



MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, January 11, 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 December 14, 2016, meeting.

3. SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT

a) Case A-13-2016 – 25 E. Hinsdale Ave./Train Station (Historic District) – Casa Margarita – 1 Blade Sign on East Wall

4. PUBLIC HEARINGS – CERTIFICATE OF APPROPRIATENESS

- a) Case HPC-06-2016 120 E. 5th Street Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District
- b) Case HPC-07-2016 112 E. 4th Street Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District to construct a new house

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

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION December 14, 2016 (Special Meeting) Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale 6:00 P.M.

Chairman Bohnen called the special meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on December 14, 2016, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present:	Chairman Bohnen, Commissioner Willett and Commissioner Prisby,
	Commissioner Gonzalez
Absent:	Commissioner D'Arco
Also Present:	Applicant for Case HPC-03-2016

<u>Minutes</u>

Chairman Bohnen introduced the minutes from the November 9, 2016, meeting and referenced some grammar errors but nothing significant. With no other comments, Chairman Bohnen asked for a motion to approve the minutes. Commissioner Prisby made a motion and Commissioner Willett seconded. The motion passed unanimously, 4-0 (1 absent).

Findings and Recommendations – Recommendations forwarded to the next Board of Trustees meeting.

Case HPC-05-2016 – 26 E. 3^{rd} Street Local Landmark Application. The applicant is nominating the coach house at 26 E. 3^{rd} Street for designation of a Local Landmark.

Chairman Bohnen briefly explained this is the format for Local Landmark Findings and Recommendations, and asked the HPC to take a moment to review them. With no other comments, Chairman Bohnen asked for a motion to approve the Findings and Recommendations for 26 E. 3rd Street.

Commissioner Gonzalez made a motion to approve, and Commissioner Prisby seconded.

The motion to approve the Findings and Recommendations for Case HPC-05-2016 was unanimously approved, 4-0 (1 absent).

Case HPC-01-2016 – 306 S. Garfield Avenue Local Landmark Application. (The applicant is nominating the home at 306 S. Garfield Avenue AND the coach house at 26 E. 3rd Street for designation of a Local Landmark. On October 12, 2016, the HPC recommended landmarking the structures separately to reflect the two separate parcels).

Chairman Bohnen asked for a moment to review the Findings and Recommendations and for a motion.

Commissioner Willett made a motion to approve, and Commissioner Prisby seconded.

The motion to approve the Findings and Recommendations for Case HPC-01-2016 was unanimously approved, 4-0 (1 absent).

Chan reviewed to the HPC that the Board moved the Local Landmark application to second reading and now it can be formally approved thanks to these approved Findings and Recommendations.

Public Meeting - Certificate of Appropriateness

Case HPC-03-2016 – 134 S. Park Avenue - Proposed additions to the first floor for a new family room, kitchen, prep kitchen and 2-car garage; and additions for the second floor for new bedrooms, closets and bathrooms.

Chairman Bohnen introduced the next item on the agenda as a continuation of the public meeting for 134 S. Park Avenue. Chairman Bohnen asked if all of the HPC commissioners were able to take a look at the house onsite. The three HPC commissioners present responded yes.

Commissioner Gonzalez reviewed that he and Commissioner Willett were able to spend about an hour and a half, and walked through the entire house with the Frey's. Commissioner Gonzalez expressed that after reviewing the exterior of the home, the proposed design made sense and came to the conclusion that he agrees with their design, and for it to move forward.

Commissioner Willett thanked the applicant for reviewing the project at their home, and for the detailed look at the proposed design. Examples of reusing materials in the interior and exterior, to keep the historic look are important he expressed, and appreciated.

Commissioner Prisby explained that if he were to rank the elements of importance based on the original Landmark Findings and Recommendations, he would have ranked the rear porte-cohere last. He also explained that their proposed design works with the house, plays off the existing architecture, and maintains elements that are critical to the historic design of the home. In conclusion, he has no problem with approving the request.

