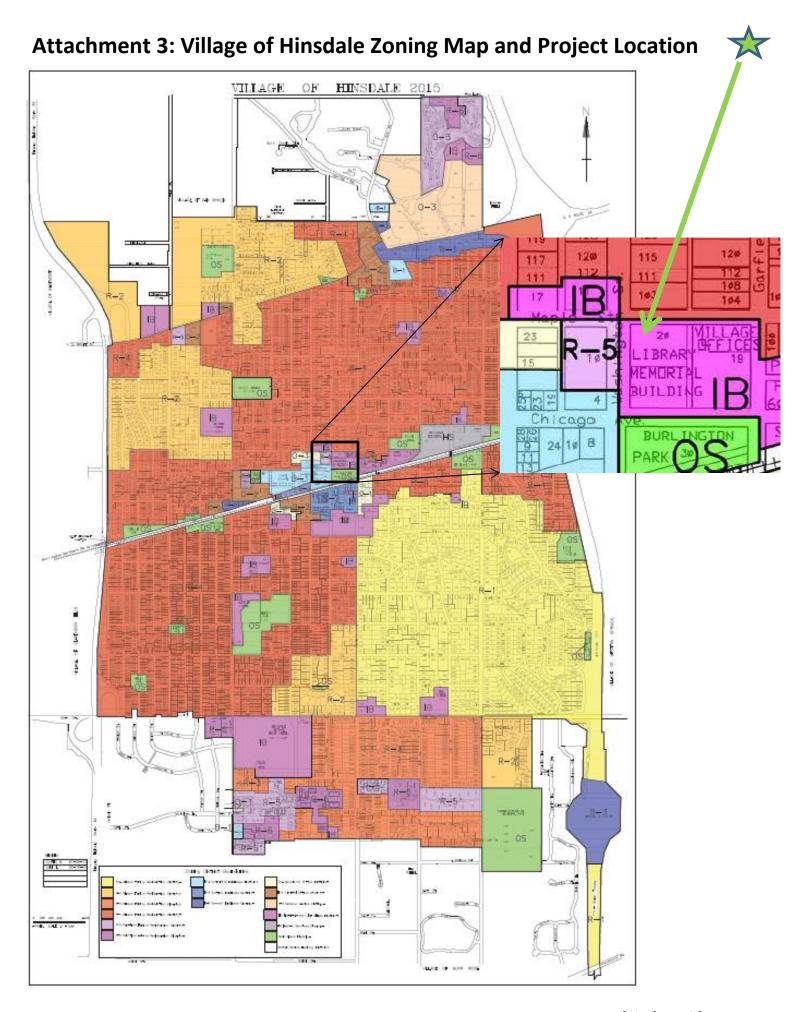
Address: 1/4" FCO aluminum painted Black, satin smooth finish

