

Approved
D'Arco/Weinberger

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

April 12, 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 April 12, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner D'Arco, Commissioner Weinberger,
Commissioner Gonzalez and Commissioner Willett
Absent: Commissioner Prisby
Also Present: Applicant for Case A-01-2017 and Presenter for Discussion Item

Minutes

Chairman Bohnen introduced the minutes from the April 12, 2017, meeting and asked for any questions. The HPC reviewed and **unanimously approved, 5-0 (1 absent)** the minutes.

Public Hearing – Certificate of Appropriateness

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. *Continued from Feb. 8, 2017 HPC Hearing*

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-01-2017

The applicant reviewed that some of the members of the HPC have visited the house and explained that Commissioner Prisby believes the current house is not in good condition.

A motion to **approve** the Certificate of Appropriateness was unanimously approved 5-0 (1 absent), with the condition that the applicant work with Commissioners Gonzalez and Prisby for exterior design recommendations for the new home.

Discussion

Hinsdale Historical Society for Historic Tours App and partnership proposal with the Historic Preservation Commission

Commissioner Weinberger summarized the Special HPC meeting on March 14, 2017, as it relates to the Commission potentially supporting the work by the Hinsdale Historical Society (HHS). The HHS has many projects going on currently, however, one in particular

is the development for a historic tours app. The HHS has not established a name for the app yet, but a lot of the work has been completed already. The app developer of choice is called "My Tours". To that end, Commissioner Weinberger invited the HHS staff to please review the additional details.

Ms. Karen Lopez reviewed that this project grew from a desire to broaden the HHS's exposure to some of the things it does. She acknowledged that they have a museum with short hours, and everyone is busy, and thus, the HHS would like to do something to break through that barrier to open up the awareness to the historical treasures we have in Hinsdale. To that end, they believed "Zook" was the perfect place to start. Ms. Lopez explained that they were very lucky to have an intern who was an architect, who could detail all the architectural features of a historic home. The HHS realized that geocoding all this information into a real time app would require a special service (programming). Having said this, My Tours, a 3rd party company rose to the top among the firms the HHS looked at. Ms. Lopez noted however, that this project was outside of what the HHS could afford. Thus, the HHS is currently seeking to identify potential funders, and is responding to a potential partnership with the HPC.

Chairman Bohnen expressed that he is thrilled about this, and believes it's a win-win situation between the synergies by the two organizations.

Ms. Karen Lopez also expressed the same thoughts and mentioned that we could continue to build off and expand the functions of the app once it's been established.

Chairman Bohnen asked if this app is for biking or walking.

Ms. Karen Lopez responded correct, and added running too. Since the locations and densities vary, some areas would be more appropriate for walking versus driving. She also mentioned that the app is projected to be ready by September, 2017, and will be available for Android and iOS.

Chairman Bohnen asked if the HPC has any questions or comments.

Commissioner Willett responded that he thinks this is a fantastic concept, and asked how they would measure success, and if there are metrics in place.

Ms. Karen Lopez replied that there are a number of things the HHS could look at, for example, the: number of downloads, and number of new memberships to the HHS/additional engagement with the HPC due to the app. She also mentioned that she is open to ideas if the HPC has any.

Commissioner Willett replied he will have to think about it some more, and explained he is intrigued because he has some experience in this area. Switching gears, he asked if there is a monthly maintenance fee and if there content updates.

Ms. Karen Lopez replied that there is an annual fee for the updates, and believes that is in the budget.

Commissioner Willett asked if there are a limited number of updates you would like to make.

Ms. Karen Lopez responded that she doesn't believe the Zook tour will have many updates since the work is essentially completed. However, if things went well, the next big update would be a new tour function on the app.

Commissioner Willett asked if it will be a free app or if there would be a cost.

Ms. Karen Lopez explained that's an interesting question. Some economic theory suggests that if the app is free, nobody would want it. Therefore, the app will probably have some charge, but the price has not been set.

Commissioner Willett asked if the format could be used on the phone, tablet and etc.

Ms. Karen Lopez responded it could work on tablets and smart phones, on both Droid and iOS. She will need to circle back on whether it would work on a desktop.

Commissioner Weinberger doesn't believe it will work on a desktop.

Commissioner Willett asked if it could play video content.

Ms. Karen Lopez replied no, but it does have audio capabilities, and likes the idea of an audio tour option.

Commissioner Willett asked if there is a "push" plan (marketing) to announce the new app.

Commissioner Gonzalez asked if there will be interior views of the homes on the tour.

