



MEETING AGENDA

**MEETING OF THE
HISTORIC PRESERVATION COMMISSION
Wednesday, April 12, 2017
6:00 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
(Tentative & Subject to Change)**

CALL TO ORDER

1. **MINUTES** – Review and approval of the minutes from the March 8, 2017, meeting.
2. **PUBLIC HEARINGS – CERTIFICATE OF APPROPRIATENESS**
 - a) Case HPC-01-2017 – 605 S. Garfield Ave. - Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District. (Continuation from February 8, 2017 HPC hearing).
3. **DISCUSSION**
 - a) Hinsdale Historical Society for Historic Tours App and partnership proposal with the Historic Preservation Commission
4. **ADJOURNMENT**

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Approved

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

March 8, 2017

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale

6:00 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on March 8, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner D'Arco, Commissioner Weinberger and Commissioner Prisby
Absent: Commissioner Gonzalez and Commissioner Willett
Also Present: Applicants for Case HPC-09-2016, HPC-01-2017, HPC-02-2017 and A-01-2017

Minutes

Chairman Bohnen introduced the minutes from the February 8, 2017, meeting and asked for any questions. The HPC reviewed and **unanimously approved, 4-0 (2 absent)** the minutes.

Public Hearing – Certificate of Appropriateness

Case HPC-09-2016 – 444 E. 5th Street – Request for Certificate of Appropriateness to Demolish the Existing Zook House in the Robbins Park Historic District (Continuation from February 8, 2017 HPC hearing).

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-09-2016

The homeowner reviewed the application and a history of his efforts to preserve the Zook house.

A motion to **deny** the Certificate of Appropriateness to demolish the Zook house was unanimously approved, 4-0 (2 absent).

Case HPC-01-2017 – 605 S. Garfield Avenue – Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District to construct a new house.

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-01-2017

The applicant presented the plan to the HPC. However, a few HPC members would like to visit the house.

A motion to **continue** the Certificate of Appropriateness was unanimously approved, 4-0 (2 absent).

Public Meeting – Certificate of Appropriateness

Case HPC-02-2017 – 20 E. Maple Street - Request for Certificate of Appropriateness to install a new ground sign for the Hinsdale Public Library at the Memorial Hall (a Local Landmark).

Chairman Bohnen introduced the next item for the Hinsdale Public Library (Library) seeking a new ground sign and invited the applicant to review the request.

Ms. Karen Keefe, Executive Director of the Library introduced herself and let the HPC know that she is joined by two of the Library Trustees and the sign contractor (Mary Clauss) should there be any questions she can't answer. Ms. Keefe reviewed that the previously requested recommendations by the HPC have been implemented into the design and that she reviewed with the electrician that the LED lighting will meet Code, and it will project and illuminate the sign only.

Commissioner Prisby reviewed that he noticed that they spelled out "East" and "Street", but noticed a typo of the distance of the center section of the sign, when compared from the diagram viewing angle; the front view of the sign diagram is the correct view.

Ms. Karen Keefe acknowledged and the sign contractor staff, Ms. Clauss, approached the dais to review the note by Commissioner Prisby.

Commissioner Prisby also mentioned he reviewed the lights and he has no issues with any of it.

Without further discussion, Chairman Bohnen asked for a motion.

A motion to **approve** the Certificate of Appropriateness, with the condition to install the sign with the correct diagram used (front view), was unanimously approved, 4-0 (2 absent).

Case A-02-2017 – 29 E. 1st Street – Request for Certificate of Appropriateness to install a canopy sign in the Downtown Historic District for Levato Salon.

Chairman Bohnen introduced the next item but acknowledged that the applicant is not here to present, but will be at the Plan Commission meeting at 7:30 PM.

Chan, Village Planner, confirmed this, and explained that he can answer any questions the HPC has in regards to the requested sign.

Chairman Bohnen asked for clarification, if that the canopy structure already exists, and that the applicant is just requesting for the signage text.

Chan replied correct, and explained that it is a single color, white, it's non-illuminated and Code compliant.

Chairman Bohnen asked if the lights underneath the canopy are existing.

Chan replied correct.

Commissioner D'Arco asked if the location is next to the Cine Restaurant.

Chan replied correct.

Chairman Bohnen asked if the HPC has any comments.

Commissioner Prisby replied that it looks fine the way it was submitted and has no issues with it.

Commissioner Weinberger expressed concern for the outdoor seating area in the alley by Cine, and potential confusion with the signage.

Commissioner Prisby and Chan mentioned that the Levato Salon entrance is further down the alley, and the outdoor seating area occupies the entrance area.

Chairman Bohnen agreed and explained without the sign you'd never know the business entrance is in the alley.

Without further discussion, Chairman Bohnen asked for a motion.

A motion to **approve** the Certificate of Appropriateness was unanimously approved, 4-0 (2 absent).

Discussion

Preservation Month – Tribute to R. Harold Zook, “The Man and the Legend”

Chairman Bohnen reviewed that Public Works was presented with an award for project of the year, \$5,000,000 or less for the historical restoration and preservation for the 2016 roadway and infrastructure improvements, in particular for the work on First Street.

Chairman Bohnen expressed that since the HPC has been so engaged with applications, it has impacted Preservation Month in May. To that end, he has requested the HPC to come up with a date so that they can meet for a special meeting to discuss ideas for Preservation Month. Chairman Bohnen reviewed that the Historical Society has a new Director and suggested the HPC discuss about working side-by-side with them; in particular, the Historical Society is working on a self-guided bike tour app that perhaps the HPC could partner up with.

Commissioner D'Arco asked if the Village has any long term plans to potentially establish an architect to be synonymous with. For example, Frank Lloyd Wright is to Oak Park she mentioned. Her suggestion/question is if Hinsdale may brand itself to Harold Zook, and to that end, have a certain level of protection for Zook homes. She used the last Zook house applicant as an example of preventing a long process.

Robb McGinnis, Community Development Director responded that he sees the two topics as two separate issues. The Board of Trustees he explained, has to review the Ordinance to see what is appropriate for the HPC to review. He believes that's a good conversation for the Board to have, to gauge their interest in protecting Zook homes in the community.

Chairman Bohnen expressed that what's been missing is the educational component in the Village. A review of the HPC, historic districts, and the accomplishments of the HPC ensued.

Adjournment

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 7:05 PM. on March 8, 2017.

