AGENDA

VILLAGE OF HINSDALE

SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION

Wednesday, October 12, 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 September 14, 2016, meeting.
- 2. Public Hearings Recommendations forwarded to the next Board of Trustees meeting. 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.

a. Case HPC-01-2016 – *Continuation from the September 14, 2016, meeting* - 306 S. Garfield Avenue AND 26 E. 3rd Street 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.

3. Public Meetings – Certificate of Appropriateness

a. Case HPC-03-2016 – 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 – 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. 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.

5. Adjournment

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website: www.villageofhinsdale.org

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION September 14, 2016 (Special Meeting) Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale 5:00 P.M.

Chairman Bohnen called the special meeting of the Historic Preservation Commission (HPC) to order at 5:00 p.m. on September 14, 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

Minutes

Chairman Bohnen introduced the minutes from the June 23, 2016 meeting. Chairman Bohnen asked for a motion to approve the minutes. Commissioner Gonzalez made a motion and Commissioner D'Arco seconded. The motion passed unanimously.

<u>Public Hearing – Recommendations forwarded to the next Board of Trustees</u> meeting. 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 <u>speak</u>.

Case HPC-01-2016 – 306 S. Garfield Avenue AND 26 E. 3rd Street 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 Landmark.

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

Chairman Bohnen introduced the application as a public hearing item, and gave a summary of the Landmark request and review process. He explained that the HPC serves as an advisory committee to the Board of Trustees for the final approval. Ms. Kathy Cummings, an architectural historian representing the applicant, is sworn in and presents a history of the home. She reviewed the architect of the home (George Washington Maher), the original homeowners and their community involvement in Hinsdale, and historical elements of the subject properties.

During the public comment period of the hearing, a neighbor asked about the wall attached to the coach house. A Commissioner requested to take a look at it. So in agreement with the applicant, the HPC formally continued the application for the October 12, HPC Special Meeting at 6 PM, to visit the subject property.

Public Meeting - Certificate of Appropriateness

Case HPC-02-2016 – 120 S. Elm Street - Proposed additions to finish the attic area, add second floor master suite over the existing 2-car garage, using all period appropriate style and designs. The applicant is also proposing to restore a cupola in the attic original to the home.

Chairman Bohnen introduced the next item on the agenda and invited the applicant to present.

Mr. Peter Coules, attorney representing the applicant for 120 S. Elm Street, introduced himself and summarized the construction plan. He reviewed that the homeowners, the Chang's, have already submitted full building permit plans that are Code compliant and approved. To that end, the applicant will not need any variations. He also explained that they will not be removing anything from the home, and instead, adding to it to live in. Mr. Coules gave a brief history of the home (classical revival style), that used to be located at 244 E. First Street, and reviewed that a garage was constructed in the 1950's that does not make sense architecturally. Thus, the applicant hired an architect to design a roof line to the new garage dormer that matches the revival style roof of the home (1893 period). From the street, the only visible changes are the dormer and cupola. The materials he added, include (for example) cedar, and will match the style of the home. He also added there will be additional green space because the applicant is removing the swimming pool on the property.

Chairman Bohnen pointed out that this home is a Local Landmark and in the Historic District; and the only concern he has is the change visible from the street.

Mr. Peter Coules responded that's why the Chang's hired an architect to design the dormer roof to match the historic home's roof.

Chairman Bohnen added that he believes anyone would agree the current garage is not in keeping or pleasing to the home. However, the new addition will get rid of a flat roof and feature a new roof that is more in line to the rest of the home and not destroy the symmetry of the house.

Richard Olsen, the architect for the application, reviewed that the Chang's worked with the historical society for information in regards to the garage. Mr. Olsen explained that they designed the new roof with a similar roof pitch and to design the dormer with the center of the home which reflects a classical revival style.

Chairman Bohnen expressed that he is content with the dormer, but is concerned about lighting in front of the house versus lighting by the dormer.

Richard Olsen responded that's exactly where he'd put the lighting.

Chairman Bohnen asked if the driveway to a new third garage presented at another meeting is still planned.

Richard Olsen and Peter Coules said that plan has been abandoned.

Chairman Bohnen replied that's good.

Commissioner Gonzalez asked if they have any renderings or pictures of the design.

Richard Olsen showed large plans to Commissioner Gonzalez. After reviewing, Commissioner Gonzalez commented, well done.

Commissioner D'Arco asked what the timeframe is for the project.

Mr. Chang replied/gestured as soon as possible. Mr. Coules added they are living there so as soon as possible.

Chairman Bohnen asked the Commission if they had any further questions. With none, he asked for a motion to approve the application. Commissioner Gonzalez made a motion for approval, Commissioner D'Arco seconded the motion, and the motion passed unanimously (3 Ayes and 1 absent).

Chairman Bohnen thanked the applicants for being so sensitive to the architecture, the tone of the Village and look forward to being your neighbors.

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 introduced this discussion as having to do with previous discussions in regards to presenting an award to the Village of Hinsdale, to honor the sensitive architectural endeavor of rebuilding the bridge and First Street. He stated that he'd like to carry this discussion over to the next meeting. He noted that he asked the Hinsdalean to do some photography work and it's his hope to be able to present awards at the next meeting. Both projects Chairman Bohnen added, were completed in a sensible, sensitive way, and in keeping to the tone of the historic village we enjoy. (Past historic awards discussion ensued)

<u>Adjournment</u>

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 6:39p.m. on September 14, 2016.

Respectfully Submitted,

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, Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

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In the Matter of:

Case No. HPC 01-2016 306 S. Garfield Avenue and 26 East 3rd Street

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 14th day of September, 2016, at the hour of 6 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman; MS. JANICE D'ARCO, Member; MR. FRANK GONZALEZ, Member.

	2		4
	ALSO PRESENT:	1	necessary for the application.
	MR. CHAN YU, Village Planner;	2	CHAIRMAN BOHNEN: Yes.
		3	MS. CUMMINGS: So I have not done this
$\sum_{i=1}^{n} \sum_{j \in \mathcal{I}} \mathbf{s}_{ij}$	MS. KATHY CUMMINGS, Architectural	4	before a public body yet. But do you want me to
	historian;	5	
4		6	5 5
5	MR. JIM OLES, Property Owner;	7	· · · · · · · · · · · · · · · · · · ·
	MS. SHARON STARKSTON, Property Owner.		
6		8	, 5 , , , , , , , , , , , , , , , , , ,
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8		D6:08:08PM 10	
9	j i plane nearly men recommended	11	····· [······ / ····· · · · · · · · · ·
06:05:11PM 10		12	position in the work of the architect, George
11		13	Washington Maher, who was a Prairie School
12		14	architect sort of coming into his own style as
13		15	this house is built. There are earlier examples
14		16	by Maher. But here in Hinsdale this appears to
16		17	be the earliest of the Prairie School buildings
17	those, a short summary. The Village of Hinsdale	18	period.
18	has received an application from Sharon	19	CHAIRMAN BOHNEN: Right.
19	Starkston and James Oles, owners of 306 South	05:08:37PM 20	MS. CUMMINGS: Among all the Prairie
об:05:59РМ 20	Garfield Avenue and 26 East 3rd Street, requesting approval for local landmark	21	School buildings that exist in the Village. And
22	designation for the home at 306 South Garfield	22	for Maher it also appears to be a shift to
$\overline{\left(\right)}$	3		5
1	and the coach house at 26 East 3rd.	1	modern materials of plaster, and this very
2	The Historic Preservation	2	distinctive ornamentation.
3	Commission shall review the application and all	3	And its position, also, seems to be
4	the information presented at the Public Hearing	4	very deliberate on the rise of Garfield where
5	to adopt a recommendation if the nominated	5	the street remains, both the house. The house
6	landmark meets the criteria for designation. An	6	has exceptional integrity, which we are able to
7	ordinance passed by the affirmative vote of at	7	determine by looking at the house but also the
8	least 4 members of the Board of Trustees shall	8	original drawings survive.
9	be required to designate an official landmark.	9	CHAIRMAN BOHNEN: Really.
06:06:34РМ 10	So in this capacity, we are an	06:09:13PM 10	MS. CUMMINGS: So we can sort of see
11	advisory commission. We will listen to the	11	that there haven't been a lot of changes. The
12	presentation, and we will sum up our findings.	12	only major change would be at the rear elevation
13	We will pass it along for the Board of Trustees	13	when a former owner changed the kitchen within
[°] 14	for the final decision. Okay.	14	the volume of the house. So a major addition
15	This is a Public Hearing. And who	15	was not placed onto the house on any of the four
16	would like to start?	16	elevations.
17	(Ms. Kathy Cummings sworn.)	17	
18	CHAIRMAN BOHNEN: Okay.	18	And the house is also important in
19	MS. CUMMINGS: My name is Kathleen	19	terms of it being in Hinsdale because of the
\sim \sim	Cummings, and I am architectural historian. I'm		original owners, William and Helen Coffeen, who
06:07:36PM 20 21		05:09:43PM 20	were very active in the community. And I think
	the person who prepared the historical	21	that the application describes that. But
22	information for the description that was	22	essentially they were participating at the time

Attachment to HPC 09/14/16 Minutes

2 of 11 sheets

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06:10:18PM 10		9 06:12:27PM 10	
11		06:12:27PM 10	·
12	-	12	
13		13	MS. CUMMINGS: Yes. I should have said that first, that the one that faces 367 and the
14		13	one that
15		14	
16		16	CHAIRMAN BOHNEN: So was it yours or Burkes that sold off the lot, Borsom?
17	CHAIRMAN BOHNEN: I did. Yes. It's a	17	MR. OLES: Borsom.
18	great house. The present owners have done	18	MS. STARKSTON: That was Charles
19	extensive work on the house I understand and the	10	Borsom.
05:10:40PM 20	coach house, is that correct?	06:12:43PM 20	CHAIRMAN BOHNEN: Borsom sold off the
21	MS. CUMMINGS: The work has been really	21	lot?
22	not substantial changes but updating the	22	MS. STARKSTON: Right. And he actually
$\overline{\left(\right)}$	7		9
1	electrical systems and repairing the soffiting	1	moved into what you probably know as Meryl
2	and the gutters, things like that. They haven't	2	Adams' home, and he moved there and then sold
3	really changed any of the room divisions inside	3	our house.
4	the house so they stand as they were originally	4	CHAIRMAN BOHNEN: And so when they
5	positioned when they bought the house from the	5	carved out that lot to build that house,
6	Burkes.	6	unfortunately
7	And the property also contains the	7	MS. STARKSTON: They took the coach
8	original coach house, which is very unusual for	8	house with it.
9	a Maher property, because very, very few of them	9	CHAIRMAN BOHNEN: Yeah. So then you
06:11:21PM 10	exist; so that's why it was included in the	06:13:03PM 10	repurchased the coach house?
11	designation.	11	MR. OLES: Both.
12	CHAIRMAN BOHNEN: And I can't remember	12	MS. STARKSTON: That entire event.
13	when originally there was no home facing 3rd	13	MR. OLES: That entire piece.
14	Street there. It was shoe-horned into the lot.	14	MS. STARKSTON: The 30 East 3rd and
15	MS. CUMMINGS: Well, it's a little more	15	26 are one and the same.
16	complicated. The garage dates to the early	16	CHAIRMAN BOHNEN: So you have
17	'70s. You guys can correct me if I say the	17	reassembled the property and you just added with
18	wrong thing. The property was subdivided. And	18	an extra house?
19	in order for the owners of the Coffeen house to	19	MS. STARKSTON: Right. Right.
06:12:02PM 20	have a structure for their car, they built that	06:13:19PM 20	MR. OLE: Right.
21	garage I believe in 1972, the modern one that	21	CHAIRMAN BOHNEN: Well, good for you.
22	sits behind the house.	22	MS. STARKSTON: Thank you.
	ts KATHLEEN W. BONO.		

3 of 11 sheets

KATHLEEN W. BONO, CSR 630-834-7779

	. 10		12
1		1	MS. STARKSTON: No. No.
2		2	MR. OLES: No.
J 3		3	MS. STARKSTON: We have done everything
4	CHAIRMAN BOHNEN: All right. Are you	4	we can to restore it back to the way it looked
5		5	100 plus years ago.
6	MR. GONZALEZ: No. I'm trying to get	6	CHAIRMAN BOHNEN: Right. Okay. Is
7	my bearings around that.	7	there any further testimony that you would like
8		8	to give?
9		9	MS. CUMMINGS: I don't think so.
06:13:44PM 10	Street and Garfield. All right.	06:15:25PM 10	Unless you have a question.
11	MS. D'ARCO: I know I have seen it.	11	MR. YU: Chairman Bohnen, if you could,
12	MR. GONZALEZ: I know I have seen it.	12	if there is anyone in the audience that would
13	3 , 3	13	like to come up and speak.
14	MR. YU: So on page 4 of the packet	14	CHAIRMAN BOHNEN: Is there anybody in
15	CHAIRMAN BOHNEN: There is a location	15	our audience that would care
16	map.	16	Yes. Come forward, please.
17	MR. YU: There is a 3D photo of the	17	(Ms. Marsh sworn in.)
18	structures.	18	MS. MARSH: Good. My name is Delores
19	CHAIRMAN BOHNEN: Am I correct that	19	Marsh. I live at 23 East 4th Street. Our
06:14:07PM 20	this is on the National Register now?	06:16:11PM 20	property, the north side of our property, abuts
21	MS. CUMMINGS: Yes. It's listed on the	21	the coach house if I'm describing that
22	National Register.	22	correctly. The north and rear property.
r Ż	11		13
1	CHAIRMAN BOHNEN: It's listed on the	1	My only I'm absolutely thrilled
2	National Register, but we are looking to get the	2	that they are going to go for historic
3	local landmark.	3	preservation. It's a wonderful idea. I'm a
4	MS. STARKSTON: Correct.	4	historian myself. So I only have one question.
5	CHAIRMAN BOHNEN: And the reason for	5	I bumped into John earlier this week.
6	the local landmarking if you care to tell me?	6	I don't know, when you do this,
7	MS. STARKSTON: Both for the National	7	does the wall There is a wall that is
8	and for the local landmarking, we are really	8	attached to the coach house, which runs along
9	just trying to be good architectural citizens.	9	the back of our property. We absolutely love
06:14:31PM 10	That's our only motivation.	06:16:46PM 10	the wall. But is it part of the coach house,
11	CHAIRMAN BOHNEN: Great. Okay. And so	11	does it have the same designation? I mean it's
12	you are aware that when you go into the local	12	probably a technical question.
13	landmarking that we have an ordinance	13	CHAIRMAN BOHNEN: I have never walked
14	MS. STARKSTON: Right.	14	back there to see. Is the wall You say it's
15	CHAIRMAN BOHNEN: that addresses	15	attached to the coach house?
16	things that you can and cannot do or suggests	16	MS. STARKSTON: It is anchored at one
17	things that you can and cannot do. But it runs	17	corner. The wall is not original to the
	and the second	1	1
18	pretty parallel with the National Register. So	18	property. It was a very late addition. As far
18 19	it isn't in my estimation any more onerous but	19	property. It was a very late addition. As far as I know, that was added in the '80s.
18 19 об:15:о2РМ 20	it isn't in my estimation any more onerous but it is a fact so you understand. But it doesn't		• •
18 19	it isn't in my estimation any more onerous but	19	as I know, that was added in the '80s.

Attachment to HPC 09/14/16 Minutes

4 of 11 sheets

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2	j and to be an another of the fit fit of the fit fit of the fit fit of the fit fit of the fit of th	2	2 myself.
J 3		3	Do you, Commissioners, feel the
. 4		4	need to go visit this property before you
5	it's a stucco wall I should say.	5	consider it?
6		6	MR. GONZALEZ: I would. I would like
7	the end water end what choic is one point	7	to.
8	where there is an actual attachment to	8	CHAIRMAN BOHNEN: Okay. So in terms of
9	MS. MARSH: This is the wall. I don't	9	rendering a decision on this, you would want to
06:17:35РМ 10	know if this is the wall or not.	06:19:25PM 10	see it first?
11	MS. STARKSTON: It's a piece of it.	11	MR. GONZALEZ: Right. And I want to
12	CHAIRMAN BOHNEN: When you say stucco,	12	see the wall.
13	would it be a block wall that's been stuccoed?	13	CHAIRMAN BOHNEN: Okay.
14	MS. MARSH: I don't know.	14	MR. GONZALEZ: Okay. And I wouldn't
15	MR. OLES: It's got brick piers and	15	have seen it because a number of the elements we
16	stucco construction.	16	are discussing are on the back or the rear of
17	MS. STARKSTON: On a wood frame from	17	the home.
18	what we can determine. Okay.	18	CHAIRMAN BOHNEN: May we come and visit
19	And it looks like it's been there	19	your home?
06:18:00PM 20	forever.	06:19:54PM 20	MR. OLES: Absolutely.
21	MS. MARSH: Absolutely. It looks like	21	MS. STARKSTON: Sure. So 30 East 3rd,
22	it is. And I actually would like it to stay but	22	which was Meryl's home, and then the coach house
	15		17
1	I don't know.	1	are both occupied by the tenants.
2	CHAIRMAN BOHNEN: But it is on your	2	CHAIRMAN BOHNEN: Yes.
3	property, and it's attached to your coach house.	3	MS. STARKSTON: So we'd just need to
4	MS. MARSH: Yes.	4	make some informal arrangements so nobody looks
5	CHAIRMAN BOHNEN: And it's not original	5	like a stranger walking into an area.
6	to the property.	6	CHAIRMAN BOHNEN: Sure.
7	MS. STARKSTON: No.	7	MS. STARKSTON: But you're welcome.
8	CHAIRMAN BOHNEN: So it really doesn't	8	CHAIRMAN BOHNEN: Well, we will make
9	speak to the integrity of the property. It's	9	ourselves available at your convenience as soon
06:18:21PM 10	something that if you wanted to do away with it	06:20:17PM 10	as you can gain some access.
11	in the future you would be able to do so without	11	MS. STARKSTON: We are very flexible,
12	running afoul of any landmark designation.	12	as are they. I just don't Sometimes there
13	MS. STARKSTON: Uh-huh.	13	are people, sure, just come and look at, look at
14	MS. MARSH: Thank you. I'm done.	14	my yard because there is something you need to
15	CHAIRMAN BOHNEN: It shouldn't. It	15	look at. And in this case, I would be giving a
16	would appear to me that, as much as Dee Dee	16	
17	likes the wall, the wall will remain as long as		heads-up to the tenants that we will be walking
17	you decide to keep the wall.	17 18	the property.
10			CHAIRMAN BOHNEN: Sounds to me like
Sand	MS. STARKSTON: It's made for a lot of	19	there is no problem with the request that you
06:18:55PM 20	good neighbor relations on the various sides	05:20:36PM 20	are making.
21	where it's there so it's no problem staying.	21	MS. STARKSTON: No.
22	CHAIRMAN BOHNEN: Good walls make good ts KATHLEEN W. BONO	22 , CSR 630-8	CHAIRMAN BOHNEN: I just