Chairman Bohnen expressed that the HPC and applicant has put their best foot forward through this process. It's difficult to enforce the Code after a period of not necessarily following it precisely as it is written. To that end, he thanked the applicant and Bruce (architect) for understanding the process to get it completed correctly. Chairman Bohnen also explained that he will continue to meet with staff and officials to discuss (Title 14) entitlement.

The applicant and architect commented that they will make their best effort to repurpose the porte-cochere after the question was asked by Commissioner Prisby. Chairman Bohnen explained that the HPC is content with best effort.

Chairman Bohnen asked for a motion to approve the request at 134 S. Park Avenue.

Commissioner Gonzalez made a motion and Commissioner Willet seconded. The motion was unanimously approved, 4-0 (1 absent).

Discussion

2016 Preservation Award to the Village of Hinsdale for the Oak Street Bridge and First Street Brick pavement between Elm Street and Park Avenue.

Chairman Bohnen reviewed that, unfortunately, the photographs have not been completed yet, but he will bring it to the next meeting if he receives them.

Commissioner Willett asked if the materials of the bridge would require a separate meeting.

Chairman Bohnen replied that it would not be a bad idea so that the HPC would be able to speak on behalf of the award if necessary. Additional discussion of the bridge and brick paver street ensued.

Chairman Bohnen reviewed with the HPC and Chan, that in 2017, the HPC will have its regularly scheduled meetings on the second Wednesday's of the month at 6 PM. The HPC and Chan agreed that this schedule works with them.

Adjournment

With no additional discussion, Commissioner Bohnen asked for a motion to adjourn. Commissioner Willett made the motion and Commissioner Prisby seconded. The meeting was adjourned at 6:22p.m. on December 14, 2016.

Respectfully Submitted,

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Village Planner



MEMORANDUM

DATE:	January 11, 2017
то:	Chairman Bohnen and Historic Preservation Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	25 E. Hinsdale Avenue – Brush Hill Train Station (Historic Downtown District) Casa Margarita – 1 New Blade Sign (east wall)

Summary

The Village of Hinsdale has received an application from Casa Margarita requesting approval to install a new illuminated blade sign at 25 E. Hinsdale Avenue, more commonly known as the Brush Hill train station. The train station is in the B-2, Central Business District and within the Historic Downtown District boundary. In December, 2015, the Plan Commission (PC) approved Casa Margarita's application for three wall signs facing the north, south and west sides of the building. This request is for the east wall of Casa Margarita.

Request and Analysis

The proposed blade sign is illuminated, has 3 colors and doubled faced. The blade sign bracket projects 3 feet from the building face and the bottom of the sign is 8 feet from grade. The blade sign is 1-foot tall by 27" long, which is 2.25 SF. However, per the exhibit, the blade sign needs to be 3 inches less, from 27" to 24" to comply with Section 9-106(J)(4)(f). The area of a 1-foot by 2-feet sign is 2 SF, which is under the 3 SF limit.

Should there be a motion to approve the application, it must be contingent on a 3-inch reduction in length to comply with the Code. A sign modification request for sign length is not an option.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. Per municipal code Section 14-5-1(B), the Historic Preservation Commission (HPC) shall review signage in the Historic District. The final decision of the HPC shall be advisory only. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application and Exhibit Attachment 2 - Street View of 25 E. Hinsdale Avenue (Brush Hill train station) Attachment 3 - Existing 3 Wall Signs Approved December 2015





