

AGENDA

VILLAGE OF HINSDALE

SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION

Wednesday, September 14, 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 June 23, 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 – 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.
3. **Public Meetings – Certificate of Appropriateness**
 - a. 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.
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**

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

website: www.villageofhinsdale.org

Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

June 23, 2016 (Special Meeting)
Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
5:00 P.M.

Commissioner Bohnen called the special meeting of the Historic Preservation Commission (HPC) to order at 5:00 p.m. on June 23, 2016 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

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

Absent:

Also Present: Chan Yu, Village Planner

Minutes

Commissioner Bohnen introduced the minutes from the March 8, 2016 meeting. Commissioner Bohnen asked for a motion to approve the minutes. Commissioner Gonzalez made a motion and Commissioner D'Arco seconded. The motion passed unanimously.

Discussion – Historic Districts

Commissioner Bohnen reviewed that the HPC had a seminar presented by Susan Benjamin about historic preservation and the tax freeze incentive. He believes it's a good concept because it offers an incentive for historic homeowners to rehabilitate their homes to further preservation. The presentation was interesting, answered a lot of questions and brought up many questions too. To that end, Commissioner Bohnen is interested in an education seminar. However, he recognized the HPC first needs more commissioners. It started out as a nine member commission, next seven and eventually five. In March 31, 2016, the Hinsdalean interviewed the HPC and made an effort to reach out to the public to join the HPC. Commissioner Bohnen would like to grow the HPC to five and ideally seven again. To summarize, a membership drive, an educational session and the HPC taking a more meaningful position in preserving the heritage of the Village will be the focus moving forward.

Commissioner D'Arco asked how long ago it was since Kim Stevens was here.

Commissioner Bohnen replied about six years ago.

Commissioner Gonzalez mentioned that someone from the HPC used to attend a public meeting if architecture was involved. He thought it was nice to attend but believes the HPC was not being asked to perform the same responsibilities as the other suburbs.

Commissioner Bohnen reviewed that Hinsdale was placed tenth most endangered historic places by the State of Illinois Landmarks Council in 1998. More HPC background and history information ensued.

Commissioner D'Arco asked a question that has commonly come up; and that's why one would landmark their home given the red tape moving forward. She explained that there appears to be a growing number of young families that do not necessarily understand the reasons to pursue the designation.

Commissioner Bohnen explained that this again points back to education and was the reason for the seminar that the HPC and Susan Benjamin hosted. He asked Chan if the information has been uploaded to the website yet.

Chan, Village Planner asked if he was referring to the PowerPoint presentation.

Commissioner Bohnen replied yes.

Chan replied no, not that he is aware of.

Commissioner Bohnen requested this should be done.

Chan replied it will be done.

Commissioner Bohnen reviewed that Commissioner D'Arco's remarks are well taken and that the HPC needs the community to perceive it as proactive, helpful and cooperative with preservation.

Commissioner Gonzalez asked if it would be worth running an ad in the Hinsdalean for additional HPC Commissioners.

Commissioner Bohnen believed that would be a good idea and mentioned the Hinsdalean has always been very helpful and can ask them about it. He also reiterated on the focus for the HPC to help with construction recommendations and tax freeze assistance.

Historic Preservation Awards

Commissioner Bohnen complimented the Village of Hinsdale for the work, design and methodology of the new Oak Street Bridge and would like to present a Historic Preservation award to the Village at a future Board meeting. He made a motion for this, and it was unanimously "approved".

Commissioner D'Arco asked if it could be possible to give smaller awards or recognition to homes noteworthy for preserving homes that could have easily been torn down.

Commissioner Bohnen agreed and believes it is a good idea. He asked the HPC for a list of homes by the end of the year for such examples.

Commissioner Gonzalez mentioned that this could be for the HPC second tier program.

Commissioner Bohnen and Commissioner D'Arco agreed.

Chan asked about the Bridge Street and First Street Award and if this can be added for the next agenda as an approval item versus a discussion item if necessary. If it is not required, we will move it forward.

Commissioner Bohnen agreed and moved this item to the next HPC agenda contingent upon if it's required. Chan will report back to the HPC after reviewing with staff.

Other Business

Discussion in regards to second tier plaque design, size, material and vendors ensued.

Adjournment

With no additional discussion, Commissioner Bohnen asked for a motion to adjourn. Commissioner Gonzalez made the motion and Commissioner D'Arco seconded. The meeting was adjourned at 5:44 p.m. on June 23, 2016.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', written in a cursive style.

Chan Yu, Village Planner




MEMORANDUM

DATE: September 14, 2016

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: 306 S. Garfield Ave. and 26 E. 3rd St. – Application for Local Landmark Designation

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.

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 (<http://gis.hpa.state.il.us/pdfs/162376.pdf>). 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



MEMORANDUM

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 [2-12-6A](#) 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 [Chapter 5](#) 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 – Application for Local Landmark Designation and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Aerial View of 306 S. Garfield Ave. and 26 E. 3rd St.
- Attachment 4 - 3D View of 306 S. Garfield Ave. and 26 E. 3rd St.
- Attachment 5 - Title 14, Section 14-3-1: (A), (B) and (C)
- Attachment 6 - Public Meeting Notice and Certification of Proper Notice

Hinsdale Landmark Nomination – Description of Proposed Local Landmark

306 South Garfield

Sharon A. Starkston and James Oles, owners

The house at 306 South Garfield was built in 1899 for William and Helen Coffeen by Prairie School architect George W. Maher. The house has a hipped roof with a central dormer, walls of smooth plaster and Roman brick set on a limestone foundation, broad window openings, and a wide, open porch extending across the first level to emphasize the horizontality of the design. Maher's distinctive ornament is preserved in fretsawn trim, stained glass and woodcarving. The coach house, also designed by Maher, is preserved at the rear.

Under the porch, the entrance is composed of a central mahogany door flanked by stained glass windows. Here the fretsawn trim and stained glass introduce decorative patterns used throughout the interior. A second door inset with stained glass opens from the vestibule to the large, central hall. Quartersawn oak wainscoting to a height of five feet continues around the hall. Each of four openings to the adjacent rooms has a single six foot-wide paneled, quartersawn oak pocket door.

The hall opens to the living room at the south and the dining room on the north. At the back of the hall, an opening leads to the den and back entrance, and on the opposite side is the main staircase. It rises to a landing with built-in bookcases with a grouping of six stained glass windows running above. Original fireplaces remain in the dining room and living room and each has a quarter sawn oak mantel with carved capitals that repeat the motifs and beading used elsewhere.

When the kitchen was remodeled in 1997 the original service entrance on the rear elevation was eliminated, the windows were reconfigured, and windows were replaced in kind with casings matching the existing, original ones. The wall was re-stuccoed. All of the work was contained within original volume of the house.

In 2014 the present owners purchased the lot behind the house that was part of the original site (Lot 1 in Block 10 Original Town of Hinsdale). In 1966 an earlier owner had subdivided Lot 1 into two and built a house in 1967 at 30 East Third. That owner kept the Coffeen coach house at the rear corner of the sub-divided lot.

George W. Maher is widely recognized as one of the finest Prairie School architects who worked independently of Frank Lloyd Wright and his Oak Park studio. Maher practiced from 1888 to 1926 and designed houses in Chicago and its suburbs, most notably in Kenilworth, Illinois where he lived. Aside from the six houses he built in Oak Park, there are few works by Maher in the western suburbs. This is the only Maher design in Hinsdale and is the earliest Prairie School house in the village. Later in 1922, Maher

established a practice with his son, Philip Maher. They created a plan for Hinsdale's development (1923-24) and laid out "The Woodlands" subdivision east of County Line Road in 1924.

As the house was in construction, *The Doings* noted its "graceful lines of architectural beauty" and reported that its concrete made it "entirely different from any other Hinsdale home." Maher's decorative treatment also is distinctive; he called it "motif rhythm theory" since he repeated motifs in the home's decoration to unify the design. Set against the plain surfaces of brick, stucco and wood in the Coffeen House are complex geometric motifs carried out in carved wood and stained glass. 306 S. Garfield is an outstanding example of this design philosophy. The house was listed on the National Register of Historic Places on December 22, 2014.

The house at 306 S. Garfield has been associated with several families who contributed to the development of Hinsdale. The first owner, William Coffeen, was the director of the Hinsdale Club from 1899 – 1901 and was the first president of the Hinsdale Golf Club. Helen Williams Coffeen was active in Hinsdale's Fresh Air Association and served as its secretary and treasurer. She also was a member of the Woman's Club of Hinsdale and a member of its Village Improvement Committee. The third owner of the house, Samuel E. Dean, Sr., was the founder of Chicago's Dean Milk Company. He purchased the house in 1923 and the family continued to live there until Lillian died in 1954.

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

APPLICATION FOR LOCAL LANDMARK DESIGNATION

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.

INSTRUCTIONS

All applicants must complete all sections of this application form. Incomplete applications cannot 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 (30) 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 application, including survey form and notarized certification.

◆ Visual Documentation. Attach photos of all building elevations, including close-up of significant features, if applicable. Include photos of the adjacent structures and property located across the street from subject property). 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.

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

◆ One copy of proof of ownership.

Do not make copies of this page

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

The undersigned (the "Applicant") hereby makes application, pursuant to Title XIV of the Village Code of Hinsdale, as amended, for the designation of the building, structure or site described below as an historic landmark. The Applicant certifies to the Village of Hinsdale that the following answers and information are true and correct:

Address of Property under review: 306 South Garfield (house) 26 East Third (coach house)
Property Identification Number: 09-12-131-004 09-12-131-003

I. GENERAL INFORMATION

1. Applicant's Name: Sharon A. Starkston and James Oles
Address: 306 S. Garfield, Hinsdale, Illinois 60521-4417
Telephone Number: 630-323-7993
2. Owner of Record (if different from applicant): _____
Address: _____
Telephone Number: _____
3. Others, if any involved in project (include, name, address and telephone number):
Architect: _____
Attorney: _____
Engineer: _____
4. Disclosure of Village Personnel (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest). _____

II. SITE INFORMATION

1. Provide a brief description of the site and its characteristics: The 1899 house and its coach house were constructed on Lot 1 of Block 10 in the Original Town of Hinsdale. The house sits on a rise of ground and is sited 60 feet from the sidewalk. Although Lot 1 was sub-divided in 1966, the present owners purchased the re-subdivided property to unite the main house and coach house under a single owner. See the enclosed site plan.

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

☒ No ☐ Yes

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

3. Criteria for Designation *(Check the box before each element that the Applicant contends is met by the building, structure or site for which landmark designation is sought. Explain in the space that follows how the landmark meets each criterion that is checked. Attach relevant written documentation and evidence or supplemental explanation if more space is required).*

A. General.

The proposed landmark:

- ☒ Has significant character, interest, or value as part of the historic, aesthetic, or architectural heritage of the Village, the State of Illinois, or the United States.
- ☒ Is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
- ☒ Represents notable efforts of, or is the only known example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State of Illinois, or the United States.
- ☐ Is an established or familiar visual feature due to its unique location or its singular physical characteristics.
- ☐ Was or is an historical focal point in the Village because of the activities associated with it.
- ☐ Is of a type or associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure, and possesses a high level of integrity or architectural significance.

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.)