HPC-01-2016 / 306 S. Garfield Ave.

r			
	. 18		20
	1 MS. STARKSTON: Not at all.	. 1	MS. STARKSTON: I would like to have
	2 CHAIRMAN BOHNEN: It would be fun for	2	you there especially.
$\int dr = \sum_{i=1}^{n} \frac{1}{i} \int dr = \sum_{i=1}^{n} \frac{1}{i} \int dr = 1$	3 us to come and see it.	3	CHAIRMAN BOHNEN: I will be there.
	4 MR. OLES: Absolutely. No problem.	4	Absolutely.
	5 CHAIRMAN BOHNEN: If you don't mind.	5	MR. OLES: And if you have any
1	6 And then they, our commissioners here, can get a	6	pictures
	7 real sense of this.	7	
	8 MR. OLES: Sure.	8	to go back and dig because there was a family
	9 CHAIRMAN BOHNEN: So as soon as you can	9	· · · · · · · · · · · · · · · · · · ·
06:20:56PM 1	, and are the set of the thin control over 1 And	06:22:21PM 10	
1		11	······································
1		12	
1		13	
1		14	remember, it's Tom McKutcheon or something like
1		15	that.
1		16	We look forward for doing that. We
1	g again, no nate to formany	17	thank you very much for coming in. We also
	the and at a concerned incerning date and	18	thank you for taking an interest in applying for
06:21:19PM 20		19	landmark status. This is our bread and butter.
06:21:19PM 2		06:22:47PM 20	And we are hoping to rekindle this kind of
2		21	interest in the town because it means a lot to
	19	22	all of us. And so congratulations on your
$) \stackrel{\scriptscriptstyle A}{-}$.	MR. YU: We need to specify the date	1	21 sensibilities and look forward to seeing your
		2	property.
	CHAIRMAN BOHNEN: Well, if we waited	3	MS. STARKSTON: Okay.
4	until our next meeting, we meet once a month	4	CHAIRMAN BOHNEN: Anybody else have
5		5	anything further?
6		6	MR. GONZALEZ: No. No.
7		7	CHAIRMAN BOHNEN: We can adjourn this
8	MS. STARKSTON: We are not on a big	8	meeting then. Thank you very much.
9	timeline.	9	We will go to our next meeting.
06:21:46PM 10	CHAIRMAN BOHNEN: Is that okay with	06:23:13PM 10	MR. YU: Would you like to, please,
11	you?	່ 11	formally continue this at the next meeting?
12	MS. STARKSTON: Absolutely.	12	CHAIRMAN BOHNEN: I will formally
13	CHAIRMAN BOHNEN: We typically would	13	continue this meeting to our next regular
14	meet the 2nd Tuesday of every month.	14	meeting, which would be
15	MR. OLES: Right. Right.	15	MR. YU: Well, if you would like the
16	CHAIRMAN BOHNEN: If that works.	16	2nd Wednesday of the month, that's October 12 at
17	MS. STARKSTON: Right. And I could	17	6 o'clock.
18	easily walk you on the property next week. Or	18	CHAIRMAN BOHNEN: That's fine.
19	whatever works for you all to get together, we	19	MR. YU: So we will formally continue
06:22:01PM 20		06:23:33PM 20	this application at the next Special Meeting,
21	CHAIRMAN BOHNEN: Sure. That would be	21	October 12th at 6 p.m.
22	great. We appreciate that. KATHLEEN W. BONO,	22	CHAIRMAN BOHNEN: And you all don't 34-7779 6 of 11 sheets

Attachment to HPC 09/14/16 Minutes

6 of 11 sheets

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	1	
	2	MS. STARKSTON: Okay.
	3	CHAIRMAN BOHNEN: There is no reason
-) *	4	for you to appear again.
	5	MS. STARKSTON: Okay.
	6	CHAIRMAN BOHNEN: Let me put it this
	7	way: If there was a question or something, we
	8	can certainly talk to you about it. If there is
	9	something that has to be held It won't. We
	ем 10	-
06:23:56		don't need to reopen the hearing.
	11	MR. OLES: Great. Okay.
	12	CHAIRMAN BOHNEN: Thank you. Okay.
	13	Thank you very much. Kathleen, thank you.
	14	* * *
	15	(Which were all the proceedings had
	16	in the above-entitled cause.)
	17	
	18	
	19	
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HPC-01-2016 / 306 S. Garfield Ave.

Attachment to HPC 09/14/16 Minutes

'67 [1] - 8:9 '70s [1] - 7:17 '80s [1] - 13:19 0 01-2016 [1] - 1:5 084-001391 [1] - 23:14	 1:10, 22:16 absolutely [6] - 13:1, 13:9, 14:21, 16:20, 18:4, 20:4 Absolutely [1] - 19:12 abuts [1] - 12:20 access [2] - 17:10, 18:10 active [1] - 5:20 actual [1] - 14:8 Adama'(w, 0:2) 	bad [1] - 19:5 bearings [1] - 10:7 BEFORE [1] - 1:3 behind [1] - 7:22 big [1] - 19:8 block [1] - 14:13 BOARD [1] - 1:16 Board [4] - 2:9, 3:8,	 care [2] - 11:6, 12:15 carved [1] - 9:5 Case [1] - 1:5 case [3] - 6:2, 6:3, 17:15 certainly [1] - 22:8 certified [1] - 18:17 certify [1] - 23:5 	commissioners [1] 18:6 community [1] - 5:2 complicated [1] - 7:16 congratulations [1] 20:22
'70s [1] - 7:17 '80s [1] - 13:19 0 01-2016 [1] - 1:5 084-001391 [1] - 23:14	13:9, 14:21, 16:20, 18:4, 20:4 Absolutely [1] - 19:12 abuts [1] - 12:20 access [2] - 17:10, 18:10 active [1] - 5:20 actual [1] - 14:8	bearings [1] - 10:7 BEFORE [1] - 1:3 behind [1] - 7:22 big [1] - 19:8 block [1] - 14:13 BOARD [1] - 1:16	Case [1] - 1:5 case [3] - 6:2, 6:3, 17:15 certainly [1] - 22:8 certified [1] - 18:17 certify [1] - 23:5	complicated [1] - 5:2 complicated [1] - 7:16 congratulations [1] 20:22
805 [1] - 13:19 0 01-2016 [1] - 1:5 084-001391 [1] - 23:14	18:4, 20:4 Absolutely [1] - 19:12 abuts [1] - 12:20 access [2] - 17:10, 18:10 active [1] - 5:20 actual [1] - 14:8	bearings [1] - 10:7 BEFORE [1] - 1:3 behind [1] - 7:22 big [1] - 19:8 block [1] - 14:13 BOARD [1] - 1:16	case [3] - 6:2, 6:3, 17:15 certainly [1] - 22:8 certified [1] - 18:17 certify [1] - 23:5	complicated [1] - 7:16 congratulations [1] 20:22
805 [1] - 13:19 0 01-2016 [1] - 1:5 084-001391 [1] - 23:14	Absolutely [1] - 19:12 abuts [1] - 12:20 access [2] - 17:10, 18:10 active [1] - 5:20 actual [1] - 14:8	BEFORE [1] - 1:3 behind [1] - 7:22 big [1] - 19:8 block [1] - 14:13 BOARD [1] - 1:16	17:15 certainly [1] - 22:8 certified [1] - 18:17 certify [1] - 23:5	7:16 congratulations [1] 20:22
0 01-2016 [1] - 1:5 084-001391 [1] - 23:14	19:12 abuts [1] - 12:20 access [2] - 17:10, 18:10 active [1] - 5:20 actual [1] - 14:8	behind [1] - 7:22 big [1] - 19:8 block [1] - 14:13 BOARD [1] - 1:16	certainly [1] - 22:8 certified [1] - 18:17 certify [1] - 23:5	congratulations [1] 20:22
01-2016 [1] - 1:5 084-001391 [1] - 23:14	abuts [1] - 12:20 access [2] - 17:10, 18:10 active [1] - 5:20 actual [1] - 14:8	big [1] - 19:8 block [1] - 14:13 BOARD [1] - 1:16	certified [1] - 18:17 certify [1] - 23:5	20:22
01-2016 [1] - 1:5 084-001391 [1] - 23:14	access [2] - 17:10, 18:10 active [1] - 5:20 actual [1] - 14:8	block [1] - 14:13 BOARD [1] - 1:16	certify [1] - 23:5	
084-001391 [1] - 23:14	18:10 active [1] - 5:20 actual [1] - 14:8	BOARD [1] - 1:16	• • •	
084-001391 [1] - 23:14	active [1] - 5:20 actual [1] - 14:8			connecting [1] - 14
084-001391 [1] - 23:14	actual [1] - 14:8	Board [4] - 2:9, 3:8,	CHAIRMAN [64] -	consider [1] - 16:5
23:14			2:7, 3:18, 4:2, 4:6,	construction [1] -
	Adamates 0:0	3:13, 18:12	4:19, 5:9, 6:11, 6:14,	14:16
_	Adams' [1] - 9:2	body [1] - 4:4	6:17, 7:12, 8:2, 8:10,	contains [1] - 7:7
	added [2] - 9:17,	BOHNEN [65] - 1:18,	8:15, 8:20, 9:4, 9:9,	continue [4] - 18:18
1	13:19	2:7, 3:18, 4:2, 4:6,	9:16, 9:21, 10:2, 10:4,	21:11, 21:13, 21:19
	addition [2] - 5:14,	4:19, 5:9, 6:11, 6:14,		
100 10 10 5	13:18	6:17, 7:12, 8:2, 8:10,	10:8, 10:15, 10:19,	convenience [1] -
100 [1] - 12:5			11:1, 11:5, 11:11,	17:9
12 [1] - 21:16	addresses [1] -	8:15, 8:20, 9:4, 9:9,	11:15, 12:6, 12:14,	corner [2] - 10:9,
12th [1] - 21:21	11:15	9:16, 9:21, 10:2, 10:4,	13:13, 14:12, 15:2,	13:17
14th [1] - 1:13	adjourn [1] - 21:7	10:8, 10:15, 10:19,	15:5, 15:8, 15:15,	correct [5] - 6:20,
19 [1] - 1:11	adopt [1] - 3:5	11:1, 11:5, 11:11,	15:22, 16:8, 16:13,	7:17, 10:19, 11:4,
1972 [1] - 7:21	advisory [1] - 3:11	11:15, 12:6, 12:14,	16:18, 17:2, 17:6,	23:9
	aforesaid [1] - 23:10	13:13, 14:12, 15:2,	17:8, 17:18, 17:22,	correctly [1] - 12:22
2	afoul [1] - 15:12	15:5, 15:8, 15:15,	18:2, 18:5, 18:9,	COUNTY [2] - 1:2,
<u> </u>		15:22, 16:8, 16:13,	18:15, 18:20, 19:3,	
	age [1] - 20:10	16:18, 17:2, 17:6,	19:10, 19:13, 19:16,	23:2
2016 [1] - 1:13	ago [1] - 12:5	17:8, 17:18, 17:22,	19:21, 20:3, 20:7,	course [2] - 6:5,
23 [1] - 12:19	Air [1] - 6:2	18:2, 18:5, 18:9,		20:11
26 [5] - 1:6, 2:13,	ALSO [1] - 2:1		21:4, 21:7, 21:12,	court [1] - 23:5
	anchored [1] - 13:16	18:15, 18:20, 19:3,	21:18, 21:22, 22:3,	criteria [2] - 3:6, 4:5
2:20, 3:1, 9:15	appear [4] - 11:21,	19:10, 19:13, 19:16,	22:6, 22:12	CRR [2] - 23:4, 23:1
2nd [2] - 19:14,	15:16, 22:1, 22:4	19:21, 20:3, 20:7,	chairman [1] - 12:11	CSR [2] - 23:4, 23:1
21:16	application [5] -	21:4, 21:7, 21:12,	Chairman [1] - 1:18	CUMMINGS [15] -
	2:18, 3:3, 4:1, 5:21,	21:18, 21:22, 22:3,	CHAN [1] - 2:2	2:3, 3:19, 4:3, 4:10,
3	21:20	22:6, 22:12	chance [1] - 2:15	
		Bohnen [1] - 12:11	change [1] - 5:12	4:20, 5:10, 6:12, 6:16
	applying [1] - 20:18	Borsom [4] - 8:8,	changed [2] - 5:13,	6:21, 7:15, 8:3, 8:6,
30 [2] - 9:14, 16:21	appreciate [1] -	8:16, 8:19, 8:20	÷	8:12, 10:21, 12:9
306 [4] - 1:6, 2:12,	19:22	borsom [1] - 8:17	7:3	Cummings [2] -
2:19, 2:22	approval [1] - 2:21		changes [2] - 5:11,	3:17, 3:20
367 [1] - 8:13	architect [2] - 4:12,	bought [1] - 7:5	6:22	
3D [1] - 10:17	4:14	boy [1] - 20:10	changing [1] - 11:21	D
	Architectural [1] -	bread [1] - 20:19	Charles [1] - 8:18	
3rd [9] - 1:6, 2:13,	2:3	brick [1] - 14:15	Chicago [1] - 1:12	
2:20, 3:1, 7:13, 8:11,		bricks [1] - 14:1	citizens [1] - 11:9	D'ARCO [2] - 1:19,
9:14, 10:9, 16:21	architectural [2] -	build [1] - 9:5	Club [2] - 6:1, 6:3	10:11
	3:20, 11:9	builder [1] - 10:3		date [2] - 18:18, 19:1
4	area [2] - 6:13, 17:5	buildings [2] - 4:17,	coach [13] - 2:13,	dates [1] - 7:16
	arrangements [1] -	4:21	3:1, 6:20, 7:8, 9:7,	
	17:4		9:10, 12:21, 13:8,	Dean [1] - 6:6
4 [2] - 3:8, 10:14	Association [1] - 6:2	built [3] - 4:15, 7:20,	13:10, 13:15, 14:2,	decide [1] - 15:18
4th [1] - 12:19	attached [4] - 13:8,	8:8	15:3, 16:22	decision [2] - 3:14,
	- 13:15, 14:1, 15:3	bumped [1] - 13:5	Coffeen [2] - 5:19,	16:9
6	· · · · · · · · · · · · · · · · · · ·	Burkes [2] - 7:6, 8:16	7:19	Dee [2] - 15:16
U	attachment [1] - 14:8	business [1] - 23:6	coming [2] - 4:14,	deliberate [1] - 5:4
	attic [1] - 20:11	butter [1] - 20:19	-	Delores [1] - 12:18
6 [3] - 1:14, 21:17,	audience [2] - 12:12,	~~~~ [i] ~ 20, 10	20:17	
1:21	12:15	^		describes [1] - 5:21
	available [1] - 17:9	C	1:3	describing [1] -
	Avenue [4] - 1:6,		commission [1] -	12:21
Α	1:12, 2:13, 2:20	connet ou 11:16	3:11	description [1] -
		cannot [2] - 11:16,	Commission [3] -	3:22
aklam, 5:0,45,44	aware [1] - 11:12	11:17	1:11, 2:7, 3:3	designate [1] - 3:9
able [2] - 5:6, 15:11		capacity [1] - 3:10	Commissioners [1] -	designation [6] -

.