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor			
Name: <u>Casa Margarita</u> Address: <u>25 E. Hinsdale Ave (eastide)</u> City/Zip: <u>Hinsdale, IL 60521</u> Phone/Fax: (<u>630</u>) <u>639-8676</u> E-Mail: <u> </u>	Name: <u>Discovery</u> <u>Awnings</u> Address: <u>2010 S. Ashland Ave.</u> City/Zip: <u>Chicago</u> , <u>Illinais</u> . <u>60608</u> Phone/Fax: (<u>773</u>) <u>626-7777/</u> E-Mail: <u>discoveryawnings@hotmail.com</u> Contact Name: <u>Hilario Mota</u>			
ADDRESS OF SIGN LOCATION: ZONING DISTRICT: Please Select One B-3 General Business District, SIGN TYPE: Please Select One Double Face sign. ILLUMINATION Please Select One Internally Illuminated. candles as defined in Section 9-106(E)(b)				
Sign Information: 2 SF, 12" x 24" to comply - C.Y. Overall Size (Square Feet): comply - C.Y. Overall Height from Grade: 8 Ft. Proposed Colors (Maximum of Three Colors): Yellow 2 Green Red	Site Information: Lot/Street Frontage: 125' Building/Tenant Frontage: 100' Existing Sign Information: Attachment 3 Business Name: Square Feet Business Name: Square Feet Size of Sign: Square Feet Size of Sign: Square Feet			
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. $\underline{M_{MAD} M_{0} 4_{0}}$ $\underline{9-21-2016}$ Signature of Applicant Date FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE Total square footage: x \$4.00 = 0 Main strative Approval Date: Administrative Approval Date:				









One new awnings fabric sunbrella, red and yellow stripes 4ttachment. 19'.8"



TYPICAL L.E.D ILLUMINATED CHANNEL LETTER PROFILE WALL ANCHORS TO SUIT CONDITIONS

A...0.40g YELLOW PRE-FINISHED ALUMINUM RETURNS

- B... 1" CONTINUOUS YELLOW VINYL TRIM CAP FUSSED TO PLEXI FACE. FLUSH MOUNTING SCREWS AT RETURNS C... 3\16" 7328 RED PLEXIGLAS FACE
- D... RED GEL CORE LEDS
- E... 0.60g PRE FINISHED ALUMINUM BACKS
- F... Ps3 POWER SUPPLY 120VOLT INPUT 12VOLT OUTPUT
- G... 0.60 FINISH ALUMINUM RACEWAY ANCHORED TO WALL

POWER SUPPLY

120VOLTS, 20AMP BREAKER



L.E.D ILLUMINATED CHANNEL LETTERS w/background



9ft

-3ft-

3ft



ID GALV. STEEL

SIDE VIEW

10ft ↓ SIDE WALK



Attachment 3

SIDE VIEW



FRAME TO WALL ANCHOR DETAIL

4'. 9"

3/8" X 3" LAG BOUT 3/8" LAG SHELD

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AMCING ROD)



Attachment 3



MEMORANDUM

DATE:	January 11, 2017
то:	Chairman Bohnen and Historic Preservation Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	120 E. 5th Street – Application for Certificate of Appropriateness to Demolish Home and Garage in the Robbins Park Historic District

Summary

The Village of Hinsdale has received an application from Peter Coules, representing the owner of 120 E. 5th Street, requesting approval for a Certificate of Appropriateness to demolish an existing home and garage in the Robbins Park Historic District. 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 existing property is a two-story frame residence constructed in 1863 in the Gothic Revival style. The applicant would like to seek the right to obtain a demolition permit so that a potential buyer may proceed with demolition if they choose. Per the applicant, the current home is not functional and the house listing amount is essentially for the value of the land. The homeowner has referenced the lack of interest with potential buyers, but would have no issues if a buyer bought the home to live in. However, the owner also understands the desire to demolish the house and therefore is applying for the Certificate of Appropriateness.

The home is located in the R-1 Single Family Residential District and borders the same to the north, east, west and south. Per the submitted plat of survey, it is a Code compliant R-1 lot that is 30,011 SF in area. Both the home and frame 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



MEMORANDUM

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 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:

- 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 10)

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

(630) 789-7030

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

INSTRUCTIONS

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

The Commission meets the second Tuesday of each month. Submit completed packets to the Staff Secretary/Village Planner per attached submittal deadlines. The thirty (30) packets must be collated and plans folded so that they do not exceed 9" x 12" of each of the following items must be submitted:

• Completed application with notarized certification.