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☒ **INDIVIDUAL OWNERS**

Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

OTHER

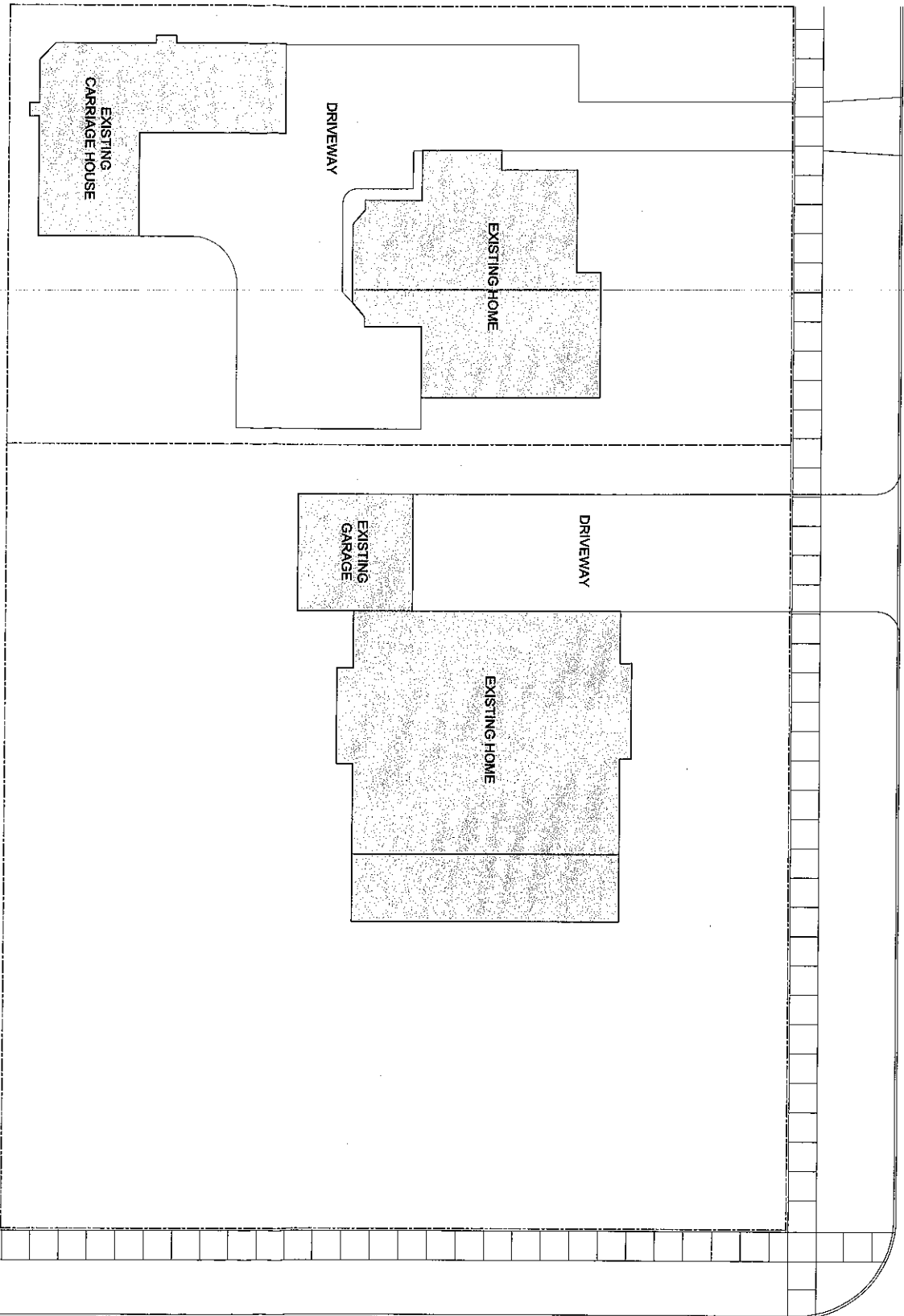
Signature

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this _____ day of

Notary Public

EAST THIRD STREET



SOUTH GARFIELD STREET

**WILLIAM
COFFEEN
HOUSE
AND
COACH
HOUSE**

SITE PLAN

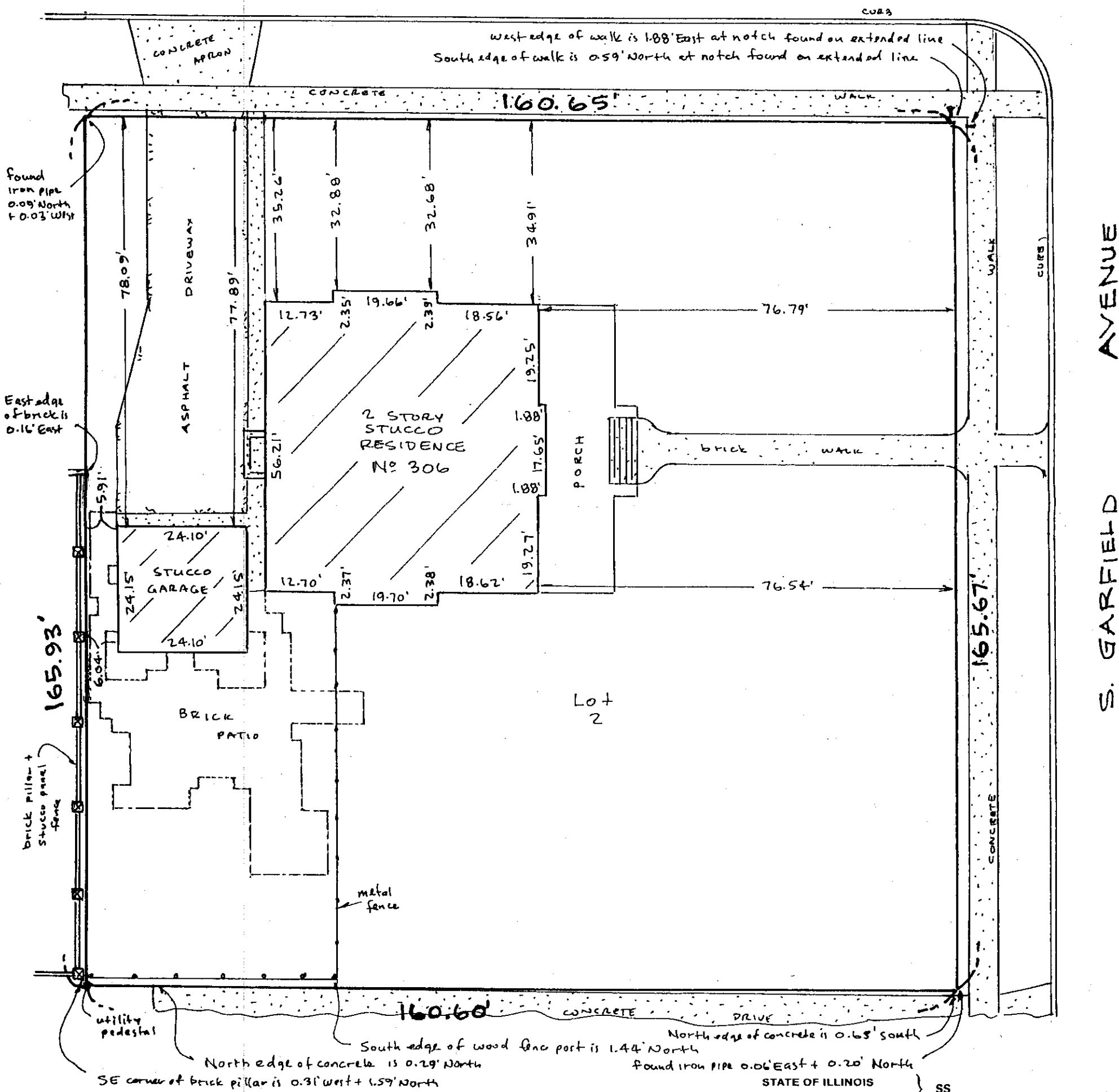
SCALE: 1" = 20'-0"



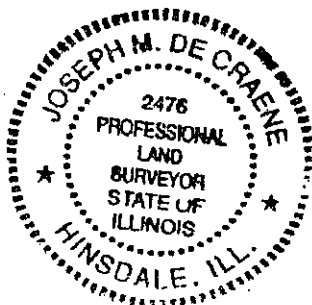
Created: 2014

Plat of Survey

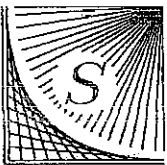
E. THIRD STREET



- Check for easements, building lines and other restrictions, if any, not shown hereon.
- Check legal description hereon against deed.
- Scale hereon may be approximate in certain areas, do not scale from plat.
- Compare all information shown before use.
- Consult with surveyor prior to using this plat for any construction purposes.
- Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.



JOSEPH M. DE CRAENE



1329 Ludington Lane
Dyer, Indiana 46311
Phone: 219-322-4160
Fax: 219-322-2655
Email: don.shap47@gmail.com

Donald A. Shapiro

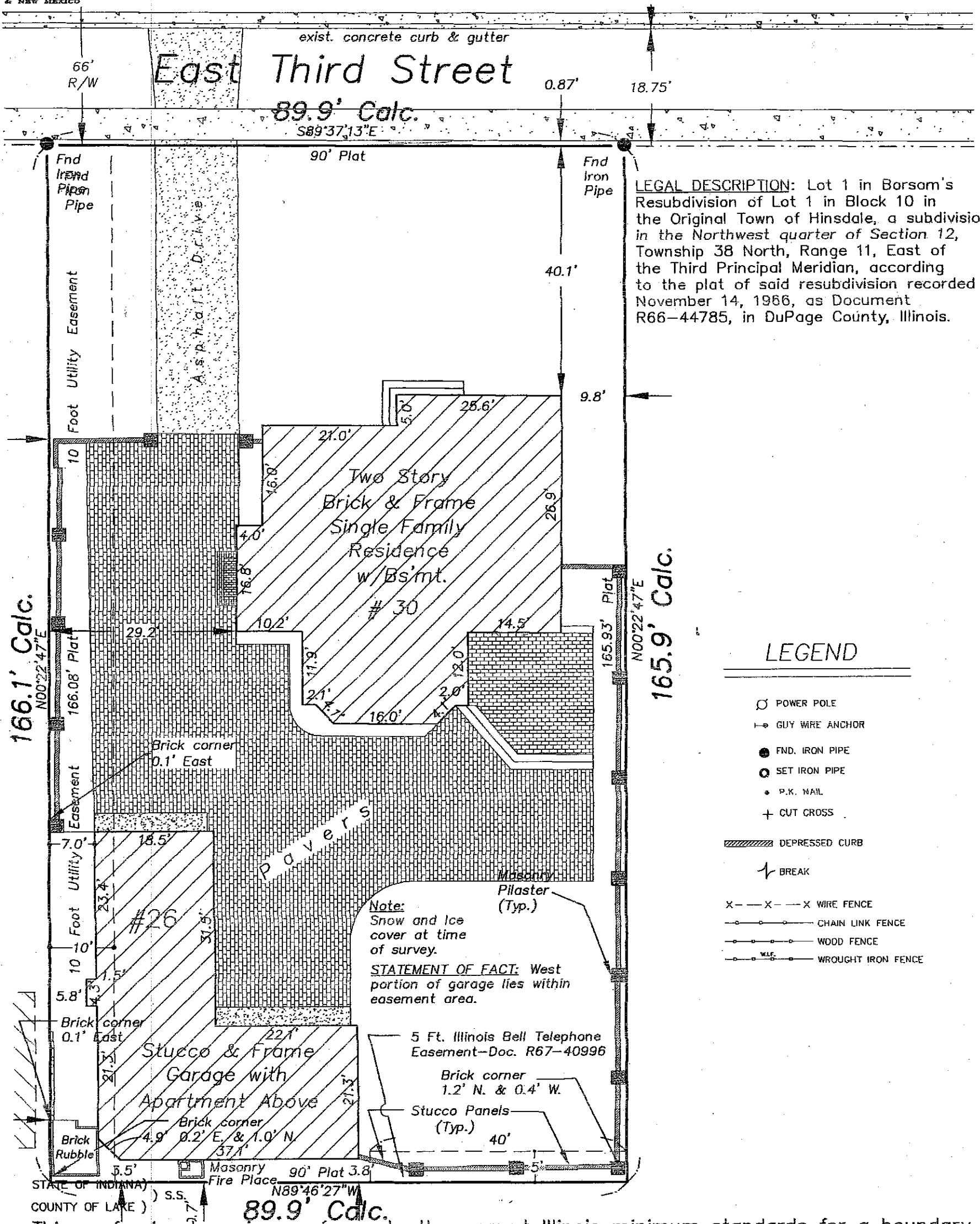
Land Surveyor

Illinois Counties
Phone: 708-430-4077
Fax: 708-598-0696



LAND SURVEYORS
ILLINOIS, INDIANA
& NEW MEXICO

PLAT OF SURVEY



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

This survey is based upon an assumed bearing system from field measurements.
All distances shown are in feet and decimal parts thereof. No distances are to be determined by scaling.

