



## MEETING AGENDA

**MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
Wednesday, August 9, 2017  
6:00 P.M.  
MEMORIAL HALL – MEMORIAL BUILDING  
(Tentative & Subject to Change)**

**1. CALL TO ORDER**

**2. MINUTES** – Review and approval of the minutes from the June 14, 2017, meeting.

**3. PUBLIC HEARINGS – CERTIFICATE OF APPROPRIATENESS**

- a) Case HPC-04-2017 – 441 E. Third St. - Request for Certificate of Appropriateness to Demolish the Existing Home and construct a new home in the Robbins Park Historic District.

**4. DISCUSSION**

- a) 304 S. Lincoln Street – Case HPC-04-2016 (approved on November 9, 2016)

**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](http://www.villageofhinsdale.org)

Approved

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

June 14, 2017

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale  
6:00 P.M.

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Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:30 p.m. on June 14, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger,  
and Commissioner Willett  
Absent: Commissioner D'Arco and Commissioner Gonzalez  
Also Present: Applicant for Case A-19-2017 and Presenter for Grant Item

**Minutes**

Chairman Bohnen introduced the minutes from the April 12, 2017, meeting and asked for any questions. The HPC reviewed and **unanimously approved, 4-0 (2 absent)** the minutes.

**Public Meeting – HPC Partnership Grant to Hinsdale Historical Society  
Hinsdale Historical Society for Historic Tours App and partnership proposal with  
the Historic Preservation Commission**

Ms. Karen Lopez reviewed the project history and present status of the architectural tour app. In April, 2017, the Hinsdale Historical Society (HHS) explained the app idea and its functions. In May, 2017, the HHS introduced a revised budget to include marketing costs (unfortunately there was not a quorum at the May HPC “meeting”).

Chairman Bohnen summarized the last two months as a discussion that centered on how to grant the \$5,000 to the HHS. One option was to split the grant in halves, and the other in full. Chairman Bohnen, due to the summer schedule and sensitive timing of the app, proposed to the HPC to consider the latter option, and to grant the HHS the full amount.

Ms. Karen Lopez recalled that the HPC would like to be involved with the app kickoff and collaborate on it.

Chairman Bohnen replied correct, the HPC would like to be involved in the kickoff, and asked if that would be in September.

Commissioner Weinberger responded correct, per the timeline, September 17, 2017 is the date.

Chairman Bohnen asked if the first grant allocation would be to pay for the provider, and if so, asked if the HHS is ready to pay the app provider.

Ms. Karen Lopez replied correct, and would not like to delay the funding any longer. The HHS still aims to have a kickoff date on September 17, 2017.

Chairman Bohnen reiterated that he does not want to run into a potential problem with the summer schedule and piecemeal reimbursement process that could delay the project.

Commissioner Prisby likes the idea of granting the full amount of \$5,000.

Commissioner Willett asked if Karen believes there will be time for a Q&A before the formal launch.

Ms. Karen Lopez replied yes, user testing is built into the timeline.

Commissioner Willett asked if Karen believes there is enough time to test and perform a quality control test, based on the current stage and launch in September.

Commissioner Weinberger responded that the timeline is tight right now, and the HHS is relying on volunteers to do all of the uploading.

Ms. Karen Lopez feels that we are running late, however, the timeline is achievable. And she reiterated that she agrees with Commissioner Willett, that the HHS wants this app to work well before the launch.

Additional discussion on the timeline feasibility ensued between Ms. Karen and Commissioner Willett.

Commissioner Weinberger added that in a worst case scenario of a late launch, the HHS has a Zook event in late October, and could potentially add this to the event if necessary.

Ms. Karen Lopez added that the HHS is mindful for all the beautiful fall events in Hinsdale, and would not pick a date that conflicts with another event.

Chairman Bohnen asked for a motion to grant the HHS for the full \$5,000 for the app. Commissioner Prisby motioned, and Commissioner Willett seconded. The motion was unanimously approved, 4-0 (2 absent).

### **Signage in the Historic Downtown District**

Case A-19-2017 – 12 E. First St. – EFP Opticians – Wall and Window Sign (window sign retroactive) application in the Historic Downtown District.

The applicant, Boyce Moffitt, introduced himself as the manager and partner at EFP Opticians, and asked if the HPC has any questions about the sign for him.

Commissioner Weinberger asked what the color the awnings are.

Mr. Boyce Moffitt replied that the awnings are already removed, and the signage color will blend into the existing surroundings in terms of color and historical features.

Chairman Bohnen asked about the illumination of the sign, and believes it is not in keeping with the historical nature of the Downtown District. He is concerned about the business of advertising through illuminated signage. He asked Commissioner Prisby if he would like to add his thoughts on this.

Commissioner Prisby reviewed that he has long been against illuminated signage, and referenced the MyEyeDr. signs that are unpleasant. To that end, he expressed that the illumination component is the one thing that he is not thrilled about.

Mr. Boyce Moffitt clarified that the signage is lit by gooseneck lighting, and not backlit.

Chairman Bohnen asked why this wasn't included in the application.

Mr. Boyce Moffitt responded that it was probably a mistake since he did not include any illustrations for the lighting method in the application.

Chan Yu, asked for clarification if the lighting housing are gooseneck style.

Mr. Boyce Moffitt responded correct, 3 bulbs with gooseneck style features that overhangs above the wall sign.

The HPC in general, did not have an issue with this type of lighting.

Commissioner Weinberger pointed out in the 4<sup>th</sup> exhibit, you can see some of the gooseneck style lighting next to the proposed location.

Chan Yu asked the applicant to please clarify this at the Plan Commission meeting too.

Chairman Bohnen asked for a motion to approve the sign application as submitted.

Commissioner Weinberger motioned, and Commissioner Willett seconded.

The motion was unanimously approved, 4-0 (2 absent).

### **Adjournment**

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 6:56 PM. on June 14, 2017.

Respectfully Submitted,



, Village Planner



## MEMORANDUM

**DATE:** July 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:** 441 E. Third Street – Application for Certificate of Appropriateness to Demolish a Home in the Robbins Park Historic District to Construct a New Home

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### Summary

The Village of Hinsdale has received an application from Oakley Home Builders, the owner of 441 E. Third Street, requesting approval for a Certificate of Appropriateness to demolish an existing home 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.

### Request and Analysis

The subject property is located on the corner of Third Street and S. County Line Road. The existing home was constructed in 1906, and also known as the William H. Eulass 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 26,160 SF in area. The home, per the National Register of Historic Places, is a contributing structure to the Robbins Park Historic District.

### Process

Pursuant to Title 14, Section 14-5-1: (B) Historic District: No alteration shall be allowed to, and no permits shall be issued for, the alteration, demolition, signage, or any other physical modifications of the exterior architectural appearance of any structure, building, site, or area located in a designated historic district without the rendering of a final decision by the commission on an application for a certificate of appropriateness. The final decision of the commission shall be advisory only.

The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 4.



## MEMORANDUM

### **Attachments:**

- Attachment 1 – Application for Certificate of Appropriateness and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Robbins Park Historic District Map
- Attachment 4 - Title 14, Section 14-5-2: Criteria (A) and (B)
- Attachment 5 – National Register of Historic Places Sheet (Section Number 7 Page 23)



**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: 441 E. 3rd Street  
Property Identification Number: 09.12.210.014

**I. GENERAL INFORMATION**

1. Applicants Name: Gayle Nitsche @ Oakley Home Builders  
Address: 5216 Main Street, Unit A  
Downers Grove, IL 60515  
Telephone Number: 630.241.9402
2. Owner of Record (if different from applicant): Oakley Home Builders  
Address: see Above  
" "  
Telephone Number: "
3. Others involved in project (include, name, address and telephone number):  
Architect: Steve Beierwaltes 847.882.9785  
1993 Brighton Lane, Hoffman Estates, IL 60169  
Attorney: Joseph Del Preto 630.654.3400  
801 North Cass Ave., Westmont, IL 60559  
Builder: Oakley Home Builders 630.241.9402  
5216 Main St., Downers Grove, IL 60515  
Engineer: Alex Ho 630.772.9393  
P.O. Box 5376, Oakbrook, IL 60522

**II. SITE INFORMATION**

1. Describe the existing conditions of the property: Dryvit home that has not been maintained. The roof is worn and in poor condition. Full replacement of the interior + exterior is required.
2. Property Designation:

Listed on the National Register of Historic Places?        YES   X   NO

Listed as a Local Designated Landmark?        YES   X   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).

We would like to tear the home down in its entirety and build a new single family home. Please see the attached plans and renderings for the full scope of the project.

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.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## CERTIFICATION

The Applicant hereby acknowledges and agrees that:

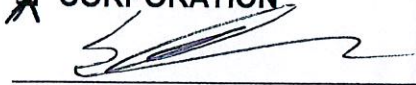
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall 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 7th day of

June, 2017.

