MEETING AGENDA



MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, December 5, 2018 6:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT
- **4. MINUTES** Review and approval of the minutes from the November 7, 2018, meeting.
- 5. PUBLIC HEARING CERTIFICATE OF APPROPRIATENESS
 - a) Case HPC-08-2018 453 E. Sixth Street Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.
- 6. **DISCUSSION ITEMS None**
- 7. OTHER BUSINESS
- 8. ADJOURNMENT

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

Approved

MINUTES VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

November 7, 2018 Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale 6:30 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:45 p.m. on November 7, 2018, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner D'Arco, and

Commissioner Haarlow

Absent: Commissioner Gonzalez, Commissioner Weinberger and Commissioner

Williams

Also Present: Chan Yu, Village Planner

Applicant for case: A-44-2018, A-46-2018, A-48-2018 and HPC-07-2018

Minutes

Chairman Bohnen introduced the minutes from the October 3, 2018, meeting and asked for any comments.

With no comments, the HPC unanimously approved, 4-0 (3 absent) the minutes from the October 3, 2018, meeting.

<u>Signage in the Historic Downtown District</u> Case A-44-2018 – 30 E. Hinsdale Ave. – Yankee Peddler – 1 Awning Sign

The owner of Yankee Peddler, Ms. Stacy Lorin, presented the request for their awning at its new location.

Commissioner Prisby asked what is the significance of the elephant.

The applicant responded it is a branding thing they are bringing back since her mother started the business.

Commissioner Prisby asked if the awning is code compliant.

Chan responded yes.

Commissioner D'Arco asked about the tassel material.

The applicant responded it will be nylon, very similar to what they use for sailing products.

Commissioner Prisby asked about the color in the application packet.

The applicant stated that there is a bad translation, and showed the fabric to the HPC to review. On a side note, Ms. Lorin asked why it is an issue to have branding on the slope of the awning, and limited to only on the valance.

Chairman Bohnen asked what would please her.

The applicant responded signage on the valance, but it was denied by staff.

Chan responded, that's correct, per the sign code; and clarified that signage is only allowed on the valance and not on the slope of the awning.

The applicant asked if that is just in the area she is located in, or Village wide.

Chan responded all over Hinsdale.

Commissioner D'Arco added that this is not something the HPC controls, it is per the ordinance.

Commissioner Prisby asked the applicant if they still need the elephant logos on the front of the awning, given that nobody really sees it head on. He asked the question to see her thoughts on the text being wider/larger without the elephant logos.

The applicant responded that the text would not translate well by stretching it wider.

Chairman Bohnen asked for any additional comments by the HPC.

Commissioner Prisby stated that he has no issues with the logo, and moved to approve the request.

Commissioner D'Arco seconded.

The HPC recommended approval of the sign as submitted unanimously, 4-0 (3 absent).

<u>Signage in the Historic Downtown District</u> Case A-46-2018 – 16 E. First St. – Mucci Di Firenze – 1 Wall Sign

The owners of Mucci Di Firenze introduced themselves and their requested wall sign for their new business at 16 E. First Street.

Commissioner Prisby asked if the applicant said the wall sign is green.

The applicant replied yes, dark green.

Commissioner Prisby asked if the wall is glass block.

The applicant replied yes.

Commissioner Prisby asked if the location would be in the middle of the front wall.

The applicant replied yes.

Commissioner Prisby asked if you can see the glass block from the inside.

The applicant replied yes.

Commissioner Prisby asked how would that be mounted.

The applicant replied attached onto the 2 wood frames.

Commissioner Prisby asked what's the business.

The applicant replied a retail business, to sell imported leather goods from Florence Italy.

Commissioner Prisby asked if they have plans to illuminate the sign.

The applicant replied no, they thought about it, but it seems complicated and expensive.

Commissioner Prisby moved to approve the request.

Commissioner D'Arco seconded.

The HPC recommended approval of the sign as submitted unanimously, 4-0 (3 absent).