Ms. Karen Lopez responded that each house is unique, so some homes will have interior shots and some will not. In addition, some may have past historic families who lived in the home.

Commissioner Gonzalez asked what if the residence doesn't want to supply any photographs.

Commissioner Weinberger responded that the photos would be historical and archived already.

Lynne Smaczny, Executive Director of the HHS, explained that the interior photos will pertain to Zook details, and clarified that they are not requesting for current interior photos of someone's home.

Chairman Bohnen explained that the HPC designated May to honor Zook this year, and would like to discuss potential activities for preservation month. After hearing the functions and vision for the app, the Chairman of the HPC proposed to authorize at the next meeting, to allocate a \$5,000 budget to help launch the App in conjunction with the HHS and to promote the App.

Ms. Karen Lopez added that the HHS has a very detailed marketing plan that includes a list of contacts, graphic designers for promotional materials and a marketing committee.

Prior to adjourning, Chairman Bohnen noted that next Wednesday (April 19), there is a ZBA meeting with the 444 E. 4th Street as an Agenda item (previous HPC Agenda item). He expressed that anybody with an interest in the preservation of the Zook house to attend and offer their opinions. Additional discussion about the ZBA request ensued.

Adjournment

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 6:46 PM. on April 12, 2017.

Respectfully Submitted,

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

, Village Planner

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.)

CONTINUED 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 12th
day of April, 2017, at the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. JANICE D'ARCO, Member;
- MR. FRANK GONZALEZ, Member;
- MS. SHANNON WEINBERGER, Member;
- MR. TOM WILLETT, Member.

1 ALSO PRESENT:
2 MR. CHAN YU, Village Planner;
3 MR. JAMES DOHERTY, Project Manager.
4

5
6 CHAIRMAN BOHNEN: Let's move on to the
7 public hearing for case HPC-01-2017 for
8 605 South Garfield Street if we may.

9 Mr. Doherty?
10 (Mr. Doherty sworn.)

06:05:12PM

11 MR. DOHERTY: Good evening. I'm here
12 again to request for a permit for the demolition
13 of 605 South Garfield to build a new
14 construction home.

15 CHAIRMAN BOHNEN: And the Commissioners
16 that wanted to go through that home, did
17 everybody get a chance to go through it?

18 MR. GONZALEZ: I didn't go through it,
19 but I spoke with Prisby.

06:05:56PM

20 CHAIRMAN BOHNEN: Jim Prisby.
21 MR. GONZALEZ: Jim. And we had some
22 communication, and he explained that the house

1 basically was in fairly poor condition.

2 CHAIRMAN BOHNEN: Right.

3 MR. GONZALEZ: So I haven't walked
4 through, but I will take his word. And I have
5 driven by the house many times so I can see the
6 condition.

7 CHAIRMAN BOHNEN: Okay. Are there any
8 comments about 605 South Garfield?

9 I think our concern, if I may --
10 Jim Prisby wrote a memorandum. Did you get a
11 copy of that, Frank?

06:06:31PM

12 MR. GONZALEZ: A memoranda? No.

13 CHAIRMAN BOHNEN: I thought he said --
14 Okay.

15 MR. GONZALEZ: Not the memorandum.

16 CHAIRMAN BOHNEN: It showed here you
17 got a copy of it. Maybe I'm mistaken. I can
18 paraphrase it for the Commission. Jim Prisby is
19 one of the two architects that are on our board.

06:06:58PM

20 MR. DOHERTY: Yes.
21 CHAIRMAN BOHNEN: And we mentioned to
22 you I think prior --

1 MR. DOHERTY: I met with him at
2 605 South Garfield.

3 CHAIRMAN BOHNEN: Oh, did you?

4 MR. DOHERTY: Yes.

5 CHAIRMAN BOHNEN: Oh, good. Good. And
6 did you folks have a meaningful conversation
7 about --

8 MR. DOHERTY: Yes, we did.

9 CHAIRMAN BOHNEN: And what did you --
10 Give me your take on that. What do you think?

06:07:12PM

11 MR. DOHERTY: Well, his exact comments
12 were it was a no-brainer. The brick and block
13 foundation was in poor condition.

14 CHAIRMAN BOHNEN: Yes.

15 MR. DOHERTY: And he recommended that
16 it was a teardown.

17 CHAIRMAN BOHNEN: Yes. Right. And
18 really where I was going towards the nature of
19 this memorandum has to do with some design

06:07:42PM

20 features. Did he speak to you at all about some
21 modifications on your designs?