  
\_\_\_\_\_  
Notary Public







441 E. 3<sup>rd</sup> Street, Hinsdale



5. Neighbors to the East.  
(across County Line Rd.)



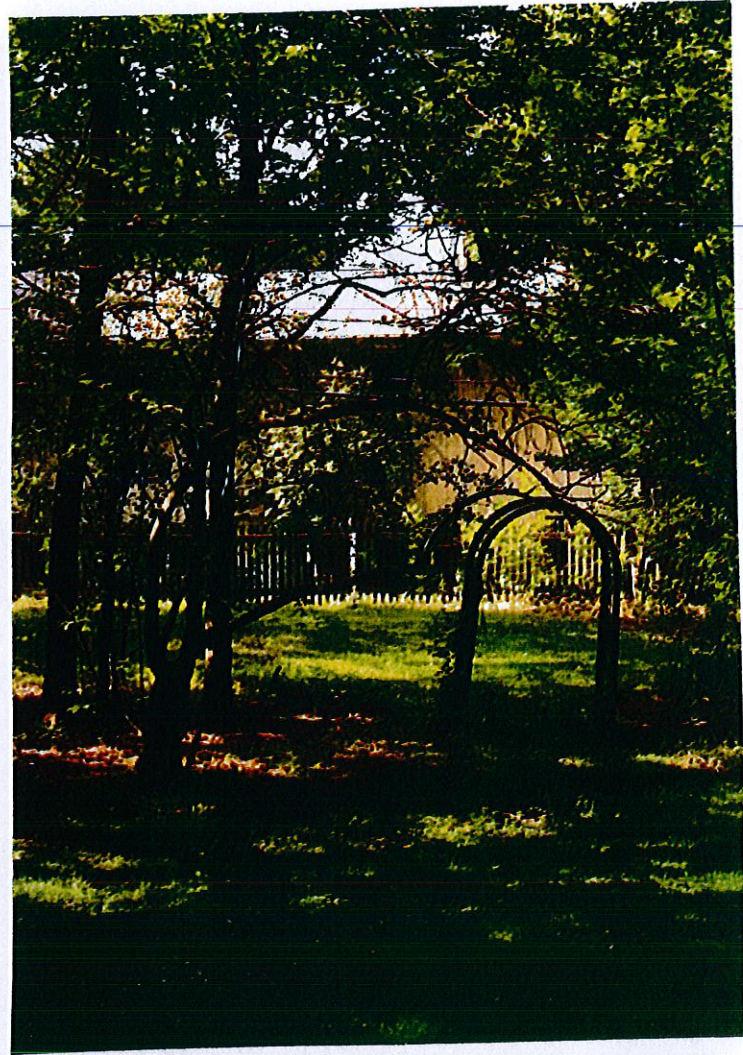
6. Neighbors to the West



441 E. 3<sup>rd</sup> Street, Hinsdale



5. Neighbors to the South  
(across 3<sup>rd</sup> St.)



6. Neighbors to the North



441 E. 3<sup>rd</sup> Street, Hinsdale



1. Front view of home. (South)



2. Rear view of home. (North)



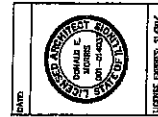
441 E. 3<sup>rd</sup> Street, Hinsdale



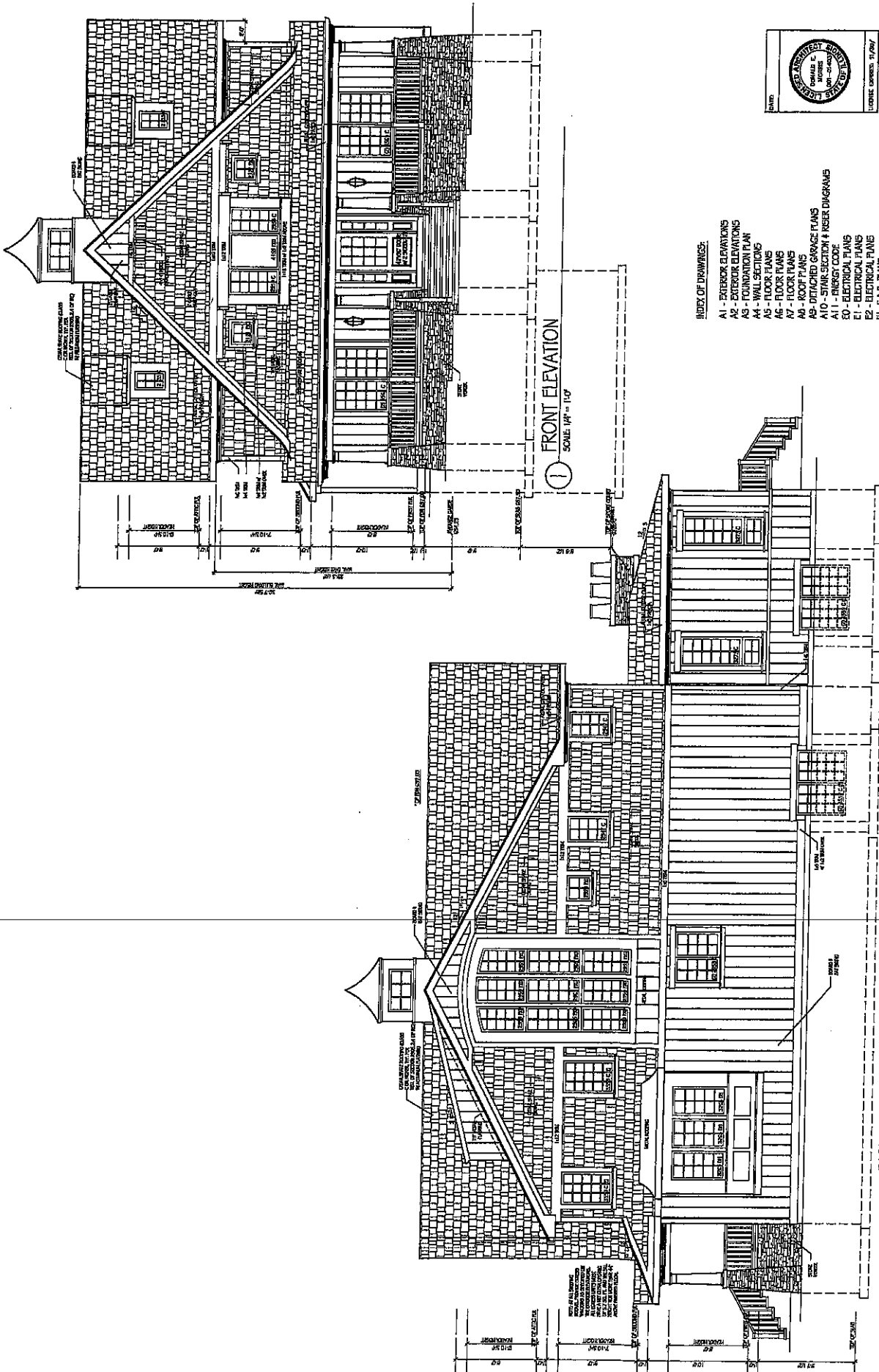
3. East side view of home



4. West side view of home



- INDEX OF DRAWINGS:**
- |                            |                             |
|----------------------------|-----------------------------|
| A1 - EXTERIOR ELEVATIONS   | A10 - DETACHED GARAGE PLANS |
| A2 - EXTERIOR ELEVATIONS   | A11 - ENERGY CODE           |
| A3 - FOUNDATION PLAN       | E0 - ELECTRICAL PLANS       |
| A4 - SECTION               | E1 - ELECTRICAL PLANS       |
| A5 - FLOOR PLANS           | E2 - ELECTRICAL PLANS       |
| A6 - FLOOR PLANS           | F1 - F.A.R. PLANS           |
| A7 - FLOOR PLANS           | F2 - F.A.R. PLANS           |
| A8 - ROOF PLANS            |                             |
| A9 - DETACHED GARAGE PLANS |                             |



<b>THE OAKLEY RESIDENCE</b> 441 E 3RD STREET, HINSDALE, IL 60521 EXTERIOR ELEVATIONS		<b>OAKLEY HOME BUILDERS</b> 3516 N. WILSON STREET, CHICAGO, IL 60642 WWW.OAKLEYHOMEBUILDERS.COM (773) 241-4422		<b>COMPLETE ARCHITECTURAL DESIGN</b> 1993 BRIGHTON LANE Hoffman Estates, Illinois 60169 (847) 882-9785 © COPYRIGHT 2017 COMPLETE ARCHITECTURAL DESIGN	
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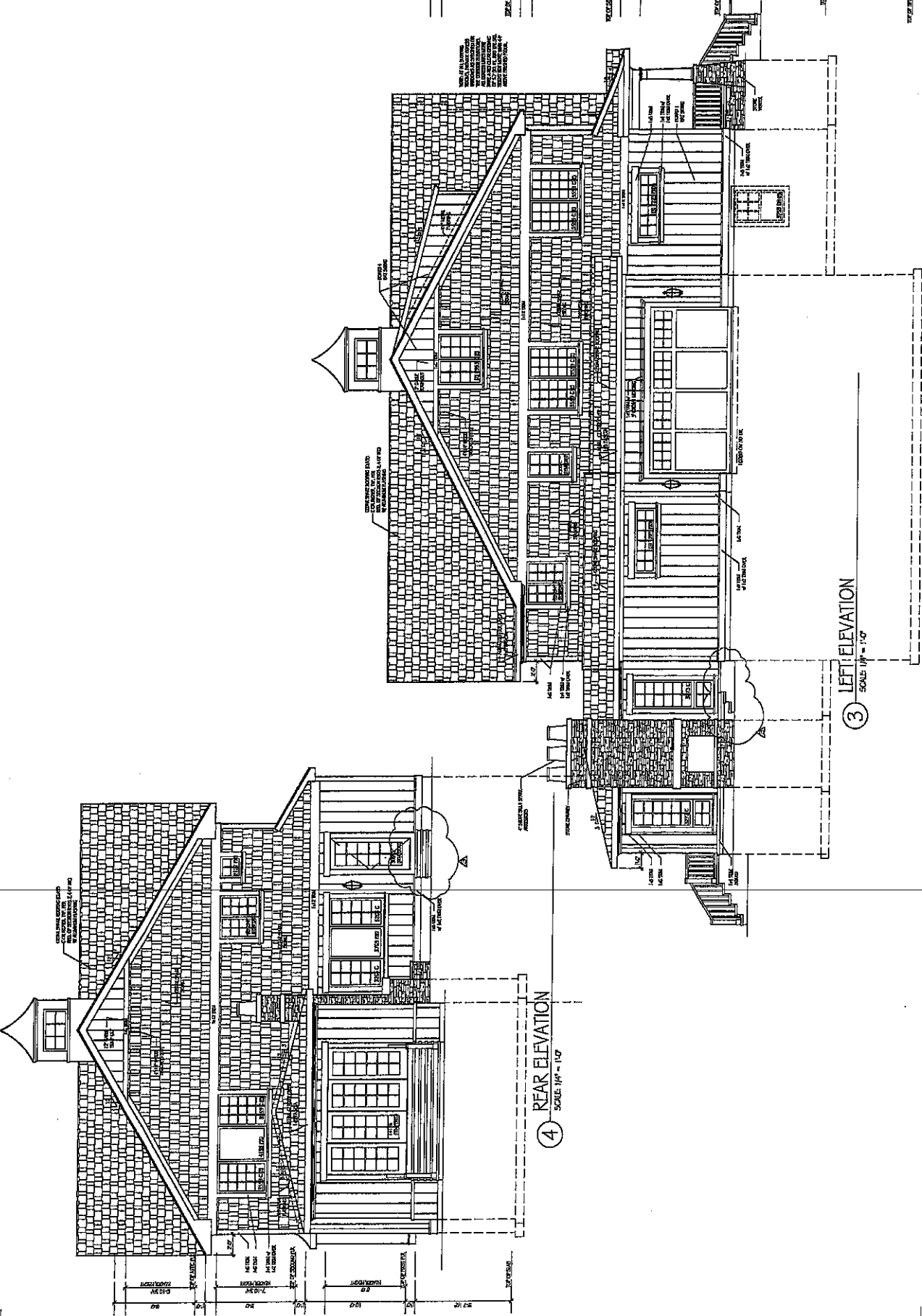
A2

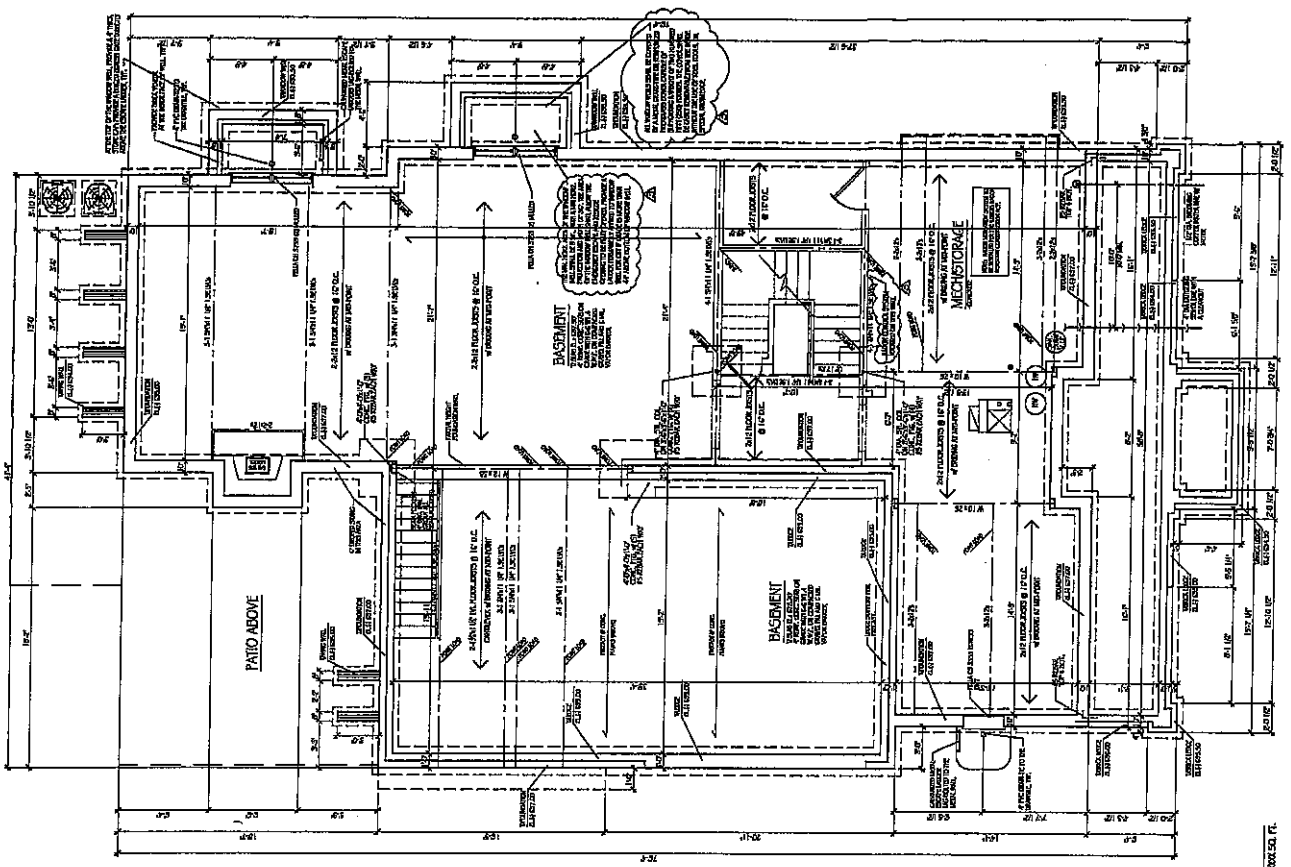
Sheet No.	1-2-17
Project No.	441
Client	441
Architect	1-2-17
Engineer	1-2-17
Interior Designer	1-2-17
Landscaper	1-2-17
Other	1-2-17

Overall Width	32'-0"
Overall Depth	24'-0"
Overall Height	24'-0"
Overall Area	768 sq. ft.
Overall Volume	18432 cu. ft.
Overall Weight	18432 lbs.
Overall Cost	1843200.00
Overall Profit	184320.00
Overall Margin	10.00%
Overall Return	10.00%
Overall Yield	10.00%
Overall ROI	10.00%

③ LEFT ELEVATION  
SCALE 1/4" = 1'-0"

④ REAR ELEVATION  
SCALE 1/4" = 1'-0"

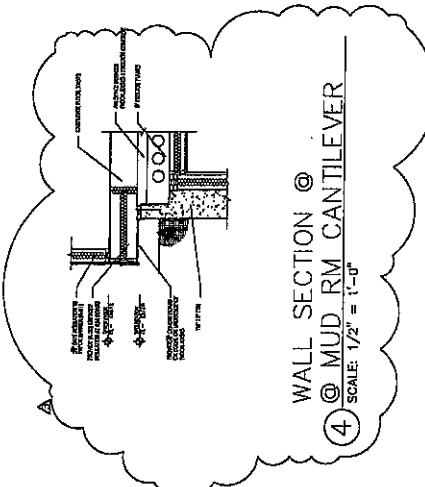




FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"  
FIRST FLOOR - 1000.00 SQ. FT.