Foundation: 2'-2" Wx 12'-2" Lx 5'-6" D concrete trench foundation

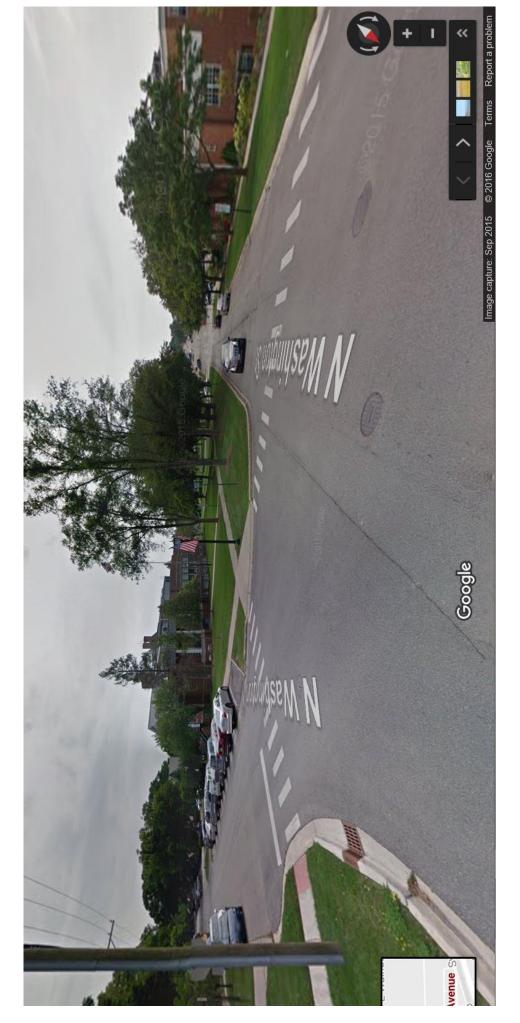




This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hencel the holder agrees not to use the information, disclose it to any third parry, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company.







Attachment 5: Streetview of Washington St. and Maple St.

HINSDALE PUBLIC LIBRARY EXPANSION

Schematic Design
June 8, 1987

FRYE GILLAN MOLINARO Architects Ltd. 308 W. Erie Chicago, Illinois

HINSDALE PUBLIC LIBRARY EXPANSION Schematic Design June 8, 1987

BUILDING DESCRIPTION

Nature and Scope of Project

Our charge was to design an expanded library of approximately 30,000 net usable square feet (interior dimensions) at the Hinsdale Memorial Building site. The design process was guided by, and the following plan is consistent with, specifications set forth in the building program prepared by library building consultant Richard E. Thompson and adopted by the Hinsdale Board of Library Trustees. This program, which describes the individual areas required for the expanded library and establishes the desired functional relationship between these areas, is appended to the $\frac{Report\ On\ Long\ Range}{}$ Planning accepted by the Library Board on March 12, 1985 and subsequently published and disseminated by the Board. Copies are available from the library.

Basic Concept

The design proposes an addition to the west of the Memorial Building for the library. This design also incorporates approximately 4,000 square feet of contiguous space currently housing Village offices. Displaced Village offices would relocate to space now occupied by the library.

The plan provides needed additional space for the Village, offering it a net gain of approximately 7,000 square feet in the existing library.

This concept offers the added benefit of permitting the library to expand at the Memorial Building site with little, if any, disruption of service.

Architectural Design

The overriding architectural objectives are:

- to enhance the symmetry and balance of the Memorial Building and Library;
- to carry over and match the Georgian style of the building;
- to restore the Memorial Building Lobby as the entrance to the Library.

The proposed library is centered on a wing which matches the present east library wing in roof line and width. To provide the library

HINSDALE PUBLIC LIBRARY EXPANSION Schematic Design June 8, 1987

BUILDING DESCRIPTION

First Floor

The first floor provides 13,447 square feet for the Adult Library services, Library or Lobby and Entrance, Circulation Desk/Workroom and Reference Desk/Workroom.

Adult areas are organized around the central stair/elevator core. Special areas are developed for each adult service.

Careful consideration has been given to the proximities of functions, separation of quiet study areas from more active, and supervision of the first floor and mezzanine.

HINSDALE PUBLIC LIBRARY EXPANSION Schematic Design June 8, 1987

BUILDING DESCRIPTION

Basement Level

The basement provides 12,049 square feet of space for Youth Services, Staff Offices and Workrooms, and a Library Programming Room. In addition, the majority of the Library's storage and mechanical spaces have been located here.

All major rooms have exterior windows, due to the library's sloping site and the use of landscaped areaways. On the west elevation full height windows in a curving bay create a bright Children's Story Hour Room.

Direct access from this level to the basement level of the Memorial Building is provided for emergency and special situations. HINSDALE PUBLIC LIBRARY EXPANSION Schematic Design June 8, 1987

BUILDING DESCRIPTION

Mezzanine

A 4,727 square foot mezzanine is provided by raising the roof in the central bay and forming a dormer. The non-fiction portion of the circulating collection is housed here, as well as lounge and carrel seating.

Skylights over the stairwell and lounge seating will provide natural light to this level and the floor below.

The mezzanine opens up to the Adult Service areas providing good visibility from the first floor.

The mezzanine does not connect with the Memorial Building's second floor. The Village Board Room, Village Manager's Office, and The Soldier's and Sailor's Room are not affected by this plan.

HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 19 East Chicago Avenue (Memorial Building)

Designation as Landmark Building - HPC Case 01-2001

DATE OF PLAN COMMISSION REVIEW: January 9, 2001

DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 22, 2001

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The Village of Hinsdale (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 building located at 19 East Chicago Avenue, and commonly known as the Memorial Building (the "Subject Building") for designation as an historic landmark. The applicant is the owner of record of the Subject Building.
- 2. The original portion of the Subject Building was constructed over fifty (50) years ago in 1928, with three additions being made to the Subject Property in 1969, 1974 and 1989.
- 3. The 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 in connection with nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest, 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 Hinsdale residents came together to privately fund the construction of the building as a monument to the fallen soldiers of the community.
 - B. The Subject Building is an established and familiar visual feature in the Village, as set forth in Section 14-3-1A4 of the Village Code, due to its unique location and its singular physical characteristics as a prominent 2½-story building that occupies an entire city block and is located on top of a ridge overlooking the town center and train station.
 - C. The Subject Building is an historical focal point in the Village, as set forth in Section 14-3-1A5 of the Village Code, because of the activities associated with it, including its use as a public library, village offices and meeting space for the Boy Scouts of America and American Legion and other ex-service organizations.
 - D. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, as the Subject Building is a fine example of Colonial Revival design. The brick, 2½-story structure was dedicated in 1928. A classical cornice above the second story windows on the original building is decorated with modillions and moldings. Four columns with ornate capitals

support a central pedimented pavilion of the south (primary) elevation. Bedford stone sills and lintels define the windows and form two belt-courses around the building. Large, multi-paned double hung windows are used throughout the building. The second story windows in the central pavilion of the north elevation have round-arched tops. The building also has a tall Colonial Revival cupola that contains a clock tower. These distinguishing features are of significance to the overall architectural importance of the original structure and the three additions, while recognizing that certain features of the 1989 addition to the library could have further reflected colonial revival design.

- E. The Subject Building is associated with an organization or group through which persons have significantly contributed to or participated in historic events of the United States and is associated with an historic event, as set forth in Section 14-3-1-C3, 4 of the Village Code, due to its dedication as a memorial to the residents of the Village who gave their lives defending their country.
- F. The Subject Building is a monument, as set forth in Section 14-3-1C6, to fallen soldiers of the community.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of six (6) "Ayes," zero (0) "Nays," and two (2) "Absent," recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