Respectfully Submitted,



, Village Planner

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| <p style="text-align: right;">51</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBB MCGINNIS, Director of</p> <p>3 Community Development;</p> <p>4 MR. CHAN YU, Village Planner;</p> <p>5 MR. MATTHEW BOUSQUETTE, Applicant.</p> <hr/> <p>6</p> <p>7 CHAIRMAN BOHNEN: Motion to formally</p> <p>8 open the hearing?</p> <p>9 MS. D'ARCO: I motion to formally open</p> <p>10 the hearing.</p> <p>11 CHAIRMAN BOHNEN: Second?</p> <p>12 MR. PRISBY: I'll second.</p> <p>13 CHAIRMAN BOHNEN: Aye vote.</p> <p>14 (All aye.)</p> <p>15 (WHEREUPON, Mr. Bousquette</p> <p>16 was administered the</p> <p>17 oath.)</p> <p>18 MR. BOUSQUETTE: Good evening. My name</p> <p>19 is Matthew Bousquette. I'm a resident of</p> <p>20 Hinsdale. I own 444 East 4th Street, which is</p> <p>21 the square here. I own 448 East 4th Street,</p> <p>22 which is the square here. I own 445 Woodside,</p> | <p style="text-align: right;">53</p> <p>1 timeline so you can understand my efforts to</p> <p>2 date. I purchased 448 East 4th Street, here, in</p> <p>3 July of 2008. At the same time I purchased the</p> <p>4 lot at 445 Woodside behind it right here which</p> <p>5 was available at the same time as a vacant lot</p> <p>6 because the seller had knocked the house down</p> <p>7 that was on that lot facing Woodside. I</p> <p>8 currently use that house since purchasing it as</p> <p>9 the backyard for our house on 4th Street.</p> <p>10 Unlike many homes in town at that</p> <p>11 time what I sought to do was renovate the house</p> <p>12 on 4th Street rather than knock it down. And</p> <p>13 the truth is, it would have gone quicker and</p> <p>14 been much cheaper if I had knocked it down but I</p> <p>15 liked the way it looked in our neighborhood and</p> <p>16 in our immediate area so we went to work on</p> <p>17 renovation.</p> <p>18 The renovation took much longer</p> <p>19 than expected due to several unforeseen</p> <p>20 circumstances, including a contractor that</p> <p>21 bankrupt himself in the middle of the project.</p> <p>22 And you could imagine all of the subcontractors</p> |
| <p style="text-align: right;">52</p> <p>1 which is the square here and I own 443 East</p> <p>2 Woodside, which are the two squares here. They</p> <p>3 comprise 9 lots and they are about 94,000 square</p> <p>4 feet and represents about two and a quarter</p> <p>5 acres.</p> <p>6 The reason I'm here tonight is to</p> <p>7 add additional context to the case that was</p> <p>8 continued from the February meeting and is</p> <p>9 before you for a vote tonight.</p> <p>10 I intend to just do a couple of</p> <p>11 things. One is to provide a timeline and</p> <p>12 explanation of my efforts. Two, a review of my</p> <p>13 immediate neighborhood and three, a response to</p> <p>14 some comments and questions raised last time and</p> <p>15 then I'm going to respectfully request a vote.</p> <p>16 I apologize in advance to the</p> <p>17 people in the audience because I only have one</p> <p>18 set of boards for the visuals. They cost me</p> <p>19 almost \$500 and I didn't want to make two sets</p> <p>20 so I'll hold them and move them around as</p> <p>21 anybody would desire as we go along.</p> <p>22 First, I'd like to take you to a</p> | <p style="text-align: right;">54</p> <p>1 and payments that went along with it.</p> <p>2 While the house was under</p> <p>3 construction, we rented a local Hinsdale house</p> <p>4 which was for sale. Unfortunately for us, and</p> <p>5 fortunately for the owner, the house sold and</p> <p>6 then it happened again. In fact, in six years</p> <p>7 we had to move five times with kids that were</p> <p>8 five years old at the time. And it was a</p> <p>9 nightmare which further slowed the progress on</p> <p>10 the renovation of our house.</p> <p>11 So in an effort to stop the madness</p> <p>12 and find a permanent place to live, when 444</p> <p>13 came up for sale, which was next door to our</p> <p>14 house, we bought it because it was a house that</p> <p>15 we knew we could live in and not have to move</p> <p>16 again and it was next door to where we were</p> <p>17 working so hopefully would help us get it</p> <p>18 complete. In November of 2015, we completed our</p> <p>19 renovation, moved into our new house and put 444</p> <p>20 East 4th Street up for rent.</p> <p>21 In May of 2016, we went to a great</p> <p>22 seminar that your group puts on. It was the</p> |

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| <p style="text-align: center;">55</p> <p>1 historic tax preservation freeze workshop. So I 2 went last year and the public part of the 3 meeting I brought up the idea of repositioning 4 the Zook house and was introduced to Susan 5 Benjamin and at the time they gave us some 6 positive feedback and gave us some house movers 7 that we could use and they were sort of good 8 contacts and that's where we sort of went. So 9 that was May 2016. I think that was about 10 eight, nine months ago.</p> <p>06:14:24PM</p> <p>11 June of 2016, we went to the board 12 of trustees and asked them about splitting the 13 lot and repositioning the house and got 14 generally good feedback and so I went out and 15 tried to market the house and find somebody to 16 buy it. Found somebody, got a contract to 17 purchase the Zook house and move it to the 18 Woodside location. I was very excited to go 19 back in December when we could go back to the 20 board of trustees meeting the first week of 21 January and give them the good news and ask them 22 if they were still on board.</p> <p>06:14:50PM</p> | <p style="text-align: center;">57</p> <p>1 to go to. 2 So now I'm here in March saying I 3 have been through all of these meetings over 9 4 or 10 months already and I'm here saying I spent 5 \$30,000 being bounced between meetings in the 6 village of Hinsdale over the last 90 days and 7 I'm here to ask to tear the house down. 8 Because there was some confusion 9 last meeting about the neighborhoods that the 10 house existed in and where we are at, I got 11 information from the tax assessor, hired a 12 surveyor and got information from the city to 13 give a layout exactly what the neighborhood 14 looks like in this particular location. 15 The 400 block of Woodside, this is 16 the block that runs from Oak Street to County 17 Line Road. It's essentially 5th street because 18 between 4th and 6th it's Woodside, so it's 19 called Woodside, but if you could think of it as 20 5th. There are six lots on the block, two 21 addresses on the south side, 424 Woodside, 22 here's a picture of the house. It's</p> <p>06:16:08PM</p> <p>06:16:38PM</p> |
| <p style="text-align: center;">56</p> <p>1 At that point in time, 2 unfortunately I was planning on vacation with my 3 family over the Christmas break. And as you 4 know, the Hinsdale schools went a little later 5 so we went through the 9th. And so being told 6 we had to be here the first week of January, 7 cancelled the vacation, paid all the penalties 8 for all the airlines so I could be here the 9 first week of January. 10 Right around the first week of 11 January, I was told no, no, no, don't go to the 12 board of trustees, come to this meeting in 13 February. So I was redirected to the Historic 14 Preservation Committee in February and came 15 here. Came here and then between this month and 16 last month I was told on the repositioning of 17 the house no, no, no, don't come here, go to the 18 ZBA. 19 So now if I'm going to reposition 20 the house, in February I was told I need to go 21 to the ZBA instead of here and not the board of 22 trustees which I was sent in January I was going</p> <p>06:15:16PM</p> <p>06:15:38PM</p> | <p style="text-align: center;">58</p> <p>1 4,223 square feet on 18,385 square foot lot. 2 Next door to it is 440 Woodside, it's 4,380 3 square feet on a 17,152 square foot lot. 4 On the north side of the street 5 there are four addresses, 445 Woodside, it's 6 5,000 square foot house on a 17,000 square foot 7 lot. There's 445 Woodside, which is currently 8 my backyard, it's 17,100 square feet. Here's a 9 picture of the house that was torn down that 10 used to be in that backyard. 11 So right now if anybody is new to 12 Woodside, they may not remember that my backyard 13 essentially was a house facing Woodside which 14 has now been torn down, that's 445. Next door 15 to that is 435 Woodside, which essentially is 16 these two lots that you can see on the zoning 17 map right now. And then finally at the end is 18 425 Woodside. And 425 Woodside is a brand new 19 spec house, it's 8,370 square feet. They tore 20 down a Larry Booth design, 3,441 square foot 21 home on a 21,000 square foot lot. So that's 22 pretty much Woodside.</p> <p>06:17:08PM</p> <p>06:18:02PM</p> |