Ĺ

8 of 11 sheets

2:22, 3:6, 4:9, 7:11, 13:11, 15:12	first [3] - 4:10, 8:13, 16:10	Heinemann [1] - 23:14	J	major [2] - 5:12, 5:14 map [1] - 10:16
determine [2] - 5:7,	flexible [2] - 17:11,	held [1] - 22:9		Marsh [2] - 12:17,
14:18	19:20	Helen [1] - 5:19	James [1] - 2:19	12:19
dig [1] - 20:8	foregoing [1] - 23:8	hereby [1] - 23:5	Jan [1] - 10:8	MARSH [7] - 12:18,
discussing [1] -	forever [1] - 14:20	himself [1] - 8:9	JANICE [2] - 1:19,	13:20, 14:9, 14:14,
16:16	formally [4] - 18:17,	HINSDALE [1] - 1:3	23:4	14:21, 15:4, 15:14
distinctive [1] - 5:2	21:11, 21:12, 21:19	Hinsdale [6] - 1:10,	Janice [1] - 23:14	materials [1] - 5:1
divisions [1] - 7:3	former [1] - 5:13	1:12, 2:17, 4:16, 5:18,	JIM [1] - 2:4	
done [5] - 4:3, 6:18,	forward [3] - 12:16,	6:3	JOHN [1] - 1:18	Matter [1] - 1:4 matter [1] - 1:10
12:3, 15:14, 19:6	20:16, 21:1	historian [3] - 2:3,	John [1] - 13:5	
drawings [1] - 5:8	forwarded [1] - 2:9	3:20, 13:4		McKutcheon [1] - 20:14
DU [2] - 1:2, 23:2	four [1] - 5:15	HISTORIC [1] - 1:3	K	mean [3] - 13:11,
	frame [1] - 14:17	historic [1] - 13:2		14:1, 20:13
E	FRANK [1] - 1:20	Historic [2] - 1:11,		means [1] - 20:21
	Frank [1] - 10:5	3:2	Kathleen [2] - 3:19,	meet [2] - 19:4,
	Fresh [1] - 6:2	historical [1] - 3:21	22:13	19:14
earliest [1] - 4:17	front [1] - 11:22	home [6] - 2:22,	KATHY [1] - 2:3	meeting [9] - 2:10,
early [1] - 7:16	fun [1] - 18:2	7:13, 9:2, 16:17,	Kathy [1] - 3:17	18:18, 18:21, 19:4,
easily [1] - 19:18	future [1] - 15:11	16:19, 16:22	keep [1] - 15:18	21:8, 21:9, 21:11,
East [8] - 1:6, 1:11,		hoping [1] - 20:20	kind [1] - 20:20	21:13, 21:14
2:13, 2:20, 3:1, 9:14,	G	horned [1] - 7:14	kitchen [1] - 5:13	Meeting [2] - 1:9,
12:19, 16:21	G	hour [1] - 1:13	known [1] - 6:12	21:20
electrical [1] - 7:1		house [38] - 2:13,	· · · · · · · · · · · · · · · · · · ·	meets [1] - 3:6
elements [1] - 16:15	gain [1] - 17:10	3:1, 4:15, 5:5, 5:7,	L	Member [2] - 1:19,
elevation [1] - 5:12	garage [2] - 7:16,	5:14, 5:15, 5:17, 6:1,		1:20
elevations [1] - 5:16	7:21	6:6, 6:7, 6:10, 6:15,	landmark w 0.01	members [1] - 3:8
entire [2] - 9:12, 9:13	Garfield [6] - 1:6,	6:18, 6:19, 6:20, 7:4,	landmark [6] - 2:21, 3:6, 3:9, 11:3, 15:12,	MEMBERS [1] - 1:16
entitled [2] - 1:10,	2:12, 2:20, 2:22, 5:4,	7:5, 7:8, 7:19, 7:22,	20:19	merits [1] - 4:9
22:16	10:10	8:7, 8:10, 9:3, 9:5,	landmarking [4] -	Meryl [1] - 9:1
especially [1] - 20:2	gathering [1] - 18:21	9:8, 9:10, 9:18, 11:22,	2:14, 11:6, 11:8,	Meryl's [1] - 16:22
essentially [1] - 5:22	generations [1] -	12:21, 13:8, 13:10,	11:13	mind [1] - 18:5
estimation [1] -	6:10	13:15, 14:2, 15:3,	late [1] - 13:18	modern [2] - 5:1,
11:19	George [1] - 4:12	16:22, 20:12	ieast [1] - 3:8	7:21
etcetera [1] - 6:3	given [1] - 23:7	HPC [1] - 1:5	License [1] - 23:14	month [3] - 19:4,
event [1] - 9:12	Golf [1] - 6:3		- listed [2] - 10:21,	19:14, 21:16
examples [1] - 4:15	GONZALEZ [9] -		11:1	mortar [1] - 14:1
exceptional [1] - 5:6	1:20, 10:6, 10:12,	•	listen [1] - 3:11	most [1] - 4:11
exist [2] - 4:21, 7:10	13:22, 14:6, 16:6,		live [2] - 12:19, 20:9	motivation [1] -
extensive [1] - 6:19	16:11, 16:14, 21:6	idea [1] - 13:3	lived [1] - 20:9	11:10
extra [1] - 9:18	Gosh [1] - 20:9	ILLINOIS [2] - 1:1,	local [6] - 2:14, 2:21,	moved [2] - 9:1, 9:2
	great [3] - 6:18,	23:1	11:3, 11:6, 11:8,	MR [35] - 1:18, 1:20,
F	19:22, 22:11	Illinois [2] - 1:12,	11:12	2:2, 2:4, 8:5, 8:17,
	Great [1] - 11:11	23:6	location [1] - 10:15	9:11, 9:13, 9:20, 10:1,
feeders 11.00	grew [1] - 6:14	imagine [1] - 10:13		10:6, 10:12, 10:14,
facade [1] - 11:22	gutters [1] - 7:2	important [3] - 4:11,	look [5] - 17:13, 17:15, 20:16, 21:1	10:17, 12:2, 12:11,
faces [2] - 8:10, 8:13	guys [1] - 7:17	5:17, 6:7	iooked [1] - 12:4	13:22, 14:6, 14:15,
facing [1] - 7:13		included [1] - 7:10	looking [2] - 5:7,	16:6, 16:11, 16:14,
fact [1] - 11:20	H	informal [1] - 17:4	••••	16:20, 18:4, 18:8,
fair [1] - 18:12		- information [2] - 3:4,	11:2	18:14, 18:16, 19:1,
familiar [2] - 10:5,		3:22	looks [3] - 14:19,	19:15, 20:5, 21:6,
10:9	hands [1] - 6:9	inside [1] - 7:3	14:21, 17:4	21:10, 21:15, 21:19,
family [2] - 6:9, 20:8	heads [1] - 17:16	integrity [2] - 5:6,	love [2] - 13:9, 20:13	22:11
far [1] - 13:18	heads-up [1] - 17:16	15:9		MS [61] - 1:19, 2:3,
feelings [1] - 4:8	hearing [3] - 2:8,	interest [2] - 20:18,	M	2:5, 3:19, 4:3, 4:10,
fence [1] - 14:4	22:10, 23:8	20:21	· · · · · · · · · · · · · · · · · · ·	4:20, 5:10, 6:12, 6:16,
few [1] - 7:9	Hearing [2] - 3:4,	interesting [1] -	Maher [4] - 4:13,	6:21, 7:15, 8:3, 8:6,
final [1] - 3:14	3:15	13:21		
findings [1] - 3:12	HEINEMANN [1] -			
fine [1] - 21:18	23:4			
findings [1] - 3:12		13:21	4:16, 4:22, 7:9 mailing [1] - 18:17 maintained [1] - 6:9	8:8, 8:12, 8:18, 8:22, 9:7, 9:12, 9:14, 9:19, 9:22, 10:3, 10:11,

9 of 11 sheets

KATHLEEN W. BONO, CSR 630-834-7779

HPC-01-2016 / 306 S. Garfield Ave.

Attachment to HPC 09/14/16 Minutes

10:21, 11:4, 11:7,	order [1] - 7:19	3:12	remains [1] - 5:5	17:18
11:14, 12:1, 12:3,	ordinance [2] - 3:7,	presented [1] - 3:4	remember [2] - 7:12,	South [3] - 2:12,
12:9, 12:18, 13:16,	11:13	preservation [1] -	20:14	2:19, 2:22
13:20, 14:4, 14:7,	original [5] - 5:8,	13:3	rendering [1] - 16:9	southwest [1] - 10:9
14:9, 14:11, 14:14,	5:19, 7:8, 13:17, 15:5		-	
14:17, 14:21, 15:4,		PRESERVATION [1]	reopen [1] - 22:10	Special [2] - 1:9,
15:7, 15:13, 15:14,	originally [2] - 7:4,	- 1:3	repairing [1] - 7:1	21:20
15:19, 16:21, 17:3,	7:13	Preservation [2] -	REPORT [1] - 1:8	specify [1] - 19:1
17:7, 17:11, 17:21,	ornamentation [1] -	1:11, 3:2	reported [1] - 23:7	ss [2] - 1:1, 23:1
18:1, 18:13, 19:8,	5:2	pretty [2] - 11:18,	reporter [1] - 23:5	stand [1] - 7:4
1	ourseives [1] - 17:9	19:20	repurchased [1] -	STARKSTON [37] -
19:12, 19:17, 20:1,	own [1] - 4:14	problem [3] - 15:21,	9:10	2:5, 8:8, 8:18, 8:22,
21:3, 22:2, 22:5	Owner [2] - 2:4, 2:5	17:19, 18:4	request [1] - 17:19	9:7, 9:12, 9:14, 9:19,
NI	owner [1] - 5:13	proceedings [1] -	requesting [1] - 2:21	9:22, 10:3, 11:4, 11:7,
N .	owners [5] - 2:19,	22:15	required [1] - 3:9	11:14, 12:1, 12:3,
	5:19, 6:7, 6:18, 7:19	PROCEEDINGS [1] -	restore [1] - 12:4	13:16, 14:4, 14:7,
name [2] - 3:19,		1:8	review [1] - 3:3	14:11, 14:17, 15:7,
12:18	Р	property [18] - 4:7,	rise [1] - 5:4	15:13, 15:19, 16:21,
National [5] - 10:20,	-	7:7, 7:9, 7:18, 9:17,	room [1] - 7:3	17:3, 17:7, 17:11,
10:22, 11:2, 11:7,		10:5, 12:20, 12:22,	ruling [1] - 18:11	17:21, 18:1, 18:13,
	p.m [2] - 1:14, 21:21	13:9, 13:18, 15:3,	running [1] - 15:12	19:8, 19:12, 19:17,
11:18	packet [1] - 10:14	15:6, 15:9, 16:4,		20:1, 21:3, 22:2, 22:5
necessary [1] - 4:1	PAGE [2] - 1:2, 23:2	17:17, 19:18, 21:2	runs [2] - 11:17, 13:8	Starkston [1] - 2:19
need [5] - 16:4, 17:3,	page [1] - 10:14	Property [2] - 2:4,		start [1] - 3:16
17:14, 19:1, 22:10	parallei [1] - 11:18	2:5	S	STATE [2] - 1:1, 23:1
neighbor [1] - 15:20	part [1] - 13:10	provide [2] - 2:11,		State [1] - 23:6
neighbors [1] - 16:1	participating [1] -	18:10	scheduled [1] -	
never [1] - 13:13	5:22	public [3] - 2:8, 2:12,	18:18	status [1] - 20:19
next [7] - 2:9, 19:4,	pass [2] - 3:13, 18:11	4:4	School [3] - 4:13,	stay [1] - 14:22
19:18, 21:9, 21:11,	passed [2] - 3:7, 6:8			staying [1] - 15:21
21:13, 21:20	people [3] - 6:5, 6:8,	Public [2] - 3:4, 3:15	4:17, 4:21	stranger [1] - 17:5
nobody [1] - 17:4	17:13	publish [1] - 18:16	see [5] - 5:10, 13:14,	street [1] - 5:5
nominated [2] - 2:14,	perfunctory [1] -	put [2] - 19:5, 22:6	16:10, 16:12, 18:3	Street [7] - 1:6, 2:13,
3:5	18:21		seeing [1] - 21:1	2:20, 7:14, 8:11,
north [2] - 12:20,		R	sense [2] - 4:7, 18:7	10:10, 12:19
12:22	period [1] - 4:18	· · ·	- sensibilities [1] -	structure [1] - 7:20
notes [1] - 23:10	person [2] - 3:21,	RDR [2] - 23:4, 23:14	21:1	structures [1] -
number [1] - 16:15	16:1	read [1] - 2:16	September [1] - 1:13	10:18
	photo [1] - 10:17		shall [2] - 3:3, 3:8	stucco [5] - 14:4,
0	pictures [1] - 20:6	real [1] - 18:7	SHARON [1] - 2:5	14:5, 14:6, 14:12,
<u> </u>	piece [2] - 9:13,	Really [1] - 5:9	Sharon [1] - 2:18	14:16
	14:11	really [5] - 6:21, 7:3,	shift [1] - 4:22	stuccoed [1] - 14:13
o'clock [1] - 21:17	piers [1] - 14:15	11:8, 13:20, 15:8	shoe [1] - 7:14	style [1] - 4:14
occupied [1] - 17:1	placed [1] - 5:15	rear [3] - 5:12, 12:22,	shoe-horned [1] -	subdivided [1] - 7:18
October [2] - 21:16,	Planner [1] - 2:2	16:16	7:14	substantial [1] - 6:22
21:21	plaster [1] - 5:1	reason [2] - 11:5,	short [1] - 2:17	suggests [1] - 11:16
OF [6] - 1:1, 1:2, 1:3,	play [1] - 20:11	22:3	shorthand [2] - 23:7,	sum [1] - 3:12
1:8, 23:1, 23:2	playing [1] - 6:14	reassembled [1] -	23:9	summary [2] - 2:16,
official [2] - 3:9,	plus [1] - 12:5	9:17	side [1] - 12:20	2:17
18:22	point [2] - 4:11, 14:7	received [1] - 2:18	sides [1] - 15:20	survive [1] - 5:8
OLE [1] - 9:20	position [2] - 4:12,	recommendation [1]	significant [1] - 6:4	
OLES [14] - 2:4, 8:5,	5:3	- 3:5	sits [1] - 7:22	sworn [2] - 3:17,
	positioned [1] - 7:5	recommendations		12:17
8:17, 9:11, 9:13, 10:1,	Prairie [3] - 4:13,	[1] - 2:9	situation [1] - 19:6	systems [1] - 7:1
12:2, 14:15, 16:20,		recommended [1] -	soffiting [1] - 7:1	
18:4, 18:8, 19:15,	4:17, 4:20	2:8	sold [3] - 8:16, 8:20,	T
20:5, 22:11	prefer [1] - 19:6	Register [4] - 10:20,	9:2	
Oles [1] - 2:19	prepared [1] - 3:21	10:22, 11:2, 11:18	Sometimes [1] -	to obvio al control do do
once [1] - 19:4	PRESENT [2] - 1:16,	regular [1] - 21:13	17:12	technical [1] - 13:12
one [7] - 7:21, 8:13,	2:1	rekindle [1] - 20:20	soon [2] - 17:9, 18:9	tenants [2] - 17:1,
8:14, 9:15, 13:4,	present [2] - 6:18,		sooner [1] - 19:7	17:16
10 10 11 7		rolationa un 45.00		ا تحديد ا
13:16, 14:7	8:6	relations [1] - 15:20	sort [2] - 4:14, 5:10	terms [2] - 5:18, 16:8
13:16, 14:7 onerous [1] - 11:19		relations [1] - 15:20 remain [1] - 15:17		terms [2] - 5:18, 16:8 testimony [4] - 1:9,

HPC-01-2016 / 306 S. Garfield Ave.

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Attachment to HPC 09/14/16 Minutes

10 of 11 sheets

	2:12, 12:7, 23:7 THE [1] - 1:3 thoughts [1] - 11:21 thrilled [1] - 13:1 timeline [1] - 19:9 together [1] - 19:19 Tom [1] - 20:14 took [1] - 9:7 town [1] - 20:21 transcript [1] - 23:9 Trustees [2] - 3:8, 3:13 Trustees' [1] - 2:10 trying [3] - 10:6, 10:13, 11:9 Tuesday [1] - 19:14	21:16 week [2] - 13:5, 19:18 welcome [1] - 17:7 well-known [1] - 6:12 William [1] - 5:19 wishing [1] - 2:11 Women's [1] - 6:1 wonderful [2] - 13:3, 20:12 wood [2] - 14:2, 14:17 works [2] - 19:16, 19:19 Y
	type [1] - 4:9	·····
	typically [2] - 19:5,	
	19:13	yard [1] - 17:14
		years [1] - 12:5
	U	YU [10] - 2:2, 10:14,
$\left \right $		10:17, 12:11, 18:14,
		18:16, 19:1, 21:10,
	9:6	21:15, 21:19
	unless [1] - 12:10	
	unusual [1] - 7:8	
	unusuur [1] - 7:0 up [6] - 3:12, 6:1,	
	6:14, 12:13, 17:16,	
	20:11	
	updating [1] - 6:22	
	V	
	various [1] - 15:20 VILLAGE [1] - 1:3 Village [3] - 2:2, 2:17, 4:21 visit [2] - 16:4, 16:18 volume [1] - 5:14 vote [1] - 3:7	
	Ŵ	
L	••	
	waited [1] - 19:3 walk [1] - 19:18 walked [1] - 13:13 walking [2] - 17:5, 17:16 wall [15] - 13:7, 13:10, 13:14, 13:17, 14:5, 14:6, 14:9, 14:10, 14:13, 15:17, 15:18, 16:1, 16:12 walls [1] - 15:22 Washington [1] -	

11 of 11 sheets

4:13

Wednesday [1] -

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HPC-01-2016 / 306 S. Garfield Ave.

KATHLEEN W. BONO, CSR 630-834-7779

Attachment to HPC 09/14/16 Minutes



DATE:	October 12, 2016
то:	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:	306 S. Garfield Ave. and 26 E. 3 rd St. – Application for Local Landmark Designation Continuation of September 14, 2016, Public Hearing

Summary

The Village of Hinsdale has received an application from Sharon Starkson and James Oles, owners of 306 S. Garfield Avenue and 26 E. Third Street, requesting approval for local landmark designation for the home at 306 S. Garfield and coach house at 26 E. Third. The Historic Preservation Commission (HPC) shall review the application and all the information presented at the public hearing to adopt a recommendation if the nominated landmark meets the criteria for designation. An ordinance passed by the affirmative vote of at least four members of the Board of Trustees (BOT) shall be required to designate an official landmark.

On September 14, 2016, the HPC formally continued the application review for the October 12, 2016, HPC meeting. At the September 14 public hearing, a neighbor of the applicant asked if the wall attached to the coach house could be considered as one of the architectural features of the Local Landmark designation. After a discussion, the HPC and applicant agreed for an on-site visit to consider it together.

Request and Analysis

Per the applicant, the house at 306 S. Garfield Avenue was built in 1899 by George W. Maher. George Maher is widely recognized as one of the finest Prairie School architects who worked independently of Frank Lloyd Wright. The Coffeen coach house at 26 E. Third Street, was also designed by George Maher and was part of the original site. In 1966, an earlier owner kept the coach house even though the lot was subdivided into what's now 306 S. Garfield Avenue and 26 E. Third Street. In 2014, the present owners of 306 S. Garfield Avenue purchased 26 E. Third Street.

A description of the historic and architectural features of the home and coach house can be found in the application and National Register of Historic Places (<u>http://gis.hpa.state.il.us/pdfs/162376.pdf</u>). Under the National Register of Historic Places, the name of the property is referenced as the William and Helen Coffeen House. The property is located in the R-4 Single Family Residential District and borders the same to the west and south, and R-1 Single Family Residential District to the east, and IB Institutional Buildings District to the north (Hinsdale Middle School).



Process

A) Pursuant to Title 14, Section 14-3-4: (A) The commission shall review all information presented to it at the public hearing and shall adopt a recommendation that the nominated landmark or historic district does or does not meet the criteria for designation as herein prescribed. The commission may recommend that an area consisting of less than all of the properties included in the original application be designated as an historic district, as long as the smaller recommended district complies with all requirements for consent of owners of record under this chapter. The recommendation shall contain the following information:

1. The commission's rationale for recommending either approval or rejection of the nomination;

2. In the case of a recommendation of approval of designation of a landmark, the significant feature or features in the exterior architectural appearance of the landmark that should be protected and preserved;

3. In the case of a recommendation of approval or designation of an historic district, the significant features in the exterior architectural appearance of any structures, buildings, or sites within the historic district that should be protected and preserved; and

4. Any other pertinent comments related to the nomination of the landmark or historic district.

The Title 14, Section 14-3-1 (A) General Considerations, (B) Architectural Significance, and (C) Historic Significance to consider for landmark designation can be found on Attachment 5.