<u>Signage in the Historic Downtown District</u> Case A-48-2018 – 45 S. Washington St. – Lepa Boutique & Decor – 1 Wall Sign

The sign contractor of Lepa Boutique introduced himself and the requested wall sign at 45 S. Washington Street, and indicated that he brought a sample of the material if the HPC wishes to see it.

Commissioner Prisby asked how it would be attached to the wall.

The sign contractor replied mounted by 1.5" brackets.

Commissioner D'Arco asked if the text is Lepa's actual logo, since it is a mix of fonts.

The sign contractor replied yes, that is their logo, also at their other location.

With no further questions, the HPC recommended **approval** of the sign as submitted **unanimously**, **4-0** (3 absent).

A motion to move agenda item 7(a) before 6(a) was unanimously approved 4-0 (3 absent) to give the applicant additional time to attend the meeting.

Discussion - Memorial Hall 90th Anniversary Celebration

A representative of American Legion Post 250 introduced himself and asked the HPC if they will be attending the celebration.

The HPC reviewed their individual availability regarding the celebration and dinner.

Public Hearing

Case HPC-07-2018 (Continued from 10.03.18 HPC meeting) – 736 S. Park St. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-07-2018

Discussion of the submitted colors and materials of the home were generally supported by the HPC. To that end, the HPC unanimously approved the Certificate of Appropriateness, including the materials and color selections as submitted, **4-0** (3 absent).

Adjournment

The HPC unanimously agreed to adjourn at 7:24 PM on November 7, 2018.

Respectfully Submitted,

Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION

IN THE MATTER OF:

CASE NO. HPC-07-2018

736 South Park Street

)

REPORT OF PROCEEDINGS had and testimony taken at the continuation of the Public Hearing on the Certificate of Appropriateness in the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 7th day of November, 2018, at 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. JANICE D'ARCO, Member;

MR. BILL HAARLOW, Member;

MR. JAMES PRISBY, Member.