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| <p style="text-align: center;">59</p> <p>1 If you want to say what does all 2 that mean, essentially what it says is the 3 average lot size on Woodside excluding 435 is 4 18,369 square feet. The average home on 5 Woodside excluding the new spec house is 6 4,538 square feet. The spec house at 8,370 is 7 84 percent larger than the average on the 8 street, so the overall street average goes up to 9 5,500 square feet.</p> <p>06:18:42PM 10 The alley between 445 Woodside and 11 435 Woodside belong to 440 East 4th Street is a 12 private driveway. 435 Woodside is the 13 combination of the underlying lots of record 18 14 and 19, each has a separate pin and each has a 15 separate tax bill. And on one of them for sure 16 and maybe both, there has never been a 17 structure.</p> <p>06:19:10PM 18 The address, this address 435 19 Woodside, would have been 9 percent larger than 20 the block average and the Zook house that was at 21 one point in time proposed to go on that lot 22 would be 30 percent smaller than the average</p> | <p style="text-align: center;">61</p> <p>1 the information and make sure that people were 2 clear on how the code reads.</p> <p>3 What can be built at 435 Woodside/ 4 448 East 4th Street. There's nothing in the 5 village code that prevents the dismantling of 6 the existing structure of 444 East 4th Street. 7 The Historic Preservation Code Section 14-5-1 8 says, the final decision of the commission shall 9 be advisory only. 14-5-5 says that if the 10 commission issues a denial of a certificate of 11 appropriateness for a structure, building, site 12 or area within the designated historic district, 13 such a denial is merely advisory and shall not 14 prohibit an application from proceeding and 15 proceed with the proposed alteration, demolition 16 or signs for physical modification of the 17 structure.</p> <p>06:20:54PM 18 So at the end of the day, just for 19 clarity, if someone buys that lot and the 06:21:22PM 20 commission votes no, they can go to the village 21 and get a demolition permit and tear the house 22 down.</p> |
| <p style="text-align: center;">60</p> <p>1 house on the street. 2 4th Street. This block runs from 3 Oak to County Line. There are 11 houses on this 4 block, 6 on the north, 5 on the south. You can 5 see I can read you each address, which I'll 6 spare you, or I could read you the square 7 footage.</p> <p>8 But the bottom line is the average 9 home size on 4th Street is 5,765 square feet.</p> <p>06:19:44PM 10 The average lot size is 23,488. The proposed 11 lot size last time on 4th Street would have been 12 28 percent larger than the average lot on the 13 street.</p> <p>14 Now, if we put the two houses 15 together, you can put it all together, the 16 potential to build a house would be 2.25 times 17 the average house on the street.</p> <p>18 There was some question and 19 confusion last time, at least among some folks, 06:20:12PM 20 either before, during and after the meeting as 21 to what you could or couldn't do on this 22 particular lot. So what I wanted to do is get</p> | <p style="text-align: center;">62</p> <p>1 So the question is what could be 2 built in that location? The combined lots of 3 435 Woodside and 448 East 4th Street are 53,000 4 square feet. Working with the city and various 5 other architects and professionals, you can 6 build approximately, don't hold me to the exact 7 square footage, approximately a 15,000 square 8 foot house in that location on Woodside. It 9 would be larger than all of the houses on 10 Woodside combined. All of the houses on 11 Woodside combined and three times larger than 12 the average house on 4th Street. Or, for some 13 people just so they can understand the visual, 14 this is a picture of 328 8th Street and here's 15 the permit, the square footage and all the 16 setbacks and all that. This house could be 17 built on Woodside if we sold all the lots 18 together.</p> <p>19 In general, I think there's 06:22:06PM 20 something going on in the R-1 district that 06:22:30PM 21 people don't talk about much, which is density 22 versus bulk, right? And so one of the issues in</p> |

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| <p style="text-align: center;">63</p> <p>1 the R-1 district is more and more houses are 2 being torn down, particularly the older ones, 3 and going up in their place are enormous houses 4 that max the size of the lot.</p> <p>5 So if you want a perfect example of 6 that, I submit the house next door. The house 7 next door was 3,441 square feet on Woodside 8 equal to about the average on the street. It 9 was knocked down and in its place sits an 8,370 10 square foot house on a 20,000 square foot lot.</p> <p>11 So if we think about the size of 12 this house and we say it's a 20,000 square foot 13 lot and you go over here and we have a 53,000 14 square foot lot next door, what can be built 15 there. This can be built there. So just as we 16 are clear on that, I just wanted to make sure 17 everybody understood what could be built on that 18 location when the lot becomes vacant.</p> <p>19 The other issue that came up was 20 there was some question and directive to the 21 petitioner before me as well as to me that we 22 weren't trying hard enough to sell the house in</p> | <p style="text-align: center;">65</p> <p>1 offering, situated on a drop dead 100 by 338 2 foot lot. Whether you choose to update or start 3 anew, you won't find a more desirable lot with 4 walkout potential. And what happened to that 5 house? It was demolished.</p> <p>6 So then we said, well, let me keep 7 looking. Perhaps we didn't find the right ones 8 or whatever and I think the next one it was 9 brought up last week was 3rd Street. So 3rd 10 Street, the pink house on 3rd Street where it 11 read, timeless historical beauty, restored and 12 decorated to perfection. What happened to it? 13 It was demolished.</p> <p>14 So then I said, well, maybe the 15 houses that were demolished were houses that 16 people really didn't care about and they weren't 17 really historic.</p> <p>18 So I looked around to try and find 19 a historic house on a large lot within three 20 blocks of my house and I said, what can I find 21 to look at? Do you know what I found? I found 22 425 East 6th Street. For anybody who doesn't</p> |
| <p style="text-align: center;">64</p> <p>1 its current location, that we didn't make enough 2 of an effort. And I think the exact quote was 3 that I was disingenuous in my attempts to sell 4 the house.</p> <p>5 So to better understand what we 6 were missing, we studied the older homes on the 7 larger lots in the immediate sub neighborhood to 8 find out what was I missing? What was I doing 9 wrong? How could I have missed it?</p> <p>10 So what we did was we started with 11 425 Woodside and here it says -- this is the 12 exact verbiage off of the multi-list. It says, 13 420 Woodside featuring an open floor plan, blah, 14 blah, blah. Come and experience this one-of-a- 15 kind architectural achievement. Well, the 16 one-of-a-kind architectural achievement was 17 demolished and in its place sits this big house 18 over here.</p> <p>19 So then I said, well, let's find 20 another one. So we went to 219 1st Street. If 21 you are familiar with 219 1st Street, it says, 22 come experience this prime southeast Hinsdale</p> | <p style="text-align: center;">66</p> <p>1 know, 425 East 6th Street is the founder of 2 Hinsdale's house, the former Biggert house.</p> <p>3 And so what I did is I went and I 4 got the listing for that one and I couldn't 5 believe what that one said. It said, a one-of- 6 a-kind setting to build your dream home. Prime 7 one plus acre with professional landscaping. So 8 I was surprised that we were advertising the 9 founder of Hinsdale's house as lame. So maybe 10 that's what I missed. Now that house hasn't 11 been demolished. The facade is still there, I 12 guess the first two rooms, and then the big 13 large house is being built behind it. I call it 14 the Disneyesque version of the original house.</p> <p>15 So then when I sort of stepped back 16 from it all -- and by the way, to the best of my 17 knowledge, all of these were County Line 18 Property listings, which belongs to the chairman 19 of the commission.</p> <p>20 So when I step back and say, I 21 found somebody to buy the house, to save the 22 house in its entirety, not the facade, not</p> |