- GENERAL NOTES**
1. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE ACI 318 AND ACI 308. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 318 AND ACI 308.
  2. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 318 AND ACI 308.
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  20. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACI 318 AND ACI 308.





④ WINDOW WELL  
SCALE: 1/2" = 1'-0"

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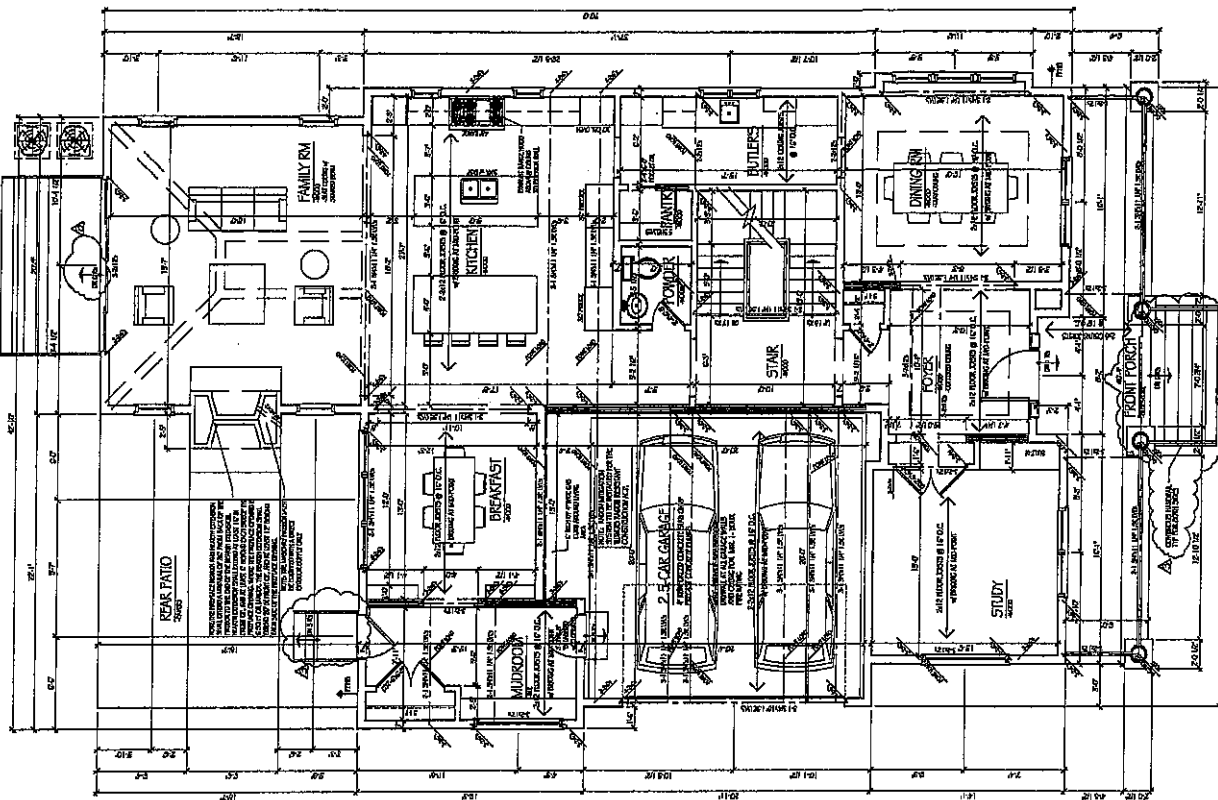


A5

Sheet No.

Scale	1/4" = 1'-0"
North Arrow	3/4" = 1'-0"
Room Schedule	3/4" = 1'-0"
Window Schedule	3/4" = 1'-0"
Door Schedule	3/4" = 1'-0"
Finish Schedule	3/4" = 1'-0"
Section Schedule	3/4" = 1'-0"
Detail Schedule	3/4" = 1'-0"

7		
8		
6		
4		
3	5-24-17	CODE REVIEW
2	5-24-17	REVIEW NEW POINT
1	5-24-17	CHECK SET



FIRST FLOOR PLAN  
SCALE 1/8"=1'-0"

FIRST FLOOR - 2102 SQ. FT.  
SECOND FLOOR - 2000 SQ. FT.  
TOTAL FLOOR - 4102 SQ. FT.

A6

Sheet No.

Scale	1/4"=1'-0"
North Arrow	Pointing Up
Drawn By	CH
Checked By	CH
Date	03/11/17

1	2-2'-0" x 1'-0" DOOR
2	2-2'-0" x 1'-0" DOOR
3	2-2'-0" x 1'-0" DOOR
4	2-2'-0" x 1'-0" DOOR
5	2-2'-0" x 1'-0" DOOR
6	2-2'-0" x 1'-0" DOOR
7	2-2'-0" x 1'-0" DOOR

FLOOR PLANS

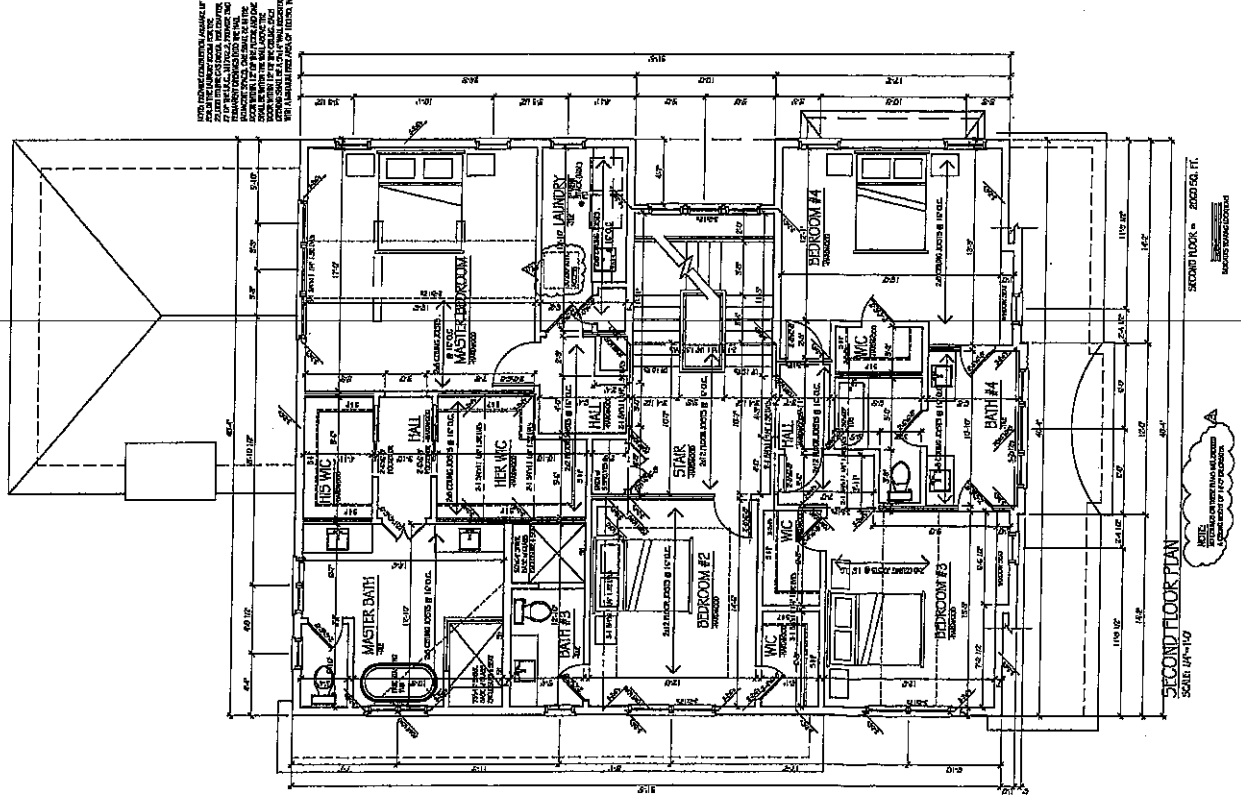
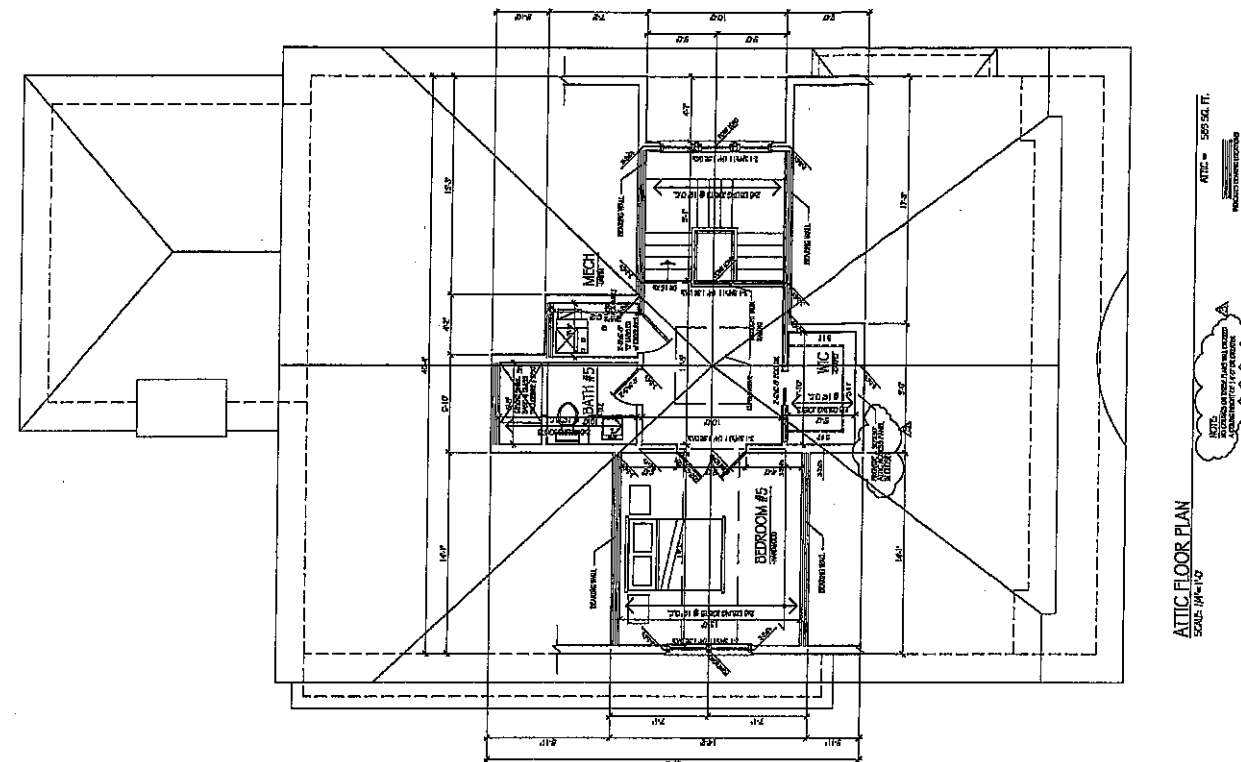
THE OAKLEY RESIDENCE  
441 E 8RD STREET, HINSDALE IL 60521