Dated: 01/22/14

BY Donald A. Shapiro
Professional Illinois Land Surveyor. My license expires 11/30/2014



Job No. 558940
Address 30 EAST THIRD STREET
HINSDALE, ILLINOIS 60521

P.I.N. 09-12-131-003
Township DOWNERS GROVE TWP.
Ordered By LILLIG & THORSNESS

Field Work Completed 1/20/14
Field Crew DAS/CJ
Scale 1"=20'

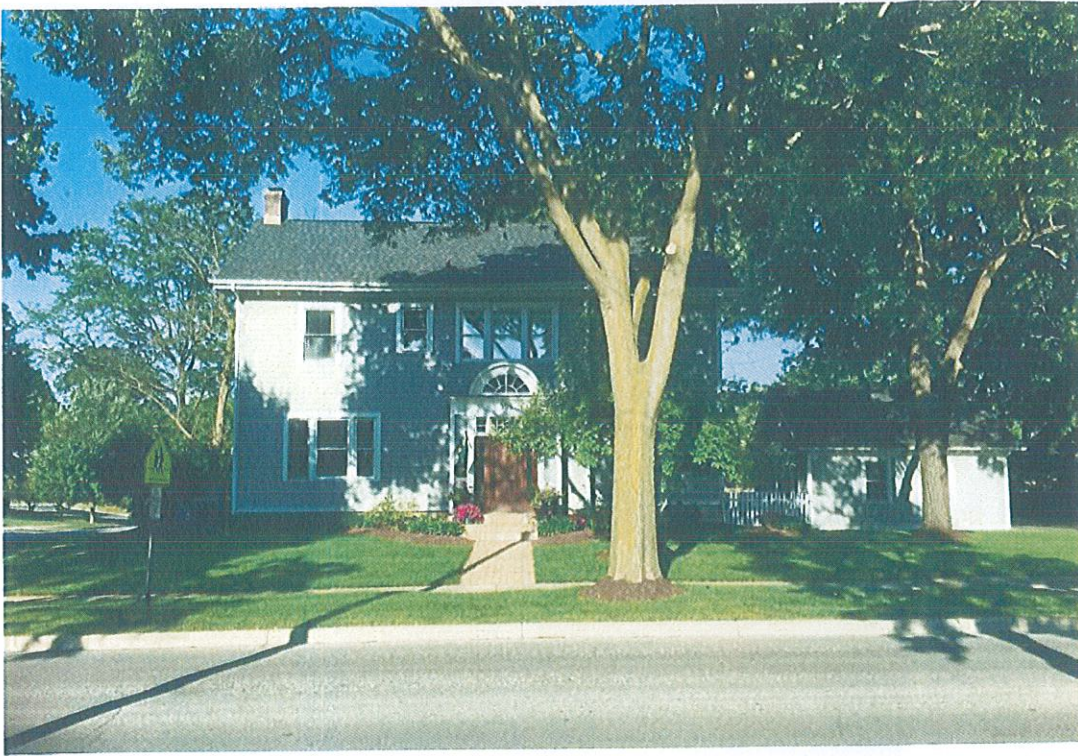
COPYRIGHT: DONALD A. SHAPIRO, 2014.

DAS

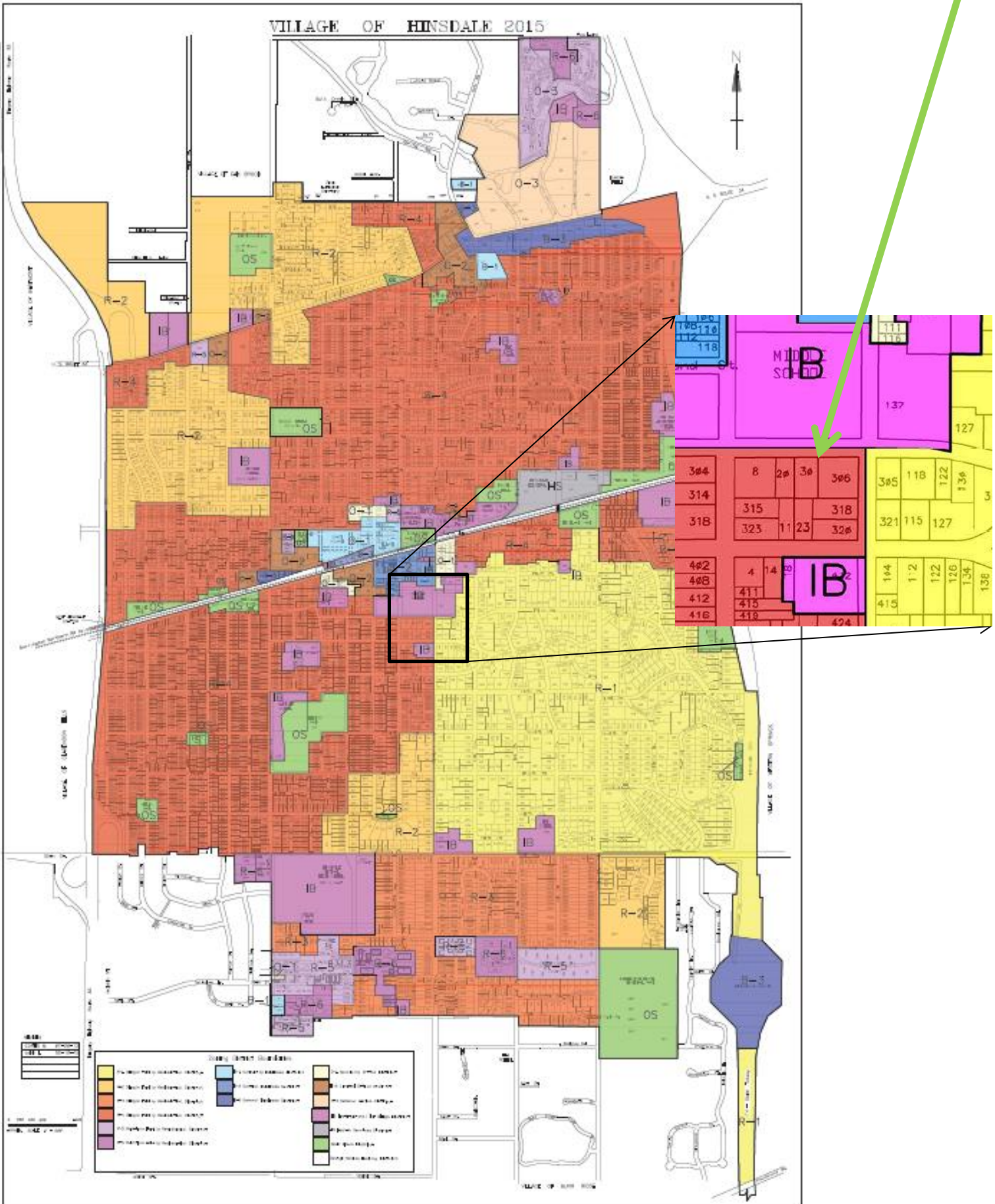








Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 4: 3D View of 306 S. Garfield Ave. and 26 E. 3rd St.



Attachment 5

LANDMARK AND HISTORIC DISTRICT DESIGNATION

14-3-1: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Considerations:

1. The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State, or the United States.
2. The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State, or the United States.
3. The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State, or the United States.
4. The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.
5. The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.
6. The structure or building is of a type or is associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance.
7. The structure, building, or site is in an area that has yielded or is likely to yield historically significant information, or even prehistoric data.

B. Architectural Significance:

1. The structure, building, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
2. The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.
3. The structure, building, site, or area exemplifies a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
4. The structure, building, site, or area is one of the few remaining examples of a particular architectural style and has undergone little or no alteration since its original construction.
5. The structure, building, site, or area is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style characteristics, time period, type of property,

method of construction, or use of indigenous materials and accents the architectural significance of an area.

6. The detail, material, and workmanship of the structure, building, or site can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

C. Historic Significance:

1. The structure, building, site, or area 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.
2. The structure, building, site, or area has a strong association 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, the State, or the Village.
3. The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State, or the Village.
4. The structure, building, site, or area is associated with a notable historic event.
5. The structure, building, site, or area is associated with an antiquated use due to technological or social advances.
6. The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons. (Ord. O2000-7, 4-18-2000, eff. 5-1-2000)

VILLAGE OF HINSDALE

NOTICE OF HISTORIC PRESERVATION COMMISSION PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Historic Preservation Commission shall conduct a special public hearing on Wednesday, September 14, 2016, at 6:00 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application for a Local Landmark Designation for the home at 306 S. Garfield Avenue and coach house at 26 E. Third Street.

The petitioner is: Sharon Starkston and James Oles, property owners of both properties. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

LOT 2 IN BORSOM'S RESUBDIVISION OF LOT 1 IN BLOCK 10 IN THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 14, 1966 AS DOCUMENT R66-44785, IN DUPAGE COUNTY, ILLINOIS

LOT 1 IN BORSOM'S RESUBDIVISION OF LOT 1 IN BLOCK 10 IN THE ORIGINAL TOWN OF HINSDALE, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 14, 1966 AS DOCUMENT R66-44785, IN DUPAGE COUNTY, ILLINOIS

P.I.N. 09-12-131-004 (306 S. Garfield) and 09-12-131-003 (26 E. 3rd St.), above, respectively

COMMONLY KNOWN AS: 306 S. Garfield Ave. and 26 E. 3rd St. (above, respectively)
HINSDALE, IL 60521

At said public hearing, the Historic Preservation Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: August 25, 2016

Christine M. Bruton, Village Clerk

To be Published in the Hinsdalean on August 25, 2016

VILLAGE OF HINSDALE
CERTIFICATION OF PROPER NOTICE
REGARDING APPLICATION FOR PUBLIC HEARINGS AND
MEETINGS

I, Shawn Starkston, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on _____.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: Shawn Starkston
Name: Shawn Starkston
Address: 306 South Garfield St.

Subscribed and sworn to before me

This 24th day of August, 2016

By: [Signature]
Notary Public



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**

Sharon Stachura
Signature of Applicant

[Signature]
Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 24th day of

August, 2016

[Signature]






MEMORANDUM

DATE: September 14, 2016

TO: Chairman Bohnen and Historic Preservation Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner 

RE: 120 S. Elm Street – Application for Certificate of Appropriateness for Landmarked Home Review for Proposed Additions and Second Suite Floor above Existing Garage

Summary

The Village of Hinsdale has received an application from Howard Chang, owner of 120 S. Elm Street, requesting approval for a Certificate of Appropriateness to expand the living space in a landmarked home. Per the Village Code, no alteration or permits shall be issued for any physical modifications of the exterior architectural appearance without a Certificate of Appropriateness.

Request and Analysis

The existing property is a two-story wood frame house constructed in 1893 in the classical revival style. The applicant would like to expand the living space with a kitchen and family room addition in the rear of the house. The application also includes plans to finish the attic area, add a second floor master suite over the existing garage and restore a cupola (an architectural feature as part of the original home). The applicant aspires to preserve and revive the historic home and is using period appropriate style and designs for all the proposed additions.