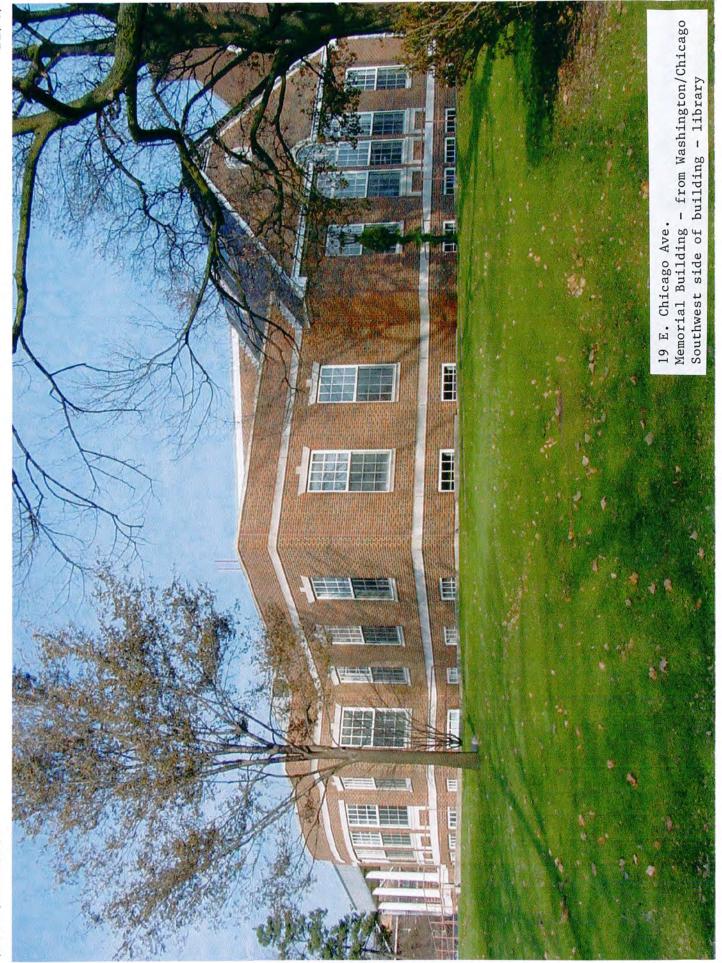
HINSDALE HISTORIC PRESERVATION COMMISSION

By: Robert S. Kelle Chairperson

Dated this 13 day of 2001.