B) Within forty five (45) days following the conclusion of the public hearing, the commission shall transmit to the BOT its recommendation in the form specified by subsection <u>2-12-6</u>A (Attachment 1) of this code. The failure of the commission to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the application for designation as submitted. The BOT shall promptly act on such recommendation.

C) An ordinance passed by the affirmative vote of at least four (4) members of the Village Board shall be required to designate an official landmark or historic district. Upon passing an ordinance approving the nomination for a landmark or historic district designation, the Village Board shall direct that notice be sent to the Building Commissioner and to the owners of record advising them of such designation and informing them that any structure, building, site, or area designated as a landmark or located within the boundaries of a designated historic district shall thereafter be subject to the requirements of <u>Chapter 5</u> of this Title. The Village Board shall also direct that the ordinance approving a landmark or historic district designation be recorded in the offices of the appropriate County Recorder of Deeds.



Attachments:

Attachment 1 – Subsection 2-12-6 (A)

The following related materials were provided for the scheduling of this item on September 14, 2016, and can be found on the Village website at:

http://www.villageofhinsdale.org/document_center/HistoricPreservation/2016/Sept/hpc091416packet.pdf

- Application for Local Landmark Designation and Exhibits (packet)
- Zoning Map and Project Location
- Aerial View of 306 S. Garfield Ave. and 26 E. 3rd St.
- 3D View of 306 S. Garfield Ave. and 26 E. 3rd St.
- Title 14, Section 14-3-1: (A), (B) and (C)
- Public Meeting Notice and Certification of Proper Notice

Attachment 1

2-12-6: DECISIONS:

A. Written Decisions: Every recommendation or decision of the commission upon any application filed pursuant to <u>title 14</u> of this code shall be by written resolution which shall include findings of fact; shall refer to all the evidence in the record and to the exhibits, plans, or specifications upon which such recommendation or decision is based; shall specify the reason or reasons for such recommendation or decision; and shall contain a conclusion or statement separate from the findings of fact setting forth the recommendation or decision of the commission. Every resolution shall expressly set forth any limitations or conditions recommended or imposed by the commission.

The commission may take final action on any recommendation or decision pertaining to an application pending before it, prior to the preparation of a written resolution, but in such event it shall, before taking such action, first state its findings and conclusions as above required at a meeting open to the public. The commission's recommendation or decision shall be deemed made as of the date of the taking of such final action. The written resolution incorporating such findings and conclusions shall be presented and approved at the next regular meeting of the commission open to the public.



DATE:	October 12, 2016
то:	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

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).

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 (Attachment 2), 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.



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 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 6.

Attachments:

- Attachment 1 Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 Exhibits from 2002 Approved Designation as Landmark Building
- Attachment 3 Zoning Map and Project Location
- Attachment 4 Aerial View of 134 S. Park Avenue
- Attachment 5 Street View of 134 S. Park Avenue
- Attachment 6 Title 14, Section 14-5-2: Criteria (A) and (B)

VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Address of Property under review: <u>134</u> South Park Avenue, Hinsdale, IL 60521 Property Identification Number: <u>09-12-207-017</u>

I. GENERAL INFORMATION

1. Applicants Name: Dwight and Shannon Frey Address: 134 South Park Avenue, Hinsdale, IL 60521

Telephone Number: (630)347-7009

2. Owner of Record (if different from applicant): <u>N/A</u> Address: <u>N/A</u>

Telephone Number: N/A

 Others involved in project (include, name, address and telephone number): Architect: Charles Vincent George Architects - contact: Bruce George 1245 East Diehl Road, Suite 101, Naperville, IL 60563, phone: (630)357-2023

Attorney: NONE

Builder: TBD

Engineer: AES Consultants, LTD. 14120 Jankowsky Road, Woodstock, IL 60098, phone: (630)355-2360

II. SITE INFORMATION

- 1. Describe the existing conditions of the property: 4,337 sq.ft. house currently in well maintained condition
- 2. Property Designation:

Listed on the National Register of Historic Places?	?	YES	X	_NO
Listed as a Local Designated Landmark?	X	YES		_NO
Located in a Designated Historic District?	X	YES		_NO

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

Remodel of existing house. Interior layout changes to 1st and 2nd floors, see plans.

Existing stairs to remain but to be modified to allow for better head height under land-

ing. New addition to 1st and 2nd floors. New kitchen, family room, mudroom, prep.

kitchen, butler pantry/bar, gallery, powder room and attached 2-car garage at 1st floor

addition. New stairs connecting 1st and 2nd floors. New master bedroom and bath-

room, exercise room, bedroom #2, bath #2, W.I.Cs and roof deck at 2nd floor addition.

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

X No Yes

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

M INDIVIDUAL OWNERS Signature of Applicant

Signature of Applicant's Secretary

Signature of Applicant

CORPORATION

Signature of Applicant's President

D PARTNERSHIP

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

SUBSCRIBED AND SWORN to before me this _____ day of

September, 2016.

Signature of Applicant

OTHER

Signature of Authorized Officer

Notary Public



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630,789,7030

Application for Certificate of Zoning Compliance

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

Applicant's name:	Shannon Frey		
Owner's name (if different):	Dwight Frey and Shannon Frey		
Property address:	134 S. Park Avenue, Hinsdale, IL 60521		
Property legal description: [attach to this form]			
Present zoning classificatio	n: R-1, Single Family Residential		
Square footage of property:	48,769 sq.ft.		
Lot area per dwelling:	48,769 sq.ft./1		
Lot dimensions:	<u>179'</u> x <u>297'</u>		
Current use of property:	Single-family detached dwelling		
Proposed use:	✓Single-family detached dwelling Other:		
Approval sought:	 ☐ Building Permit ☐ Variation ☐ Special Use Permit ☐ Planned Development ☐ Site Plan ☐ Exterior Appearance ☐ Other: 		

Brief description of request and proposal:

Remodel of existing house and new additions to first and second Floors. New exterior landscaping.

Plans & Specifications: [submi

[submit with this form]

	Provided:	Required by Code:
Yards:		
front: interior side(s)	<u>66'-5"</u> 78' /35'	35' TBD 34' / 18'

Provided:

Required by Code:

corner side	N/A	N/A	
rear	129'	50'	
Setbacks (businesses and	offices):		
front:	N/A	N/A	
interior side(s)	N/A / N/A	N/A / N/	A
corner side	N/A	N/A	
rear	N/A	N/A	
others:	N/A	N/A	
Ogden Ave. Center:	N/A	N/A	
York Rd. Center:	<u>N/A</u>	N/A	
Forest Preserve:	N/A	N/A	
Building heights:			
principal building(s):	2 stories	3 stories	
accessory building(s):	15'	15'	
Maximum Elevations:			
principal building(s):	36'	43.1'	
accessory building(s):	15'	N/A	
Dwelling unit size(s):	N/A	N/A	
Total building coverage:	6,564	12,192	
Total lot coverage:	13,839 24,384		
Floor area ratio:	9,812 11,753		
Accessory building(s): Detached 1-car garage, pool house			
Spacing between buildings: [depict on attached plans]			
principal building(s):	10'-1 1/2"	between	house
accessory building(s):	and	detached	garage
Number of off-street parking spaces required: <u>N/A</u> Number of loading spaces required: N/A			

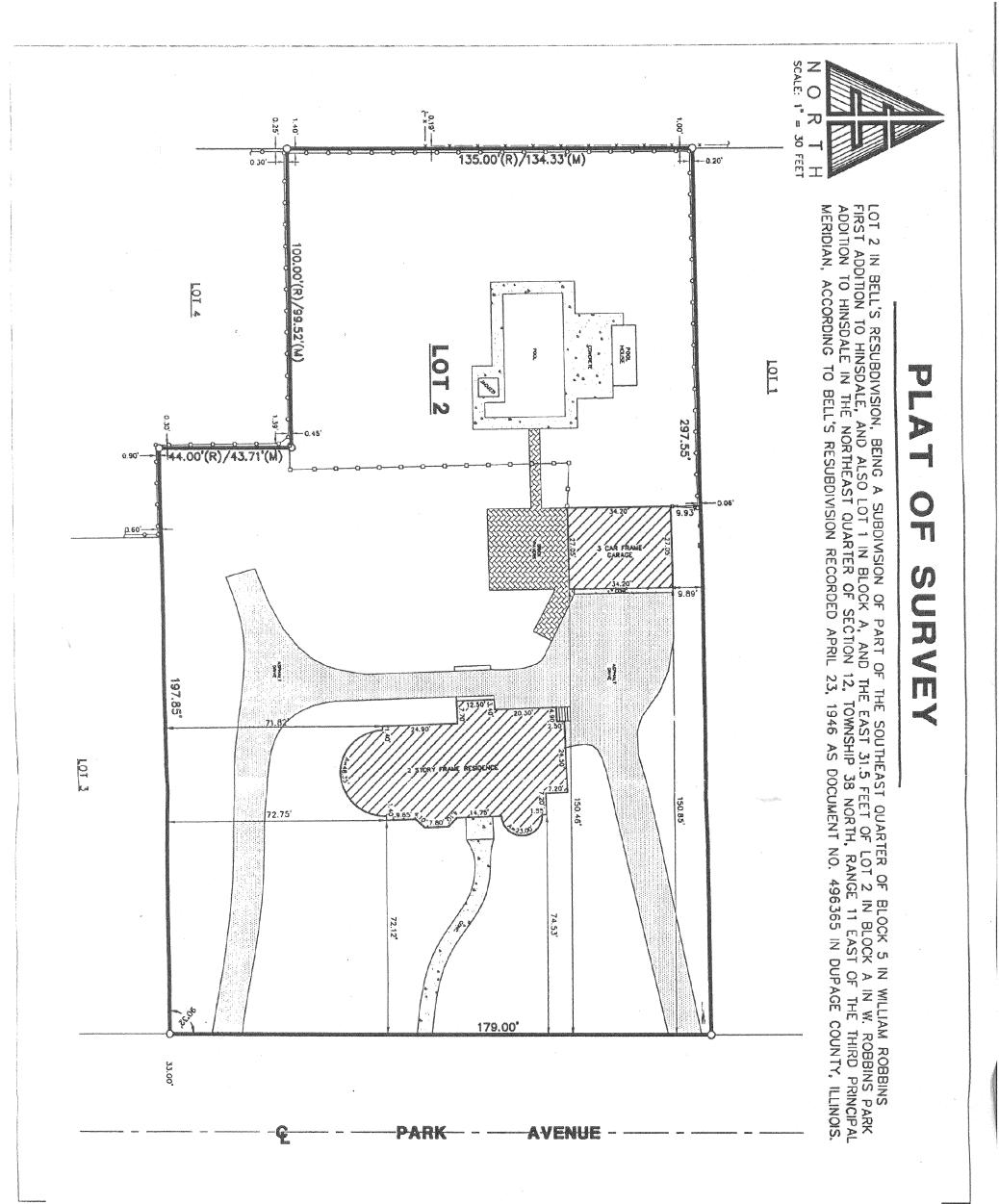
Statement of applicant:

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

-2-

annon By: 1 . Applicant's signature Shannon A. Freu Applicant's printed name Dated: 9 , 20 0.

KUNCEW OF ILLINOIS NOTARY PUBLIC, STATE My Commission Expires 11/14/2018



LEGEND

O FOUND IRON PIPE		WOOD FENCE
SET IRON PIPE W/CAP	anna Maaraa Maaraa Maraa Maraa Maraa	CHAIN LINK FENCE
FOUND IRON ROD	, O.H.	OVERHANG

- FOUND CROSS IN CONCRETE
- COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL FIELD MEASURED LOT CORNERS AND BUILDING TIES WITH THIS PLAT BEFORE ١. CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
- BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT, REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES. 2.
- MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORDED DIMENSIONS BY 0.15 FEET OR MORE. 3.
- CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. 4.

035-003239 OFESSIONAL -ophineman and an an LINON S

CERTIFICATION

STATE OF ILLINOIS SS

NAPERVILLE, IL.

THIS IS TO CERTIFY THAT WE, AES CONSULTANTS, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM (LS/ARC/PE CORPORATION, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD AND THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

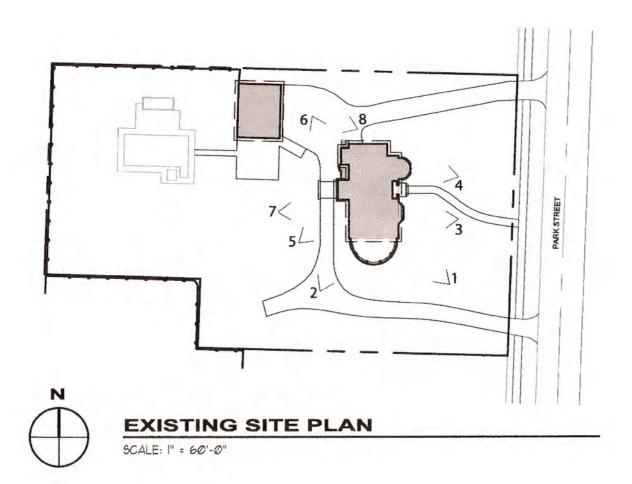
l'/un

AES CONSULTANTS, LTD. AES CONSULTANTS, LTD. ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-000460 LICENSE EXPIRES APRIL 30, 2003 BRIAN J. PFOHL LILINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003239 LICENSE EXPIRES NOVEMBER 30, 2002

JANUARY 3

PRINT

27/76 J08 NO. CLIENT DRAWN BY CONSULTANTS, LTD. ES A S-38223 ADAMS & MYERS REALTORS, INC. p1/02/02 JSR ARCHITECTS ENGINEERS SURVEYORS SHEET NO. ADDRESS CHECKED BY STREET NAPERVILLE, IL. 112 WATER 1 OF 1 134 S. PARK AVENUE (630) 355-2360 BJP 01/03/02





One of two Brick chimneys shown.



6 - North-west corner showing kitchen entance with double columns covered porch. Narrow double hung windows with louvered shutters. North brick chimney shown.



5 - View of South-west corner of the house. Portico at the rear entrance with palladian windows above it.



8 - Partial view of the detached 3 car-garage.

Frey Residence 134 Park Street - Hinsdale, Illinois August 9, 2016 | project 2016-066

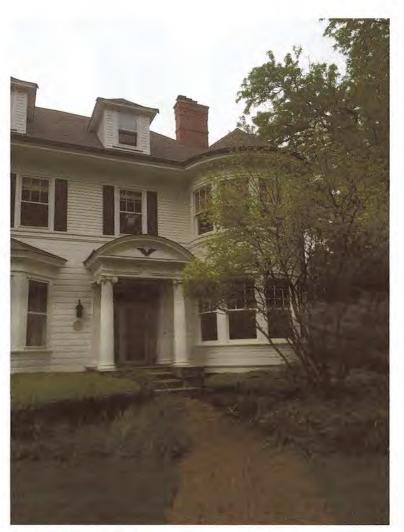
2 - View of the South-West corner of the house. Narrow windows with louvered shutters



1 - View of the South-East corner of the house. Covered patio with a decorative roofline balustrade on top.



4 - East elevation showing hipped roof with dormers. Bay window at first floor. First floor windows feature 9 panels at upper sash and second floor window s, 6 panels at upper sash.



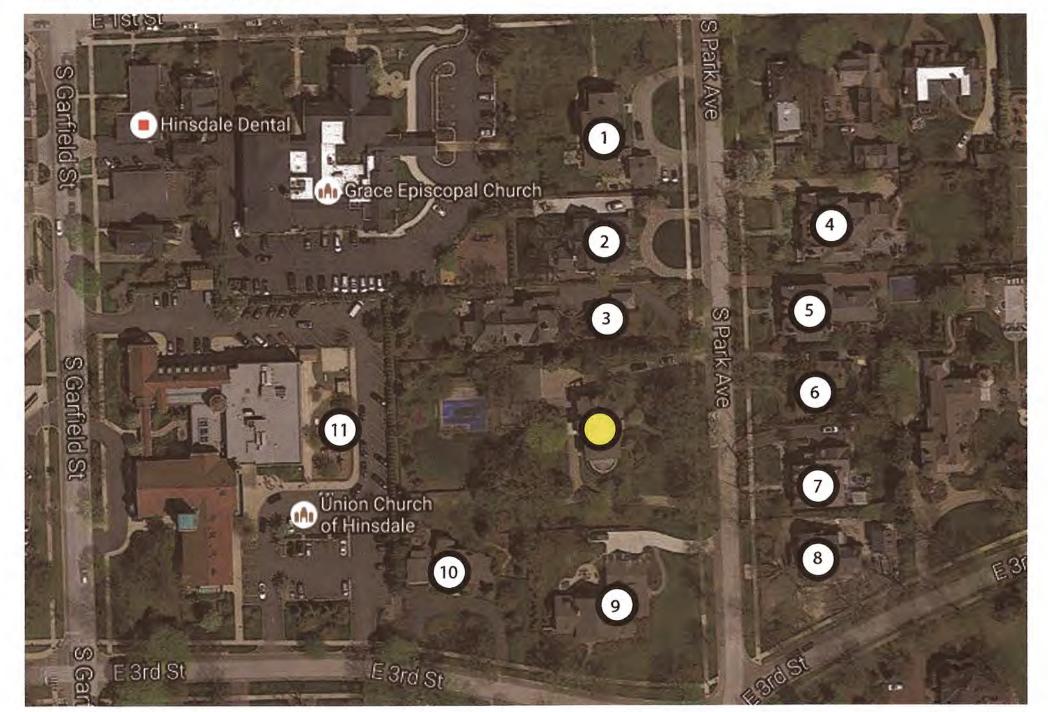
3 - East elevation showing the extended arched porch with decorative cornice. Circular vertical element at the facade with double hung windows at first and second floors.



7 - Partial West elevation showing arched glass doors that give access to covered patio.