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| <p style="text-align: center;">67</p> <p>1 little pieces or parts, and to put it on 2 Woodside on a lot that's larger than the 3 neighbors on a house that's 25 percent smaller 4 than everything else, on a house that's 5 50 percent smaller than the spec house that was 6 just built on the same lot, I'm thinking I did 7 pretty good in my marketing, but I don't know. 8 So those are the facts on the homes 9 in the neighborhood. These are all, by the way, 10 within four blocks of my house. So I said, you 11 know, just to be somewhat positive, look, I feel 12 like what can the industry do to save houses. 13 And my pitch to you guys is adopt a strategy 14 beyond just say no. 15 And if I was sitting on the 16 committee, what I would be doing is advocating 17 for the homeowner with the village. Because at 18 the end of the day, besides the heartstrings of 19 isn't it beautiful, I want to save it, which 20 everybody does, there's the pocketbook issues. 21 So, for instance, expedited permits and 22 processes.</p> | <p style="text-align: center;">69</p> <p>1 And I sit before you tonight being 2 told -- now remember, every meeting that I was 3 directed to this year and last year I was 4 redirected to a different meeting. So now 5 here's a list of another seven meetings: ZBA 6 prehearing, ZBA public hearing, subdivision and 7 site plan, ZBA recommendation, board of 8 trustees, commission finding, board of trustees. 9 Maybe, maybe, if I'm not redirected 10 again, and if all of this really happens, that 11 would be the series of meetings that I would 12 have to go to to try to save a Zook house that 13 somebody already wants to buy and move. That 14 would be at \$10,000 a month, \$40,000 more. That 15 would be \$150,000 out of my pocket to walk 16 through a very, very cumbersome city process 17 that should be unnecessary for people trying to 18 save Zook houses. So for me, to be honest, I 19 don't have that money anymore. I'm done. I 20 invested a hundred thousand dollars already. I 21 can't do this. Because I also know that the 22 likelihood of this happening like this is very</p> |
| <p style="text-align: center;">68</p> <p>1 I just showed you I started this 2 thing in May of 2016 and we are nowhere. And 3 I'll show you how much longer to go. How about 4 waiving permit fees and other village charges 5 for historic houses we want to keep. Or, work 6 with the Downers Grove assessor's office to 7 value the land of big, older houses differently 8 if you are trying to preserve the house instead 9 of maximizing the lot size. The state tax 10 credit you guys are already doing that and 11 that's great. And then there's the conflict of 12 interest thing which needs to be addressed at 13 some point in time. 14 So for me here's the point, right? 15 So for me the well has run dry. As I said in 16 the last meeting for the people who are new to 17 this meeting, between my mortgage, my taxes and 18 my insurance, it costs \$10,000 a month to 19 maintain this house. So I have burned up 20 \$90,000 between June of last year after the 21 board of trustees meeting and March of this 22 year.</p> | <p style="text-align: center;">70</p> <p>1 low because every single meeting I have come to 2 has turned different. 3 So I now have a buyer who can't buy 4 the house. Who wanted to save the house, and I 5 can't burn through this. So I'm here today 6 because two things: One, the repositioning the 7 house clearly doesn't belong in front of this 8 committee and we know that and that's why it's 9 over at the ZBA but that was withdrawn. Because 10 now we don't have the time. And so now I'm just 11 here to say I tried. Here's the facts. Here's 12 the information. I tried. And I have gotten -- 13 honestly, in particular, I'm disappointed from 14 this particular committee because you guys 15 really could have helped. So I wanted all this 16 to be out here because later if somebody says 17 why did you do it, or what happened, it's all 18 here for somebody to see. 19 By the way, I think I tried harder 20 and better than most of these other houses in 21 town to preserve the house in its entirety. So 22 I, respectfully, request today a vote on my</p> |

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| <p style="text-align: center;">71</p> <p>1 petition HPC-09-2016 to dismantle the house at 2 444/435 Woodside/4th Street. Thank you. 3 CHAIRMAN BOHNEN: Are there any further 4 comments that anybody would like to make on this 5 matter? Yes. Please come up to the microphone. 6 You will be sworn. 7 (WHEREUPON, Ms. Brickman 8 was administered the 9 oath.) 10 MS. BRICKMAN: Donna Brickman. I live 11 at 439 East 6th Street, a 1938 Zook house. Our 12 house was renovated in the early 1990s and I 13 think if it hadn't been renovated, we would be 14 in the same situation with our house. 15 Obviously, I'm in favor of saving 16 any Zook house. I think there's a lot of houses 17 in Hinsdale that are older houses have been torn 18 down unnecessarily. Obviously it's a lot of 19 work to save them. But I do feel strongly that 20 you can find an owner. I feel like even in your 21 presentation, it's only been for sale for, I 22 don't know, there was a for rent sign, so nine</p> | <p style="text-align: center;">73</p> <p>1 me, but I also am here speaking for myself, 2 including my close neighbors. Mr. Harrison is 3 here with me. The Benson family, the Harrison 4 family, the Riggee family and our family are 5 totally against A, tearing this house down or 6 splitting this lot. There's just too much 7 congestion in the area and I do agree this house 8 on Woodside that he's speaking of is too big. 9 I don't know how we get these 10 things in control, but a lot of things are being 11 built out of scale. I do agree that the Biggert 12 house is bigger than it should be. That 13 renovation kind of has taken on a life of its 14 own. I don't know what rules or laws we need to 15 put into place or who we need to speak to, but 16 we need to get a handle on that. 17 So I'm just saying I don't feel 18 like it's been for sale long enough. I don't 19 think it's been listed. I don't think people 20 have had a chance to see pictures of it in the 21 paper. Has it been marketed? I just think if 22 we could give it some more time. I think it's a</p> |
| <p style="text-align: center;">72</p> <p>1 months it's been for sale, maybe. So I'm just 2 saying it takes the right person. 3 I made two phone calls, one to an 4 architect, one to someone who remodels houses 5 and they were both confused as to was the whole 6 lot for sale, was it being split. It seemed 7 very confusing to the people and so they were 8 kind of almost shoo-shooed away from it like you 9 don't want to get into this. 10 So I'm just concerned. I feel like 11 we could find somebody. Obviously I bought our 12 house. These houses don't last unless they are 13 renovated. Big houses aren't selling and if 14 they aren't new and up-to-date, it's a hard 15 sell. If someone came along, it's a gorgeous 16 lot; it's a big house, and just bumped out the 17 back, make it modernized, I think it's totally 18 saleable to somebody. 19 I mean, whether you sell it to 20 somebody who renovates it and then flips it to 21 somebody, I don't know. I have the same 22 concern. I would not want a mc-mansion next to</p> | <p style="text-align: center;">74</p> <p>1 gorgeous house and a gorgeous lot. If I didn't 2 have our house, I told my husband I would buy it 3 in a heartbeat. So if I wasn't so invested in 4 our house, I would definitely purchase it. 5 So I'm just saying I hope you can 6 save this house and I know if I went around town 7 and asked other Zook owners, I would get, you 8 know, obviously many names and people who care 9 about saving a Zook house for Hinsdale. 10 CHAIRMAN BOHNEN: Thank you very much. 11 Anybody else have any comments? 12 (No response.) 13 Any discussion among the 14 commissioners? 15 Can I have a motion? The applicant 16 is requesting an approval for a certificate of 17 appropriateness to demolish the home at 444 East 18 4th Street. 19 Can I have a motion, please? 20 MS. WEINBERGER: So moved. 21 CHAIRMAN BOHNEN: You need to state 22 your motion. You want to phrase it in a fashion</p> |

1 that will accept a vote. He is asking us for
2 approval for a certificate of appropriateness to
3 demolish the home.

4 MS. WEINBERGER: So I move to approve
5 to --

6 MS. D'ARCO: I'll make a motion to --
7 well, those in favor of approving the
8 demolition.

06:35:38PM

9 CHAIRMAN BOHNEN: You have to make a
10 motion.

11 MS. D'ARCO: I make a motion to approve
12 the demolition of 444 East 4th Street.

13 CHAIRMAN BOHNEN: Do we have a second
14 for that?

15 MR. PRISBY: I'll second that.

16 CHAIRMAN BOHNEN: A motion has been
17 made to approve a certificate of appropriateness
18 to demolish the home at 444 East 4th Street.