HOME BUILDERS  
OAKLEY  
2021 241-4027  
WWW.OAKLEYCHICAGO.COM

1993 BRIGHTON LANE  
Hoffman Estates, Illinois 60169 (847) 582-9785  
COMPLETE ARCHITECTURAL DESIGN

<b>THE OAKLEY RESIDENCE</b> 441 E 3RD STREET, HINSDALE IL 60521 HOME BUILDERS OAKLEY 8216 HAW STREET DOVER, OHIO IL (513) 841-5402 WWW.OAKLEYBUILDERS.COM		FLOOR PLANS 1-2-12 2-2-12 3-2-12 4-2-12 5-2-12 6-2-12 7-2-12 8-2-12 9-2-12 10-2-12 11-2-12 12-2-12 13-2-12 14-2-12 15-2-12 16-2-12 17-2-12 18-2-12 19-2-12 20-2-12 21-2-12 22-2-12 23-2-12 24-2-12 25-2-12 26-2-12 27-2-12 28-2-12 29-2-12 30-2-12 31-2-12 32-2-12 33-2-12 34-2-12 35-2-12 36-2-12 37-2-12 38-2-12 39-2-12 40-2-12 41-2-12 42-2-12 43-2-12 44-2-12 45-2-12 46-2-12 47-2-12 48-2-12 49-2-12 50-2-12 51-2-12 52-2-12 53-2-12 54-2-12 55-2-12 56-2-12 57-2-12 58-2-12 59-2-12 60-2-12 61-2-12 62-2-12 63-2-12 64-2-12 65-2-12 66-2-12 67-2-12 68-2-12 69-2-12 70-2-12 71-2-12 72-2-12 73-2-12 74-2-12 75-2-12 76-2-12 77-2-12 78-2-12 79-2-12 80-2-12 81-2-12 82-2-12 83-2-12 84-2-12 85-2-12 86-2-12 87-2-12 88-2-12 89-2-12 90-2-12 91-2-12 92-2-12 93-2-12 94-2-12 95-2-12 96-2-12 97-2-12 98-2-12 99-2-12 100-2-12		1-4-17 2-4-17 3-4-17 4-4-17 5-4-17 6-4-17 7-4-17 8-4-17 9-4-17 10-4-17 11-4-17 12-4-17 13-4-17 14-4-17 15-4-17 16-4-17 17-4-17 18-4-17 19-4-17 20-4-17 21-4-17 22-4-17 23-4-17 24-4-17 25-4-17 26-4-17 27-4-17 28-4-17 29-4-17 30-4-17 31-4-17 32-4-17 33-4-17 34-4-17 35-4-17 36-4-17 37-4-17 38-4-17 39-4-17 40-4-17 41-4-17 42-4-17 43-4-17 44-4-17 45-4-17 46-4-17 47-4-17 48-4-17 49-4-17 50-4-17 51-4-17 52-4-17 53-4-17 54-4-17 55-4-17 56-4-17 57-4-17 58-4-17 59-4-17 60-4-17 61-4-17 62-4-17 63-4-17 64-4-17 65-4-17 66-4-17 67-4-17 68-4-17 69-4-17 70-4-17 71-4-17 72-4-17 73-4-17 74-4-17 75-4-17 76-4-17 77-4-17 78-4-17 79-4-17 80-4-17 81-4-17 82-4-17 83-4-17 84-4-17 85-4-17 86-4-17 87-4-17 88-4-17 89-4-17 90-4-17 91-4-17 92-4-17 93-4-17 94-4-17 95-4-17 96-4-17 97-4-17 98-4-17 99-4-17 100-4-17	1-4-17 2-4-17 3-4-17 4-4-17 5-4-17 6-4-17 7-4-17 8-4-17 9-4-17 10-4-17 11-4-17 12-4-17 13-4-17 14-4-17 15-4-17 16-4-17 17-4-17 18-4-17 19-4-17 20-4-17 21-4-17 22-4-17 23-4-17 24-4-17 25-4-17 26-4-17 27-4-17 28-4-17 29-4-17 30-4-17 31-4-17 32-4-17 33-4-17 34-4-17 35-4-17 36-4-17 37-4-17 38-4-17 39-4-17 40-4-17 41-4-17 42-4-17 43-4-17 44-4-17 45-4-17 46-4-17 47-4-17 48-4-17 49-4-17 50-4-17 51-4-17 52-4-17 53-4-17 54-4-17 55-4-17 56-4-17 57-4-17 58-4-17 59-4-17 60-4-17 61-4-17 62-4-17 63-4-17 64-4-17 65-4-17 66-4-17 67-4-17 68-4-17 69-4-17 70-4-17 71-4-17 72-4-17 73-4-17 74-4-17 75-4-17 76-4-17 77-4-17 78-4-17 79-4-17 80-4-17 81-4-17 82-4-17 83-4-17 84-4-17 85-4-17 86-4-17 87-4-17 88-4-17 89-4-17 90-4-17 91-4-17 92-4-17 93-4-17 94-4-17 95-4-17 96-4-17 97-4-17 98-4-17 99-4-17 100-4-17
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Copyright 2017 COMPLETE ARCHITECTURAL DESIGN  
 Hoffman Estates, Illinois 60169 (847)882-9785  
 1883 BRISTON LANE  
 COMPLETE ARCHITECTURAL DESIGN



A8

Sheet No.

Project No.	14-17
Client Name	Home Builders
Project Name	THE OAKLEY RESIDENCE
Address	441 E 3RD STREET, HINGOALE IL 60521
Architect	COMPLETE ARCHITECTURAL DESIGN
Architect's License No.	60169 (047)002-9705
Engineer's License No.	047002-9705

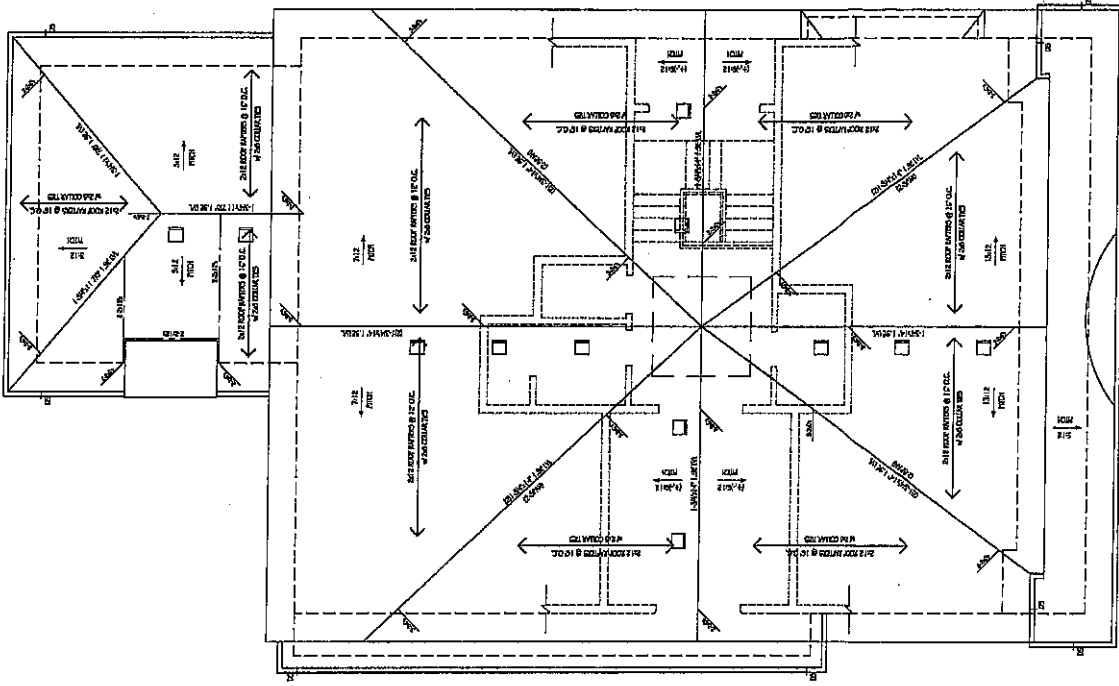
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1-2-17	1-2-17	1-2-17	1-2-17

ROOF PLAN  
441 E 3RD STREET, HINGOALE IL 60521

OAKLEY HOME BUILDERS  
441 E 3RD STREET, HINGOALE IL 60521  
WWW.OAKLEYHOMEBUILDERS.COM  
630.241.0402

COMPLETE ARCHITECTURAL DESIGN  
1999 BRIGGTON LANE  
Hoffman Estates, Illinois 60169 (047)002-9705  
© COPYRIGHT 2017 COMPLETE ARCHITECTURAL DESIGN

NOTES:  
1. ALL ROOFING SHALL BE 30 YEAR WEATHER RESISTANT SHINGLES.  
2. ALL ROOFING SHALL BE 30 YEAR WEATHER RESISTANT SHINGLES.  
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ROOF PLAN  
SCALE: 1/4" = 1'-0"

ROOF NOTES

1. ALL ROOFING SHALL BE 30 YEAR WEATHER RESISTANT SHINGLES.  
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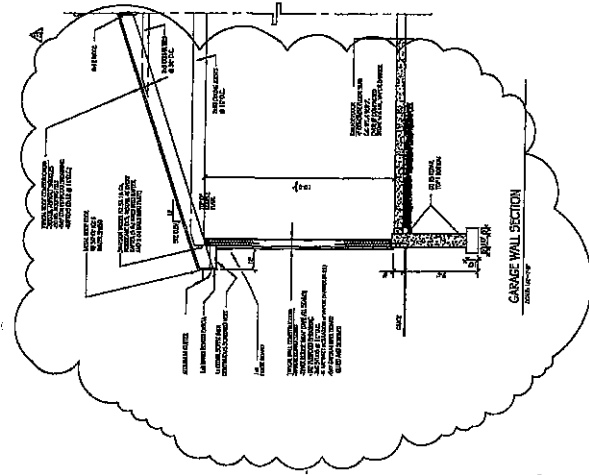
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A9

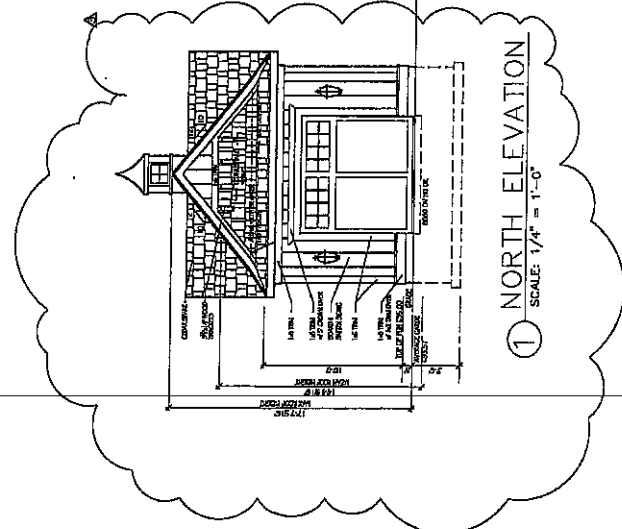
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Architect	17
Engineer	17
Checker	17
Printer	17

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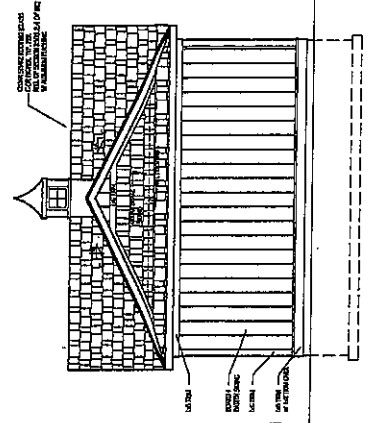
DETACHED GARAGE  
441 E 3RD STREET, HINSDALE, IL 60521  
THE OAKLEY RESIDENCE  
5216 N. 3RD STREET, HOMERIDGE, OHIO 43021  
WWW.OAKLEYARCHITECTS.COM  
OAKLEY  
HOME BUILDERS  
COMPLETE ARCHITECTURAL DESIGN  
1993 BRIGHTON LANE  
HOMERIDGE, OHIO 43021 (614) 292-3765  
© COPYRIGHT 2017 COMPLETE ARCHITECTURAL DESIGN



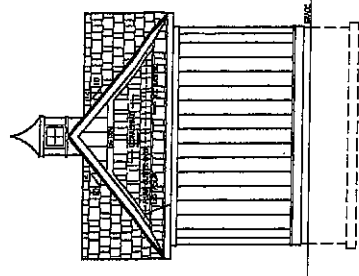
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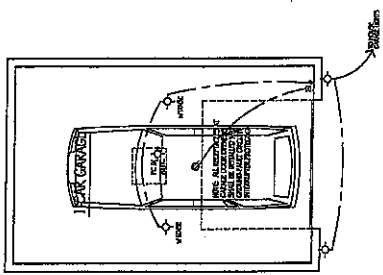
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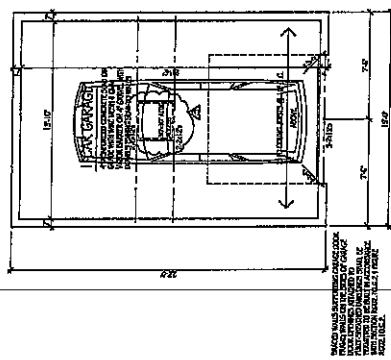
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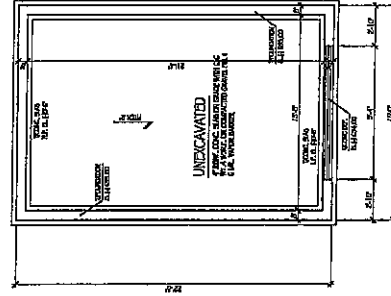
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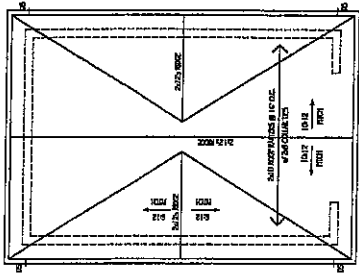
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SCALE: 1/4" = 1'-0"



DETACHED GARAGE FLOOR PLAN  
SCALE: 1/4" = 1'-0"



DETACHED GARAGE FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



DETACHED GARAGE ROOF PLAN  
SCALE: 1/4" = 1'-0"



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7	3-21-77	OSCAR PER POINT	7	3-21-77	OSCAR PER POINT