	2		4
1	ALSO PRESENT:	1	because
2	MR. CHAN YU, Village Planner.	2	CHAIRMAN BOHNEN: Sure.
3	* * *	3	MR. PRISBY: Are we contained to really
4	CHAIRMAN BOHNEN: May we open the	4	color at this point? I mean we had a lot of
5	public hearing for Case HPC-07-2018, which is a	5	debate on form last week. And now I have had an
6	continuance of our October 3 meeting for	6	extra month to kind of think about the
7	736 South Park Street. There is a request for a	7	architecture, right? Not that I'm here to
8	Certificate of Appropriateness to demolish and	8	flip-flop or waffle or anything. But I'm
9	construct a new home in the Robbins Park	9	wondering if that's fair game for discussion
07:04:43PM 10	Historic District, 736 South Park Street.	07:06:26PM 10	tonight or if we are just talking color because
11	The hearing is open. In the	11	that's what we approve and the conditions from
12	absence of the applicant, may we discuss the	12	last time. Are we limited to discussing
13	color pallets?	13	materials?
14	MR. YU: We need a motion from someone	14	Last time we moved and approved
15	to open and second it and a vote to open the	15	what?
16	public hearing.	16	MR. YU: You approved the demo.
17	MR. HAARLOW: I will move to open the	17	MR. PRISBY: Right.
18	public hearing.	18	MR. YU: And the motion I believe was
19	MR. PRISBY: I will second.	19	to continue the item to confirm the colors in
07:05:08PM 20	CHAIRMAN BOHNEN: All in favor?	07:06:51PM 20	question. And Frank listed off these elements
21	MR. PRISBY: Aye.	21	of the house that they wanted the colors
22	MS. D'ARCO: Aye.	22	confirmed.
	3		5
1	CHAIDMAN BOUNEN. Ava		
_	CHAIRMAN BOHNEN: Aye.	1	MR. PRISBY: So the motion to approve
2	MR. HAARLOW: Aye.	2	MR. PRISBY: So the motion to approve essentially the architecture subsequent to
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2	MR. HAARLOW: Aye. And I will note for the record it's	2 3	essentially the architecture subsequent to
3	MR. HAARLOW: Aye. And I will note for the record it's	2 3	essentially the architecture subsequent to colors. So are we containing ourself to just
3 4	MR. HAARLOW: Aye. And I will note for the record it's Case HPC-07-2018 continued from our October 3	2 3 4	essentially the architecture subsequent to colors. So are we containing ourself to just the materials' color?
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	6		8
1	review.	1	CHAIRMAN BOHNEN: Yes.
2	MR. PRISBY: We don't pick color. That	2	MR. PRISBY: Again, I'm not real sure
3	said, I don't know what you guys, what your	3	on the gunmetal gray. But because it works with
4	opinion is; but I use these colors all the time	4	the other materials, I don't have an issue with
5	all around town, even a couple in the Historic	5	it.
6	District. To me they tend to work with at least	6	CHAIRMAN BOHNEN: All right. I
7	some level of a French-style house; shake, a	7	think Any further discussion?
8	slate roof. I don't mind the oil-rubbed bronze,	8	MR. HAARLOW: No. The materials and
9	kind of aged copper. We get them on gutters and	9	the colors are generally tasteful and natural,
07:08:24PM 10	downspouts and roofs around here all the time.	07:10:12PM 10	you know. There's a certain simple elegance to
11	Obviously, we are dealing with a standard gray	11	the pallet. So that part I think is fine.
12	stucco, limestone.	12	The rest of the materials I think
13	I'm not a total fan of the gunmetal	13	are fine, and I think the color pallet is
14	gray for the windows, but I understand how that	14	perfectly acceptable for the District.
15	also plays off the other materials. Better that	15	CHAIRMAN BOHNEN: Can I have a motion,
16	than red, right?	16	please.
17	CHAIRMAN BOHNEN: Yes. And you have	17	MR. PRISBY: I move to approve the
18	enough with the slate.	18	materials and color selections as submitted.
19	MR. HAARLOW: Or black.	19	CHAIRMAN BOHNEN: Second?
07:08:49РМ 20	MR. PRISBY: Right. I'm tired of	07:10:47PM 20	MS. D'ARCO: I second that.
21	black.	21	CHAIRMAN BOHNEN: All in favor, aye?
22	MR. HAARLOW: Really.	22	MR. PRISBY: Aye.
	7		9
1	MR. PRISBY: Yes. I think I've	1	MS. D'ARCO: Aye.
2	mentioned that every single meeting for the last	2	CHAIRMAN BOHNEN: Aye.
3	year. So if we are just going by that, John,	3	MR. HAARLOW: Aye.
4	then I don't have a problem approving what they	4	CHAIRMAN BOHNEN: Motion carries.
5	have shown here, me personally. You guys can	5	The public hearing is now closed.
6	disagree.	6	* * *
7	MS. D'ARCO: I agree as well. She did	7	(Which were all the proceedings had
8	say she is trying to get here as soon as	8	in the above-entitled cause.)
9	possible, so she has to feed the baby, 15 or 20	9	
07:09:24PM 10	minutes.	10	
11	MR. PRISBY: You guys agree?	11	
12	CHAIRMAN BOHNEN: If we agree, she need	12	
13	not come.	13	
14	MR. PRISBY: Right. Exactly.	14	
15	MS. D'ARCO: Okay. Maybe we can come	15	
16	to a decision.	16	
17	CHAIRMAN BOHNEN: Are we all of a mind	17	
18	that these colors are compatible with our	18	
19	thoughts about this?	19	
07:09:43PM 20	MR. PRISBY: We certainly find these	20	
21	materials and these colors in the Historic	21	
22	District.	22	