<u>• Photos and drawings</u> shall include architectural details that have previously been recognized by the Commission as worthy of preservation. Photos may be either color or black & white. They should be no larger than $4^{\circ} \times 6^{\circ}$ in size and no smaller than $3^{\circ} \times 5^{\circ}$. Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.

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

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

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

Contact staff to determine if the proposed improvements require a public hearing or public review by the Historic Preservation Commission. Notice of Hearing - The applicant is required to notify all property owners within 250 feet of the subject property. This mailer must be completed no less than fifteen and not more than thirty days prior to the public hearing. The notification must be completed by certified mail, return receipt. The Village of Hinsdale will supply the legal notice and tax parcel numbers (not addresses). To obtain property owner information, contact the applicable township assessor's office.

Please do not make copies of this page.

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VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Address of Property under review: <u>120 East 5th Street, Hinsdale, IL 60521</u> Property Identification Number: <u>09-12-223-004</u>

- I. GENERAL INFORMATION
- 1. Applicants Name: <u>Peter Coules, Jr., as attorney for owner (trustee)</u> Address: <u>15 Salt Creek Lane, Suite 312</u> <u>Hinsdale, IL 60521</u> Telephone Number: <u>(630) 920-0406</u>
- Owner of Record (if different from applicant): <u>Barbara S. Stucker Revocable Trust dated 9/26/91</u> Address: <u>Cipriano Alamillo of Northern Trust, successor trustee,50 South La Salle Street, M-10</u> <u>Chicago, Illinois 60603</u> Telephone Number: (312) 444-3224

 Others involved in project (include, name, address and telephone number): <u>Architect:</u> <u>Realtor: Kim Lotka, Coldwell Banker</u>

8 E. Hinsdale Avenue, Hinsdale, IL 60521

Attorney: _____

Builder:

Engineer:

II. SITE INFORMATION

- 1. Describe the existing conditions of the property: Single family house with numerous additions all totaling approximately 2,900 s.f. with a detached garage.
- 2. Property Designation:

Listed on the National Register of Historic Places?	YES	<u> X </u> NO
Listed as a Local Designated Landmark?	YES	<u>X</u> NO
Located in a Designated Historic District?	YES	<u> </u>

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

Right for Demolition of existing home and detached garage.

Please see attached Exhibit "A".

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

<u>X</u>No Yes

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

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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's Secretary

Attorney for Successor Trustee Cipriano Alamillo of the Northern Trust Company

Signature of Applicant

Signature of Applicant's President

D PARTNERSHIP

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

SUBSCRIBED AND SWORN to before me this (5+) day of



Signature of Applicant

Signature of Applicant

OTHER

Signature of Authorized Officer

Notary Publi

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Exhibit "A"

The home located at 120 East 5th Street, Hinsdale, IL is listed for sale and as stated, the owner is seeking the right to obtain a demolition permit without the necessity of any further Village Board or Commission Hearings or approval so that a Buyer may proceed with demolition if they so choose. The property is in the Village's Historic District and therefore, the reasoning of a demolition permit is as follows:

- 1. As stated the house is for sale. While the house looks nice from the street, the only original portion of the house is the two rooms opposite the front foyer and two (2) bedrooms and bathroom above same.
- 2. The rest of the house (the home totals approximately 2,900 square feet) is either an addition or additions, which have low ceilings and there's no flow to the rooms. The ceiling height in the addition(s) does not match the original home and are very low. Also because of the placement of the stairs, one has to go through one room to enter another in the upstairs of the house.
- 3. With the way the addition(s) were constructed, it is not practical to add onto the home. Further, the house is not functional and the laundry room is in a basement which is unfinished, damp and small with under six (6) foot head clearance in many spots.
- 4. Also, when the addition(s) were built the roof was finished with asphalt tile (does not match the style of the original portion of the home) and a second staircase was built that is very steep with about six (6) inch wide risers (very dangerous and hard to walk on). In fact, one room on the first floor is heated with space heaters and has not been modernized (except for part of the kitchen that was done over 20 years ago). The foundation in the front for the house seems to be original and in need of repair.
- 5. The house's listing amount is basically for the value of the land. Also as soon as people come in to see the house, they walk past the front of the house and have no interest in living in the home based on the addition(s).
- 6. The owner would have no problem if someone bought the home to live there but understands they may desire to a demolition of the house and that is why this step is being taken.
- 7. Please feel free to visit the home. Just let me know.

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PREPARED BY & AFTER RECORDING RETURN TO: Robert A. Romanoff, Esq. Levenfeld Pearlstein, LLC

Levenfeld Pearlstein, LLC 2 North LaSalle Street Suite 1300 Chicago, Illinois 60602



SEND FUTURE TAX BILLS TO: Max I. Stucker and Barbara S. Stucker 120 East 5th Street Hinsdale, Illinois 60521

(Above Space for Recorder's use only)

WARRANTY DEED

THE GRANTORS, Max I. Stucker and Barbara S. Stucker, husband and wife, whose address is 120 East 5th Street, Hinsdale, Illinois 60521, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER and WARRANT to Barbara S. Stucker, not individually but as Trustee of Barbara S. Stucker Revocable Trust dated September 26, 1991, whose address is 120 East 5th Street, Hinsdale, Illinois 60521, all interest in the real estate legally described as follows, to wit:

LOT 1 AND LOT 2 (EXCEPT THE WEST 10 FEET THEREOF) IN PEARSALL'S SUBDIVISION OF LOT 3 IN BLOCK 13 IN ROBBINS PARK ADDITION TO HINSDALE, A SUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID PEARSALL'S SUBDIVISION RECORDED DECEMBER 12, 1883 AS DOCUMENT 32704, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 120 East 5th Street, Hinsdale, Illinois 60521 P.I.N.: 09-12-223-004

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

Subject to all real estate taxes and assessments not yet due and payable and all easements, covenants, conditions, restrictions and other matters of record.

The undersigned hereby declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Date:

2011

Grantor or Representative

[Signatures begin on next page]

LP 2792695.1 \26531-23054

IN WITNESS WHEREOF, Grantors have has executed this Warranty Deed as of the $\frac{24}{24}$ day of $\frac{1}{2}$, 2011.

GRANTORS:

4 J. Stucker

Max I. Stucker

e S. Stucker

STATE OF ILLINOIS **SS**. COUNTY OF DU PAGE

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l, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Max I. Stucker and Barbara S. Stucker, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given ny hand and official seal, this 2011. OFFICIAL SEAL Notary Public

nil 14 2013 My Commission Expires:

OFFICIAL SEAL PATRICIA ROETHLE Notary Public - State of Illinois My Commission Expires Apr 14, 2013

(Seal)



Attachment 1





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Attachment 1







1 of 2 original rooms on the first floor



 2^{nd} original room on the first floor



Addition with low ceiling



Addition with low ceiling



Addition with low ceiling



Addition with no heat nor air



Addition upstairs with low ceiling



Low ceiling in this room on the second floor and only accessible through the master bedroom



ROBBINS PARK HISTORIC DISTRICT


CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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

A. General Standards:

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

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

B. Design Standards:

- 1. Height: The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure or building and adjacent open spaces after any proposed alteration or construction within an historic district should be compatible with the style and character of the structure or building and with surrounding structures and buildings in an historic district.
- 2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
- 3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
- 4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
- 5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
- 6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures and buildings within such historic district.
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- 8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

Robbins Park Historic District Name of Property

NPS Form 10-900-a (8-86) OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 10