D:\DCIM\100MSDCF





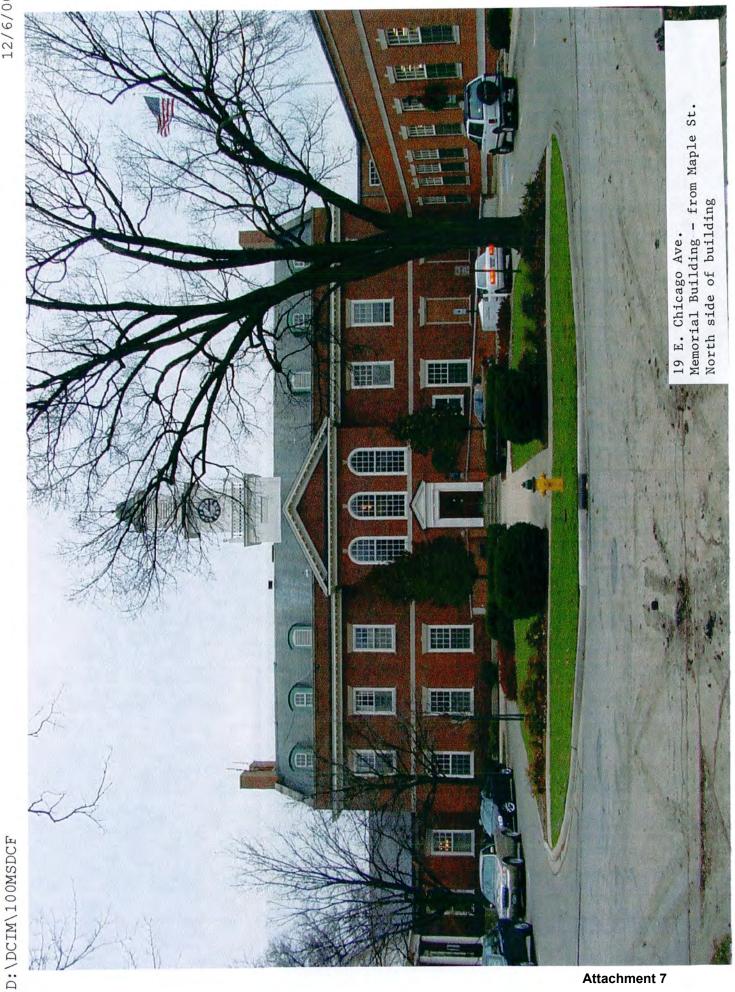
Attachment 7



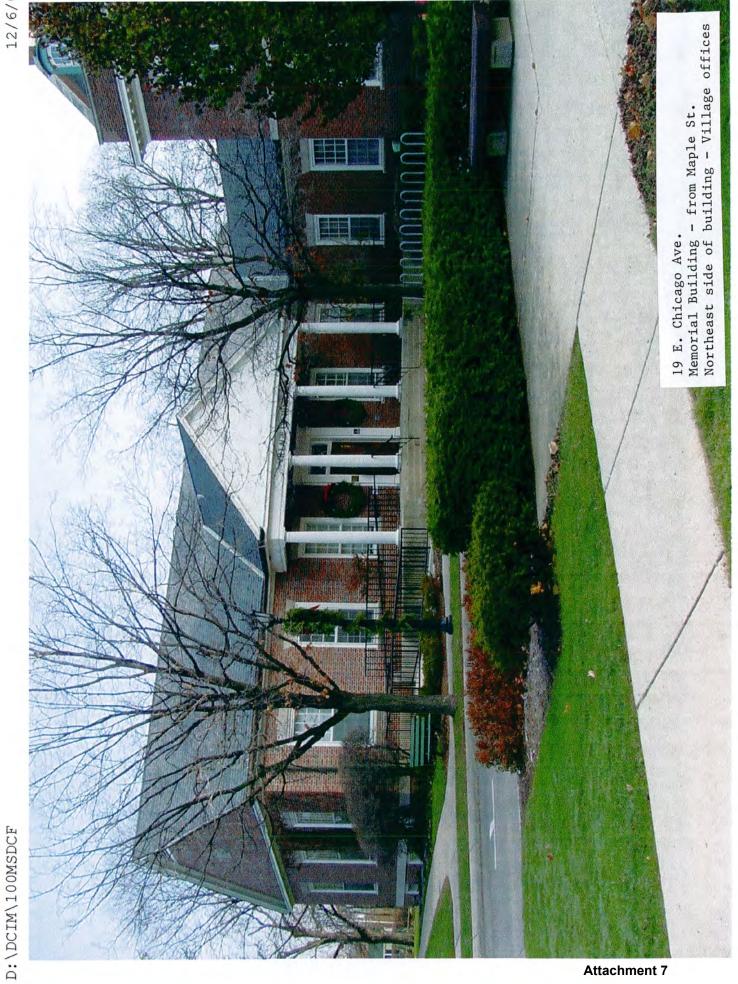
Attachment 7



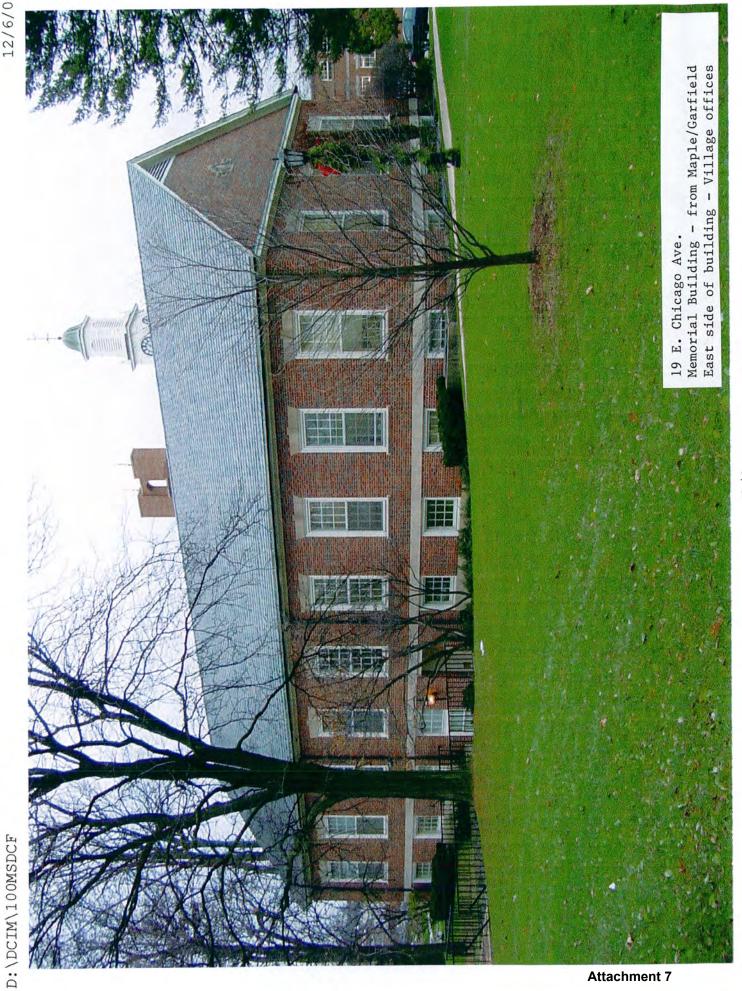
Attachment 7



Attachment 7



Attachment 7



Attachment 7