	<u> </u>			
1	confirmed [1] - 5:5 contained [1] - 4:8	Н	N	style [1] - 6:12 subject [1] - 5:13
15 [1] - 7:14	containing [1] - 5:8	HAARLOW [3] - 7:2, 7:5, 8:13	natural [1] - 8:14 need [2] - 5:14, 7:17	submitted [1] - 9:1 subsequent [1] - 5:7
2	copper [1] - 6:14	HAARLOW [1] - 9:8 hearing [2] - 4:1, 9:10	next [1] - 6:4	
20 [1] - 7:14	couple [1] - 6:10	help [1] - 5:21	0	T
Α	D	Historic [2] - 6:10, 8:4 house [2] - 5:4, 6:12	obviously [1] - 6:16	tasteful [1] - 8:14 tend [1] - 6:11
above-entitled [1] -	D'ARCO [7] - 5:10,	HPC [2] - 6:2, 6:5	oil [1] - 6:13 oil-rubbed [1] - 6:13	thoughts [1] - 8:2
9:13 acceptable [1] - 8:19	5:13, 5:16, 7:12, 7:20, 9:3, 9:6		opinion [2] - 5:15, 6:9	tired [1] - 7:3 tonight [1] - 4:15
aged [1] - 6:14	dealing [1] - 6:16	ingua (r. 9:0	ourself [1] - 5:8	total [1] - 6:18
agree [3] - 7:12, 7:16,	debate [1] - 4:10 decision [1] - 7:21	issue [1] - 8:9 item [1] - 5:2	Р	town [1] - 6:10 trying [1] - 7:13
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MEMORANDUM

DATE: December 5, 2018

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: 453 E. Sixth Street – Case HPC-08-2018 - Application for Certificate of Appropriateness

to Demolish and Construct a New Home in the Robbins Park Historic District

Summary

The Village of Hinsdale has received an application from Rebrag, Inc., 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 a corner lot at 453 E. 6th Street. The existing home, also known as the "John A. Pusinelli House" was constructed in 1953 in a Colonial Revival style according to the National Register of Historic Places, and is a contributing structure in the Robbins Park Historic District. The applicant has included elevation and interior photos of the existing home, and north, south, east and west elevation illustrations of the proposed new house.

The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. The lot faces 6th Street to the south, County Line Road to the east, and Woodside Avenue to the north. Per the submitted plat of survey, it is a legal nonconforming R-1 lot that is 22,977 SF in area (135'x174'). The block average setbacks and a colored elevation of the proposed home are also included in the application.

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.



MEMORANDUM

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 - Zoning Map and Project Location

Attachment 3 - Parcel View of 453 E. 6th Street

Attachment 4 - Street View of 453 E. 6th Street (from 6th and Woodside Ave.)

Attachment 5 - Robbins Park Historic District Map

Attachment 6 - Title 14, Section 14-5-2: Criteria (A) and (B)

VILLAGE OF HINSDALE HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Addre	ess of Property under review: ^{453 E. 6th Street} erty Identification Number: 09-12-226-012
Поре	ity identification (tumber: 00-12-220-012
l. '	GENERAL INFORMATION
1.	Applicants Name: Rebrag, Inc. Address: 115 S. Vine St. Hinsdale, IL 60521 Telephone Number: 630 863 3503
	Telephone Number: 630-863-2503
2.	Owner of Record (if different from applicant):Address:
	Telephone Number:
3.	Others involved in project (include, name, address and telephone number): Architect: Moment Design - (630) 212-4419 201 E Ogden Ave #20, Hinsdale, IL 60521
	Attorney: Peter Coules, Jr., Donatelli & Coules, Ltd (630) 920-0406
	15 Salt Creek Ln, Ste. 312, Hinsdale, IL 60521 Builder:
	Engineer:
	E INFORMATION
1.	Describe the existing conditions of the property: Home that has not been maintained. Full replacement of the interior and exterior is required.
2.	Property Designation:
	Listed on the National Register of Historic Places?YESXNO
	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).				
	Build a new single family home to match the structure of the neighboring houses. Please see the attached plans of the proposed renovations for further detail and full scope of the project. Further see attached.				
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?				
	If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.				