Robbins Park Historic District Hinsdale, DuPage County, IL

N. S.	STREET	ARCHCLASS	DATE	HISTORICNAME	OR OR NG	SECONDARY STRUCTURES CORNEL		BUILDER	SECONDARY STRUCTURE
632 S	ELM	Colonial Revival	1934	Allbright, John House	c	_	Schmidt, Garden, & Erickson		
641 S	ELM	French Eclectic	c. 1925	Braddock, Louis J. House	с	-			
642 S	ELM	Neo-Traditional	2006	<u></u>	NC				
704 S	ELM	Neo-Traditional	2005- 06		NC	-			
711 5	ELM	Colonial Revival	1937	Deng, R. House	c	NC	West, Philip Duke		Detached garage
712 S	ELM	Colonial Revival	1951	Nissen, Mr. & Mrs. Robert House	с	-		Braun & Loehman	
717 S	ELM	Tudor Revival	1930	Eustice, P. C. House	с	-	Marx, Elmer W.	Nelson, E. John	
720 S	ELM	Renaissance Revival	1927	Ryan, Leo A. House	с	NC	White & Weber	Ryan Bros. & Sather	Detached garage
726 S	ELM	Colonial Revival	1927	Creating and and an and a second s	c	с		Ryan Bros. & Sather	Detached garage
731 S	ELM	Tudor Revival	1940	Mayer, Frank House	с	-	West, Philip Duke	Braun & Loehman	
737 S	ELM	Ranch (altered)	1949	Fatser, Wade House	NC	ŀ	West, Philip Duke	Braun & Loehman	
740 S	ELM	French Eclectic	1940	Bunker, George House	с	c	West, Philip Duke	Nelson, John	Pool house
108 E	FIFTH	No style	1887		NC	NC			Detached garage
114 E	FIFTH	Queen Anne	c. 1890		с	NC			Detached garage
115 E	FIFTH	L-Form	c. 1880		c	NC			Detached garage
120 E	FIFTH	Gothic Revival	1863	Robbins, William Speculative House	с	с			Detached garage
121 E	FIFTH	Italianate	c. 1875	Haskell House	с	c			Detached garage
127 E	FIFTH	Neo-Traditional	1994		NC	-	Tharp, James	Dressler, Phil & Assoc.	
132 E	FIFTH	No Style (altered)	1881	Bushnell, John W. House	NC	NC; NC			Detached garage; Shed
135 E	FIFTH	Gabled Ell	1889	Cushing House	c	NC			detached garage
145 E	FIFTH	French Eclectic	1925	Besley, Mrs. K. House	с	NC	Pashley, Alfred F.		shed



MEMORANDUM

DATE:	January 11, 2017
то:	Chairman Bohnen and Historic Preservation Commissioners
CC:	Kathleen A. Gargano, Village Manager Robb McGinnis, Director of Community Development/Building Commissioner
FROM:	Chan Yu, Village Planner
RE:	112 E. 4th Street – Application for Certificate of Appropriateness to Demolish Home and Garage in the Robbins Park Historic District to Construct a New Home

Summary

The Village of Hinsdale has received an application from Joel Anderson Homes, LTD., representing the owner of 112 E. 4th Street, 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.

Request and Analysis

The existing property is a two-story frame residence constructed in 1887. 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, west and south. Per the submitted plat of survey, it is a legal nonconforming R-1 lot that is 23,088 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 14-5-5: (A) If the application is approved without conditions, the HPC shall issue the certificate of appropriateness permitting the Building Commissioner to proceed with other required reviews and approvals. (B) If the application is approved with conditions, the HPC shall notify the applicant in writing and shall specify the conditions to be imposed and the reasons therefor in light of the criteria applicable to this Chapter. If the applicant notifies the HPC in writing that the conditions are acceptable, or if the applicant does not appeal the approval with conditions within the prescribed period of time, the HPC shall issue the certificate of appropriateness, subject to the conditions. (C) If the application is denied, the HPC shall notify the applicable to this Chapter. If the applicate of shall specify the particulars in which the application is inconsistent with the criteria applicable to this Chapter. If the applicable to this Chapter. If the applicate of shall specify the particulars in which the application is denied, the HPC shall notify the applicable to this Chapter. If the applicable to this Chapter. If the HPC issues a denial of the certificate of appropriateness, no alteration shall be permitted to proceed, and no permits shall be issued for,



MEMORANDUM

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.