19 Roll call vote, please?

06:36:02PM

20 Shannon?

21 MS. D'ARCO: Can we step back? I made
22 the motion, not necessarily that was my vote.

1 MR. YU: That's fine.

2 CHAIRMAN BOHNEN: The motion has been
3 made to approve the certificate of
4 appropriateness to demolish the home.

5 MR. PRISBY: To allow him to demo.

6 CHAIRMAN BOHNEN: To allow him to demo.
7 So a roll call vote, please.

8 Jim?

9 MR. PRISBY: Nay.

10 CHAIRMAN BOHNEN: Janice?

11 MS. D'ARCO: Nay.

12 CHAIRMAN BOHNEN: Shannon?

13 MS. WEINBERGER: Nay.

14 CHAIRMAN BOHNEN: And I vote no.

15 The motion is unanimous. The
16 certificate is denied. Thank you.

17 (WHICH, were all of the
18 proceedings had, evidence
19 offered or received in the
20 above entitled cause.)

21

22

1 STATE OF ILLINOIS)

) ss:

2 COUNTY OF DU PAGE)

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

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 16th day of March, A.D. 2017.

19

20

KATHLEEN W. BONO,
C.S.R. No. 84-1423,
Notary Public, DuPage County

21

22

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

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

In the Matter of:)
)
Case No. HPC-01-2017)
605 South Garfield Street.)

REPORT OF PROCEEDINGS had and testimony
taken at the Certificate of Appropriateness
Public Hearing of the above-entitled matter
before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 8th day of March 2017, at the
hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member;

MS. SHANNON WEINBERGER, Member.

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| <p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBB MCGINNIS, Director of</p> <p>3 Community Development;</p> <p>4 MR. CHAN YU, Village Planner;</p> <p>5 MR. JAMES DOHERTY, Project Manager.</p> <hr/> <p>6 CHAIRMAN BOHNEN: Next item on the</p> <p>7 agenda we have HPC-01-2017, 605 South Garfield</p> <p>8 Street. That's a request for a Certificate of</p> <p>9 Appropriateness to demolish an existing home and</p> <p>10 garage in the Robbins Park Historic District.</p> <p>11 Would you please swear the witness</p> <p>12 in.</p> <p>13 (WHEREUPON, Mr. James Doherty</p> <p>14 was administered the oath.)</p> <p>15 MR. DOHERTY: Good evening. My name is</p> <p>16 James Doherty. I'm a project manager for Bayit</p> <p>17 Builders, and we are requesting a permit for</p> <p>18 demolition of 605 South Garfield to build a new</p> <p>19 construction home. I wasn't aware I had to make</p> <p>20 a presentation.</p> <p>21 MR. PRISBY: Chan, I did not receive</p> <p>22 this package until Monday afternoon.</p> | <p style="text-align: right;">4</p> <p>1 MR. DOHERTY: Yes.</p> <p>2 CHAIRMAN BOHNEN: Do we have your</p> <p>3 information or a business card?</p> <p>4 MR. DOHERTY: If it's not with the</p> <p>5 package, I can get it for you right away.</p> <p>6 MR. PRISBY: Is it the 5800 number?</p> <p>7 MR. DOHERTY: No. That's our office</p> <p>8 number. I can give you a card before I leave.</p> <p>9 CHAIRMAN BOHNEN: That will be great</p> <p>10 and we will contact you to go through it.</p> <p>11 I might ask, in order to expedite</p> <p>12 our findings, it would be very helpful if you</p> <p>13 folks have any type of elevations and renderings</p> <p>14 of what you are proposing to build. We are</p> <p>15 looking at drawings here. I have a front</p> <p>16 elevation.</p> <p>17 MR. DOHERTY: There should be --</p> <p>18 MR. PRISBY: A set of construction</p> <p>19 documents.</p> <p>20 CHAIRMAN BOHNEN: We didn't get our</p> <p>21 packets until quite late. So I haven't had a</p> <p>22 chance to go through it.</p> |
| <p style="text-align: right;">3</p> <p>1 MR. YU: I apologize.</p> <p>2 MR. PRISBY: Typically I like to go</p> <p>3 through the house and see what the condition of</p> <p>4 the existing house. Usually like to reach out</p> <p>5 and if you are the contact, have a chance to</p> <p>6 walk through. I simply have not had a chance to</p> <p>7 do that, to just get my opinion.</p> <p>8 I drove past today, so I saw the</p> <p>9 outside, saw the landscaping has been cleared</p> <p>10 away and got a good shot of the house, but I</p> <p>11 would still like to go through it as far as it's</p> <p>12 in the historic district. I always want to make</p> <p>13 sure I'm making a smart decision, or at least</p> <p>14 recommendation, and I would like to see the</p> <p>15 inside.</p> <p>16 MR. DOHERTY: Okay.</p> <p>17 MR. PRISBY: That's at least part one.</p> <p>18 MS. D'ARCO: I agree with that.</p> <p>19 CHAIRMAN BOHNEN: I think we all agree.</p> <p>20 That's been our procedure is to visit these</p> <p>21 properties and I wonder if -- we will go visit</p> <p>22 the property. We will contact you to do that?</p> | <p style="text-align: right;">5</p> <p>1 Do you have any type of pictures or</p> <p>2 renderings?</p> <p>3 MR. DOHERTY: Of the existing or the</p> <p>4 new?</p> <p>5 CHAIRMAN BOHNEN: No, the one you are</p> <p>6 proposing to build. Have you built one like it?</p> <p>7 MR. DOHERTY: No. This is actually</p> <p>8 pretty unique to what we have been building so</p> <p>9 far in Hinsdale. There's a little more detail.</p> <p>10 MS. D'ARCO: It's white and black,</p> <p>11 right? White and gray, white and black?</p> <p>12 CHAIRMAN BOHNEN: So it's a board and</p> <p>13 batten three stories.</p> <p>14 MR. DOHERTY: Board and batten three</p> <p>15 stories, third floor, yes, finished basement.</p> <p>16 CHAIRMAN BOHNEN: And the roof</p> <p>17 materials?</p> <p>18 MR. DOHERTY: Cedar shake roof.</p> <p>19 CHAIRMAN BOHNEN: Cedar shake.</p> <p>20 MR. DOHERTY: It's the board and batten</p> <p>21 farmhouse.</p> <p>22 CHAIRMAN BOHNEN: And your flat roof</p> |