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

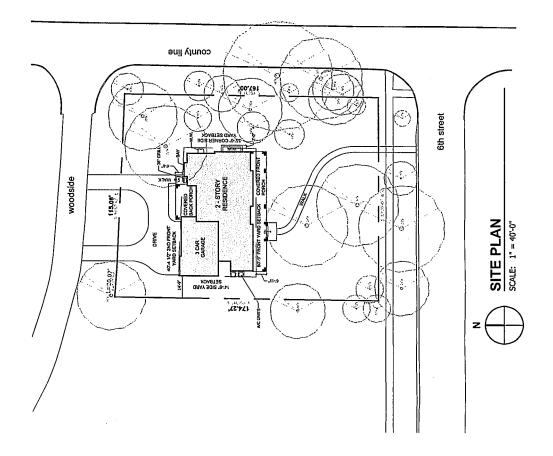
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall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

☐ INDIVIDUAL OWNERS	
Signature of Applicant	Signature of Applicant
CORPORATION	
Signature of Applicant's President	Signature of Applicant's Secretary
□ PARTNERSHIP	•
Signature of Applicant	Signature of Applicant
Signature of Applicant	Signature of Applicant
LAND TRUST	OTHER
Signature	Signature of Authorized Officer
SUBSCRIBED AND SWORN to before me this day of	
<u> 2007-100 - Tarangan Bangan B</u>	Notary Public

Exhibit "A"

Applicant is applying for a "Certificate of Appropriateness" in order to demolish the current home on the property commonly known as 453 E. 6th Street, Hinsdale, IL 60521. The home is only a three bedroom home with small rooms and an addition on the east side. Also, the basement is not finished and has low ceilings. The home is currently not in good repair (see attached pictures) and does not conform with the surrounding homes in the neighborhood.

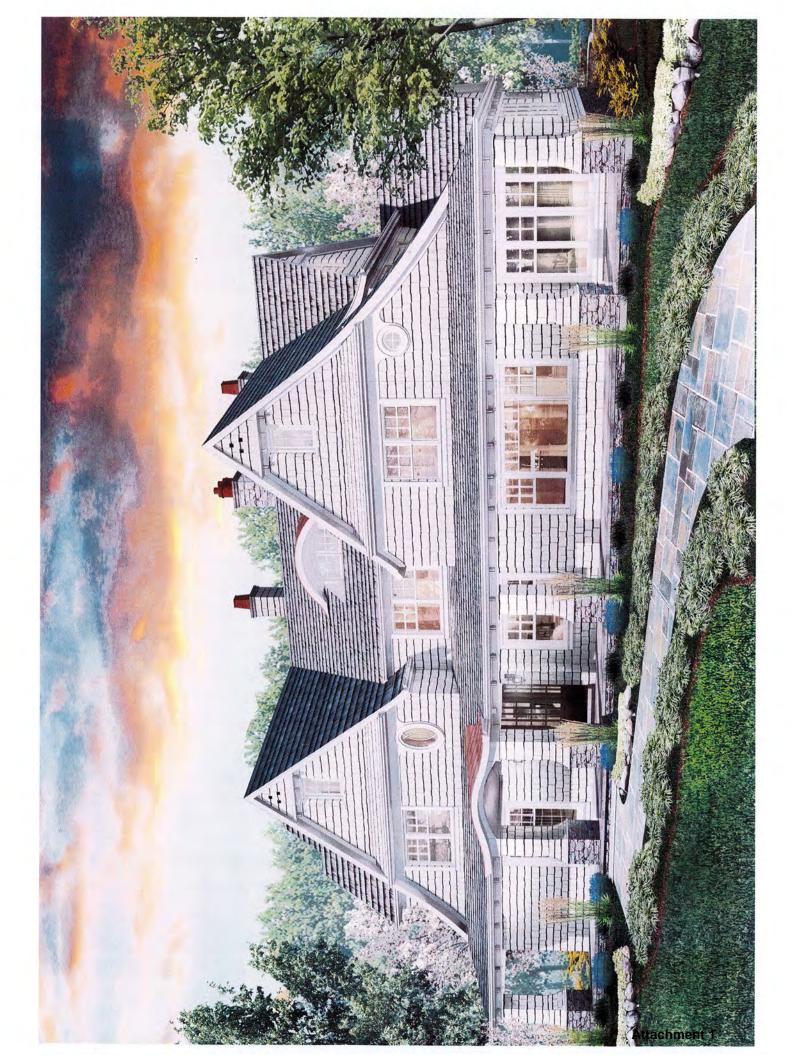
The existing home has no historical significance and was built in the 1960's or 1970's (dated). Applicant is submitting plans and an application for a permit for demolition of the existing home and construction of a new home. Attached are copies of the proposed plans for the house which are appropriate for the neighborhood/district. The lot is a through lot and a beautiful piece of property.