THE OAKLEY RESIDENCE  
441 E 3RD STREET, HINGSDALE IL 60521

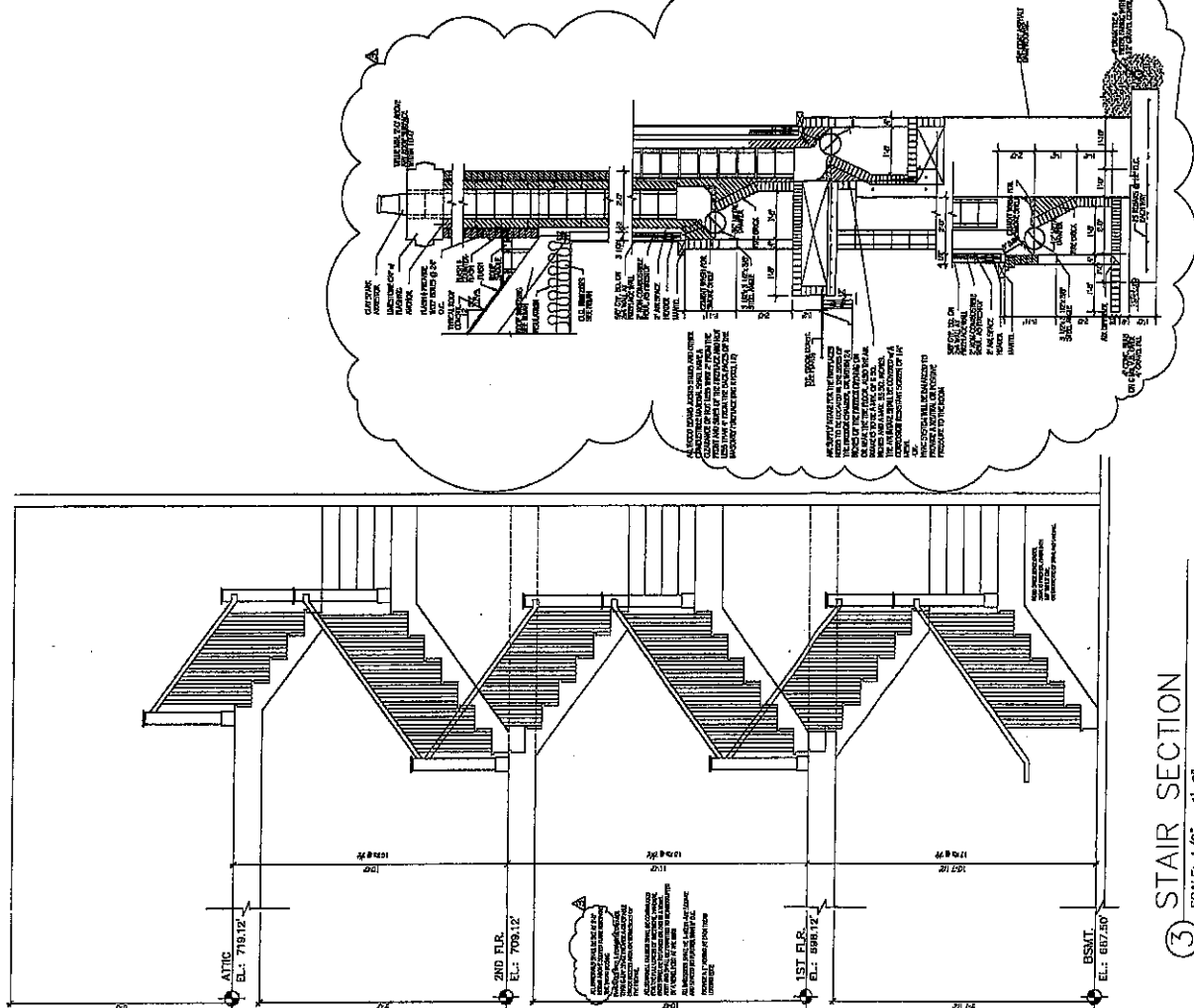
**ONE BUILDERS**

**COMPLETE ARCHITECTURAL DESIGN**

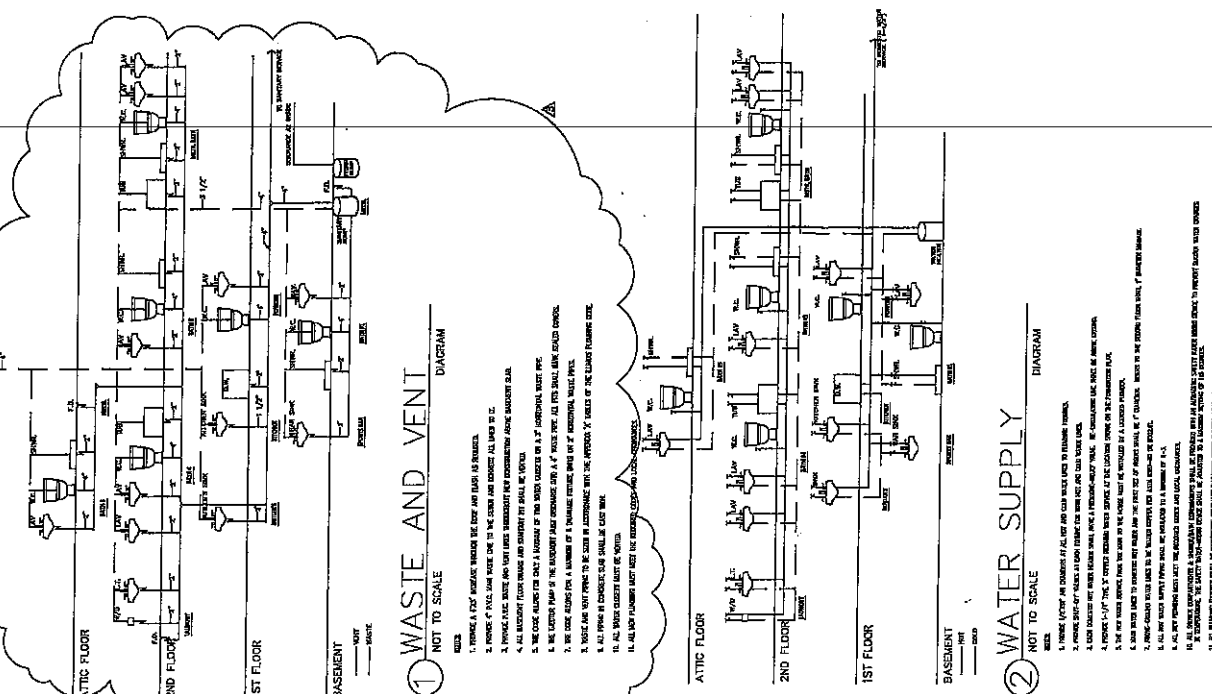
THE ABOVE LISTED ITEMS ARE A  
REPRESENTATIVE SAMPLE OF THE  
ITEMS WHICH ARE AVAILABLE FOR  
RENTAL. PRICES FOR DIFFERENT  
ITEMS VARY.

FOR INFORMATION, THE FOLLOWING  
ITEMS ARE AVAILABLE FOR RENTAL:

1. A 10' x 10' x 10' TENT  
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③ STAIR SECTION  
SCALE: 1/2" = 1'-0"

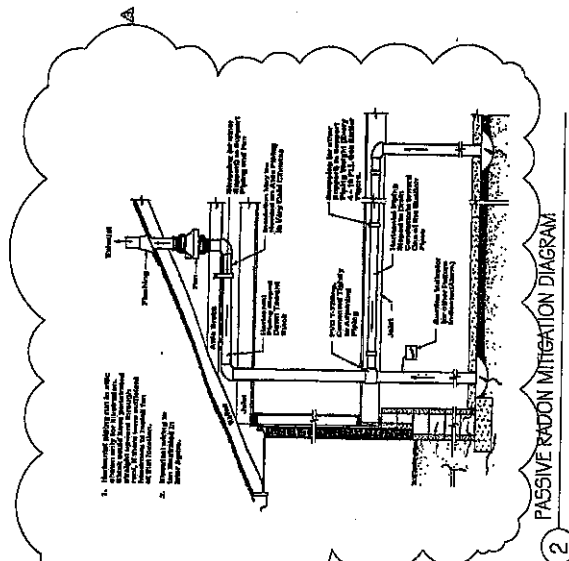


WATER SUPPLY Y

WASTE AND VENT

[illegible]

## LIGHT &amp; VENT



DESIGN LOADS &  
LOCAL CODE

## ENERGY CONSERVATION

NOTE: TO ENSURE COMPLIANCE WITH THE 2015 INTERNATIONAL TRADE COMMISSION CODE, THIS PROJECT WILL BE BIDDING USING THE PRESCRIPTIVE METHOD SHOWN IN THE INTERNATIONAL BIDDING PRESCRIPTION CODE.

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## GENERAL NOTES

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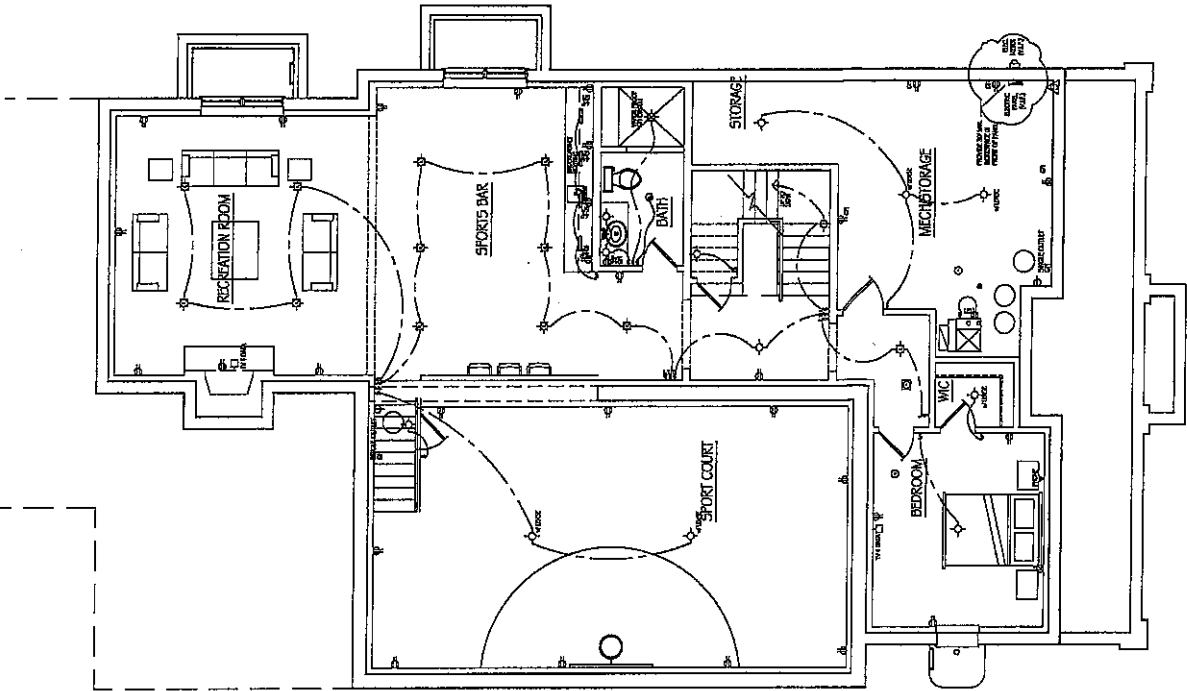
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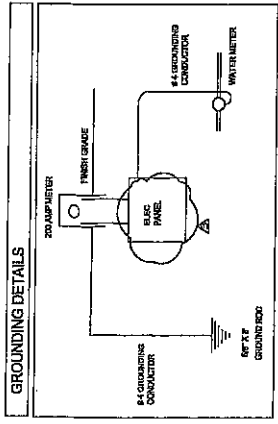
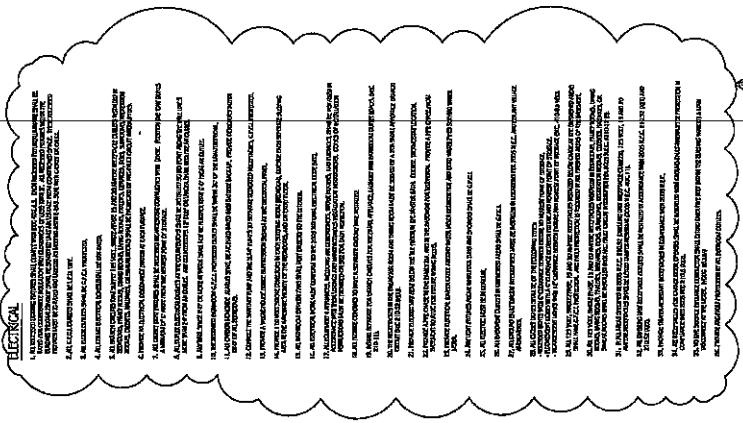
## CODE INFORMATION

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## ENERGY CODE DETAILS



FINISHED BASEMENT ELECTRICAL PLAN  
SCALE 1/4" = 1'-0"  
FIRST FLOOR " XXXX SQ. FT.



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Sheet No.