The home is located in the R-1 Single Family Residential District and borders the same to the north, east, west and south. The proposed addition will add approximately 683 square feet to the lot coverage and approximately 660 square feet to the building coverage. Staff has reviewed the application and determined the project meets the R-1 Single Family Residential District Zoning Code requirements. However, a Certificate of Appropriateness requires approval from the Historic Preservation Commission (HPC).

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



MEMORANDUM

are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicant in writing and shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for, the proposed alteration, demolition, signage, or any other physical modifications of, the designated landmark.

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

Attachments:

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Aerial View of 120 S. Elm Street
- Attachment 4 - 3D View of 120 S. Elm Street
- Attachment 5 - 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: 120 S Elm St, Hinsdale, IL 60521

Property Identification Number: 09-12-208-015

I. GENERAL INFORMATION

1. Applicants Name: Howard Chang
Address: 900 Ogden Ave, No. 200
Downers Grove, IL 60515
Telephone Number: 630-909-9268
2. Owner of Record (if different from applicant): First American Bank, as Trustee under Trust Agreement dated
Address: November 24, 2010 and known as Trust No. 10-11-8816
900 Ogden Ave, No. 200, Downers Grove, IL 60515
Telephone Number: 312-725-0248
3. Others involved in project (include, name, address and telephone number):
Architect: Richard Olsen, GO Architectural Design Incorporated
127 S Stough St, Hinsdale, IL 60521. Tel. (630) 887-1405
Attorney: Peter Coules, Donatelli & Coules, Ltd
15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521. Tel. (630) 920-0406
Builder: Buona Homes LLC
900 Ogden Ave, No. 200, Downers Grove, IL 60515
Engineer: Ridgeline Consultants LLC
1661 Aucutt Road, Montgomery, IL 60538. Tel. (630) 801-7927

II. SITE INFORMATION

1. Describe the existing conditions of the property: The existing property is a two-story wood frame house constructed in 1893 in the classical revival style but relocated in 1955. It has an outdated galley kitchen and no family room.
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).*

The applicant would like to expand the living space with a kitchen and family room addition at the back, yet

make every effort to preserve and revive this historical landmark. The proposal also includes finishing the attic area,

and a second floor master suite over the existing 2-car garage, all using period appropriate style and design.

Moreover, the applicant would like to restore a cupola in attic which was original per our research but didn't

survive the move in 1955. The design of cupola will mimic the original one in style and construction, with the objective

to restore and enhance this historical landmark for many years to come. (See attached existing exterior photo 1-8)

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

☒ No ☐ Yes

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

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

☐ **INDIVIDUAL OWNERS**

Signature of Applicant

Signature of Applicant

☒ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 12 day of

August, 2016

Notary Public

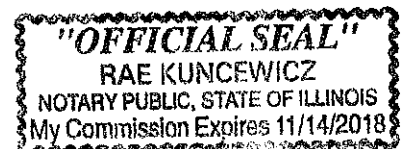


Photo 1 - East Elevation



Photo 2 - East facing neighbor



Photo 3 - North Elevation



Photo 4 - North Facing neighbor



Photo 5 - South Elevation

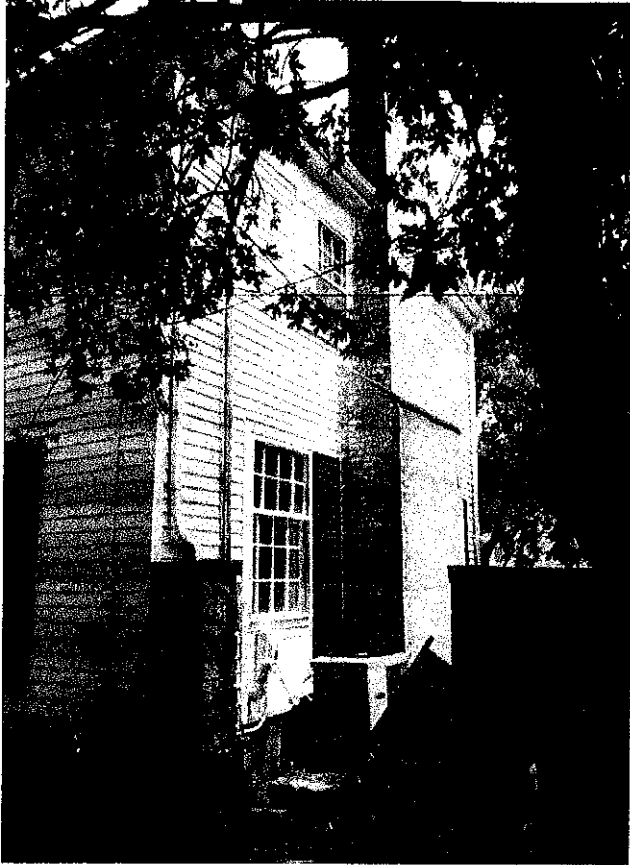


Photo 6 - South facing neighbor



Photo 7 - West Elevation



Photo 8 - West facing neighbor



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: Richard Olsen-G.O. Architectural Design, Inc.

Owner's name (if different): Victoria and Howard Chang

Property address: 120 South Elm Street

Property legal description: [attach to this form]

Present zoning classification: R-1, Single Family Residential ☒

Square footage of property: 14106.00 square feet

Lot area per dwelling: 14106.00 square feet

Lot dimensions: 95 x 148

Current use of property: Single Family Residential

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

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

Brief description of request and proposal:

Construction of a single story rear addition, an addition over the Garage and Attic build-out.

Plans & Specifications: [submit with this form]

Provided:

Required by Code:

Yards:

front:	<u>53.84'</u>	<u>50.55'</u>
interior side(s)	<u>24.2 /30.6</u>	<u>10.5 /18.0</u>

Provided:

Required by Code:

corner side
rear

N/A
50.65'

N/A
50.00'

Setbacks (businesses and offices):

front:
interior side(s)
corner side
rear

N/A
N/A /N/A
N/A
N/A

N/A
N/A /N/A
N/A
N/A

others:
Ogden Ave. Center:
York Rd. Center:
Forest Preserve:

N/A
N/A
N/A
N/A

N/A
N/A
N/A
N/A

Building heights:

principal building(s):
accessory building(s):

25.23'
N/A

30.00'
N/A

Maximum Elevations:

principal building(s):
accessory building(s):

29.93'
N/A

37.08'
N/A

Dwelling unit size(s):

N/A

N/A

Total building coverage:

2610.96

3526.50

Total lot coverage:

5716.00

7053.00

Floor area ratio:

4048.27

4585.44

Accessory building(s):

NONE

Spacing between buildings: [depict on attached plans]

principal building(s):
accessory building(s):

N/A
N/A

N/A
N/A

N/A
N/A

Number of off-street parking spaces required: N/A

Number of loading spaces required: N/A

Statement of applicant:

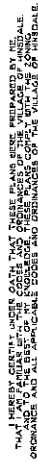
I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:


Applicant's signature

Richard Olsen
Applicant's printed name

Dated: 5/4, 2016.



A REMODELING AND ADDITION:
FOR:

120 SOUTH ELM STREET
HINSDALE, ILLINOIS

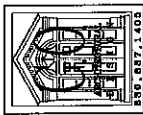
ISSUED FOR: BID AND PERMIT
AUGUST 1, 2014

LIST OF DRAWINGS

- | | |
|-----|--|
| A.1 | EXISTING AND PROPOSED EAST ELEVATION |
| A.2 | EXISTING AND PROPOSED NORTH AND SOUTH ELEVATIONS |
| A.3 | EXISTING AND PROPOSED WEST ELEVATIONS |
| A.4 | FOUNDATION PLAN: DEMOLITION AND PROPOSED NEW PLAN |
| A.5 | WALL SECTIONS AND DETAILS |
| A.6 | FIRST FLOOR: DEMOLITION AND PROPOSED NEW PLAN |
| A.7 | SECOND FLOOR: DEMOLITION AND PROPOSED NEW PLAN |
| A.8 | ATTIC: DEMOLITION AND PROPOSED NEW PLAN |
| A.9 | RISER DIAGRAMS, 2016 I.E.C.C. ENERGY CODE INFORMATION
GENERAL NOTES AND ATTIC STAIR SECTION |
| E.1 | FIRST FLOOR ELECTRICAL PLAN |
| E.2 | SECOND FLOOR ELECTRICAL PLAN |
| E.3 | ATTIC ELECTRICAL PLAN |

OTT
SETH
BONA

900 OGDEN AVENUE NO. 200
DOWNERS GROVE, ILLINOIS 60515
(312) 725-0248



HOWARD
PROPERTIES, LLC
900 GOLDEN AVENUE NO. 200
DOWNERS GROVE, ILLINOIS
(312) 125-0248

EAST
ELEVATION

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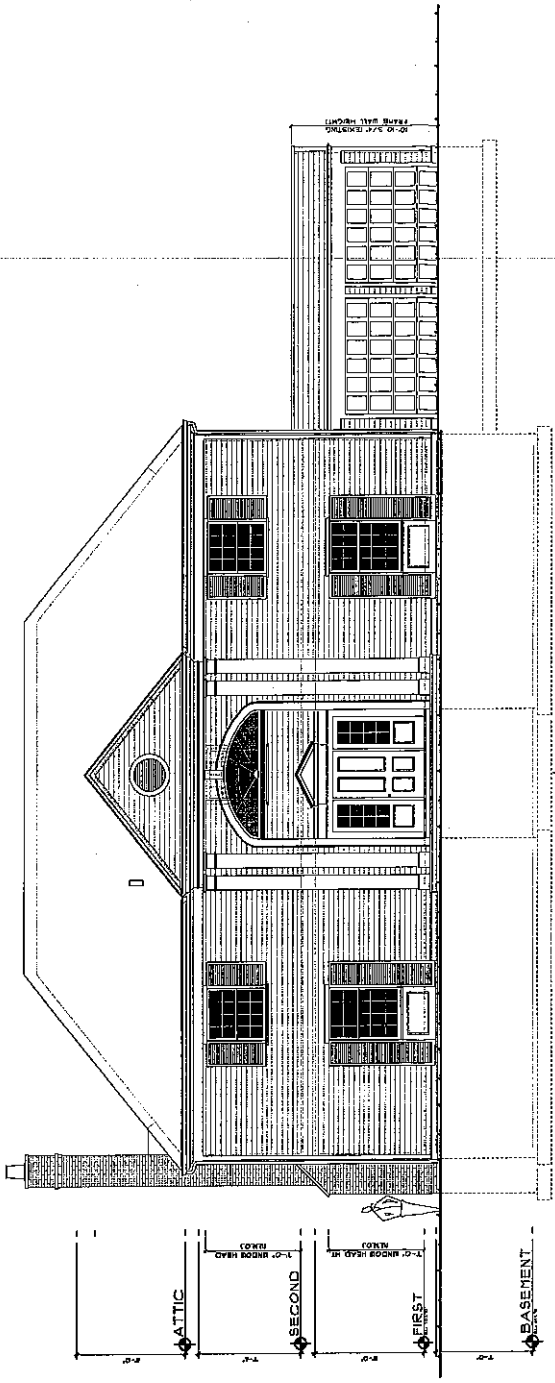
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DRAWN: GAVIN
CHECKED: ANDREW OLSEN
PROJECT NO.: 125-0248