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| <p style="text-align: center;">6</p> <p>1 over your first floor gallery there, what's the</p> <p>2 material?</p> <p>3 MR. DOHERTY: PAC-CLAD metal.</p> <p>4 MR. PRISBY: It's a standing seam</p> <p>5 aluminum.</p> <p>6 MR. DOHERTY: Yes.</p> <p>7 CHAIRMAN BOHNEN: It's aluminum?</p> <p>8 MR. PRISBY: It's an aluminum product.</p> <p>9 CHAIRMAN BOHNEN: And it's a colored</p> <p>06:40:56PM 10 process?</p> <p>11 MR. PRISBY: Yes, some kind of colored</p> <p>12 roof, black or bronze. That's why I think color</p> <p>13 is going to be important.</p> <p>14 CHAIRMAN BOHNEN: Yes. And the color</p> <p>15 is integrated into the material?</p> <p>16 MR. PRISBY: Yes. It won't change</p> <p>17 color.</p> <p>18 CHAIRMAN BOHNEN: It won't change,</p> <p>19 okay. PAC-CLAD?</p> <p>06:41:14PM 20 MR. PRISBY: Yes, PAC-CLAD it's a brand</p> <p>21 for the most part. You see it a lot</p> <p>22 commercially any time you see a standing seam</p> | <p style="text-align: center;">8</p> <p>1 asbestos we removed from this house also in the</p> <p>2 basement and on the first floor.</p> <p>3 MR. PRISBY: How bad was it?</p> <p>4 MR. DOHERTY: It wasn't excessive.</p> <p>5 CHAIRMAN BOHNEN: Pipe wrappings?</p> <p>6 MR. DOHERTY: Pipe wrappings, the tile</p> <p>7 in the floors.</p> <p>8 CHAIRMAN BOHNEN: Tile, asbestos tile.</p> <p>9 And your name again, please.</p> <p>06:42:32PM 10 MR. DOHERTY: James Doherty.</p> <p>11 CHAIRMAN BOHNEN: Okay. We are going</p> <p>12 to discuss tonight about having more frequent</p> <p>13 meetings because the work is piling up.</p> <p>14 MR. DOHERTY: Okay.</p> <p>15 CHAIRMAN BOHNEN: And so we will</p> <p>16 expeditiously go see this house and let you know</p> <p>17 when we can convene again so that you can give</p> <p>18 us your final versions and we can give you our</p> <p>19 thoughts and give you our findings. So we will</p> <p>06:43:06PM 20 try and do this as quickly as we can. Thank</p> <p>21 you.</p> <p>22 MS. D'ARCO: Do you have a buyer</p> |
| <p style="text-align: center;">7</p> <p>1 aluminum roof. I can't think of a good example</p> <p>2 around here. I know there's some out there.</p> <p>3 MR. DOHERTY: Yes. If I had known</p> <p>4 there was a presentation, I could have gotten a</p> <p>5 few addresses some that are already in town that</p> <p>6 are very, very similar to what we are doing.</p> <p>7 CHAIRMAN BOHNEN: So if you had to</p> <p>8 characterize this style of this house.</p> <p>9 MR. DOHERTY: Farmhouse.</p> <p>06:41:36PM 10 CHAIRMAN BOHNEN: Farmhouse?</p> <p>11 MR. DOHERTY: Yes.</p> <p>12 MS. D'ARCO: You have some on Quincy,</p> <p>13 on Clay.</p> <p>14 MR. DOHERTY: Yes. Exactly.</p> <p>15 MR. PRISBY: By the way, John, it is so</p> <p>16 nice to get color photos that I can actually see</p> <p>17 that aren't a gray smudge.</p> <p>18 MR. YU: They are originals too.</p> <p>19 CHAIRMAN BOHNEN: They actually</p> <p>06:42:04PM 20 represent what's there.</p> <p>21 MR. YU: Yes. They went to Walgreens.</p> <p>22 MR. DOHERTY: We found a lot of</p> | <p style="text-align: center;">9</p> <p>1 already for the home?</p> <p>2 MR. DOHERTY: We do not. As of right</p> <p>3 now, we are building a spec. It's not even</p> <p>4 advertised as new construction as of yet until</p> <p>5 we get permits to move forward.</p> <p>6 MR. PRISBY: I'd really like to get a</p> <p>7 better image in my head of what this is going to</p> <p>8 look like. I can picture the structure but it's</p> <p>9 the colors and the materials.</p> <p>06:43:32PM 10 MR. DOHERTY: I'm not sure of the</p> <p>11 address. Hickory Street, Hickory and Monroe,</p> <p>12 are you familiar with that corner?</p> <p>13 MR. PRISBY: Very.</p> <p>14 MR. DOHERTY: It's going to be very</p> <p>15 similar to that home only larger.</p> <p>16 CHAIRMAN BOHNEN: Hickory and</p> <p>17 Washington?</p> <p>18 MR. DOHERTY: Monroe.</p> <p>19 MR. PRISBY: Which corner, southeast?</p> <p>06:43:48PM 20 MR. DOHERTY: Southeast, yes.</p> <p>21 MR. PRISBY: White home black windows?</p> <p>22 MR. DOHERTY: Yes. Similar to that</p> |

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| <div>10</div> <div>1 larger. So that's probably the best way to</div> <div>2 describe it.</div> <div>3 CHAIRMAN BOHNEN: Okay. Thank you very</div> <div>4 much, James. We appreciate you appearing before</div> <div>5 us.</div> <div>6 MR. DOHERTY: I have to grab a couple</div> <div>7 of business cards.</div> <div>8 MR. MCGINNIS: Gentlemen, I can email</div> <div>9 you his contact information in the morning.</div> <div>06:44:14PM 10 CHAIRMAN BOHNEN: Fine. Okay.</div> <div>11 Is our signage going to be done at</div> <div>12 the public hearing, Robb?</div> <div>13 MR. MCGINNIS: I'm sorry, Chairman?</div> <div>14 CHAIRMAN BOHNEN: The matter of the</div> <div>15 sign, is that going to be in the -- is that</div> <div>16 going to be a public hearing also?</div> <div>17 MR. YU: No, that's a public meeting.</div> <div>18 CHAIRMAN BOHNEN: That's a meeting.</div> <div>19 MR. YU: Yes. But if you wouldn't mind</div> <div>06:44:56PM 20 formally continuing the case H-01-2017 for the</div> <div>21 next.</div> <div>22 CHAIRMAN BOHNEN: We will do the 20 E.</div> | <div>12</div> <div>1 STATE OF ILLINOIS)</div> <div>) ss:</div> <div>2 COUNTY OF DU PAGE)</div> <div>3 I, KATHLEEN W. BONO, Certified</div> <div>4 Shorthand Reporter, Notary Public in and for the</div> <div>5 County DuPage, State of Illinois, do hereby</div> <div>6 certify that previous to the commencement of the</div> <div>7 examination and testimony of the various</div> <div>8 witnesses herein, they were duly sworn by me to</div> <div>9 testify the truth in relation to the matters</div> <div>10 pertaining hereto; that the testimony given by</div> <div>11 said witnesses was reduced to writing by means</div> <div>12 of shorthand and thereafter transcribed into</div> <div>13 typewritten form; and that the foregoing is a</div> <div>14 true, correct and complete transcript of my</div> <div>15 shorthand notes so taken aforesaid.</div> <div>16 IN TESTIMONY WHEREOF I have</div> <div>17 hereunto set my hand and affixed my notarial</div> <div>18 seal this 15th day of March, A.D. 2017.</div> <div>19</div> <div>20</div> <div>21 KATHLEEN W. BONO,</div> <div>C.S.R. No. 84-1423,</div> <div>Notary Public, DuPage County</div> <div>22</div> |
| <div>11</div> <div>1 Maple; is that correct, the sign? And that's a</div> <div>2 public hearing.</div> <div>3 MR. MCGINNIS: That's a public meeting.</div> <div>4 But if you would just ask for a motion and a</div> <div>5 second to continue the last case.</div> <div>6 CHAIRMAN BOHNEN: Oh, I'm very sorry.</div> <div>7 Can I have a motion to continue the</div> <div>8 last case HPC-01-2017, 605 South Garfield until</div> <div>9 our next meeting.</div> <div>06:45:20PM 10 MR. PRISBY: Motion to continue.</div> <div>11 CHAIRMAN BOHNEN: Second, please?</div> <div>12 MS. D'ARCO: Second.</div> <div>13 CHAIRMAN BOHNEN: All in favor, aye.</div> <div>14 (All aye.)</div> <div>15 Motion is carried.</div> <div>16 (WHEREUPON, said Public</div> <div>17 Hearing was continued to a</div> <div>18 date to be determined.)</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> | |

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MEMORANDUM

DATE: April 12, 2017

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: 605 S. Garfield Ave. – Application for Certificate of Appropriateness to Demolish Home and Garage in the Robbins Park Historic District to Construct a New Home
Continuation from 03.08.17

Summary

The Village of Hinsdale has received an application from Bayit Builders, LLC., representing the owner of 605 S. Garfield Avenue, requesting approval for a Certificate of Appropriateness to demolish an existing home and garage in the Robbins Park Historic District to construct a new house. Per the Village Code, no permits shall be issued for demolition of any structure located in a designated historic district without the rendering of a final decision by the Historic Preservation Commission (HPC) on an application for a Certificate of Appropriateness. This request was heard at the Public Hearing on March 8, 2017, HPC meeting and was continued to the April 12, 2017, HPC meeting.