ADJACENT STRUCTURES











Frey Residence 134 Park Street - Hinsdale, Illinois August 9, 2016 | project 2016-066













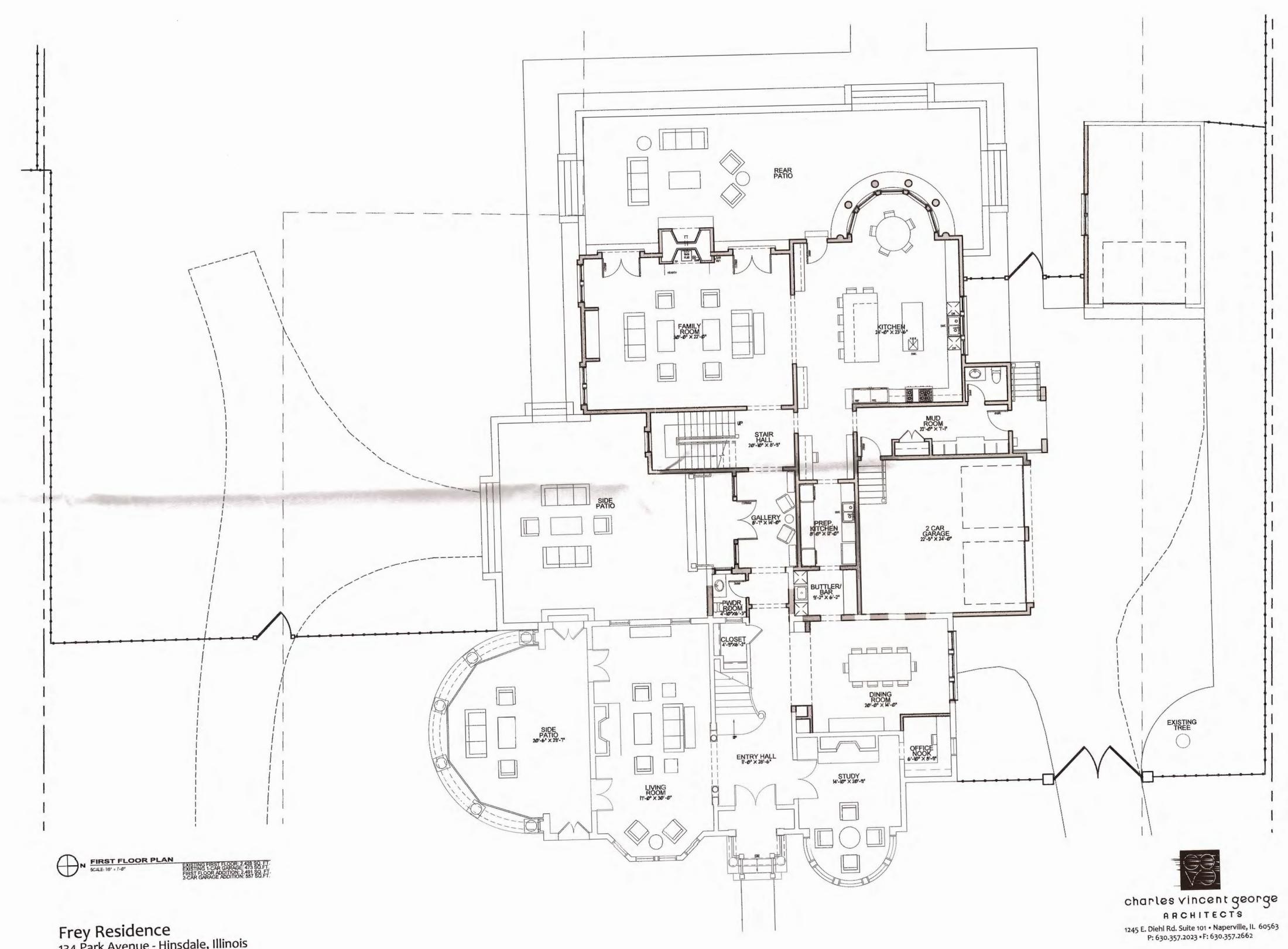




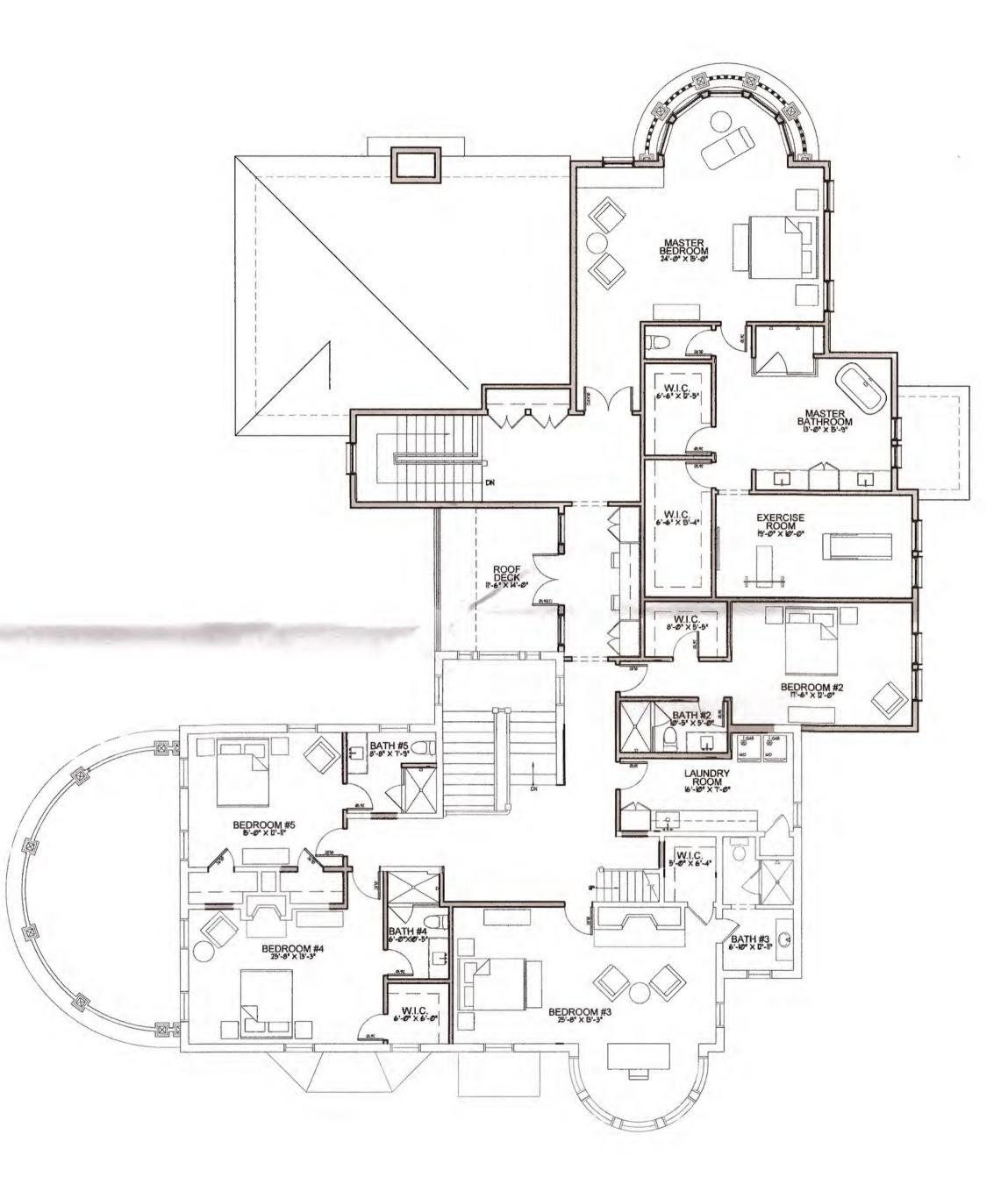


Frey Residence 134 Park Street - Hinsdale, Illinois August 9, 2016 | project 2016-066

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



Frey Residence 134 Park Avenue - Hinsdale, Illinois August 9, 2016 | project 2016-066



N SECOND FLOOR PLAN SCALE: 1/2" EXISTING SECOND FLOOR: 1,910 SQ. FT. SECOND FLOOR ADDITION: 1,814 SQ.FT.

Frey Residence 134 Park Avenue - Hinsdale, Illinois August 9, 2016 | project 2016-066



5







) WEST ELEVATION SCALE: 1/8" = 1'-0"

Frey Residence 134 Park Street - Hinsdale, Illinois August 9, 2016 | project 2016-066









D EAST ELEVATION SCALE: 1/8" = 1'-@"

Frey Residence 134 Park Street - Hinsdale, Illinois August 9, 2016 | project 2016-066



A R C H I T E C T S 1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563 P: 630.357.2023 • F: 630.357.2662

HINSDALE HISTORIC PRESERVATION COMMISSION

RE: 134 South Park Street (Dan and Laura O'Neill) Designation as Landmark Building - HPC Case 06-2002

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW:

September 10, 2002

DATE OF ZONING AND PUBLIC SAFETY REVIEW:

September 23, 2002

FINDINGS AND RECOMMENDATION

I. FINDINGS

- Dan and Laura O'Neill (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 98-year old structure located at 134 South Park Street for designation as an historic landmark. The applicant is the owner of record of the Subject Property.
- 2. The Subject Building is a two and one-half story wood frame and wood clad building, constructed in c. 1904 in the Colonial Revival style. The building retains most of the original elements and no additions have been made to the original structure.
- 3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because the Subject Building is located in the original Robbins Park Subdivision. The Subject Building blends the massing of the Colonial Revival style with the picturesque details of the Queen Anne style.
 - B. The Subject Building is an established or familiar visual feature due to its unique location or its singular physical characteristics, as set forth in Section 14-3-1A4 of the Village Code, because the Subject Building is located on a curvilinear street, on top of a slight rise on a wide lot in the historic Robbins Park subdivision.
 - C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction or use of materials as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building represents a Colonial Revival structure with few alterations. The Subject Building has numerous high style features including a hip roof, rectangular floor plan and multilight double-hung windows. The front entrance is elliptically-arched and has a molded surround with a central keystone. A large semi-circular three-season side porch is located

on the south side of the building. This porch has a flat roof deck and turned wood balustrades. Very prominent on the exterior are the front entrance portico and the rear porte cochere. The portico has ionic columns and fluted piers and is supported with a graceful dentiled entablature and curved pediment with dentils. Fluted Tuscan columns are located along the outside edge of the side porch. Beautiful art glass is found in several areas, including the front entrance doors and transom, the tall Palladian window above the rear porte cochere, and the semicircular-arched window in the dining room.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of seven (7) "Ayes," zero (0) "Nays," one (1) "Absent," and none "Recusing", recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

Chairman

Dated this 22 day of Of, 2002.

B. Architectural.

The proposed landmark:

- Represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of materials.
- Embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- 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.
- Is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, time period, type of property, method of construction, or use of materials.

C. Historic Significance.

The proposed landmark:

- Is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
- Has a strong association with the life or activities of a person or persons who has or have significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
- Is associated with an organization or group, whether formal or informal, through which persons have significantly contributed to or participated in historic events of the United States, the State of Illinois, or the Village.
- Is associated with a notable historic event.
- Is associated with an antiquated use due to technological or social advances.
- □ Is a monument to, or cemetery of, an historic person or persons.
- 4. **Describe the proposed Local Landmark.** In order to be eligible for designation as an Historic Landmark in the Village of Hinsdale, a structure or site must be at least 50 years old and must meet the designation criteria set forth by the Hinsdale Historic Preservation Commission. (On a separate sheet of paper provide a description that indicates in what way the structure or site meets the designation criteria. Use applicable criteria as found above in Criteria for Designation.)

4. The Colonial Revival style house at 134 South Park Avenue, built c.1904, is being nominated by its owners for individual landmark status in the Village of Hinsdale. The house is an architecturally significant example of the early phase of the Colonial Revival Style in America. It has exceptional integrity, retaining all of its original design features and building materials and there have been no exterior alterations.

The house known as the Charles G. Root House, was recognized as locally significant not long after it was built. A history of the area entitled, *The Book of the Western Suburbs, Homes, Gardens, Landscapes , Highways and Byways, Past and Present,* written by Marian A. White in 1912, features large photographs of both the exterior and the rich interiors of the living room and dining room. The house was included in the c.1972 Illinois Historic Sites Survey and is also listed on the Illinois Department of Transportation's 1992 Listing of Historic Properties in the Village of Hinsdale. In 2000, it received a preservation award form the village. Just recently, the home was included in Hinsdale's 2002 "Architectural Guide Map", published by the Historic Preservation Commission. It is also included on a village bicycle tour.

This impressive house that stands at 134 South Park Avenue rests on a wide deep lot that originally extended south to Third Street. The property is considered important on its own because it was previously owned by Frederick J. Schuyler, a prominent Hinsdale resident. When Charles and Diana Root purchased the property from Schuyler in June, 1903 for \$30,165.00, there was a c.1895 impressive Queen Anne home on the lot, which Schuyler had built. However, within a year or so (the exact date is not known) after the Roots purchased the home, it burned. They chose to rebuild in the currently popular Colonial Revival style.

The Colonial Revival style emerged with the awakening of American pride in its colonial heritage. This was the result of the Philadelphia Centennial Exposition of 1876, which celebrated America's 100th birthday. The style had great popular appeal to home owners who, had lived amidst the turmoil of massive industrialization, urbanization and immigration in the late 19th century. They chose the Colonial Revival style because of its romantic association with a pre-urban America, long-established families and aristocratic architecture. Simultaneous with America's colonial self-awareness in the last quarter of the 19th century, the taste for Classicism was being fostered among America's young architects. Many were being trained at, or strongly influenced by, France's Ecole des Beaux Arts, which emphasized the study of the architecture of ancient Greece and Rome. The 1893 World's Columbian Exposition, dominated by Classical architecture, reinforced this interest.

Although it is not known if the Root house was architect-designed, numerous high style artistic features suggest a highly competent designer was responsible. Elegant classical detailing can be found both on the exterior and the interior of the home. A hip roof, the rectangular floor plan and the multilight double-hung windows, all found on the house, are Colonial Revival features that recall early American Georgian architecture of the upper class. The elliptically-arched front entrance door and its molded wood

surround with a central keystone, is also Georgian inspired. The same feature is repeated in the semi-circular arched doors of the large three-season side porch and the window in the north wall of the dining room. This side porch, with its flat roof deck and turned wood balustrade, are not uncommon on Colonial Revival designs. The graceful staircase in the main hall, which has turned balusters with a variety of profiles, was very popular, even in the smallest of Colonial Revival homes.

Very prominent on the exterior of the Root House are the front entrance portico and the rear porte cochere. The portico, with Ionic columns and fluted piers, support a graceful dentiled entablature and a curved pediment, also with dentils. The flat-roofed porte cochere has a tall unadorned entablature supported by Ionic columns and square engaged columns whose profile. matches the piers of the front portico. Fluted Tuscan columns are located along the along outside edge of the side porch. On the interior, Corinthian columns mark the entrance between the main hall and the living room. Beautiful art glass can be found in several areas, including the front entrance doors and transom, the tall Palladian window above the rear porte cochere, and the semicircular-arched window in the dining room.

Many Colonial Revival homes built in the late 1890s and in the first decade of the 20th century combined classical design elements with features from the Shingle or Queen Anne styles. It would not be until after about 1910 that Victorian-era characteristics would begin to disappear completely. The Root house is typically Queen Anne in its grand and imposing scale and its asymmetrical front facade. The house is an elegant, refined representation of this early phase of the Colonial Revival Style that retains its classical identity, although, its picturesque semi-cylindrical tower with a conical roof is often found on Queen Anne examples. The semi-circular footprint of the side porch also recalls the wrap-around porches of the earlier style.

Very little information was found to be available on Charles G. or Diana Root. A 1907 Chicago Lakeside Directory shows that Mr. Root was a vice president for U.S. Gypsum, which had an office at 200 Monroe Street in Chicago at the time. According to a 1903 newspaper article found at the Hinsdale Historical Society, the company controlled the American market in the production of "hard wall plaster." It appears the Roots did not live in the home for very long because, according to a 1909 Hinsdale directory, also found at the Hinsdale Historical Society, they had moved just up the street to 84 Park Avenue.

The Charles G. Root Home, at 134 South Park Avenue is a distinctive example of a high style early Colonial Revival home. The integrity of its design, plan, massing and details is exceptional. Granting the house landmark status would recognize it as significant to Hinsdale's architectural heritage.