REVISIONS

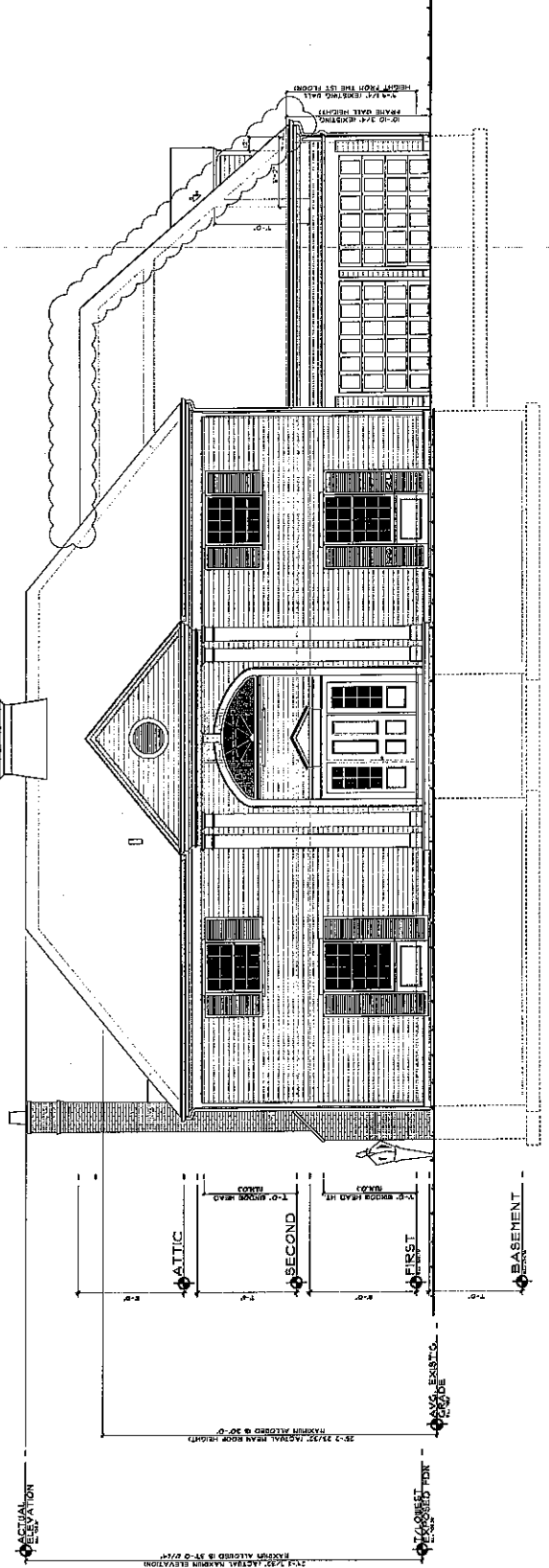
A REMODELING AND ADDITION:
120 SOUTH
ELM STREET
HINSDALE, ILLINOIS



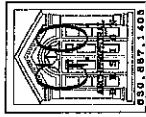
SHEET: A.1



EXISTING
A EAST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED
B EAST ELEVATION
SCALE: 1/4"=1'-0"



HOWARD
PROPERTIES, LLC
900 OGDEN AVENUE NO. 200
DOWNERS GROVE, ILLINOIS 60130
(708) 255-0248

NORTH
SOUTH
ELEVATION

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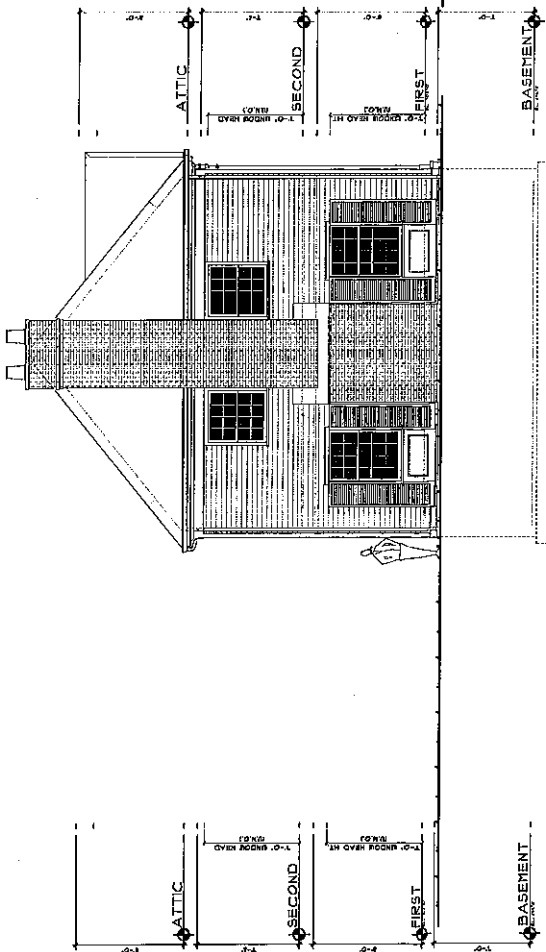
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PROJECT NO.: 100105

PERMIT
REVISIONS

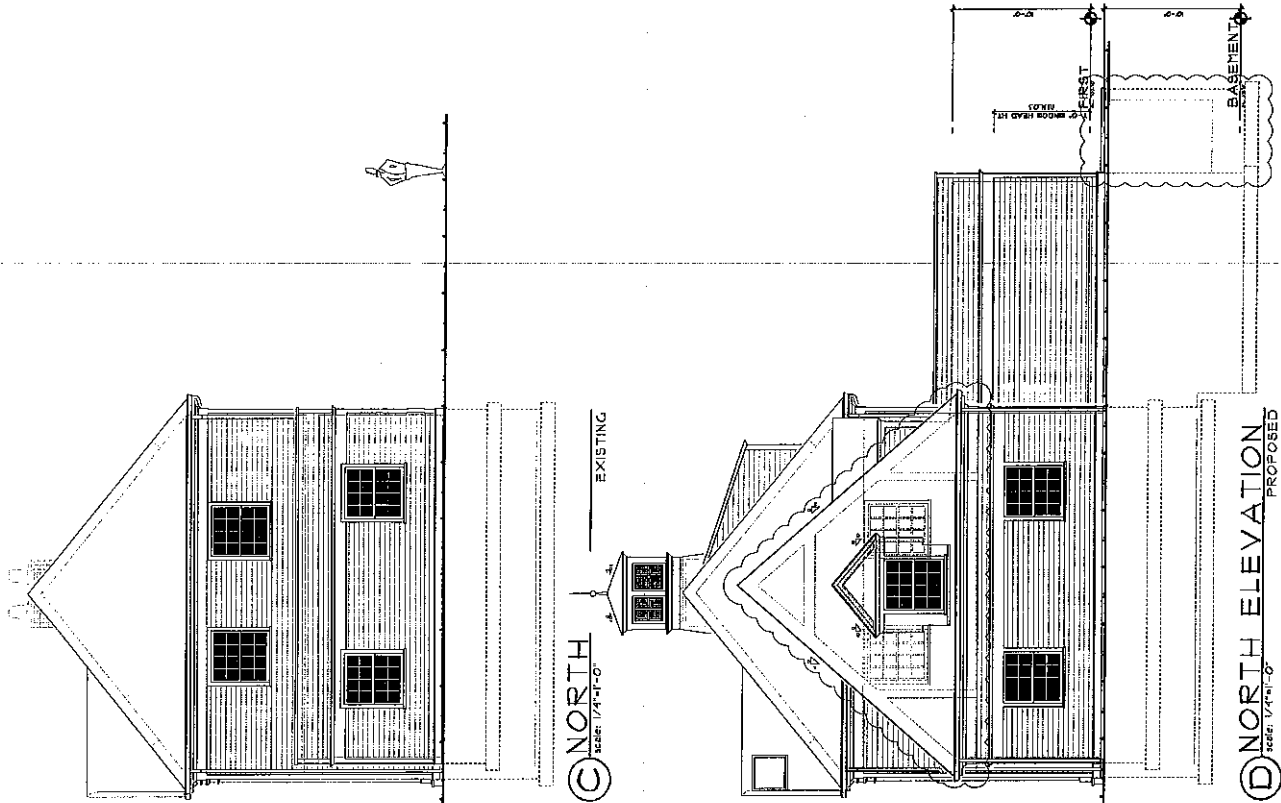
A REMODELING AND ADDITION:
120 SOUTH
ELM STREET
HINSDALE, ILLINOIS



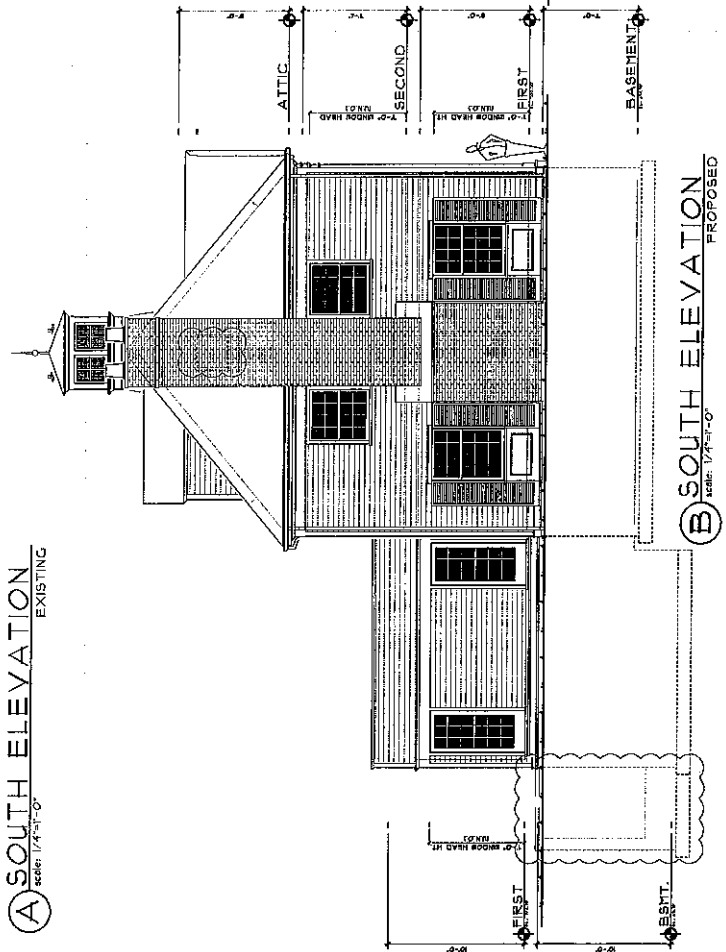
SHEET
A.2



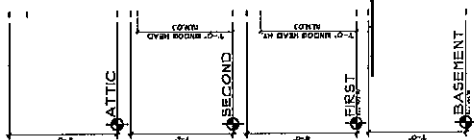
A SOUTH ELEVATION
EXISTING
SCALE: 1/4"=1'-0"



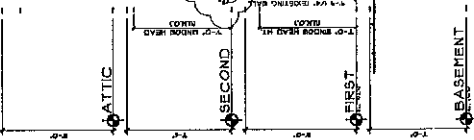
D NORTH ELEVATION
PROPOSED
SCALE: 1/4"=1'-0"



B SOUTH ELEVATION
PROPOSED
SCALE: 1/4"=1'-0"