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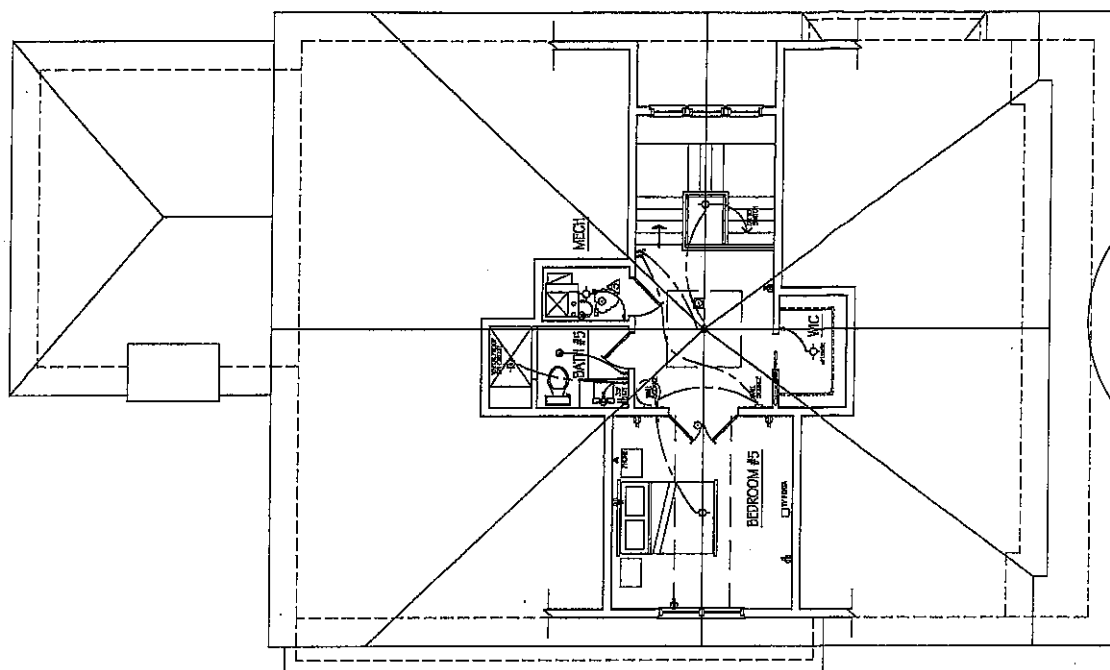
## ELECTRICAL PLANS

THE OAKLEY RESIDENCE  
441 E 3RD STREET, HINSDALE IL 60521

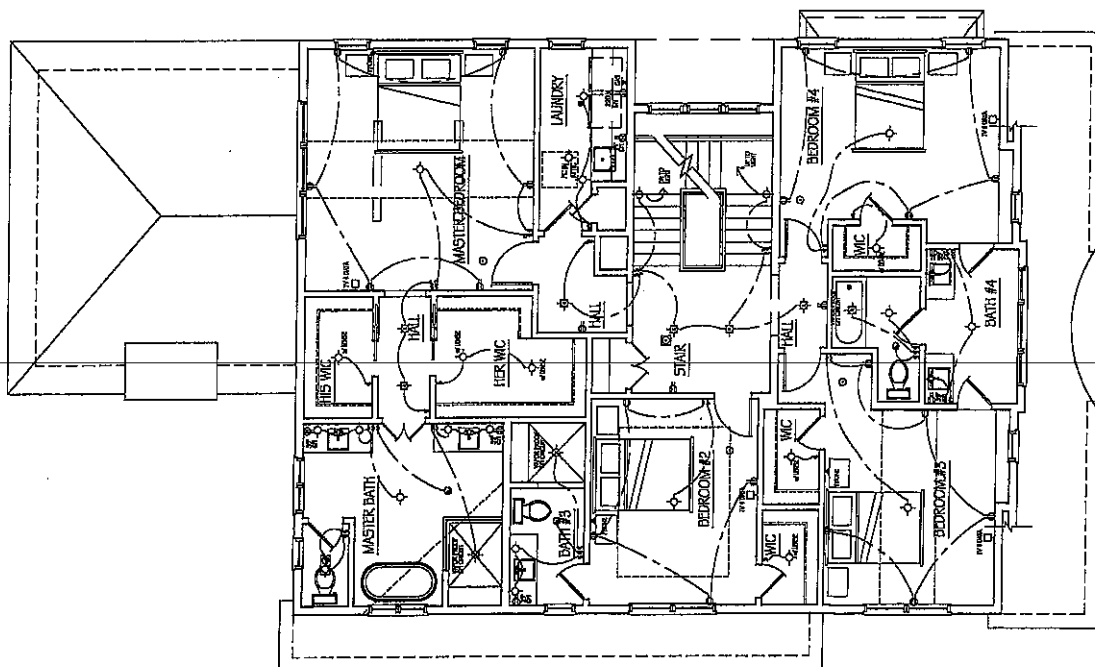
**ORACLE HOME BUILDERS**  
2215 MAIN STREET DOMINION CROVE, E.  
(630) 241-9402  
WWW.DOMINIONBUILDERS.COM

COMPOSITE ARCHITECTURAL DESIGN  
1993 BRIGHTON LANE  
Hoffman Estates, Illinois 60169 (847)862-3765

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

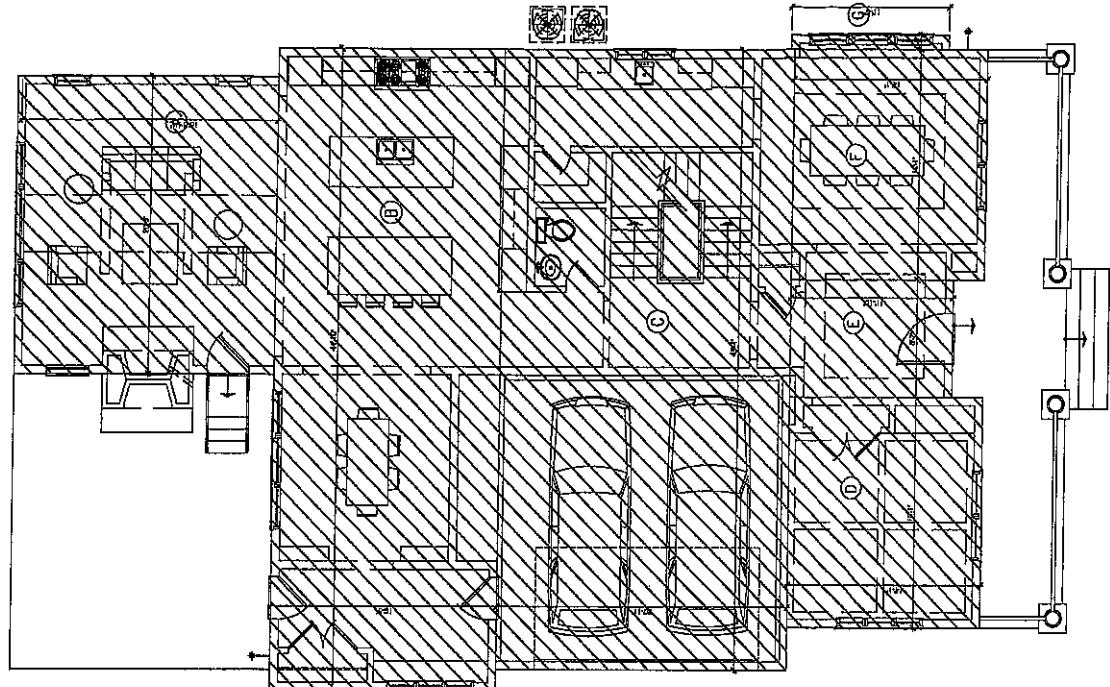


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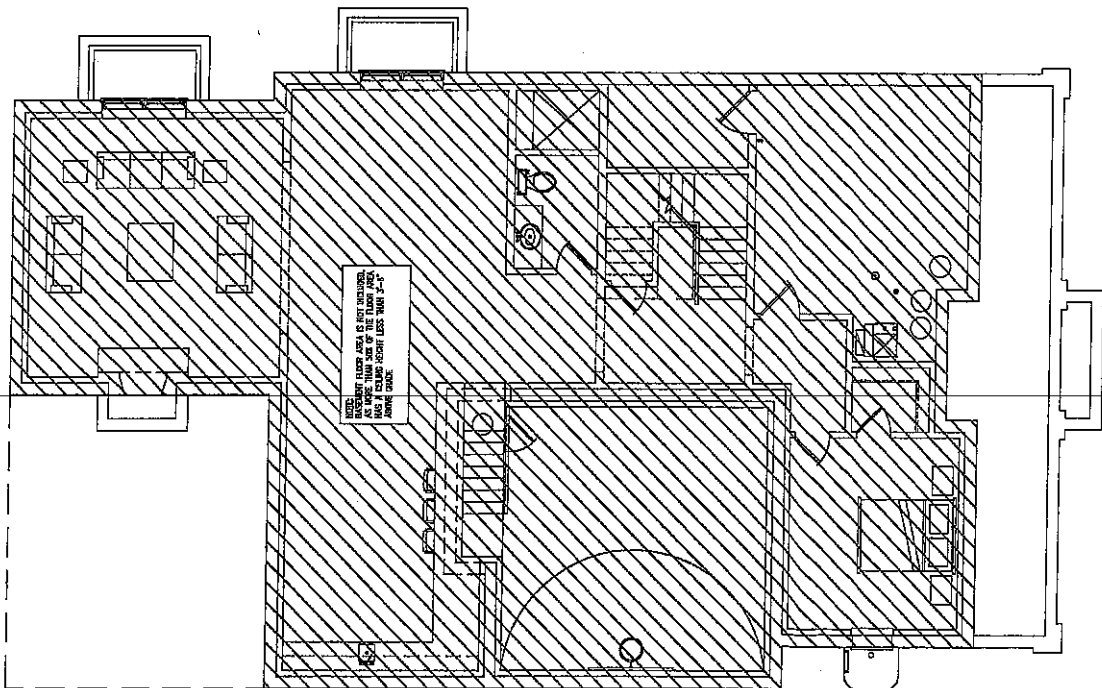