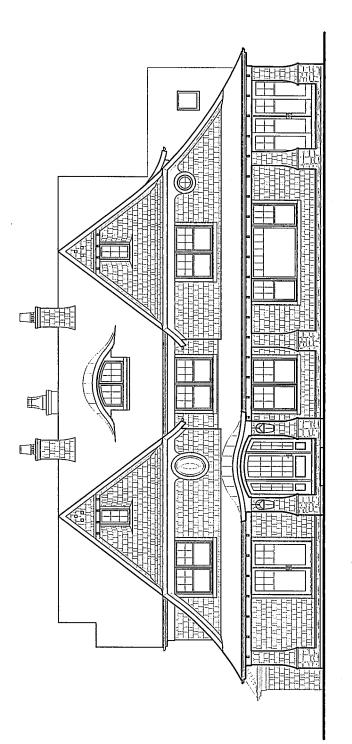


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ARCHITECTURE + INTERIORS 630 828 8161

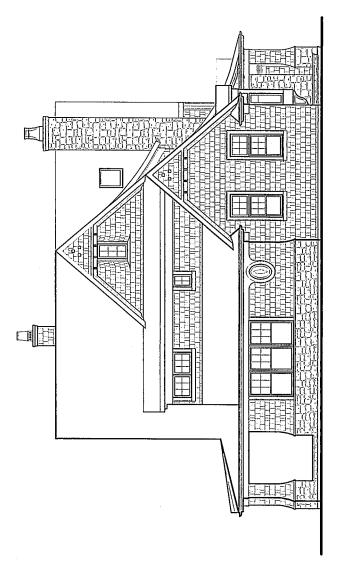
www.momentdesign.net





SOUTH ELEVATION SCALE: 1/8" = 1:-0"

DESIGN ARCHITECTURE + INTERIORS



EAST ELEVATION SCALE: 1/8" = 1-0"

INOME + INTERIORS

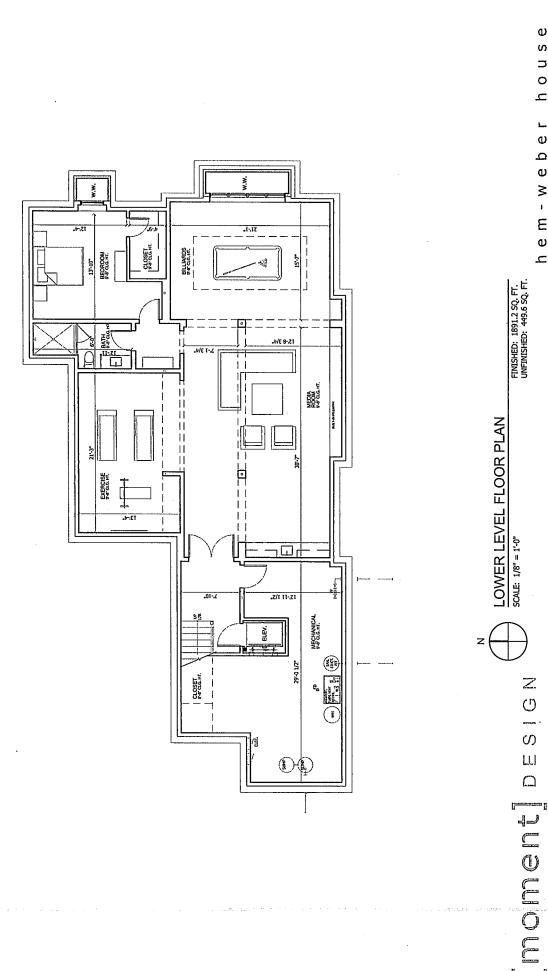
NORTH ELEVATION SCALE: 1/8" = 1'-0" hem-weber house 453 E. SIXTH ST. HINSDALE, 1L.