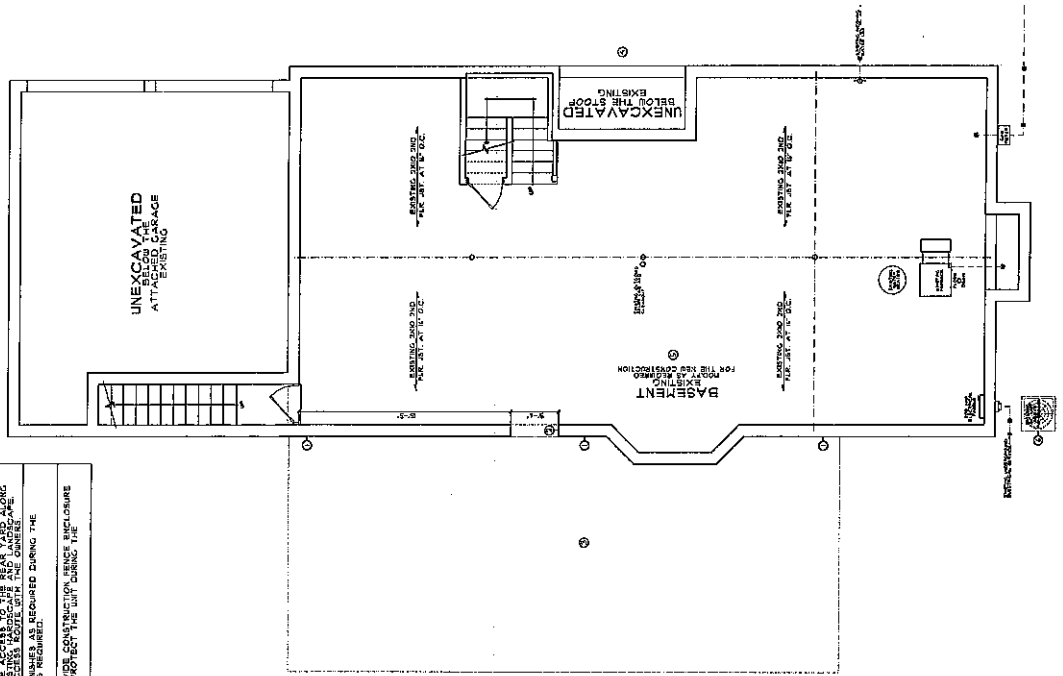


WEST ELEVATION
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EXISTING



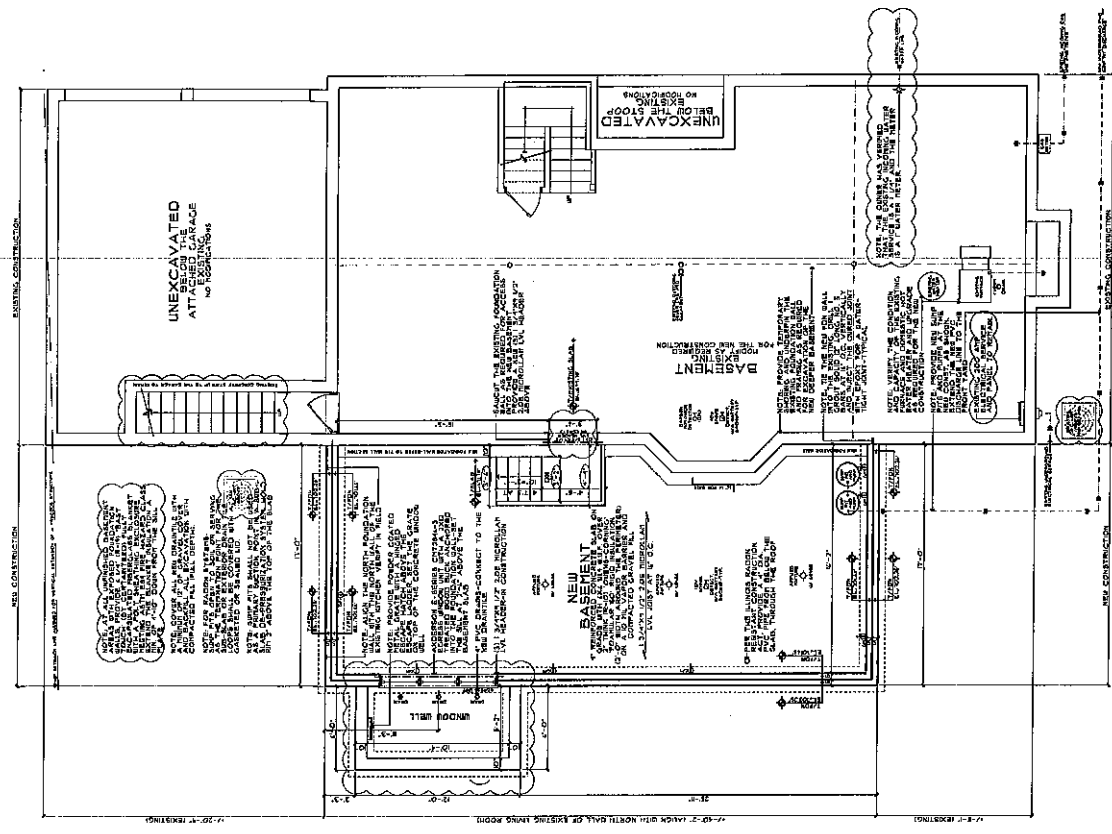
B WEST ELEVATION
scale: 1/4"=1'-0"
PROPOSED

- DEMOLITION NOTES:**
- 1. EXISTING FOUNDATION SHALL BE DEMOLISHED TO THE EXISTING GRADE. ALL EXISTING FOUNDATION SHALL BE REMOVED TO THE EXISTING GRADE. ALL EXISTING FOUNDATION SHALL BE REMOVED TO THE EXISTING GRADE.
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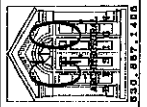


FOUNDATION-DEMOLITION PLAN
SCALE 1/4"=1'-0"

148.50'



FOUNDATION-PROPOSED PLAN
SCALE 1/4"=1'-0"



BUONA HOMES LLC
900 OGDEN AVENUE NO. 200
DOWNERS GROVE, ILLINOIS 60515
(921) 725-0248

FOUNDATION PLAN

THESE DOCUMENTS ARE THE PROPERTY OF BUONA HOMES LLC AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DATE: AUGUST 1, 2018
DRAWN BY: RICHARD OLSEN
PROJECT NO.: 2018-0105

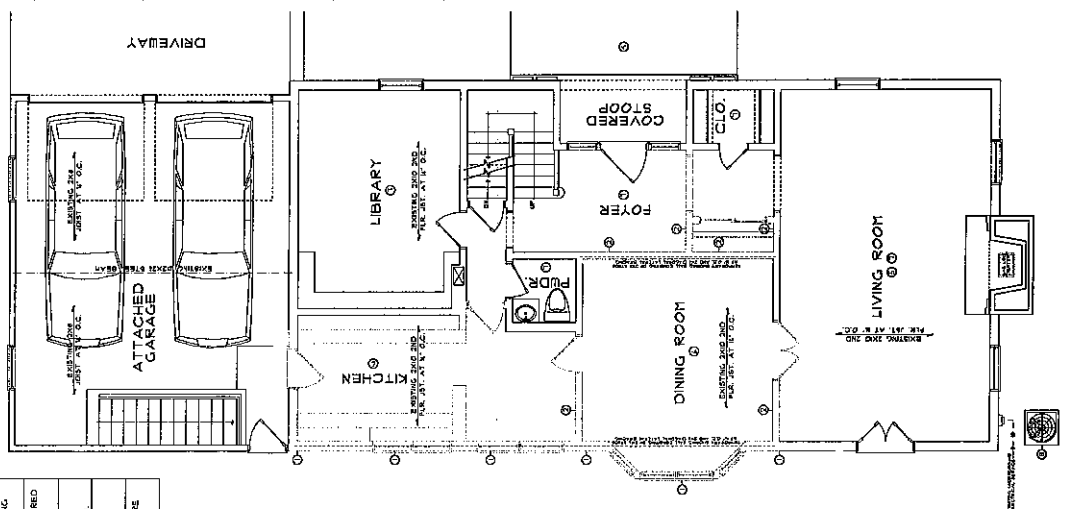
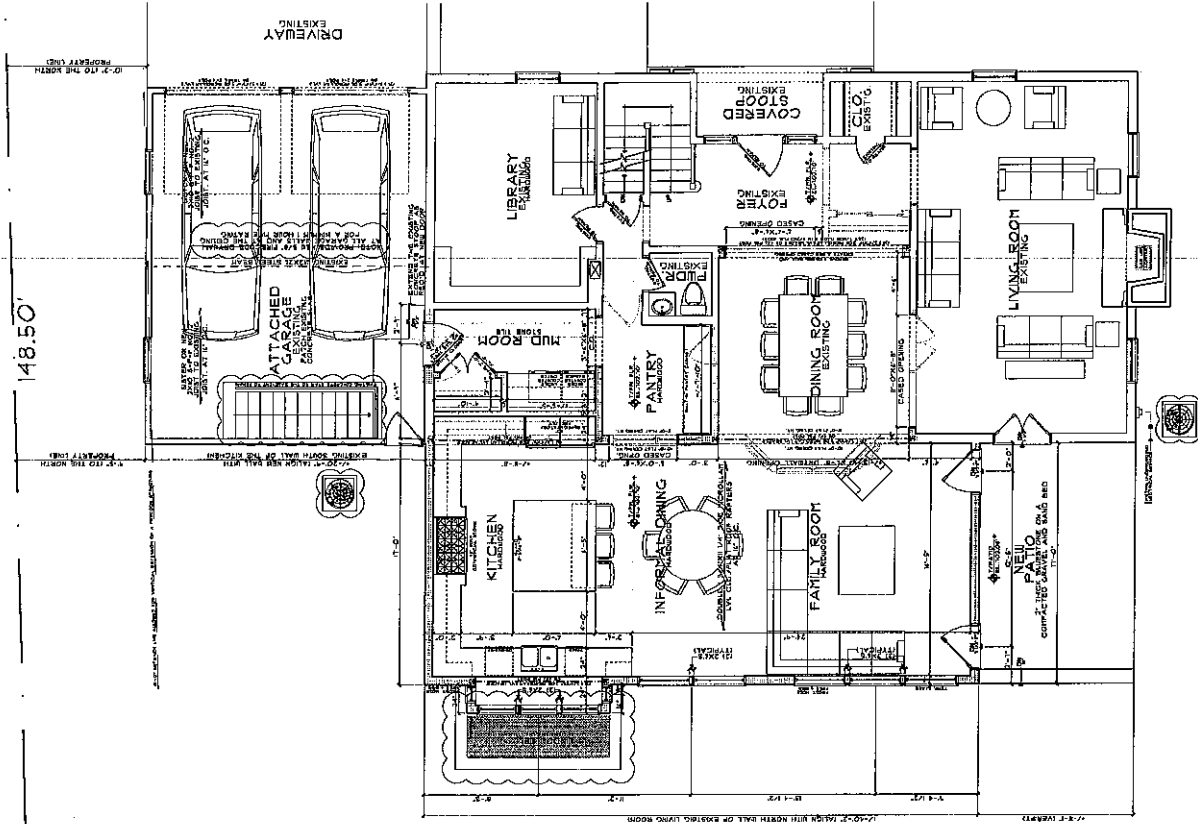
PERMIT REVISIONS

120 SOUTH ELM STREET
HINSDALE, ILLINOIS



A.4

scale: $14^{\circ} = 1^{\circ} - 0^{\circ}$.


$$\frac{1}{\sin \theta} = \frac{1}{\sin \theta'} = \frac{1}{\sin \theta''}$$


GARAGE SQUARE FOOTAGE:	520.0	SQ. FT.
EXISTING HOUSE SQUARE FOOTAGE:	1348.0	SQ. FT.
NEW SQUARE FOOTAGE:	787.0	SQ. FT.
FIRST FLOOR F.A.S.	2543.0	SQ. FT.
BUILDING COVERAGE:	280.0	% SQ. FT.

A.6



A REMODELING AND ADDITION:
120 SOUTH
ELM STREET
HINSDALE, ILLINOIS

PERMIT REVISIONS

RICHARD OLSEN
PROJECT NO. **2016.05**

DATE: AUGUST 1, 2016
SCALE: GIVEN

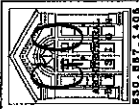
PERMISSION OF THE
ARCHITECT.