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FIRST FLOOR PLAN

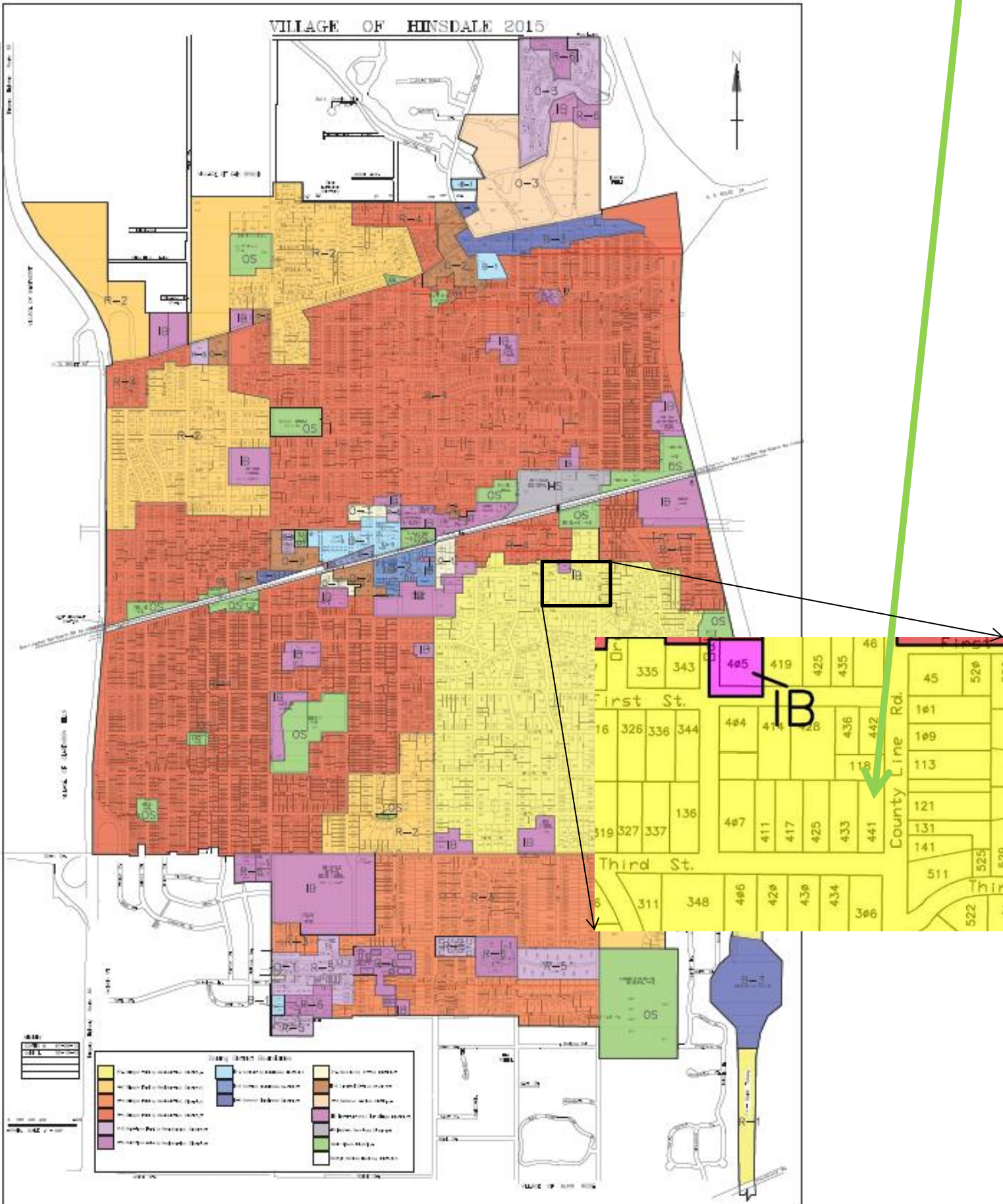


FINISHED BASEMENT PLAN

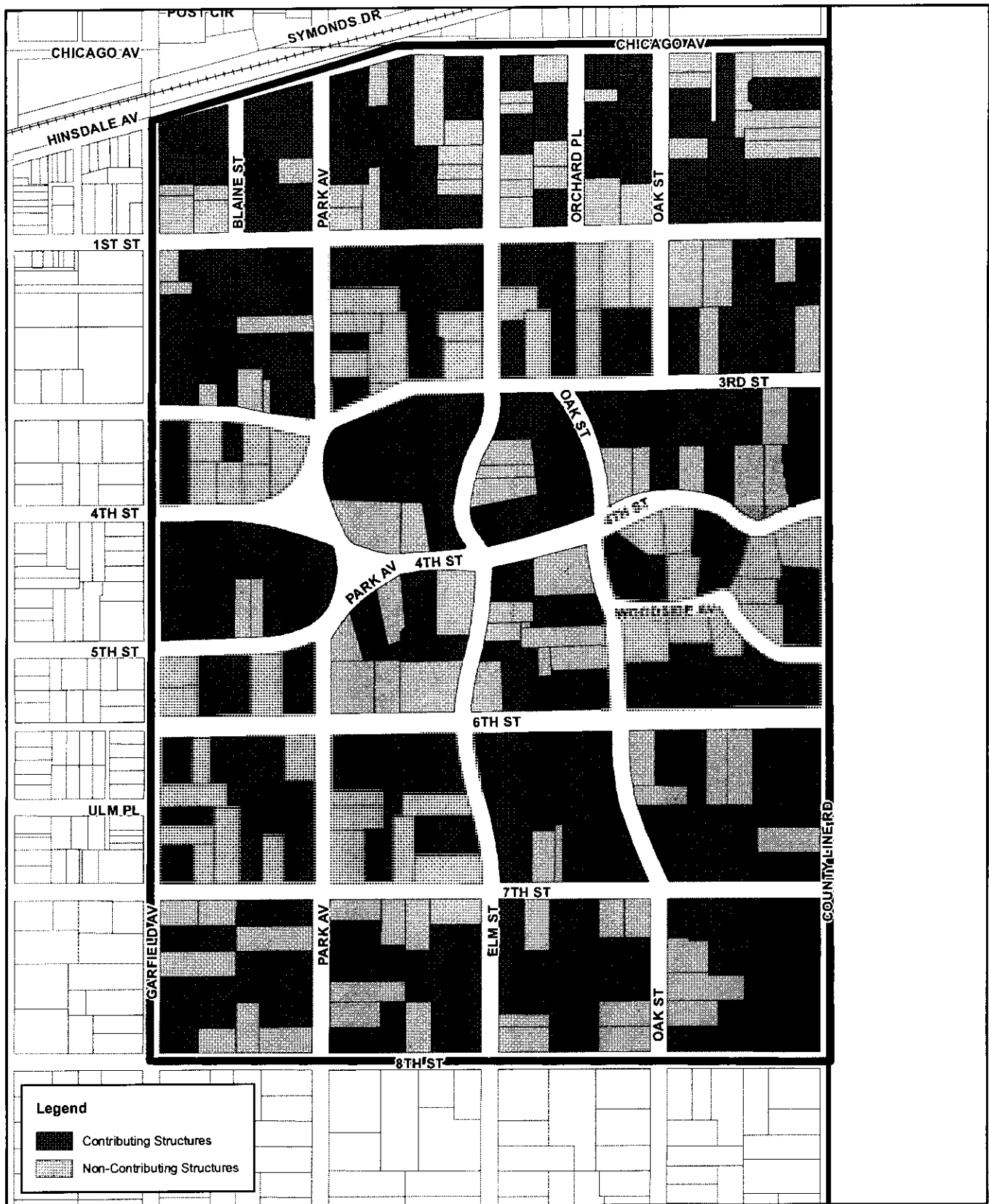
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------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



## Attachment 2: Village of Hinsdale Zoning Map and Project Location



# ROBBINS PARK HISTORIC DISTRICT



0 250 500 1,000 Feet



## **Attachment 4**

## **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.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 23

Robbins Park Historic District  
Hinsdale, DuPage County, IL

NO.	STREET	ARCHCLASS	DATE	HISTORIC NAME	C OR NC	SECONDARY STRUCTURES C OR NC	ARCHITECT	BUILDER	SECONDARY STRUCTURE
425	E THIRD	Colonial Revival	1893	Raymond, Charles E. and Carrie House	C	C		Froscher, Adolph	coach house
430	E THIRD	Tudor Revival	1936	Lapham, Robert P. House	C	C	Zook, R. Harold		detached garage
433	E THIRD	Craftsman	c. 1906	Whiteside, Nathaniel H. House	C	-			
434	E THIRD	Tudor Revival	1927	Whiteside, N. H. House	NC	-	Zook, R. Harold & McCaughey	Soltwich, William	
441	E THIRD	Prairie	c. 1906	Eulass, William H. House	C	-	Barfield, William Gibson		
424	WOODSIDE	Ranch	1962	Moyer, Harold House	NC	-	West, Philip Duke		
425	WOODSIDE	Contemporary	1971		NC	-	Booth & Nagle	Maddock Construction Company	
440	WOODSIDE	Neo-Traditional	1988		NC		Triology Group	Arlo Construction	
455	WOODSIDE	Neo-Traditional	2001		NC	NC	Estenssoro, Sergio G.	Barrett Builders	Detached garage






## MEMORANDUM

**DATE:** July 12, 2017 **DISCUSSION ITEM ONLY**

**TO:** Chairman Bohnen and Historic Preservation Commissioners

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

**FROM:** Chan Yu, Village Planner 

**RE:** 304 S. Lincoln Street –Certificate of Appropriateness Application for Landmarked Home Review for Proposed Front Porch, and Side Yard Addition and Front Yard Balustrade

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### Summary

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

### Request and Analysis

The subject property is on a corner lot facing S. Lincoln Street and W. Third Street, and features a 2.5-story brick facade house constructed in 1885 in a Gothic Revival style. The home was locally landmarked in 2005. Per the approved 2005 Findings and Recommendations (Attachment 2), the subject building has significant historic value due to its Gothic Revival style and embodies elements of design, detail, and materials that should be protected and preserved. To wit, the front porch with turned columns and spindle work frieze has been referenced in the original Landmark application and Findings and Recommendations as a significant feature.

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

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

The new screened porch addition is located in the side yard and projects south from the home (opposite side of W. Third Street). It will feature asphalt shingles to match the home and the walls will be cedar. A



## MEMORANDUM

new brick chimney will also be constructed with random stone veneer at the base and brick to match the home above the stone pedestal. Limestone sections divide the brick chimney and have a poured concrete cap on masonry band to match the existing chimneys of the home. The windows will feature an easy breeze system at each cedar opening.

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

### **Process**

Pursuant to Title 14, Section 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is 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.

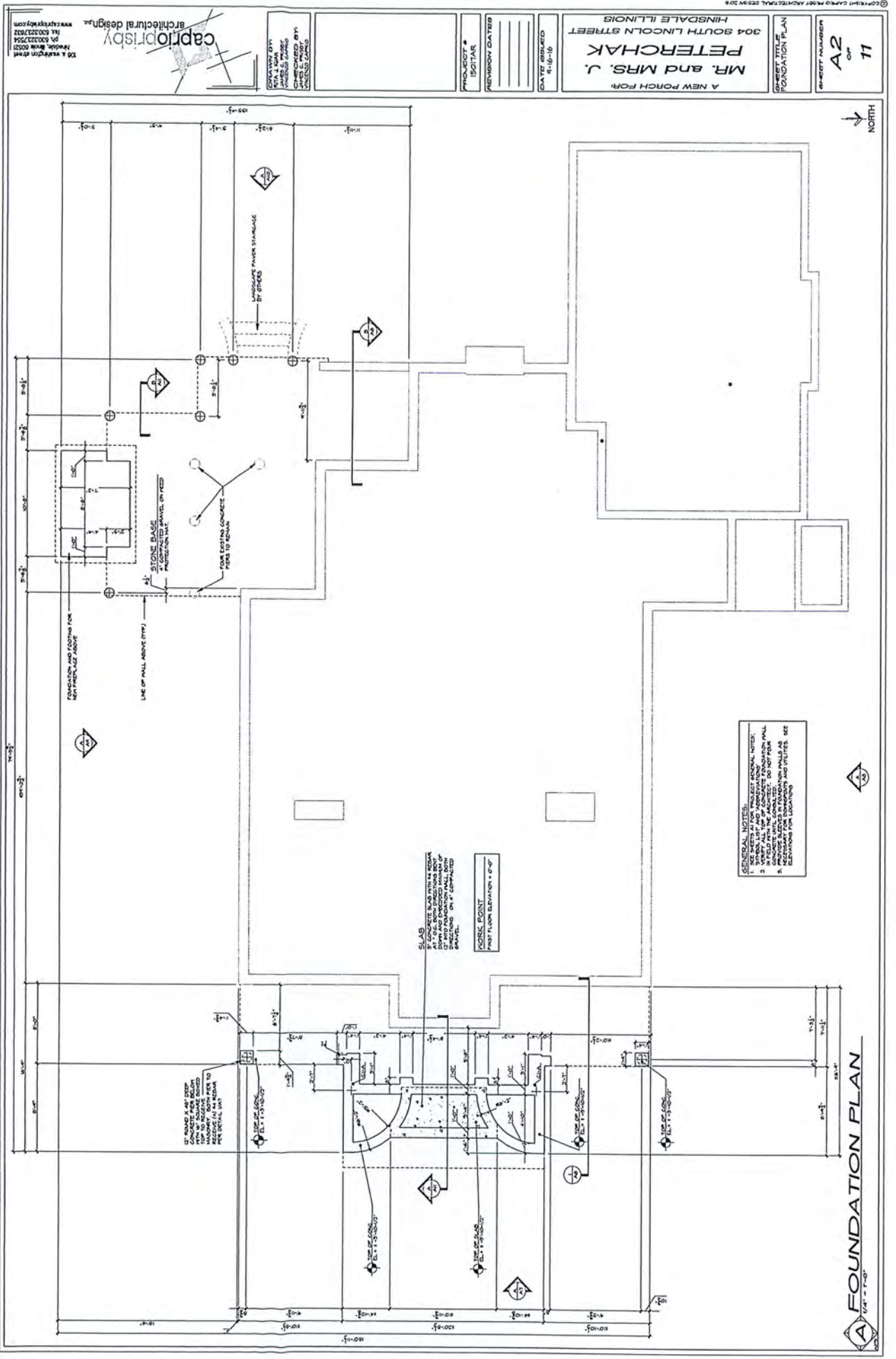
The Title 14, Section 14-5-2 (A) General Standards and (B) Design Standards to review can be found on Attachment 6.

### **Attachments:**

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

[illegible]

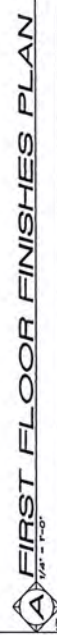








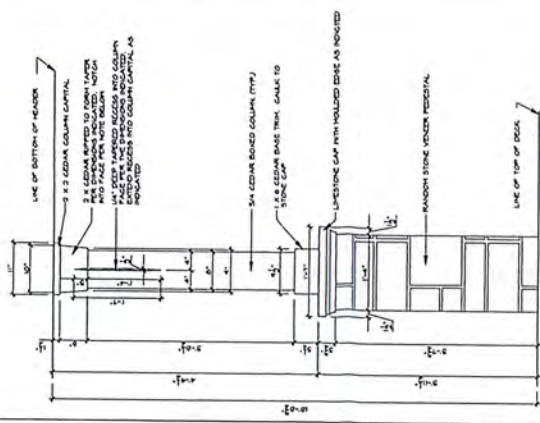






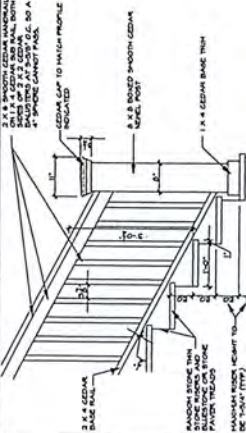


**3 COLUMN DETAIL**



ALL CEDAR POK COLLARS TO BE SMOOTH NELECT  
GRADE OR BETTER.