- 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 12)
- Attachment 6 Letter of Intent to Construct Code Compliant House (dated Dec. 20, 2016)

11/28/2016 10:18 16307897016

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:

Addi Prop	ress of Property under review: 1/2 E. 4th St., Hinsdale erty Identification Number: 09-12-215-003
l.	GENERAL INFORMATION
1.	Applicants Name: Joel Andersen Homes Ltd. Address: <u>S726 Carpenter St.</u> Dawners Grave, The 60576 Telephone Number: <u>630-810-9179</u>
2.	Owner of Record (if different from applicant): Kate + Dan Hillegass Address: 82/W.Lill, Chicago, TL 60614 Telephone Number: 630-667-4486
3.	Others involved in project (include, name, address and telephone number): Architeot: <u>Mike Buhr/Chaff Stone Nrchitects</u> <u>13250 State Rt. 59, Ste 110, Plainfield, TL 60595 815-609-1997</u> Attorney: <u>N/A</u>
	Builder Joel Kindersen Homes Ho 5726 Carpenter F., Dawners Grove, IL 100516 630-F10-9429 Engineer: Kevin Matray Mackie Consultants 9575 W. Higgins Rd., Str 500, Resemont, IL 60018 847-696-1400
II. SIT	EINFORMATION
1.	Describe the existing conditions of the property: <u>Mesidential</u> , Single family
2.	Property Designation:
	Listed on the National Register of Historic Places?YESNO
	Listed as a Local Designated Landmark?YESNO
	Located in a Designated Historic District?

8

New 31	ingle family home (demo curre
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another application	cations. Has all or any part of the property been the subject on for a Certificate of Appropriateness under Title XIV of the Village within the last two years?
No	Yes
If ves, state the da	te of the formal hearing and a statement explaining any relevant
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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

CORPORMION

Signature of Applicant's President

D PARTNERSHIP

NIN

Signature of Applicant

Signáture of Applicant

LAND TRUST

Signature

SUBSCRIBED AND SWORN to before me this _____ day of

Wall 2016

NIA

Signature of Applicant

Signature of Applicant's Secretary

Signature of Applicant

Signature of Applicant

OTHER

Signature of Authorized Officer

requiline tary Public

OFFICIAL SEAL JACQUELINE L. CLAUS NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires May 12, 2020



5726 Carpenter Street Downers Grove, IL 60516 Phone: 630-810-9429 – Fax: 630-810-9460 www.jandersenhomes.com

Descriptive List of Photographs Provided for the January 2017 Meeting Of the Hinsdale Historic Preservation Commission

Re: 112 E. 4th Street, Hinsdale, IL 60521

1. North Elevation 2. South Elevation 3 East & South Elevation 4. East & North Elevation 5. West Elevation 6. West Elevation 7. Home Adjacent to the East 8 Home Adjacent to the West Detached Garage West Elevation 9. 10. **Detached Garage South Elevation** 11. **Detached Garage North Elevation** 12. **Detached Garage East Elevation** 13. Home Directly Across the Street 14. Home Across the Street to the East 15. Home Across the Street to the West

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ROBBINS PARK HISTORIC DISTRICT



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.
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- 8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.