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

INDIVIDUAL OWNERS eNlo,

Signature of Applicant

Signature of Applicant

CORPORATION

Signature of Applicant's President

Signature of Applicant's Secretary

D PARTNERSHIP

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

OTHER

Signature

SUBSCRIBED AND SWORN

to before me this day of

Signature of Authorized Officer

Notary Public

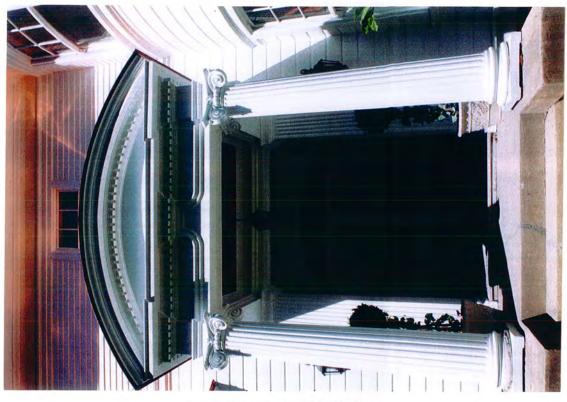




East (front) Facade



East (front) Facade



East (front) Entrance Portico



South (side) Porch



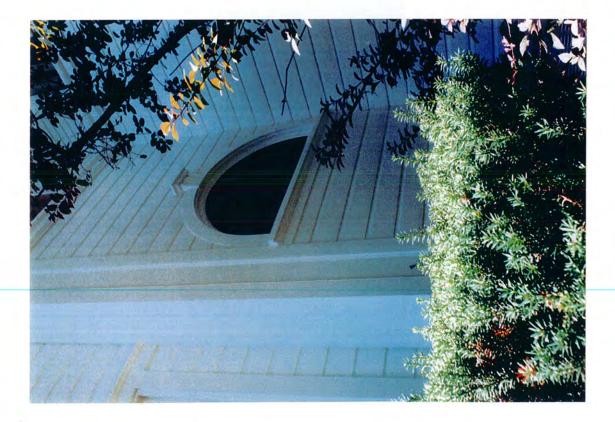
West (rear) and South (side) Facades



Stained Glass Palladian Window above Porte Cochere



East (front) Facade



Northeast (front) Corner-Stained Glass Dining Room Window



124 S. Park Avenue Property North of 134 S. Park Avenue



154 S. Park Avenue Property South of 134 S. Park Avenue



125 S. Park Avenue Property Northeast of 134 S. Park Avenue



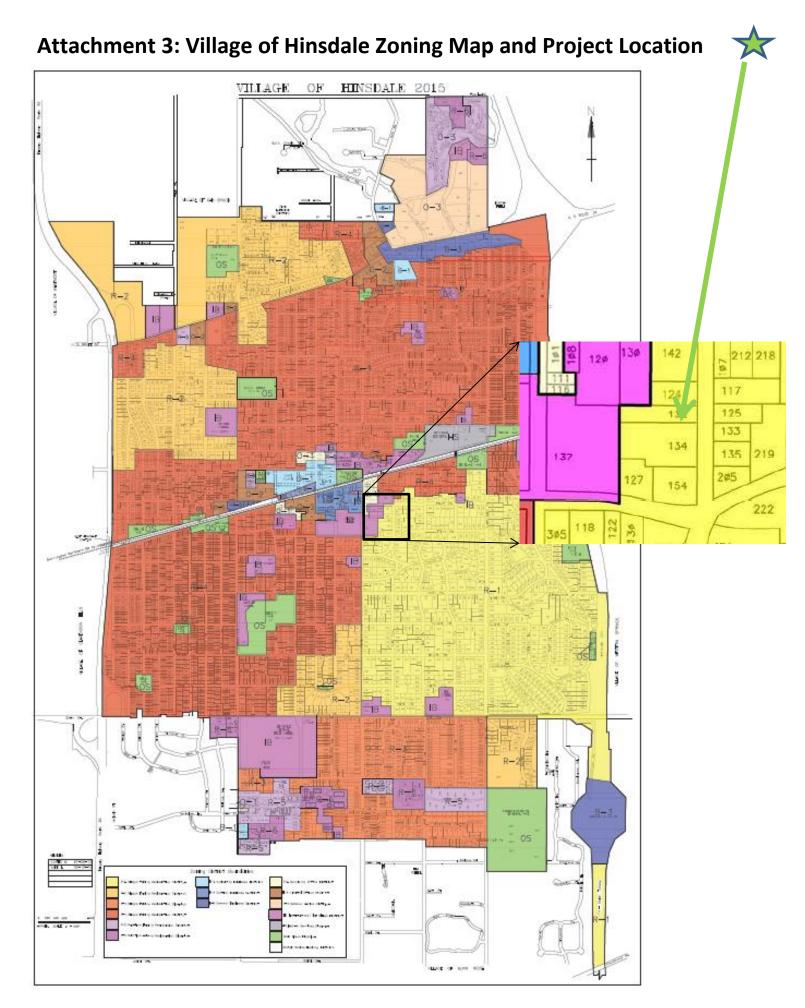
133 S. Park Avenue Property East of 134 S. Park Avenue



135 S. Park Avenue Property East of 134 S. Park Avenue



205 E. Third Avenue Property Southeast of 134 S. Park Avenue







Attachment 5: Street View of 134 S. Park Avenue (facing West)

Attachment 6

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 a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures 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:	October 12, 2016
то:	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

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).

Request and Analysis

The subject property is on a corner lot facing S. Lincoln Street and W. Third Street, and features a 2.5story 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 (Attachment 2), 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.

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



MEMORANDUM

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 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 6.

Attachments:

- Attachment 1 Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 Exhibits from 2005 Approved Designation as Landmark Building
- Attachment 3 Zoning Map and Project Location
- Attachment 4 Aerial View of 304 S. Lincoln Street
- Attachment 5 Street View of 304 S. Lincoln Street
- Attachment 6 Title 14, Section 14-5-2: Criteria (A) and (B)

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

Application for Certificate of Zoning Compliance

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

Applicant's name:	Peter Coules, Jr.
Owner's name (if different)	: Jeanne M. Picerne
Property address:	304 S. Lincoln Street, Hinsdale, IL 60521
Property legal description:	[attach to this form]
Present zoning classification	on: R-4, Single Family Residential
Square footage of property	: <u>23,298.00 square feet</u>
Lot area per dwelling:	23,298.00 square feet
Lot dimensions:	<u>132 x 176</u>
Current use of property:	single-family residential
Proposed use:	✓Single-family detached dwelling
Approval sought:	Image: Design Review Image: Design Review Image: Design Review Image: Design Review
Brief description of request	and proposal:
Construction of a wrap around porce	
Plans & Specifications:	[submit with this form]
	ovided: Required by Code:
Yards:	
front: interior side(s)	<u>36'-3"</u> <u>34'- 4 3/4"</u> <u>/36'</u> 3" * <u>/</u> 14'-2 3/8"
*To new screened in porch	1

-1-

Provided:

Required by Code:

corner side	22'-5 1/8"	22'-5 1/8"			
rear	51' -0 1/2"	25'-0"			
Setbacks (businesses and					
front:	N/A	<u>N/A</u>			
interior side(s)	<u>N/A_/N/A</u>	<u>N/A</u> / <u>N/A</u>			
corner side	<u>N/A</u>	<u>N/A</u>			
rear	N/A	<u>N/A</u>			
others:	N/A	N/A			
Ogden Ave. Center: York Rd. Center:	N/A	N/A			
Forest Preserve:	<u>N/A</u> N/A	<u>N/A</u> N/A			
	<u>IN/A</u>				
Building heights:					
principal building(s):	* 33'-5.5"	30'-0"			
accessory building(s):	N/A	N/A			
Maximum Elevations:					
principal building(s):	41'-10-3/8"	44.0			
accessory building(s):	N/A	N/A			
Dwelling unit size(s):	<u>N/A</u>	N/A			
Total building coverage:	3,995.93	5,824.55			
Total lot coverage:	6,365.89	11,649.0			
Floor area ratio:	6,312.77	6,659.6			
Accessory building(s):	None				
Spacing between buildings: [depict on attached plans]					
principal building(s):	N/A	N/A N/A			

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

Number of off-street parking spaces required: <u>N/A</u> Number of loading spaces required: <u>N/A</u>

Statement of applicant:

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

By:

Applicant's signature

Peter Coules, Jr. Applicant's printed name

Dated: <u>9/19</u>, 20<u>16</u>.

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 AND 2 IN SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 OF THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT RAILROAD LAND) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1892 AS DOCUMENT 48246, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A STRIP 11.5 FEET WIDE WEST AND ADJOINING SAID LOTS 1 AND 2 OF SHANNON'S RESUBDIVISION OF PART OF BLOCK 8 IN THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT RAILROAD LAND) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1892 AS DOCUMENT 48246, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As: 304 S. Lincoln Street, Hinsdale, IL 60521 PIN: 09-12-117-004

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 (630) 789-7000 or (630) 789-7030

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

In order to undertake any exterior alterations, additions, or demolition, owners of Designated Landmarks or buildings in Designated Historic Districts must obtain a Certificate of Appropriateness from the Hinsdale Historic Preservation Commission. This certificate must be obtained prior to issuance of a building permit. Conditions placed on Certificates for properties located within a designated Historic District are non-binding, however, properties designated as a Local Landmark must adhere to the conditions of the Certificate of Appropriateness as it is binding.

INSTRUCTIONS

All applicants must complete all sections of this application form. Incomplete applications will not be processed, and a public hearing will not be scheduled, until the application is complete and complies with all applicable requirements of Title XIV of the Village Code of Hinsdale. If a section of this application form is not applicable, please write "Not Applicable" or "N/A" in the appropriate place.

The Commission meets the second Tuesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The thirty-two (32) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

Completed <u>application</u> with notarized certification.

◆Photos and drawings shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.

- 1) All existing exterior elevations of the building under review.
- Adjacent structures include those structures adjacent and across the street from the building under review – include the building's relationship to these structures.

◆ Accurate/current Plat of Survey. All portions must be legible.

◆ Architectural drawings clearly depicting the proposed alterations or work. Drawings should include the accurate drawings of the proposed site plan, floor plans, and all exterior elevations. Indicate all areas of exterior demolition.

VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Address of Property under review: <u>304 S. Lincoln Street, Hinsdale, IL 60521</u> Property Identification Number: <u>09-12-117-004</u>

I.	GENERAL INFORMATION
1.	Applicants Name:Jeanne M. Picerne
	Address: <u>304 S. Lincoln Street</u>
	Hinsdale, IL 60521
	Telephone Number: (630) 794-0712
2.	Owner of Record (if different from applicant): <u>N/A</u> Address: <u>N/A</u>
	Telephone Number: N/A
3.	Others involved in project (include, name, address and telephone number):
	Architect: <u>James C. Prisby</u> , Caprio Prisby Architects
	106 S. Washington Street, Hinsdale, IL 60521, (630) 323-7554 x 102
	Attorney: Peter Coules, Jr., Donatelli & Coules, Ltd.
	15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521, (630) 920-0406
	Engineer:
II. SI	TE INFORMATION
1.	Describe the existing conditions of the property: Existing single family home built
	in the 1800's.
	() (IC-10003,
2.	Property Designation:
	Listed on the National Register of Historic Places?YESNO
	Listed as a Local Designated Landmark? X YES NO
	Located in a Designated Historic District? X YES NO

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

The roof line is being kept as is and the proposed work is to erect a wrap around porch on the

house. The colors are the same as existing today and the addition is stone to the front (looks

like stone used in the 1880's) and a period metal "tin roof". The style matches that of a home

erected in the 1880's, as the belief is this when the house was erected. The view from the street

is more appealing (so far) compared to the existing porches and walk ups to the property and

reflects the intended 1880's architecture.

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

<u>X</u> No ____ Yes

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☑ INDIVIDUAL OWNERS

Signature of Applicant

Signature of Applicant's President

D PARTNERSHIP

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

SUBSCRIBED AND SWORN to before me this $\Im 1^{54}$ day of

Sime dolla.

Signature of Applicant

Signature of Applicant's Secretary

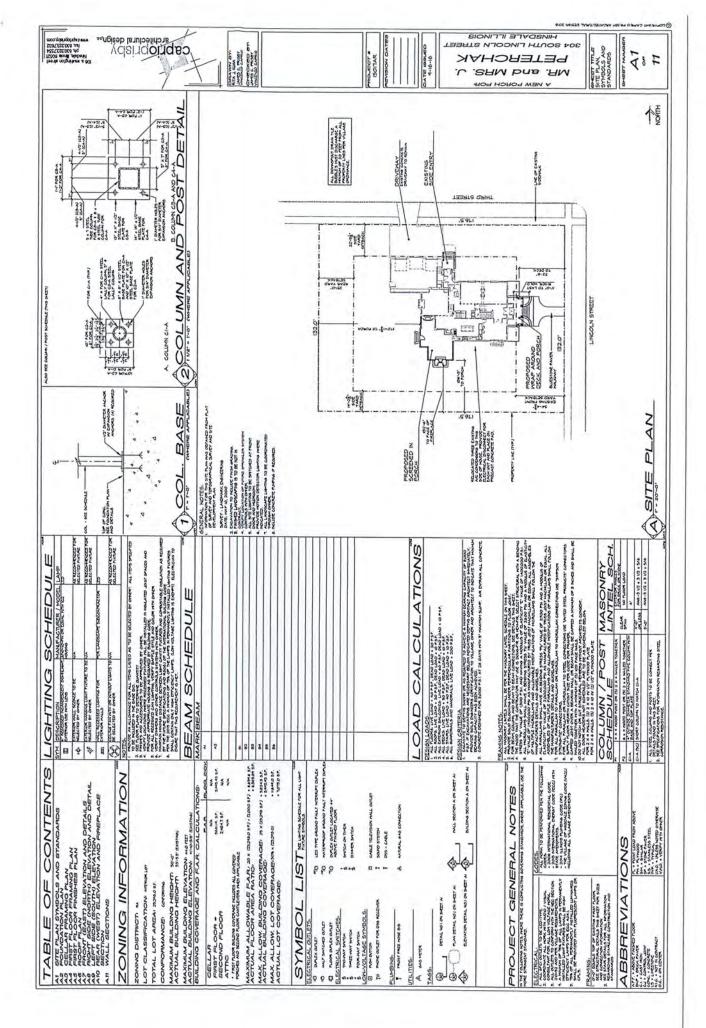
Signature of Applicant

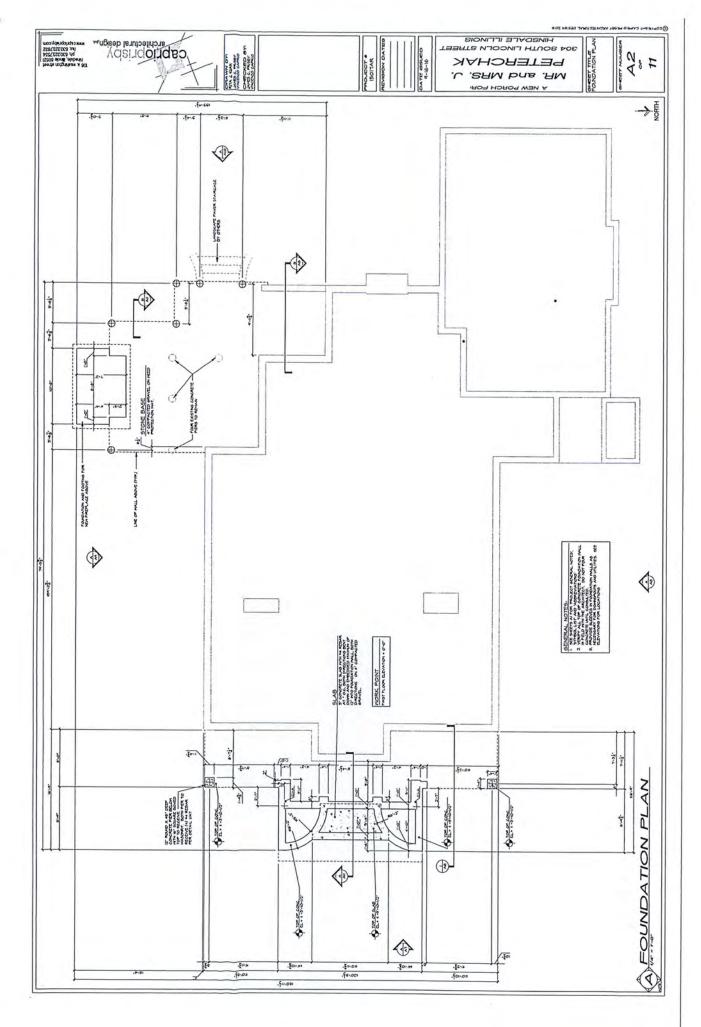
Signature of Applicant

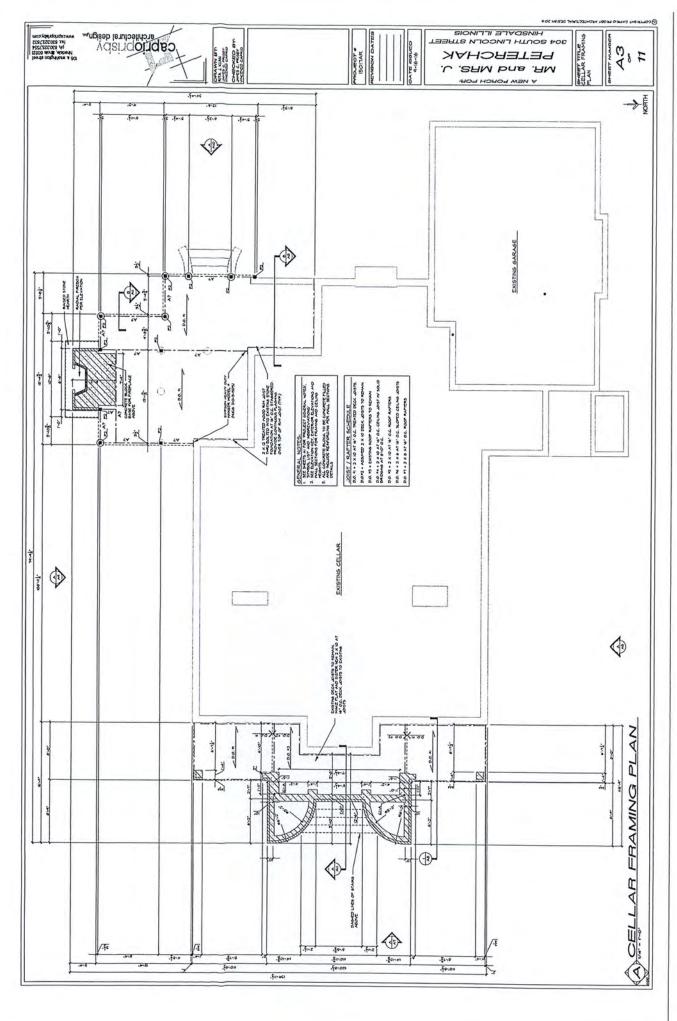
OTHER

Signature of Authorized Officer

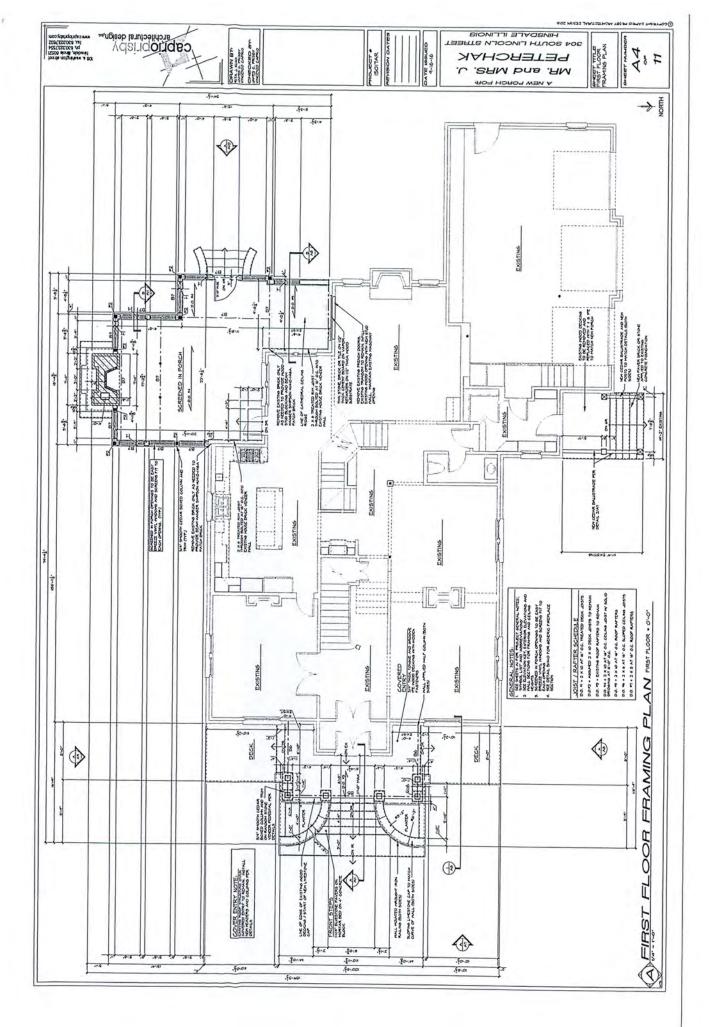
OFFICIAL SEAL Notary Public PETER COULES JR. NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/11/2017 Δ