Request and Analysis

The subject property is located on the corner of Garfield Avenue and Sixth Street. The existing home was constructed in 1872, and also known as the Mrs. Sarah House. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The home is located in the R-1 Single Family Residential District and borders the same to the north, east, south and R-4 Single Family Residential District to the west. Per the submitted plat of survey, it is a legal nonconforming R-1 lot that is approximately 21,960 SF in area. The home and garage, per the National Register of Historic Places, are contributing structures to the Robbins Park Historic District.

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



MEMORANDUM

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 4.

Per Section 14-5-1(B), the final decision of the HPC shall be advisory only since the subject property is not a local landmark, but is located in a designated historic district.

Attachments:

The following related materials were provided for the March 8, 2017, HPC meeting and can be found on the Village website at:

http://www.villageofhinsdale.org/document_center/HistoricPreservation/2017/MAR/March_8_2017_HPC.pdf

Application for Certificate of Appropriateness and Exhibits

Zoning Map and Project Location

Robbins Park Historic District Map

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

National Register of Historic Places Sheet (Section Number 7 Page 14)



HINSDALE HISTORICAL SOCIETY

HINSDALE HISTORIC TOURS APP

PROPOSAL FOR PARTNERSHIP WITH

THE HINSDALE HISTORIC PRESERVATION COMMISSION

OVERVIEW

April 5, 2017

Project Background and Description

The Hinsdale Historical Society has a vast archival collection housed in the Roger and Ruth Anderson Architecture Center. A portion of this historical collection contains photographs, architectural plans, and other material detailing the stories of the built structures in and around the Village, including information on the people who designed, built, lived, and worked in them.

The Society has a small, dedicated volunteer pool and a part-time Executive Director, all who work tirelessly to provide educational programming and services to the Hinsdale community. Even with this diligent work to meet the mission of the Society, much of the community is unaware of our Village's architectural treasures. In order to engage the community with its architectural heritage, the Hinsdale Historical Society would like to showcase Hinsdale's history and architecture via a mobile application (for smartphones and tablets) for tours as a way to increase community knowledge, access to the Society's archival collection, and the relevance of the Society's mission.

In Year One, the mobile application will launch with three tours of the R. Harold Zook buildings in Hinsdale. Roscoe Harold Zook, one of Hinsdale's most noted architects, designed approximately 37 homes and buildings in the Village during the 1920's through the 1940's. This mobile application is designed to be expandable; therefore, upon success of the Year One launch, the Society plans to increase the number of tours available on the application. It is even possible that the work of the Hinsdale Historic Preservation Commission's latest update to its architectural tour could be included in this first phase of the mobile application.

Project Vendor Selection

After reviewing the offerings and costs of various platform developers (see Appendix A), the Society has decided that **My Tours** would provide the most flexible design options, maintenance services, and opportunities for expansion while proving to be the most economical choice. They provide full support for multiple tour offerings, rich text and graphic integration, GPS mapping, in-app purchases and coupons, and multiple language options. The app is compatible with both IOS and Android smartphones and automatic upgrades for each new software version is standard in their maintenance package.

Project Scope

Working with **My Tours**, a worldwide tour app developer, three separate tours will be available in Year One (see Appendix B for map and list of sites).

1. Zook Tour North - includes 10 Zook homes north of 47th Street in Hinsdale.
2. Zook Tour South - includes 14 Zook homes south of 47th Street in Hinsdale.
3. Downtown Walking Tour - includes 14 homes and businesses designed by Zook located in the central business district and nearby southeast Hinsdale.

Using **My Tours** codes for geofencing, the app will navigate the user from property to property in a logical flow. For each tour stop, the app will include:

- the site address

- an architectural description
- Zook features of the building
- a brief history of the building, if known
- images (exterior for all properties, interiors and details for some)

The app will also include a biography and image of R. Harold Zook and information about the relocation and rehabilitation of the Zook Home and Studio at Katherine Legge Memorial Park. The app developer allows unlimited expansions for the Society to add new tours focusing on other architectural styles or Hinsdale stories over time.

Audience

The projected audiences of the Hinsdale's historic tours app are bicycle, walking, and driving enthusiasts, local residents of Hinsdale and its adjacent communities, and individuals interested in architectural heritage and local history. The tours will be accessible to people of all ages, and prospective users will include individuals, couples, families and bicycle groups and clubs. The Village of Hinsdale will serve as an outdoor museum for participants to explore and learn.

Project Costs

The total cost of this project is \$2,370. A detailed budget and justification is outlined in Appendix C.

Marketing and Communication Plan

Once the app is complete and available for download, the Hinsdale Historical Society will publicize the app to a variety of audiences through the Society's extensive media connections. Posts will be featured on the Society's website and its Facebook page which is updated regularly and has a growing number of followers. Additionally, the app will be promoted to over 1,000 Hinsdale area families through member/supporter communications such as monthly e-newsletters, email blasts, and the Annual Report. Press Releases will be shared electronically to local media outlets and over 40 local preservation groups. The Society has also discussed the idea of a community-wide launch event that might include scavenger hunt-type activities to encourage residents to explore their neighborhood.

Implementation Plan

A. Content Creation

Society staff and volunteers have substantially completed the first stage of app production with content creation and sourcing. Brief architectural descriptions have been completed for all 28 planned tour stops. Historical briefs have been prepared for 20 sites for which we have archival information. High quality images of all properties and their characteristic Zook architectural details have been digitally scanned.

B. Content Uploading

Once project funding is secured, the Society will contract with **My Tours** to begin the second phase of production known as content uploading. Society volunteers will upload text, images and app graphics via the easy to use web based app builder. During this period, the Society will apply for both an Apple Developer and Google Play Account.

C. My Tours Review and Validation

The **My Tours** Concierge will check the app content, prepare the app, and submit the app to both app stores.

D. App Goes Live

Once the app goes live, in approximately two weeks from submission, the Society will implement the marketing and communication plan.