ARCHITECTURE + INTERIORS 630 828 8161 www.momenidesign.net

WEST ELEVATION SCALE: 1/8" = 1-0" hem-weber house 453 E. SIXTH ST. HINSDALE, IL.

ARCHITECTURE + INTERIORS

Attachment 1



ARCHITECTURE + INTERIORS

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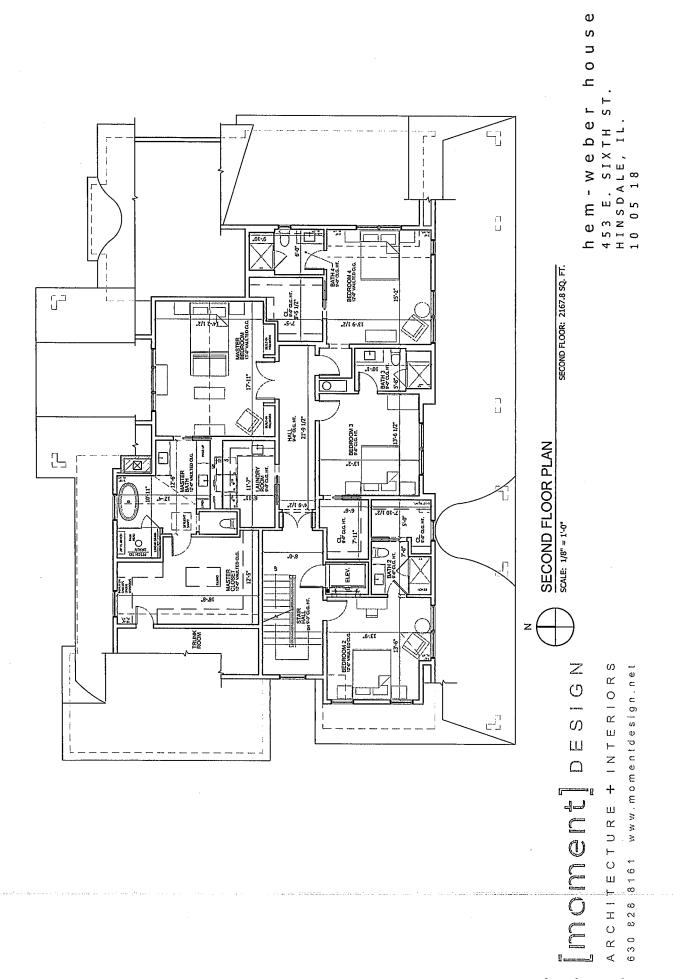
+ INTERIORS