DESIGN, INCORPORATED
AND MAY NOT BE USED
IN WHOLE OR IN PART

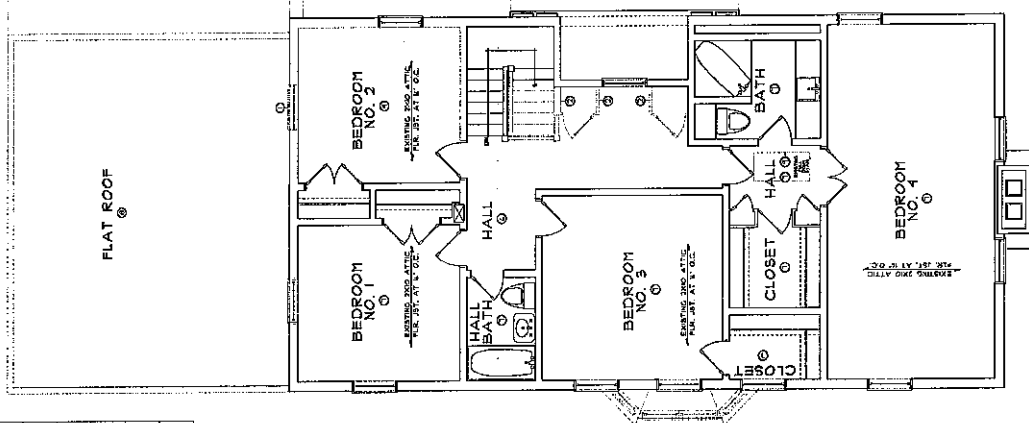
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

FIRST FLOOR:
DEMOLITION
& PROPOSED
FLOOR PLANS

BUONA
HOMES
LLC
900 OGDEN AVENUE NO. 200
DOWNERS GROVE, ILLINOIS 60515
(312) 125-0248

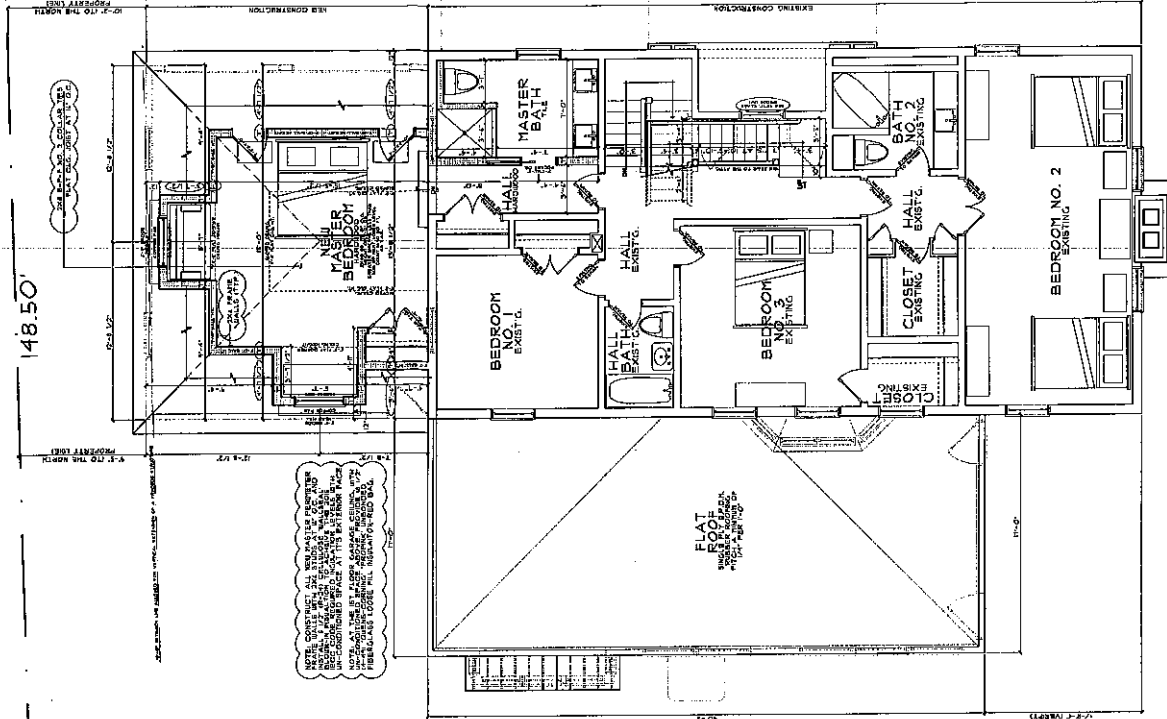


File: 14-17-Q

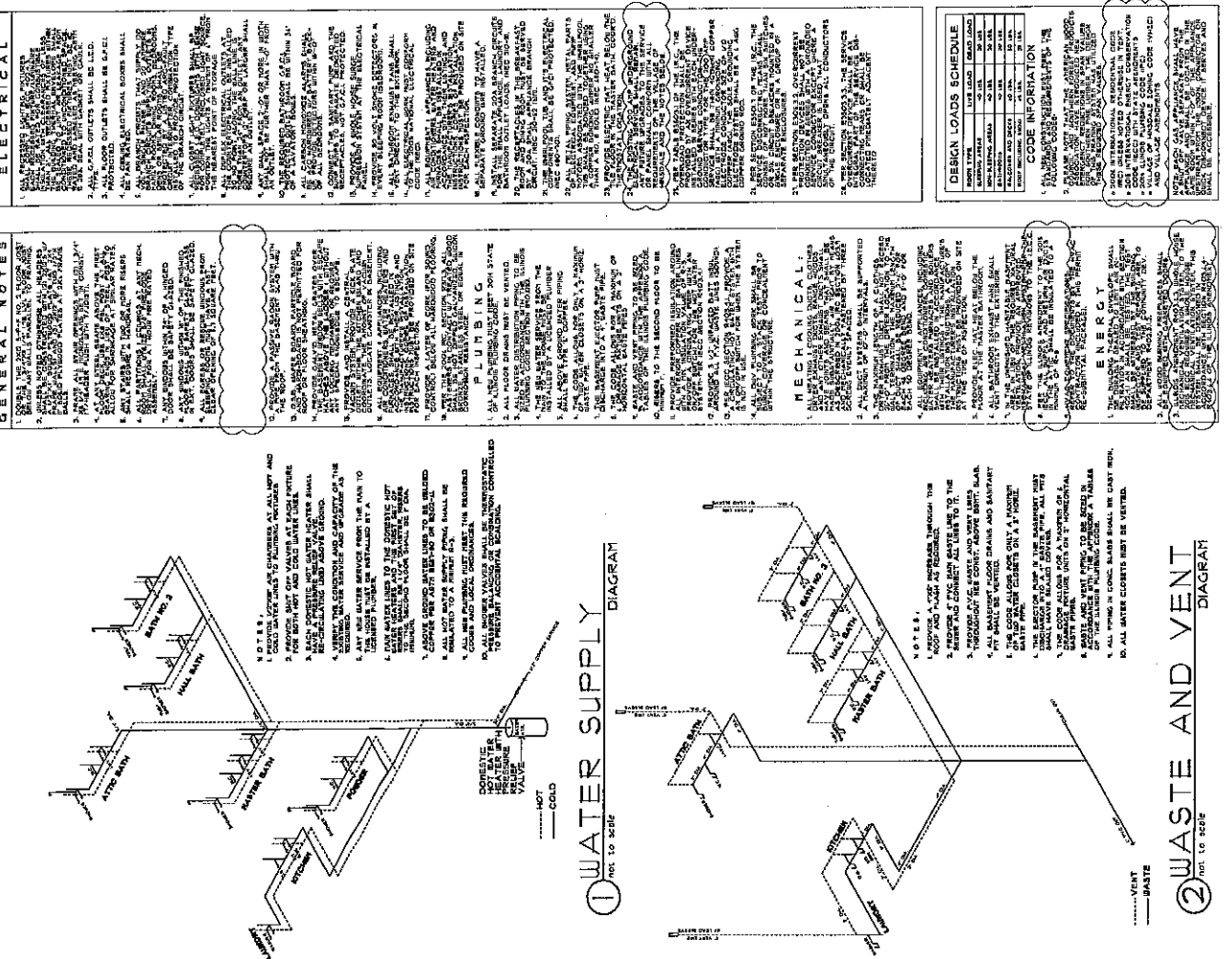
[illegible]

Scale: 1/4" = 1' - 0"

EXISTING SQUARE FOOTAGE: 1523.58 SQ. FT.
 FINISHED SQUARE FOOTAGE: 3014.5 SQ. FT.
 SECOND FLOOR P.A.R. SQUARE FOOTAGE: 1432.40 SQ. FT.



SHEET, A.7

[illegible]



A REMODELING AND ADDITION:
120 SOUTH
ELM STREET
HINSDALE, ILLINOIS

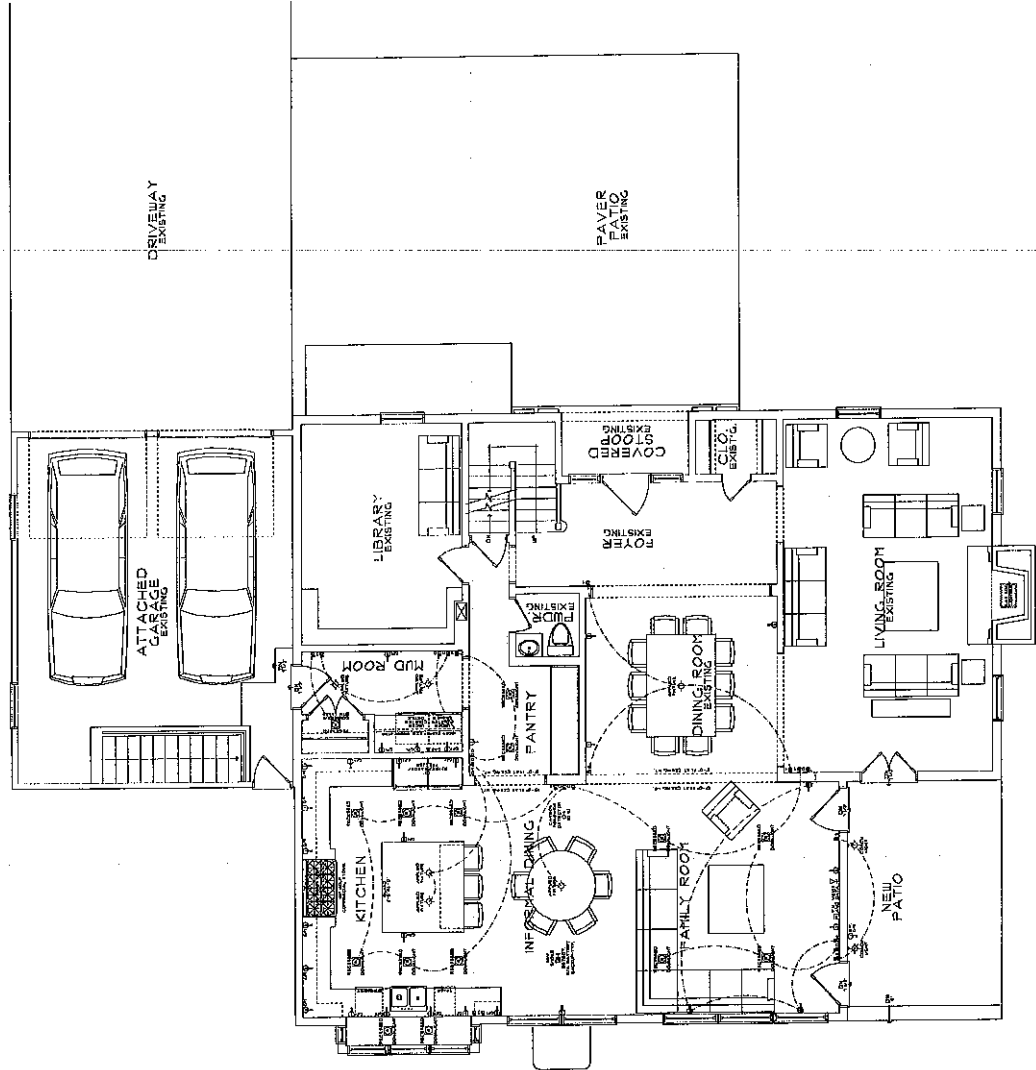
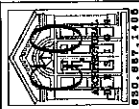
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REVISIONS