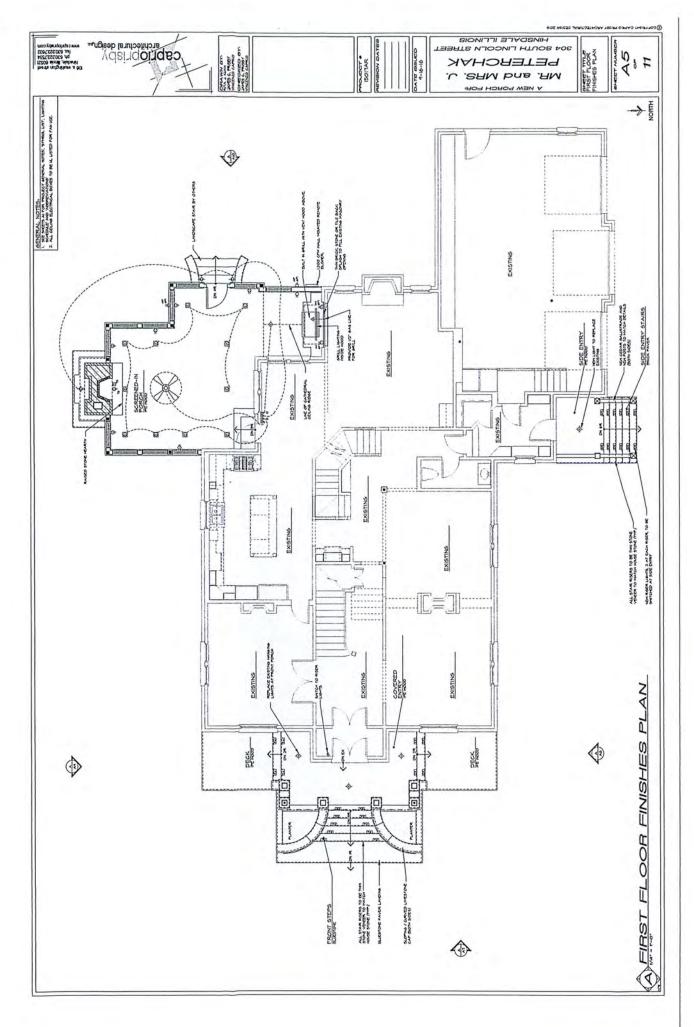


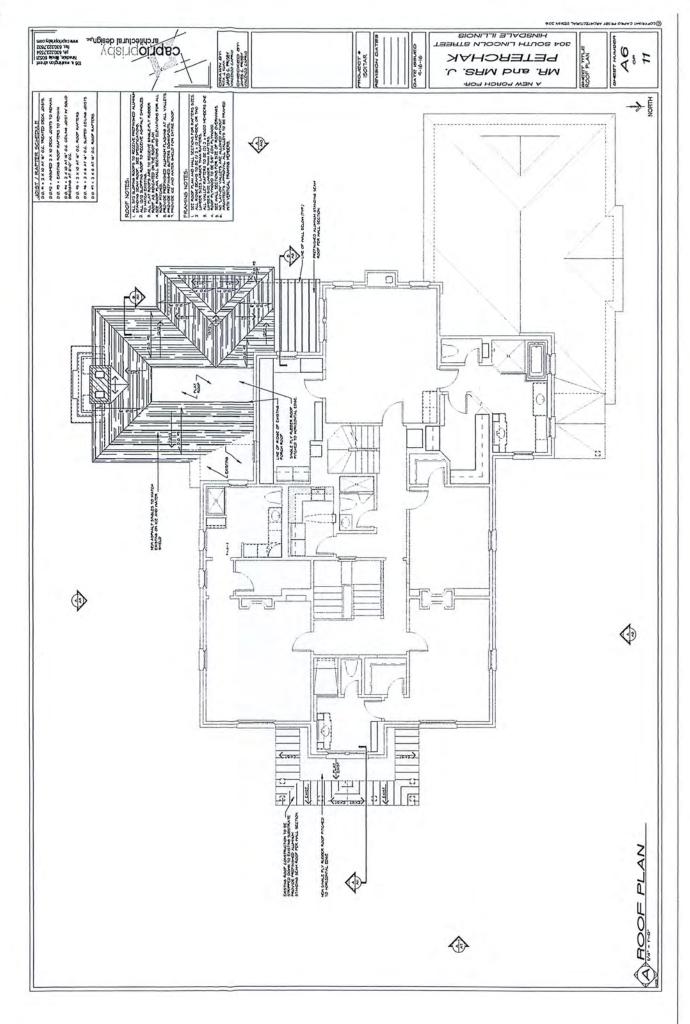




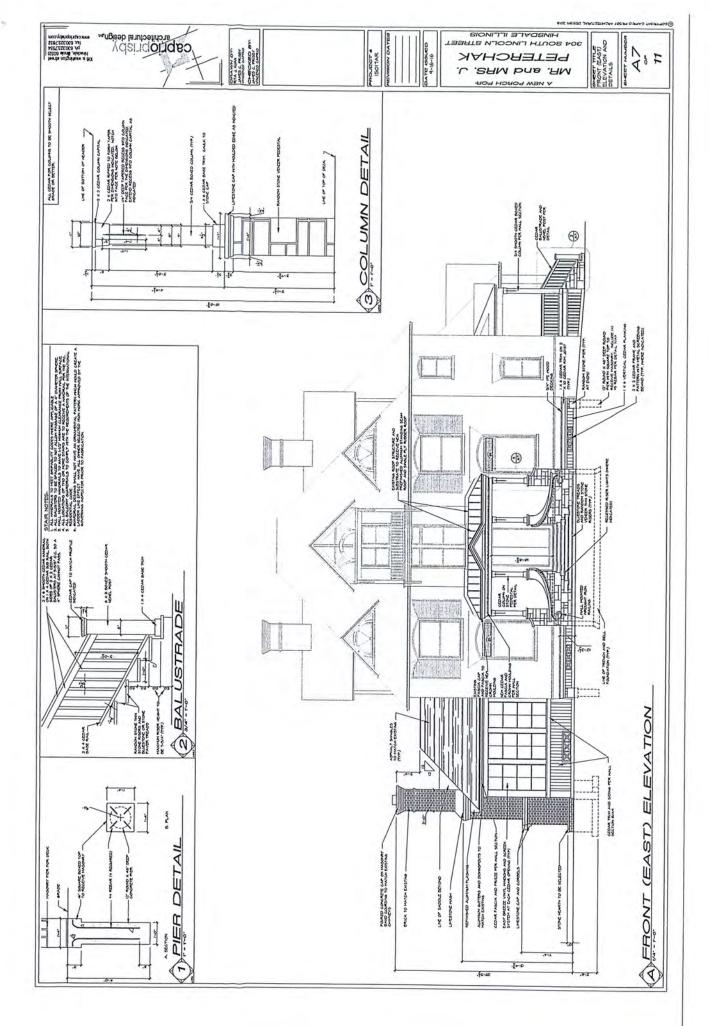
Attachment 1

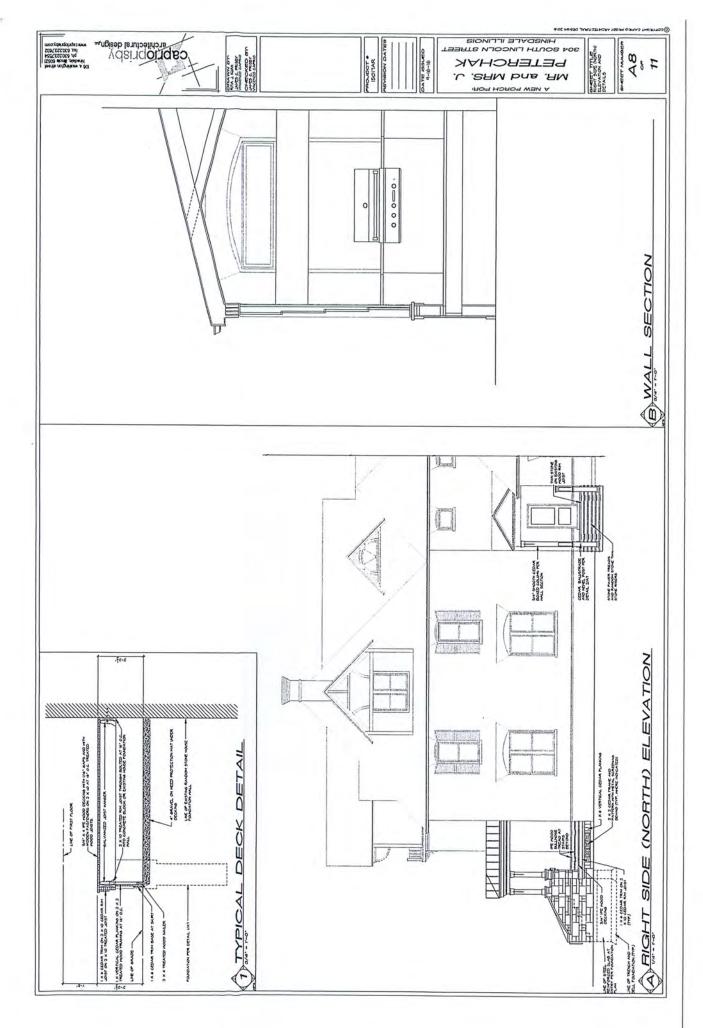


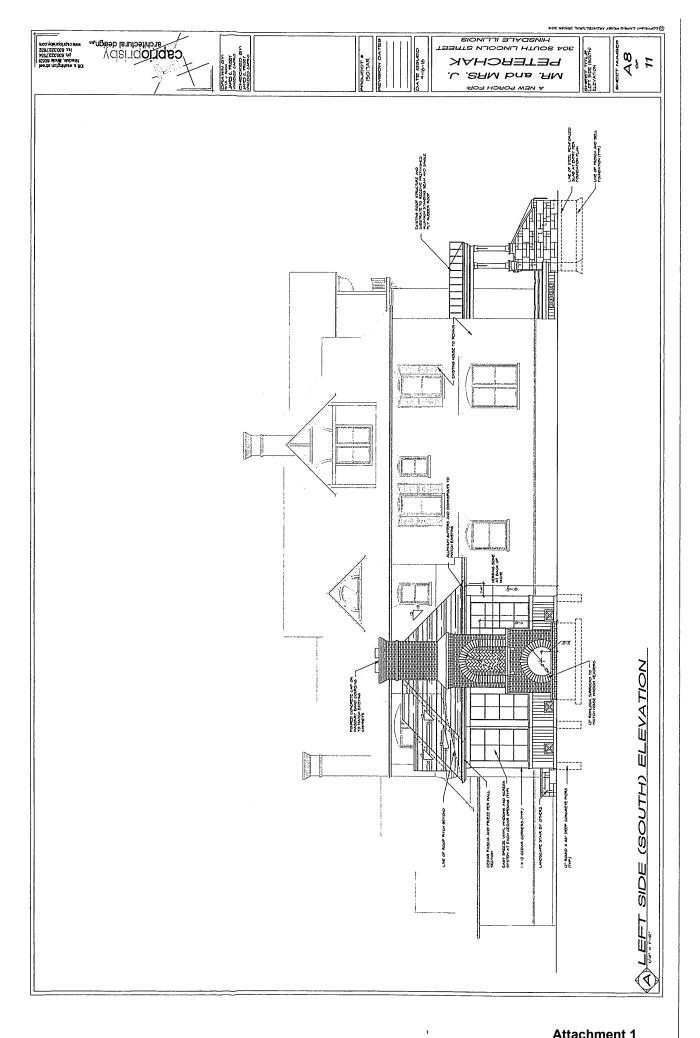




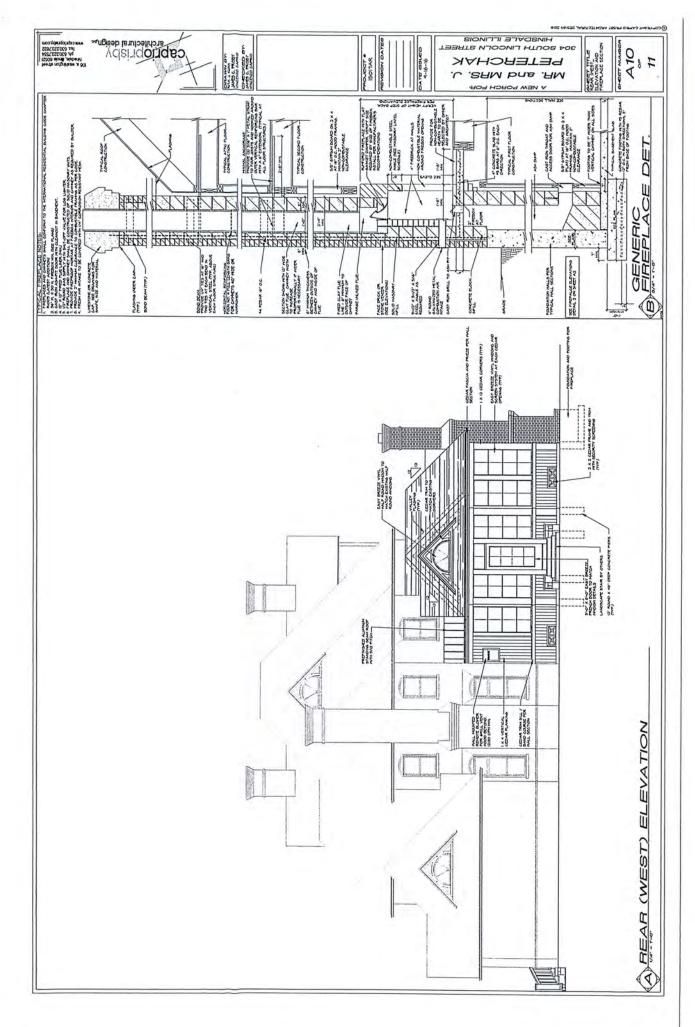
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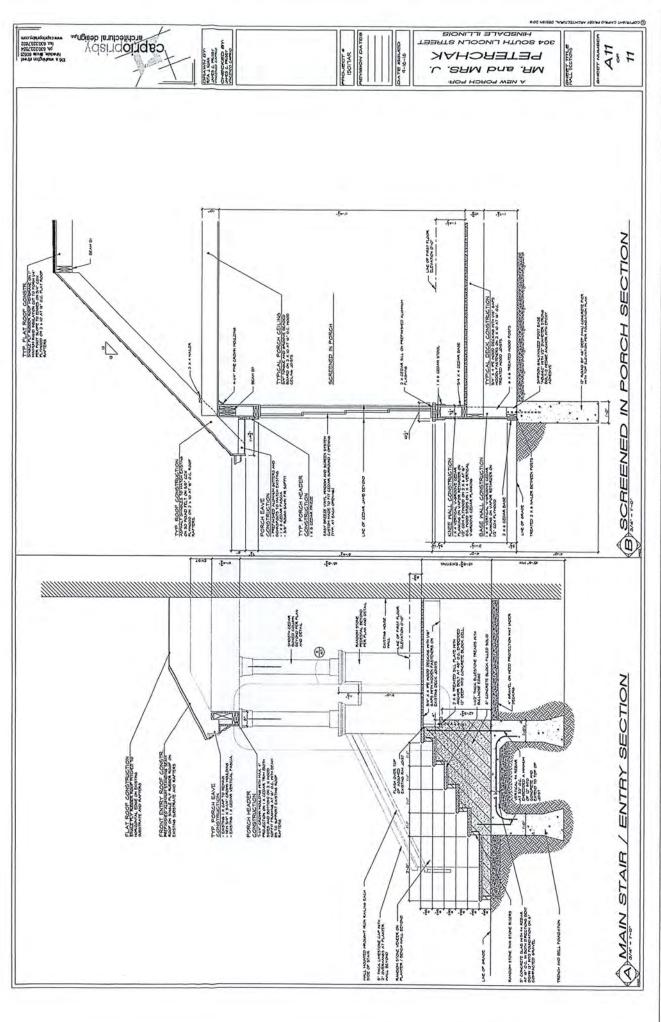






Attachment 1





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First American Title Insurance Company WARRANTY DEED ILLINOIS STATUTORY

FRED BI	UCHOLZ
DUPAGE COUNT	Y RECORDER
DEC.15,2015	RHSP 2:29 PM
	09-12-117-004
	2015-136350

FP 15.0840

THE GRANTOR(S) John R. Bauer and Anita C. Bauer, husband and wife, of 304 S. Lincoln Street, Hinsdale, County of DuPage, State of Illinois, 60521, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jeanne M. Picerne, A M M M M of 6231 Cove Creek Court, Burr Ridge, County of DuPage, State of Illinois, 60527, all interest in the following described Real Estate situated in the County of DuPage, in the State of Illinois, to wit:

Parcel 1:

Lots 1 and 2 in Shannon's Resubdivision of part of Block 8 of the Original Town of Hinsdale, a Subdivision of the Northwest 1/4 (except railroad land) of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said resubdivision recorded April 19, 1892 as document 48246, in DuPage County, Illinois.