22 MR. DOHERTY: No.

1 CHAIRMAN BOHNEN: He did not?

2 MR. DOHERTY: He did not, no.

3 CHAIRMAN BOHNEN: Okay.

4 MR. GONZALEZ: That's what he conveyed
5 to me in an e-mail to me directly about the
6 design.

7 CHAIRMAN BOHNEN: Well, did he --
8 That's probably --

9 MR. GONZALEZ: About the design of the
10 home, yes.

06:08:00PM

11 CHAIRMAN BOHNEN: I think that, if I
12 may, I'm going to quote from this. Jim Prisby,
13 our architect, one of our two architects, had
14 some concern about 2-story board and batten,
15 which you were proposing for the bulk of the
16 walls. He'd like to keep that smaller area as
17 gables, and he says that he thinks that it would
18 end up being done with 8-foot plywood sheets and
19 it would be seamed at the joints. And in the
20 long-term, he felt it would not hold up and
21 maintain its appearance.

06:08:50PM

22 I think the gist of this is -- and

1 I do concur with him to a degree -- that the
2 location of this house at 6th and Garfield is
3 kind of a gateway to our historic neighborhood
4 on 6th Street with our brick street there.

5 And I think the concerns that --
6 And he expressed this in our last meeting to
7 some degree about the black windows, and he felt
8 that the home could be tweaked --

9 MR. DOHERTY: Okay.

06:09:32PM

10 CHAIRMAN BOHNEN: -- in a fashion that
11 would not really cost a lot of money in changes
12 but might give it a little more importance in
13 appearance so that it fit into that streetscape
14 as people entered into the historic
15 neighborhood.

16 And he, what he would like to do --
17 and with your concurrence, obviously -- but what
18 he would like to do would be to meet with you.
19 And I think my sense is that we are prepared to

06:10:13PM

20 give you the Certificate of Appropriateness to
21 tear it down, but there is some conditions here
22 that Jim has outlined.

1 MR. DOHERTY: Okay.

2 CHAIRMAN BOHNEN: That if you would see
3 fit to meet with Frank and with Jim and just
4 bandy these things around a little bit.

5 MR. DOHERTY: Yes.

6 CHAIRMAN BOHNEN: So that he could give
7 you some thoughts he had as to how to cast that
8 house in a little more important light due to
9 its location.

06:10:44PM

10 MR. DOHERTY: Yes. We can meet and
11 discuss the options to move forward.

12 MR. GONZALEZ: Believe me, we are
13 pretty careful. We try to offer opinions that
14 are not costly and certainly work with your
15 existing floor plan. We are not going to change
16 the size. It's blending in the streetscape.

17 And maybe we could toss around some ideas and
18 you can suggest some, too. And we can say,
19 okay, this works or doesn't work.

06:11:10PM

20 CHAIRMAN BOHNEN: And we are advisory.

21 MR. DOHERTY: Yes.

22 CHAIRMAN BOHNEN: And you understand

1 that.

2 MR. DOHERTY: Yes. Completely, yes.

3 CHAIRMAN BOHNEN: This is done in the
4 spirit of cooperation. And we would appreciate
5 it if you would meet with the guys.

6 MR. DOHERTY: Yes. I have already had
7 a meeting with Jim.

8 CHAIRMAN BOHNEN: And listen to what
9 they have to say. And maybe some of it makes
10 sense and maybe it doesn't.

06:11:27PM

11 MR. DOHERTY: Yes.

12 CHAIRMAN BOHNEN: Is that okay with
13 you?

14 MR. DOHERTY: We will listen to the
15 ideas and take everything into consideration.

16 MR. GONZALEZ: Okay. Okay.

17 CHAIRMAN BOHNEN: That's right.

18 MS. D'ARCO: I have seen your homes
19 throughout town, and I think they are beautiful.

06:11:43PM

20 I do think that within the last two years we
21 have seen a lot of white farmhouse homes go up
22 with the same aesthetics on the exterior. And

1 when you meet with Jim and Frank and maybe just
2 toss around some design ideas to make it a
3 little different so it's not the same style that
4 keeps going up around town.

5 I think most of the builder homes
6 are pretty similar in that sense, and I know
7 that there is a design that you have. And I
8 respect that.

9 MR. DOHERTY: Yes.

06:12:13PM

10 MS. D'ARCO: And they are great. But
11 because of where the position is in the district
12 it would be nice to see something just a little
13 bit, a little different.