DATE: AUGUST 1, 2014

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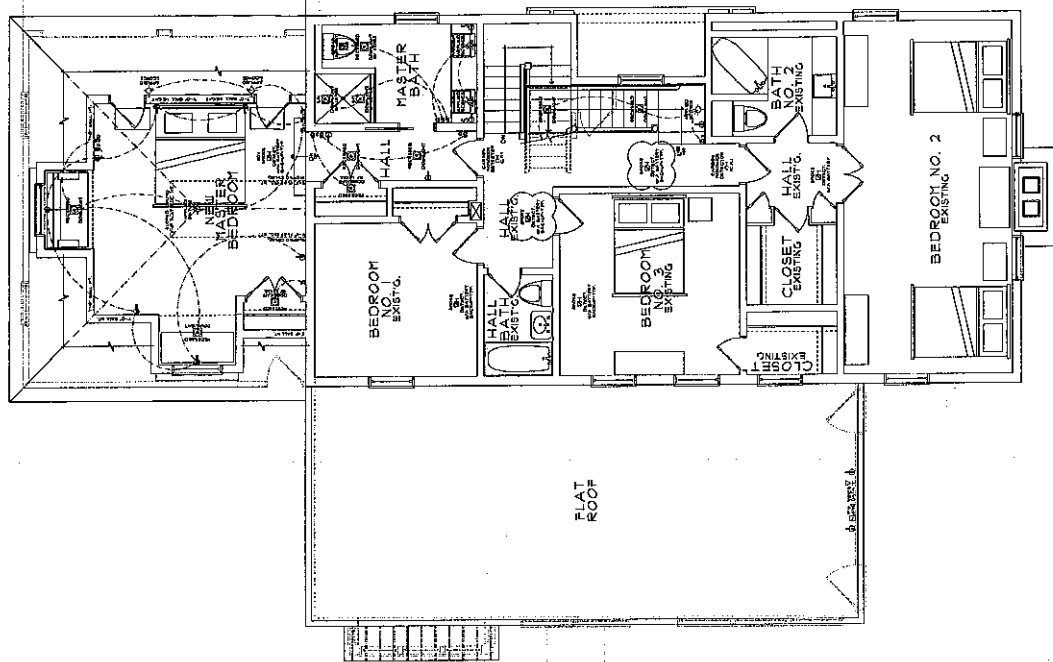
FIRST
FLOOR
ELECTRIC

BUONA
HOMES
LLC
900 OLDEN AVENUE NO. 200
DOWNERS GROVE, ILLINOIS 60155
(912) 725-0248



① FIRST FLOOR ELECTRICAL

A SECOND FLOOR ELECTRICAL SCALE: 1/4" = 1'-0"



SHEET **E.2**



A REMODELING AND ADDITION
120 SOUTH ELM STREET
 HINSDALE, ILLINOIS

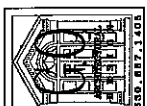
PRINT REVISIONS

DATE: AUGUST 1, 2014
 DESIGN: JAMES J. O'BRIEN
 PROJECT NO: 2014-05

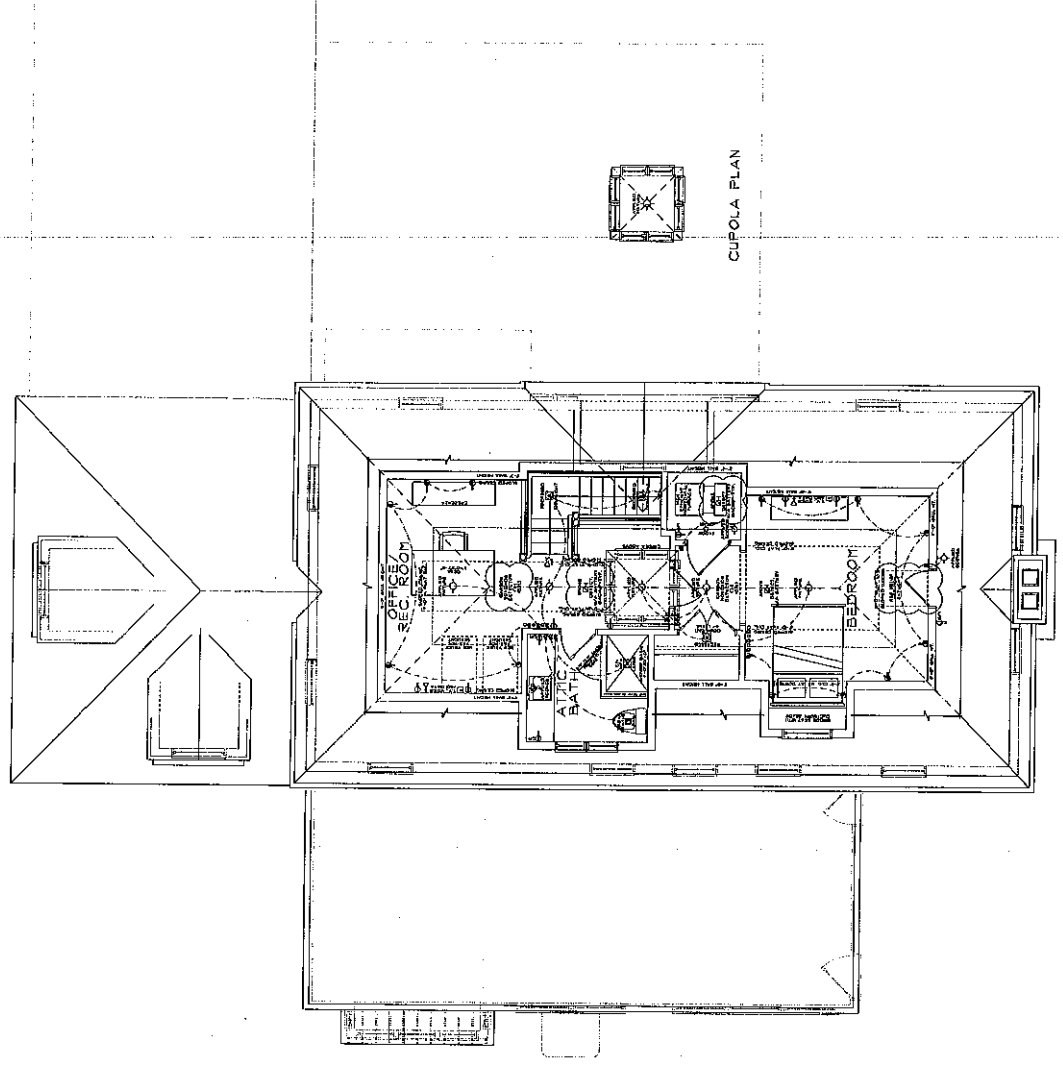
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SECOND FLOOR ELECTRICAL

BUONA HOMES LLC
 900 OGDEN AVENUE NO. 200
 DOWNERS GROVE, ILLINOIS 60515
 (312) 755-0248



ATTIC ELECTRICAL PLAN
 SIZE: 1/4"=1'-0"



CUPOLA PLAN

**ATTIC
ELECTRIC
PLAN**

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DATE: AUGUST 1, 2014
 DRAWN: GIVEN
 CHECKED: RICHARD OLSEN
 PROJECT: 1010105

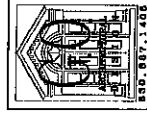
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A REMODELING AND ADDITION
 120 SOUTH
 ELM STREET
 HINSDALE, ILLINOIS

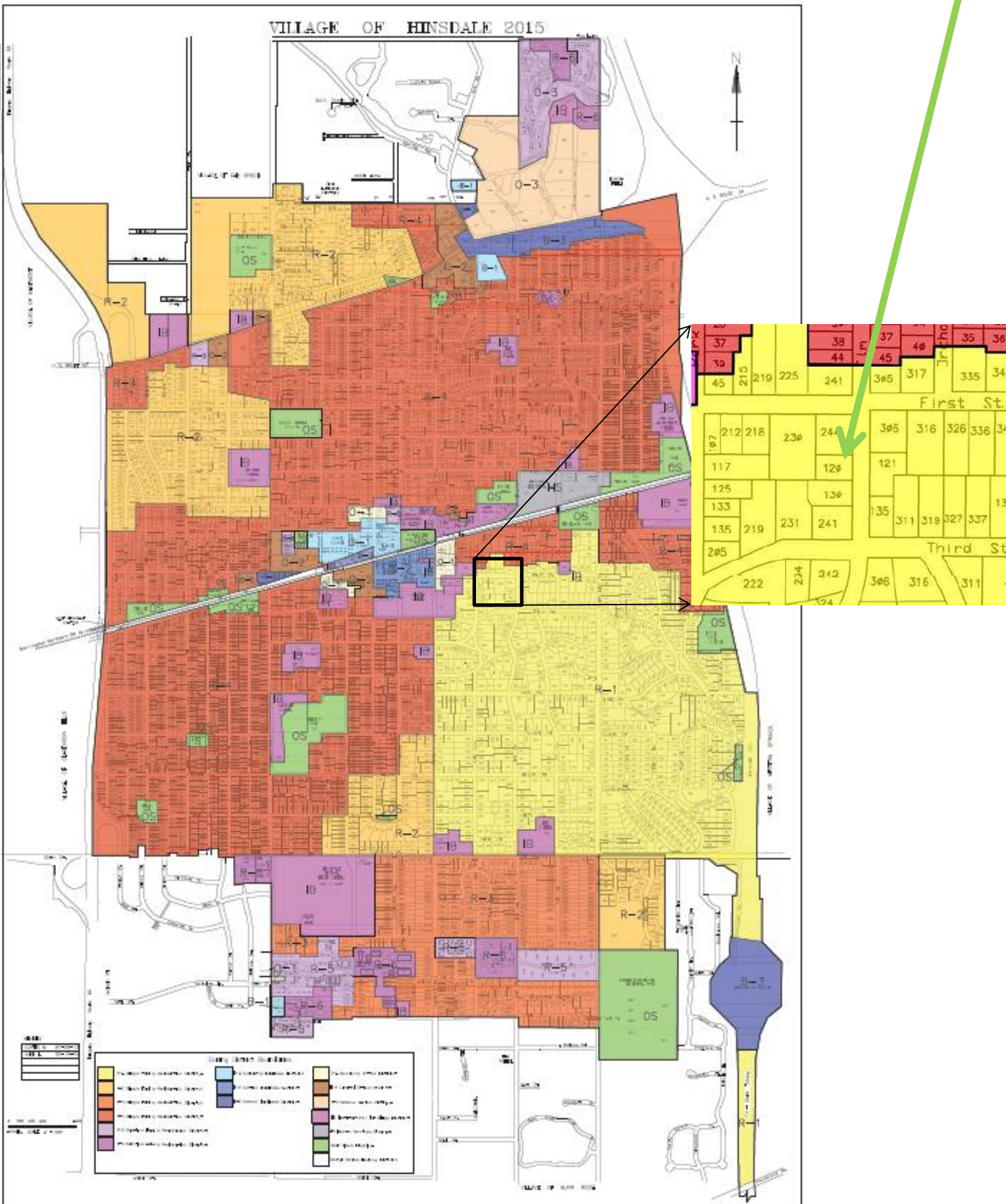


SHEET
E.3

BUONA
 HOMES
 LLC
 900 GOLDEN AVENUE NO. 200
 DOWNERS GROVE, ILLINOIS 60515
 (708) 387-1400



Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Aerial View of 120 S. Elm Street



Attachment 4: 3D View of 120 S. Elm Street



Attachment 5

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

A. General Standards:

1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
2. The distinguishing original qualities or character of a structure, building, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.

11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

B. Design Standards:

1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.