E. App Maintenance

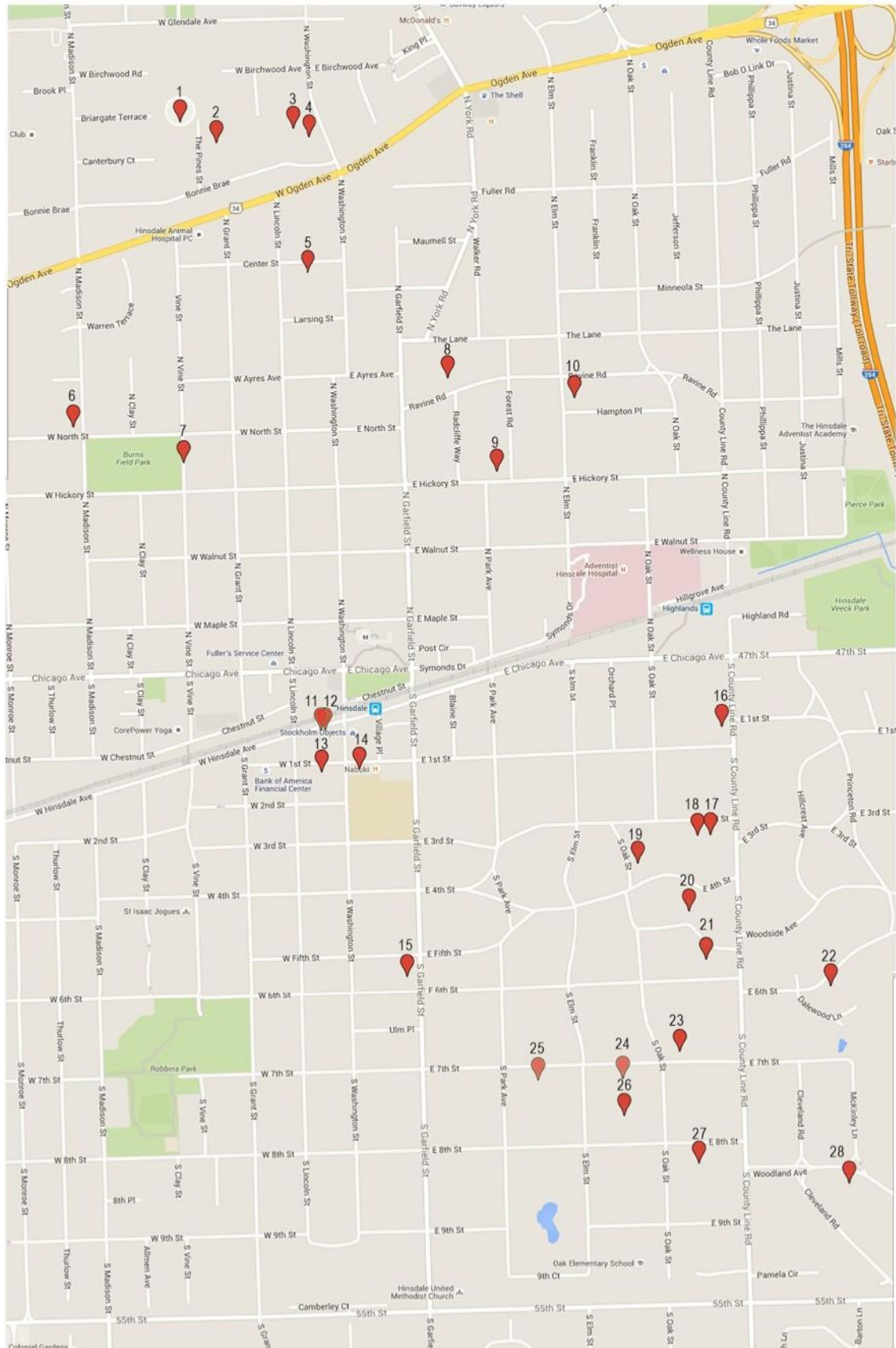
My Tours will add new app features, and the Society may add or modify content via the web based tour builder. The Society will track the number of app downloads, site stops and other metrics through Google Analytics to evaluate app effectiveness and reach.

See Appendix D for a full Project Timeline.

Appendix A: App Developer Comparison

| Name of Firm | Subscription Cost | Annual Cost | Advantages | Disadvantages |
|---|--|---|---|--|
| Chicago Area Development Firms and Developers | Hourly rates ranged from \$50-\$200 per hour Any changes and updates due to software version changes billed at hourly rate. | N/A | Custom design | No expertise in tour apps; Pay for any changes; Ongoing payments for operating systems updates; Difficult to accurately predict number of hours needed to complete app |
| Tour Buddy | \$4000 | \$2000 | Experienced tour app developer | Limited to 3 tours on the app; No discounts for small not for profits; Not responsive to inquiries |
| My Tours | \$1995 business rate \$995 small not for profit rate. | \$1495 business rate \$350 small not for profit rate | Experienced tour app developer who has produced over 140 mobile applications for cultural and heritage organizations; Significant discount to small not for profits; Very Responsive to inquiries | |

Appendix B: Hinsdale Map of Zook-Designed Homes



Appendix B: Hinsdale Map of Zook-Designed Homes (cont.)

Zook Tour Map

- 1) 824 The Pines Street
- 2) 815 The Pines Street
- 3) 840 North Washington Street
- 4) 820 North Washington Street
- 5) 20 Center Street (demolished)
- 6) 501 West North Street (demolished)
- 7) 350 North Vine Street, Burns Field Warming Center
- 8) 133 Ravine Road
- 9) 300 Forest Road
- 10) 347 North Elm Street
- 11) 14-16 West Hinsdale Avenue
- 12) 8 West Hinsdale Avenue
- 13) 14 West First Street
- 14) 8 East First Street
- 15) 514 South Garfield Street
- 16) 46 South County Line Road
- 17) 434 East Third Street
- 18) 430 East Third Street
- 19) 327 South Oak Street (relocated)
- 20) 444 East Fourth Street
- 21) 439 East Sixth Street
- 22) 600 East Sixth Street
- 23) 405 East Seventh Street
- 24) 324 East Seventh Street
- 25) 220 East Seventh Street
- 26) 325 East Eighth Street (demolished)
- 27) 420 East Eighth Street
- 28) 566 Woodland Avenue

*Not on map: Katherine Legge Memorial Lodge, Zook Home and Studio

Appendix C: Budget and Budget Justification

Budget for Initial Three Years

My Tours has offered the nonprofit pricing for the Hinsdale Historical Society. Retail pricing is included as a comparison.

| | <u>Retail</u> | <u>Nonprofit</u> |
|---|------------------------------------|--------------------|
| Initial Setup Cost | \$1995 | \$995 |
| Annual Subscription to My Tours | \$1495 x 3 = \$4485 | \$350 x 3 = \$1050 |
| Annual Apple Developer Account Fee | \$100 x 3 = \$300 | \$100 X 3 = \$300 |
| Fee for Android Users | \$25 | \$25 |
| Zook building photography | HHS in kind donation by volunteers | |
| Archiving and collation of home histories | HHS in kind donation by volunteers | |
| Document and image uploading | HHS in kind | |
| Total Project Costs: | \$6805 | \$2370 |

Budget Justification

Set-Up Cost - The set-up cost includes access to a web based tour creator which features app theming, multiple platform support, powerful mapping, multimedia support of rich text, high quality images, audio and videos, GPS based alerts, support for in app purchases and coupons, multilingual capability, multi tour capacity, real time content updates, and app concierge and support. It is discounted from regularly advertised \$1995 setup cost due to application of the small nonprofit discount.

Annual Subscription to My Tours - A 3-year annual subscription includes coverage for all updates and changes to the app. The Hinsdale Historical Society will assume responsibility in its operating budget for the annual subscription costs commencing in Year 4.

Apple Developer Account Fee - This annual fee makes the app available in the Apple App Store. The Hinsdale Historical Society will assume responsibility for this annual fee beginning in Year 4.

Fee for Android Users - There is a one-off \$25 fee to make app available to non-Apple device users.

Appendix D: Project Timeline

| Project Month 2017-2018 | 1 | 2 | 3 | 4 | 5-12 |
|---|---|---|---|---|------|
| Final Selection of Tour Stops | | | | | |
| Final Editing of Architecture and History Text | | | | | |
| Apply for Apple Developer and Google Play Accounts | | | | | |
| Upload Text | | | | | |
| Upload Images | | | | | |
| Upload App Graphics | | | | | |
| App Testing | | | | | |
| App Submission to Apple App Store and Google Play Store | | | | | |
| Press Releases Announcing App Prepared | | | | | |
| App Becomes Available for Download | | | | | |
| Press Releases Distributed | | | | | |
| Articles Posted on HHS Website and Facebook Group | | | | | |
| Promotional Information E-blasted to Membership | | | | | |
| Promotional Information E-blasted to Local Area Preservation Groups | | | | | |
| Identify and Conduct Outreach to Running and Bicycle Groups | | | | | |
| Update App Content as Needed | | | | | |
| Evaluate App Use Through Google Analytics | | | | | |
| Plan for Tour 2 | | | | | |