Robbins Park Historic District Name of Property

NPS Form 10-900-a (8-86) .,

OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

Robbins Park Historic District Hinsdale, DuPage County, IL

NO	STREET	ARCHEASS	DATE	HISTORIC NAMES	OR NC	SECONDARY STRUCTURES CORINC	ARCHITECT	BUNDER BUNDER	SECONDARY STRUCTURE
336 E	FIRST	Neo-Traditional	2002		NC	с			detached garage
343 E	FIRST	Prairie	1980s		NC	NC			detached garage
344 E	FIRST	Neo-Traditional	2003		NC	NC			detached garage
404 E	FIRST	Neo-Traditional	1995	Kelly, Patrick & Lisa House	NC		Rugo Raffensberger, Ltd.	Harbo, Robert	
405 E	FIRST	Church/Colonial Revival	1950	First Church of Christ, Scientist	с		Beman, Spencer Solon	Pfutzenreuter & Sons, Henry	
41 4 E	FIRST	Queen Anne	1904	Hinckley, Alfred M. House	NC	-			
419 E	FIRST	Colonial Revival	c. 1920		с	с			detached garage
425 E	FIRST	Prairie	c. 1906	Hasbrook, E. H. House	с	с			detached garage
428 E	FIRST	Prairie	1905	Hinckley, A. M. House	с	-			
435 E	FIRST	American Foursquare	c. 1905	McLean, Howard K. and Frances E. House	с	NC			detached garage
436 E	FIRST	Neo-Traditional	1994		NC	-	G. O. Architectural Design		
442 E	FIRST	Colonial Revival	1954	Howrey, Mrs. H. H. House	с	-	Smithson, A. T. Jr.	Mickelson, Harvey P.	
104 E	FOURTH	Queen Anne	c. 1880	Eggleston House	с	NC			gazebo
112 E	FOURTH	L-Form	1887		С	NC			Detached garage
115 E	FOURTH	Neo-Traditional	c. 2000		NC	-			
121 E	FOURTH	Vacant			NC	-		Elners, Andreas	
122 E	FOURTH	Gabled Ell	1887		с	NC		Ellmers, Andreas	Detached garage
126 E	FOURTH	Craftsman	c. 1915		c	NC			Detached garage
127 E	FOURTH	Neo-Traditional	1998		NC	NC	Balsoma/Olson Group, Inc.	Dream Homes, Inc.	detached garage
134 E	FOURTH	Craftsman	c. 1915		с	c			detached garage
138 E	FOURTH	Shingle Style	c. 1895		c	c			detached garage
148 E	FOURTH	Craftsman (altered)	1870	(c) Spin-States, co., in the control of States (Spin-States) in the state of States)	С	NC			detached garage



Craftstone Architects, Inc.

13250 State Route 59, Suite 110 Plainfield, Illinois 60585

P: 815.609.1997 F: 815.327.8827 www.CraftstoneArchitects.com

December 20, 2016

Village of Hinsdale The Hinsdale Historic Preservation Commission 19 East Chicago Avenue Hinsdale, Illinois 60521

Re: 112 E. 4th Street, Hinsdale, IL / P16-5796

Dear Hinsdale Historic Preservation Commissioin;

Our Firm, Craftstone Architects, Inc. and the Civil Engineering Firm of Mackie Consultants are currently working on addressing the Village of Hinsdale building permit review comments dated 11-28-2016 for the above mention project. Please excuse our delay in resubmitting the revised drawings, but there were several items that required coordination of our Architectural drawings and the Civil engineering drawings, some of with required additional site work by the Civil Engineer. As I understand, this site work was completed in the last few business days. Both our companies are in the process of completing these comments and shall be submitting code compliant drawings within the next few business days.

Please accept this letter as our intent is to design and provide drawings for a code compliant home that shall be built by Joel Andersen Homes. If you have any questions, please contact me at 815.609.1997.

Respectfully submitted,

Craftstone Architects, Inc.

Kelt K

Michael A. Buhr, AIA, ALA President C: File, Joel Andersen Homes, Mackie Consultants