14 MR. DOHERTY: Okay.

15 MS. D'ARCO: Tweaking the exterior a
16 little bit.

17 MR. DOHERTY: Okay.

18 MS. D'ARCO: What I have just heard
19 throughout town is, Oh, another white farmhouse,
20 another white farmhouse. So it would probably

06:12:29PM

21 be to your benefit, obviously, to maybe change

22 it a little bit of --

1 MR. DOHERTY: The existing home
 2 currently is white also.
 3 CHAIRMAN BOHNEN: Right.
 4 MS. D'ARCO: But it's a historical
 5 stucco home. It actually used to be a frame
 6 home.
 7 MS. WEINBERGER: I'd say I do know the
 8 historical society does have some original
 9 photos of the home.
 10 MR. DOHERTY: Yes.
 11 MS. WEINBERGER: And it was actually a
 12 clapboard Victorian with a beautiful front
 13 porch. So if you are interested at all, I mean
 14 maybe there is something you can grab out of
 15 those old photos.
 16 MR. DOHERTY: I think on the blueprints
 17 it shows we are proposing a large front porch on
 18 the building also.
 19 MS. WEINBERGER: Okay. Okay.
 20 CHAIRMAN BOHNEN: Well, based on your
 21 spirit of cooperation, Mr. Doherty, can I have a
 22 motion to approve the Certificate of

06:12:52PM

06:13:11PM

1 college visit, a trip. He will be back in town.
 2 MR. DOHERTY: He's gone for ten days I
 3 believe.
 4 CHAIRMAN BOHNEN: Ten?
 5 MR. DOHERTY: Yes.
 6 MR. GONZALEZ: He gave me his schedule,
 7 yes.
 8 CHAIRMAN BOHNEN: Is that going to
 9 impede you if you --
 10 MR. DOHERTY: Well, as long as at some
 11 point if it doesn't impede us getting our permit
 12 from the building department.
 13 CHAIRMAN BOHNEN: I don't think so.
 14 No.
 15 MR. DOHERTY: Then I don't have any
 16 problems with it at all. No. No.
 17 CHAIRMAN BOHNEN: I mean you have
 18 demonstrated that you would like to have that
 19 conversation?
 20 MR. DOHERTY: For sure.
 21 CHAIRMAN BOHNEN: We appreciate it. No
 22 reason why everything can't progress. Right?

06:14:21PM

06:14:35PM

1 Appropriateness to demolish the home and the
 2 garage at 605 South Garfield with conditions.
 3 MR. GONZALEZ: Yes. I approve with
 4 conditions, Frank Gonzalez.
 5 CHAIRMAN BOHNEN: Okay. Make a motion.
 6 MR. GONZALEZ: I'll make a motion.
 7 CHAIRMAN BOHNEN: To that effect?
 8 MR. GONZALEZ: To that effect, correct.
 9 CHAIRMAN BOHNEN: Second, please?
 10 MS. D'ARCO: I second that.
 11 CHAIRMAN BOHNEN: All in favor?
 12 (A chorus of ayes.)
 13 CHAIRMAN BOHNEN: So that motion
 14 carries, Mr. Doherty. And at your convenience,
 15 perhaps you guys can --
 16 MR. GONZALEZ: We will figure, I will
 17 speak to Jim and then we'll circle around some
 18 e-mails and what's convenient for you and myself
 19 but soon.
 20 MR. DOHERTY: Currently Jim is out of
 21 town. I think he left today.
 22 CHAIRMAN BOHNEN: He did. He went on a

06:13:42PM

06:14:04PM

1 MR. DOHERTY: Welcome ideas from any
 2 architects. The more we get, the better.
 3 MR. GONZALEZ: We are malleable. We
 4 work with you. We're not going to throw in a
 5 monkey wrench into it.
 6 MR. DOHERTY: Sounds good.
 7 CHAIRMAN BOHNEN: So you just proceed
 8 as you would.
 9 MR. DOHERTY: Okay.
 10 CHAIRMAN BOHNEN: And when the meeting
 11 is held, then let us know.
 12 MR. GONZALEZ: Okay.
 13 MR. DOHERTY: Okay, thank you.
 14 CHAIRMAN BOHNEN: Have a good evening.
 15 So we can close that public hearing.
 16 * * *
 17 (Which were all the proceedings had
 18 in the above-entitled cause.)
 19
 20
 21
 22

06:14:54PM

1 STATE OF ILLINOIS)
) ss.
2 COUNTY OF DU PAGE)

3

4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
5 do hereby certify that I am a court reporter
6 doing business in the State of Illinois, that I
7 reported in shorthand the testimony given at the
8 hearing of said cause, and that the foregoing is
9 a true and correct transcript of my shorthand
10 notes so taken as aforesaid.

11

12

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Janice H. Heinemann CSR, RDR, CRR
License No 084-001391

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