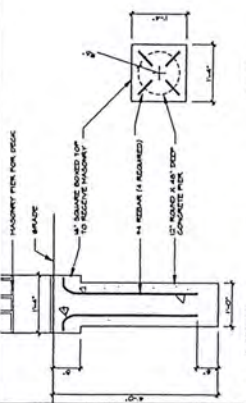
2 BALUSTRADE 3/4" x 1"-0"



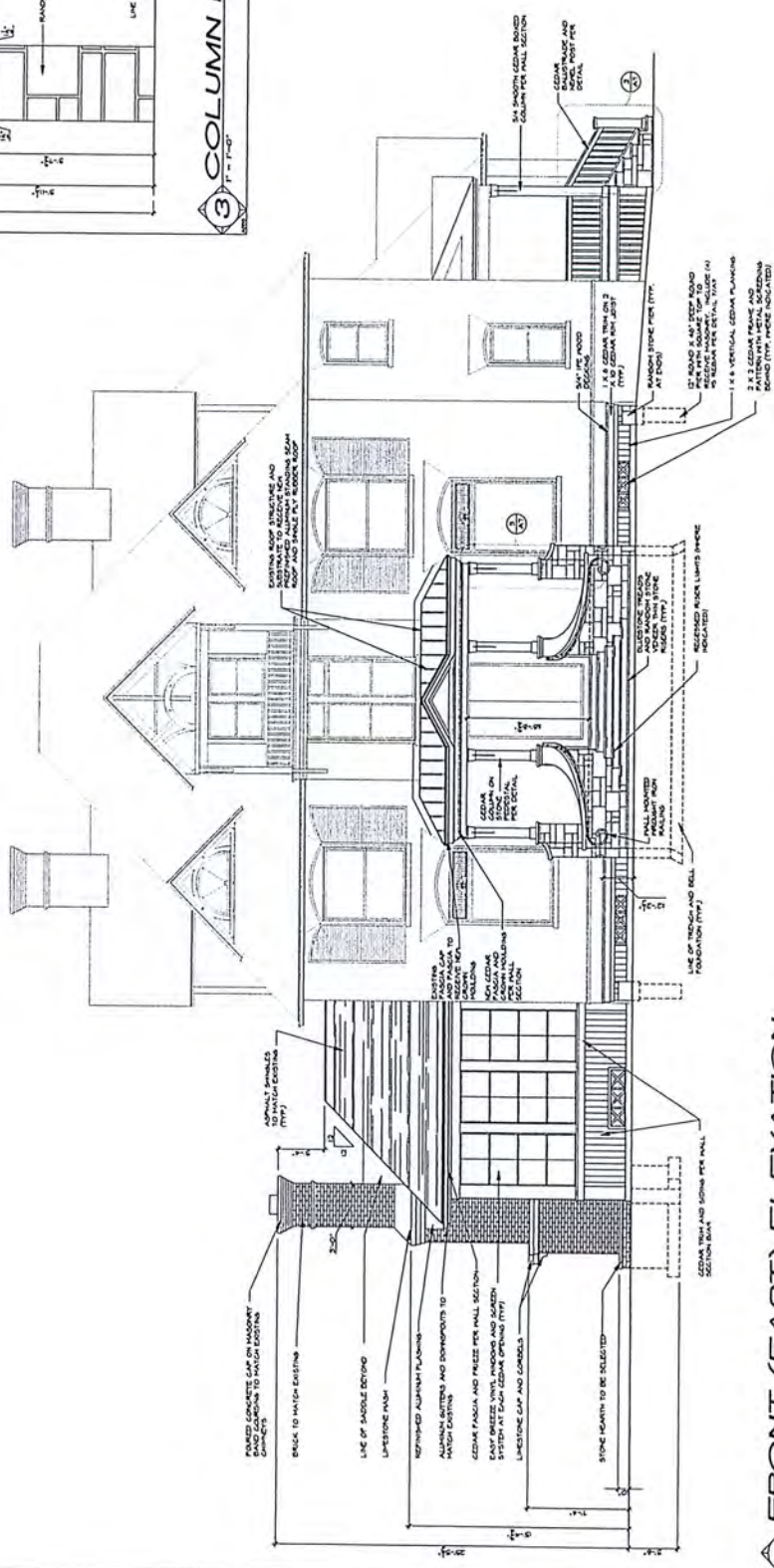
STAIR NOTICES:

1. ALL HANDRAILS TO MEET INAPPLICABLE CODES PEOPLE APPLICABLE
2. ALL HANDRAILS TO BE SPACED TO NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE
3. SMALL HORIZONTAL HANDRAILS TO HAVE NOT HORIZONTAL CLEARANCE FROM WALL SURFACE
4. ALL BALCONY HANDRAILS TO COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE
5. HANDRAILS SHALL NOT HAVE AN ORNAMENTAL PATTERN WHICH WOULD CREATE A LOOSER LINE EFFECT
6. WALLS AND OTHER SELECTED HIGH POINTS APPROVED BY THE ARCHITECTURE FIRM FOR FINISH TO BE PUBLISHED

1  
PIER DETAIL  
A. SECTION  
1" = 1'-0"



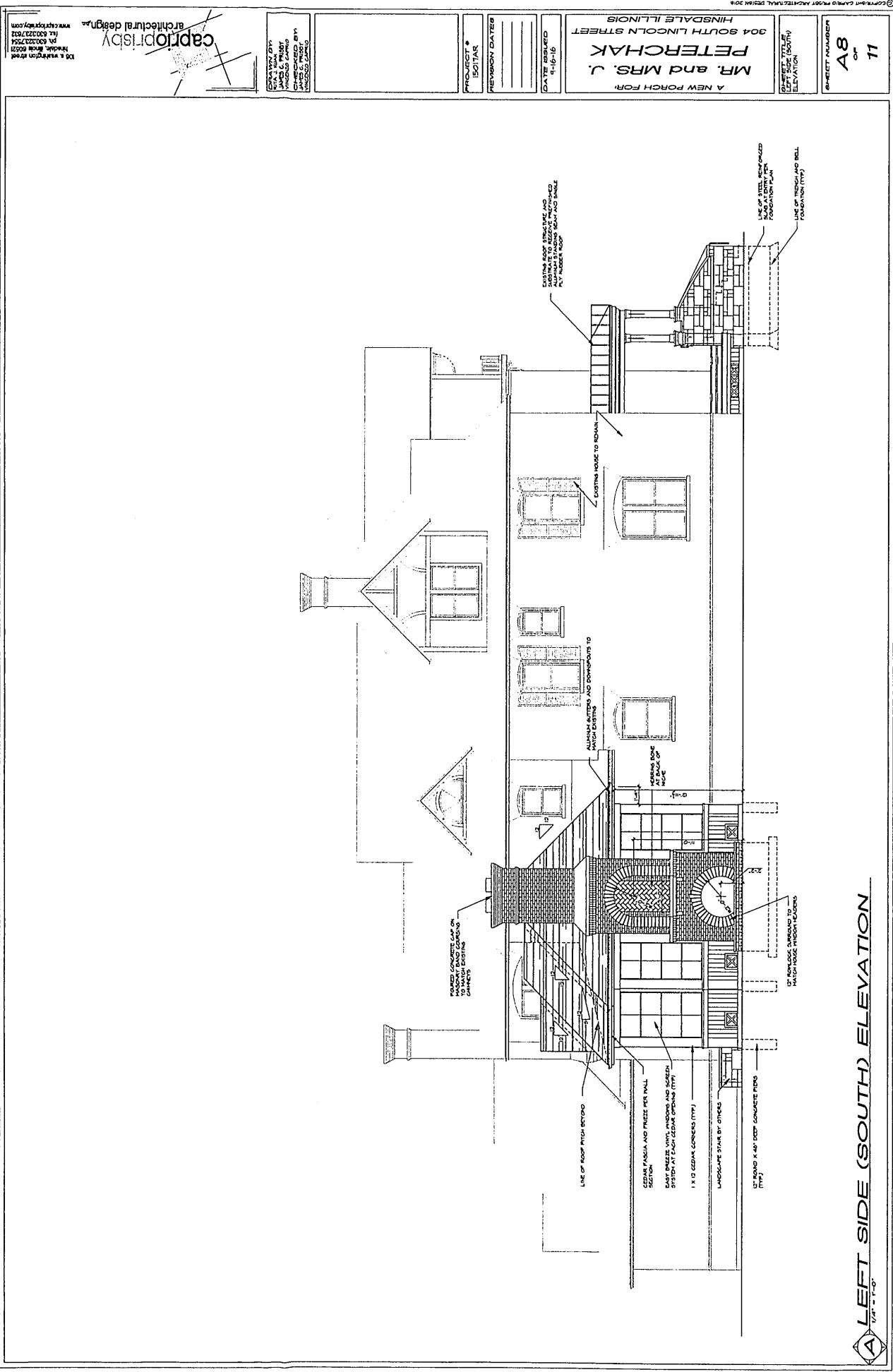
**FRONT (EAST) ELEVATION**





$\frac{W_A}{3/4} = F = 0$





**A LEFT SIDE (SOUTH) ELEVATION**  
1/4" = 1'-0"

SHEET NUMBER  
**A8**  
OF  
**11**

DATE: 11/15/16  
ELEVATION

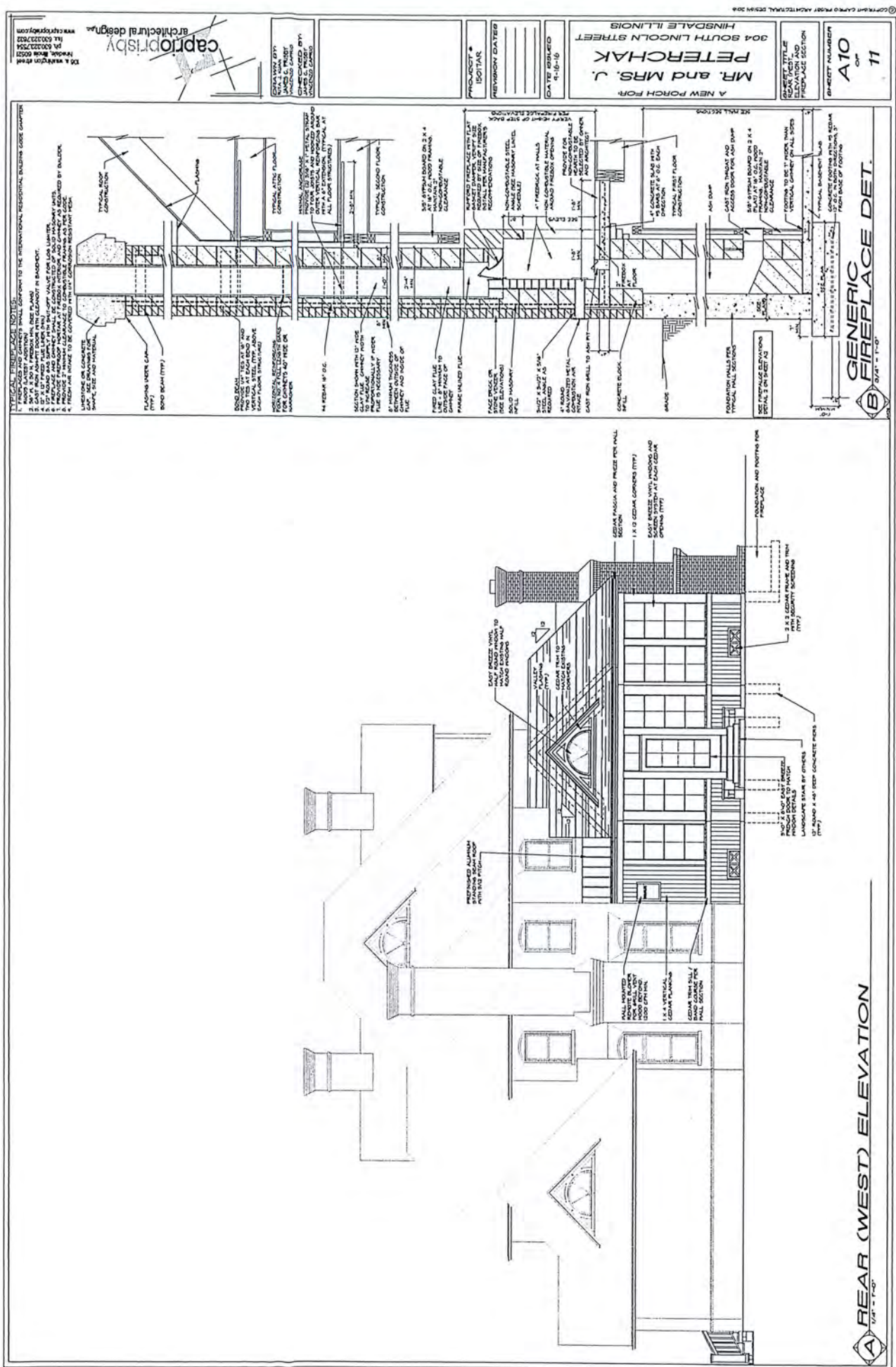
**MR. and MRS. J. PETERCHAK**  
304 SOUTH LINCOLN STREET  
HINSDALE, ILLINOIS

DATE ISSUED  
4-16-16

PREPARED BY  
10/1/16

PROJECT  
10/1/16

DESIGNED BY  
CAPRIORISBY  
ARCHITECTURAL DESIGN, P.C.  
1111 N. WILSON AVE., SUITE 100  
HINSDALE, IL 60521  
TEL: 630.232.7812  
WWW.CAPRIORISBY.COM





**A** MAIN STAIR / ENTRY SECTION  
3/4" = 1'-0"