Parcel 2:

A strip 11.5 feet wide West and adjoining said Lots 1 and 2 of Shannon's Resubdivision of part of Block 8 in the Original Town of Hinsdale, a Subdivision of the Northwest 1/4 (except railroad land) of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat of said resubdivision recorded April 19, 1892 as document 48246, in DuPage County, Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 09-12-117-004 Address of Real Estate: 304 S. Lincoln Street, Hinsdale, IL 6052	1 (
Dated this 10000222 and day of October	,20 [].		
	\$3000-	-	
John R. Bauer	CAD	_	
the phane	STATE OF ILLINOIS	10354	REAL ESTATE TRANSFER TAX
Anita C. Bauel	EC. 15. 15	0100000	0300000
Warranty Deed	DUPAGE COUNTY	#[FP326689

Attachment 1

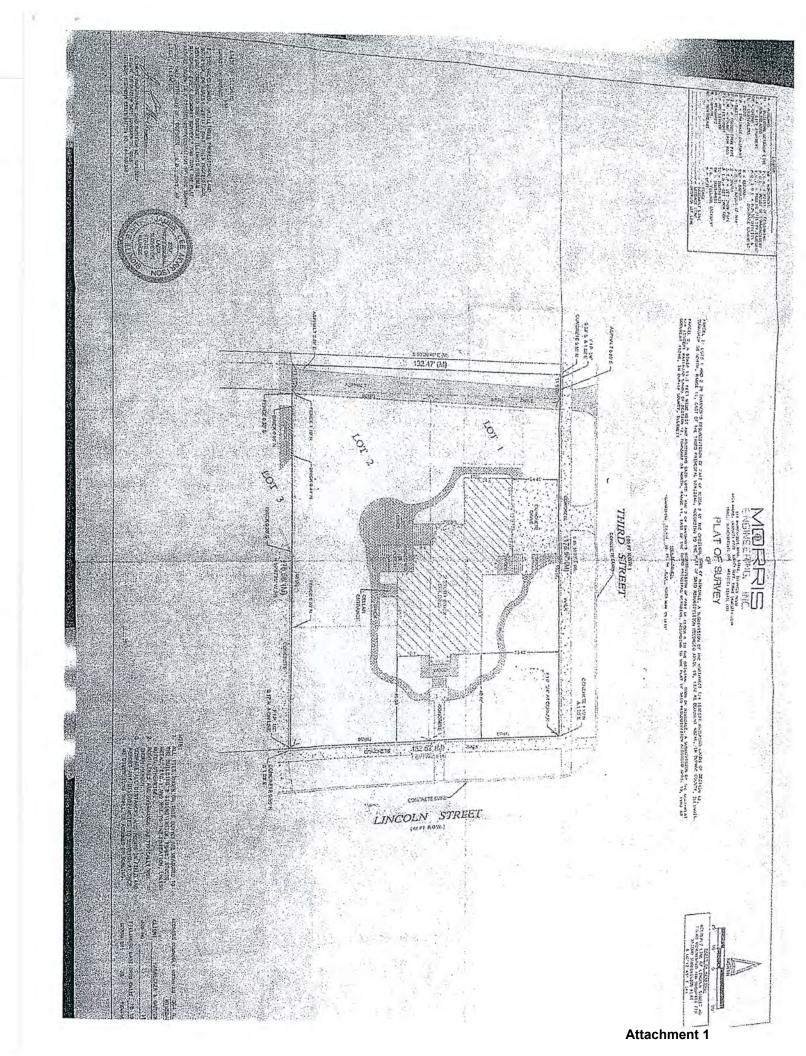
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STATE OF	ILLINOIS, COUNTY OF	ss.
inna C. Dai	ter, personally known to me to	in and for said County, in the State aforesaid, CERTIFY THAT John R. Bauer and be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,
	voluntary act, for the uses and a	cknowledged that he/she/they signed, sealed and delivered the said instrument as his/he purposes therein set forth, including the release and waiver of the right of homestead.

Hickman Eozen o'connor worder Dr. ste. 1800 (F 0, JL 60006 Correg N. 3 12 FORT DEARBORN TITLE 1970 MEADOW ROAD NORTHERCOK, IL 60062 J Co

Name and Address of Taxpayer:

Jeanne	Picern	re
304 5.	Lincoln	54,
Hinsdole	, IL ·	60521

Warranty Deed

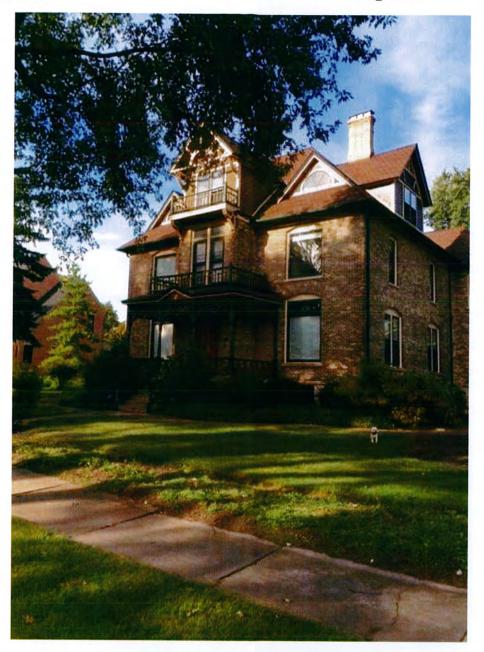


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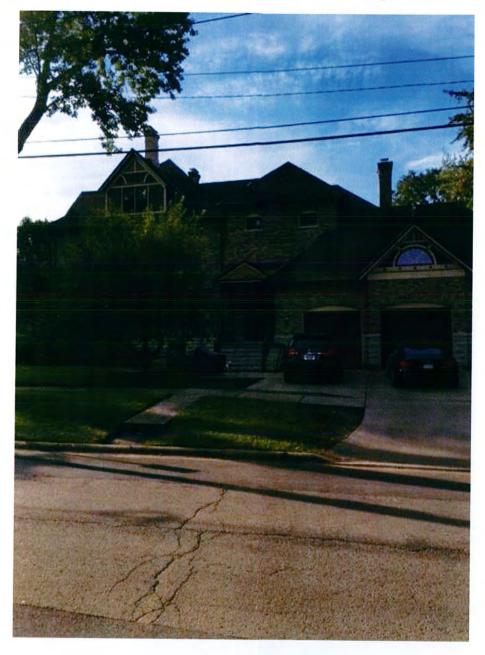


FRONT - EAST ELEVATION

1/1

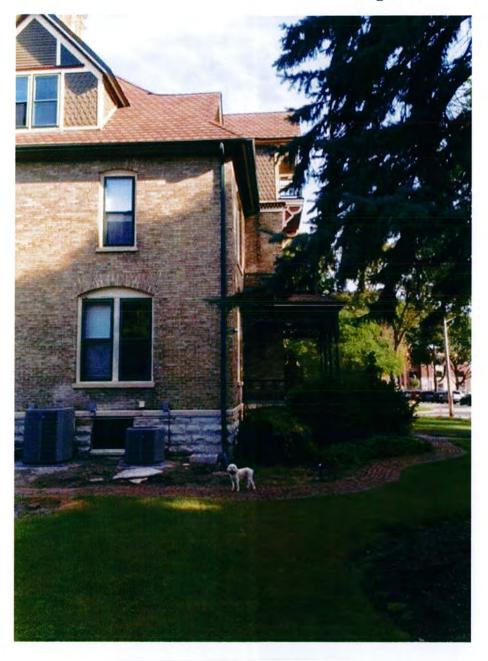


FRONT - EAST ELEVATION To RIGHT SIDE – NORTH ELEVATION ¢C.



RIGHT SIDE - NORTH ELEVATION

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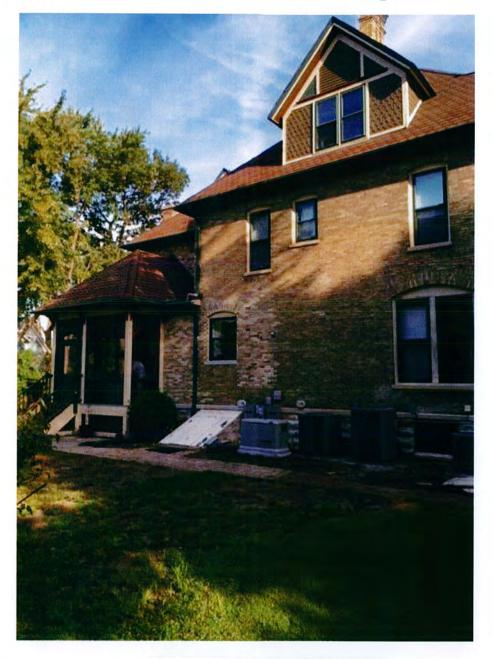


LEFT SIDE- SOUTH ELEVATION

1/1

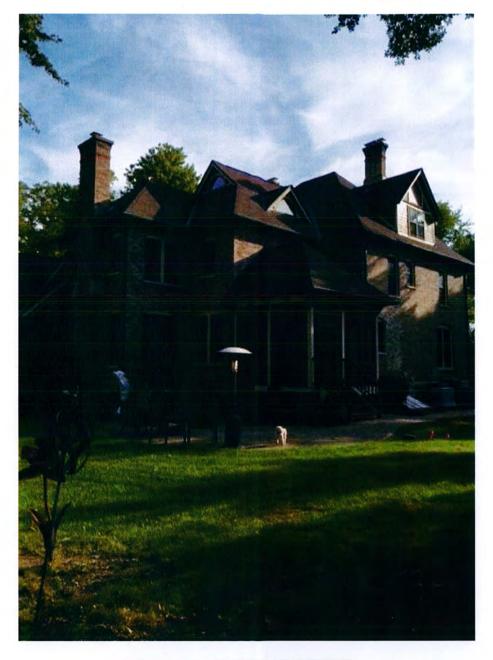
11

IMG_3660.JPG



LEFT SIDE- SOUTH ELEVATION

1/1



BACK- WEST ELEVATION



BACK- WEST ELEVATION

HINSDALE HISTORIC PRESERVATION COMMISSION

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

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW:

July 12, 2005

DATE OF ZONING AND PUBLIC SAFETY REVIEW:

July 25, 2005

FINDINGS AND RECOMMENDATION

I. FINDINGS

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

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

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

II. RECOMMENDATION

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

HINSDALE HISTORIC PRESERVATION COMMISSION Junteller Opairman Ву: _

Dated this day of

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

General Property Information

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

Architectural Features

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

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

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

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

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

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

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

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

Historical Significance

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

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

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

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

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

X INDIVIDUAL_OWNERS John R. Bauer, Co-Applicant

Signature of Applicant's Secretary

Anita C. Bauer, Co-Applicant

Signature of Applicant's President

□ PARTNERSHIP

□ CORPORATION

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

SUBSCRIBED AND SWORN to before me this __/9_ day of

Signature of Applicant

Signature of Applicant

OTHER

Signature of Authorized Officer

Notary Public "OFFICIAL SEAL" PETER PRAINITO Notary Public, State of Illinois My Commission Expires 11/6/05 My Commission Expires 11/6/05

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



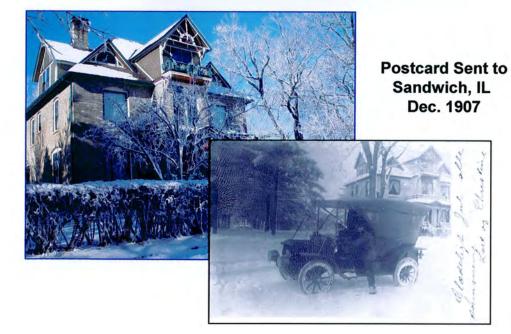
James S. Shannon 1837-1891 built this home as his own and also developed much of the block



Circa 1885



2005



Attachment 2



East (Lincoln Street) Elevation

> South Elevation Detail of restored window area





Rear (West) East Elevation



North (3rd Street) Elevation

Distinguishing External Architectural Features







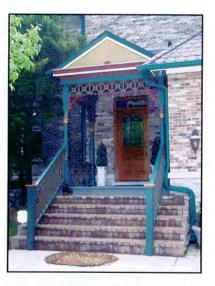


Brick façade is all original and natural. Oak entry doors and transom light are original and restored. Four giant plate glass picture windows on front are original; lower level have stained glass lights. All double hung windows on 1st & 2nd floors are original and have been restored to fully operable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

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







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

304 South Lincoln Street

Neighboring Properties and Views







Northeast

East to Miller's Home Southeast to Cefaratti Home



View South along Lincoln



South to Stephens' Home



West to Hinsley Home



North

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

East Elevation; addition highlighted

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304 South Lincoln Street

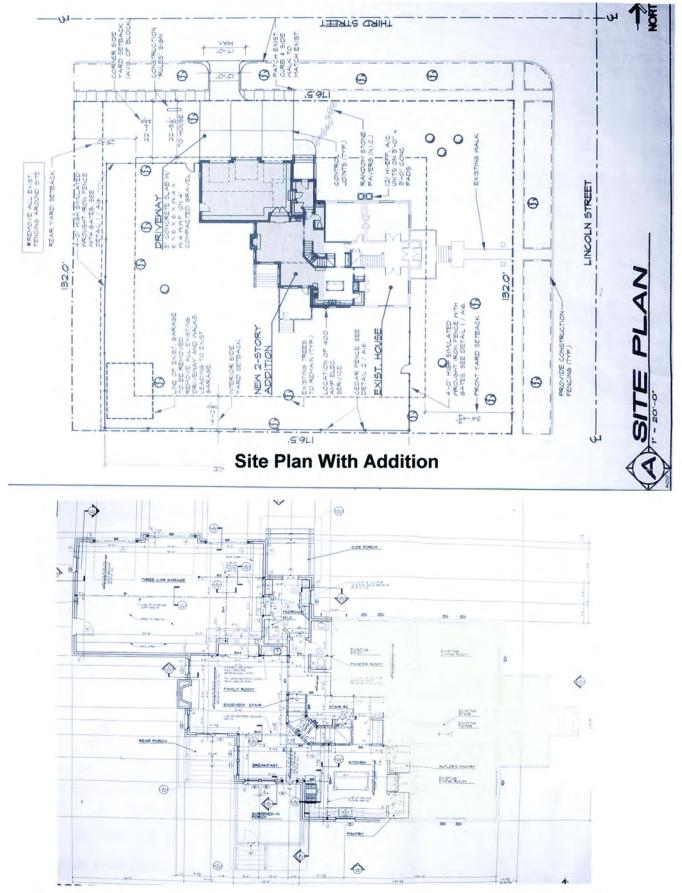
Attachment 2



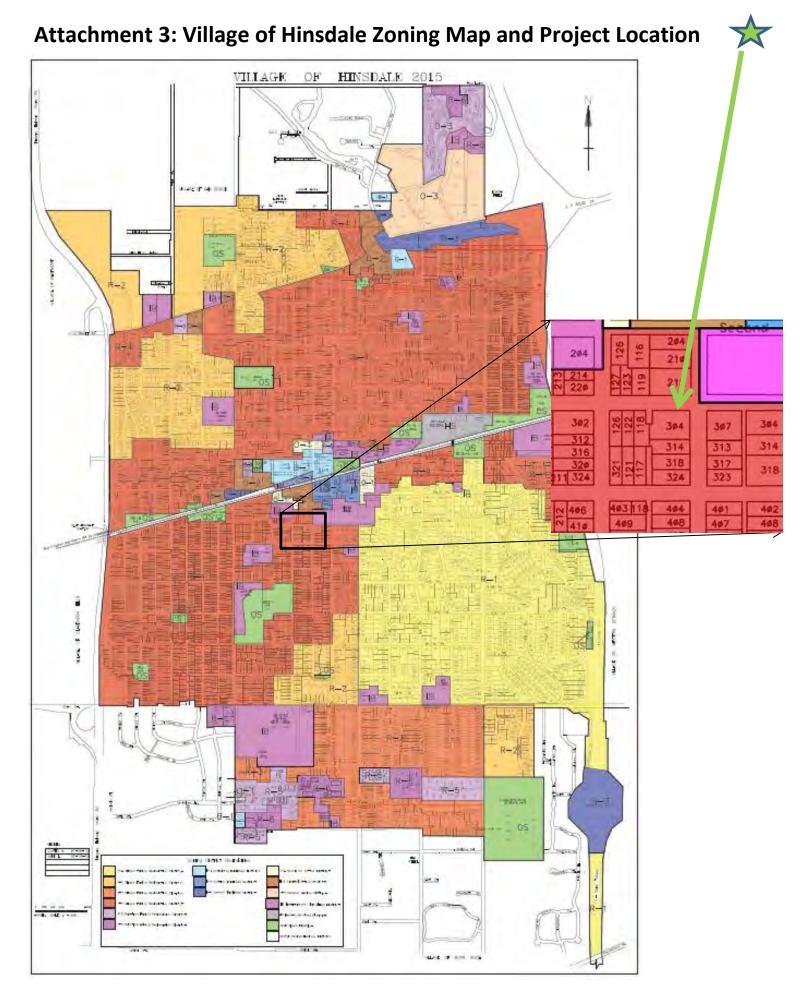




304 South Lincoln Street



304 South Lincoln Street

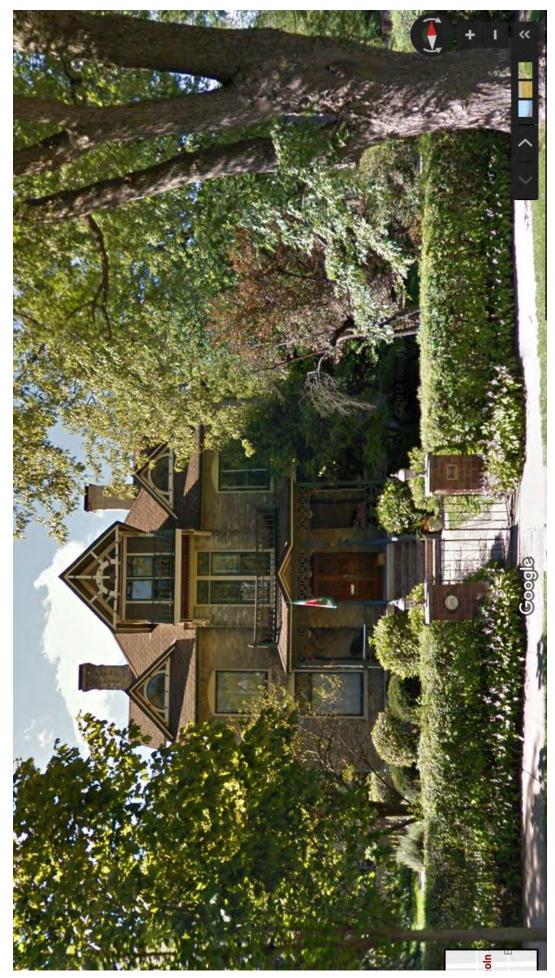














Attachment 5: Street View of 304 S. Lincoln Street (facing South on W. 3rd St.)

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Attachment 6

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 a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures 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.