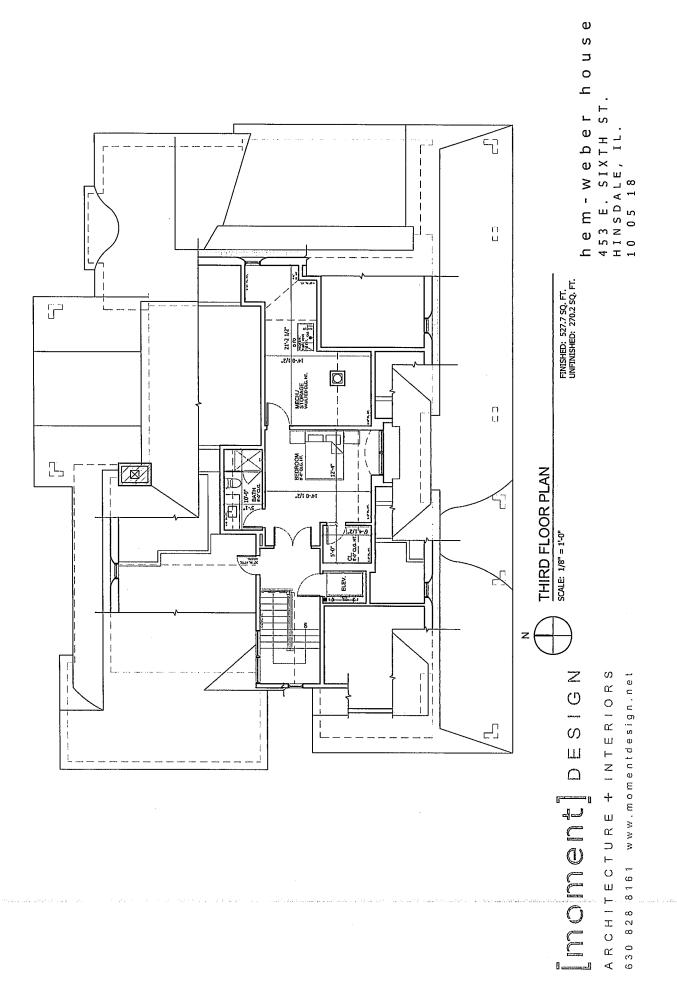
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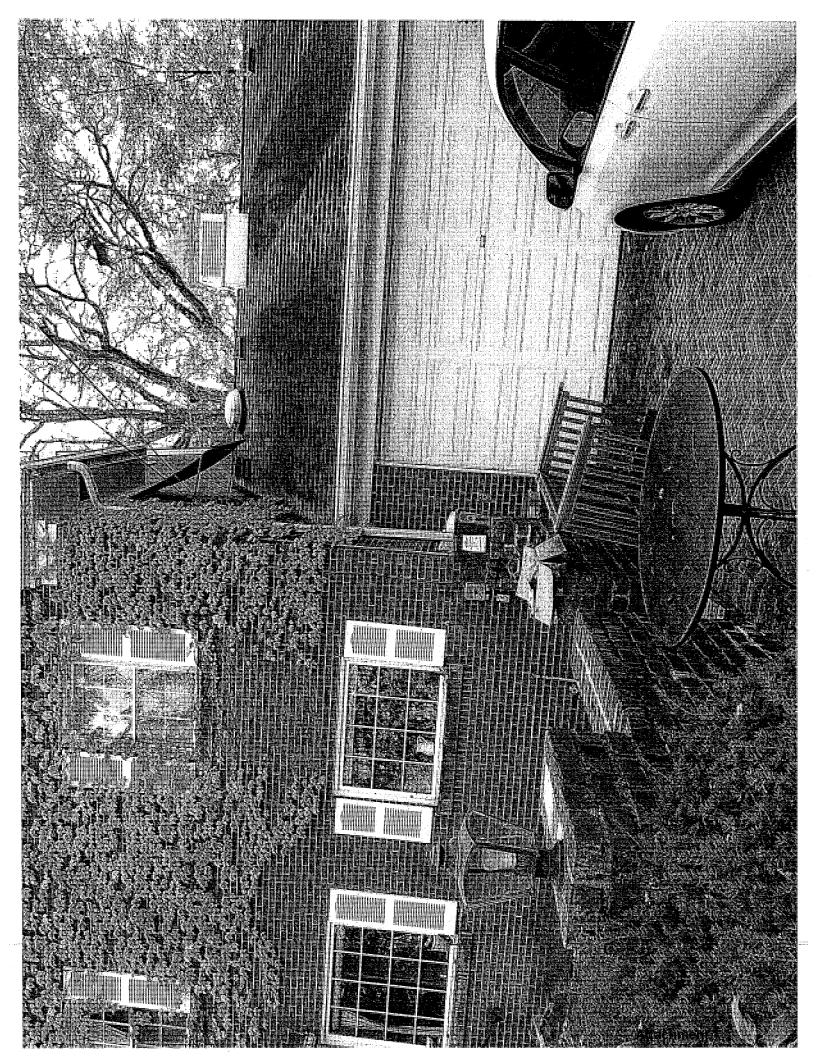
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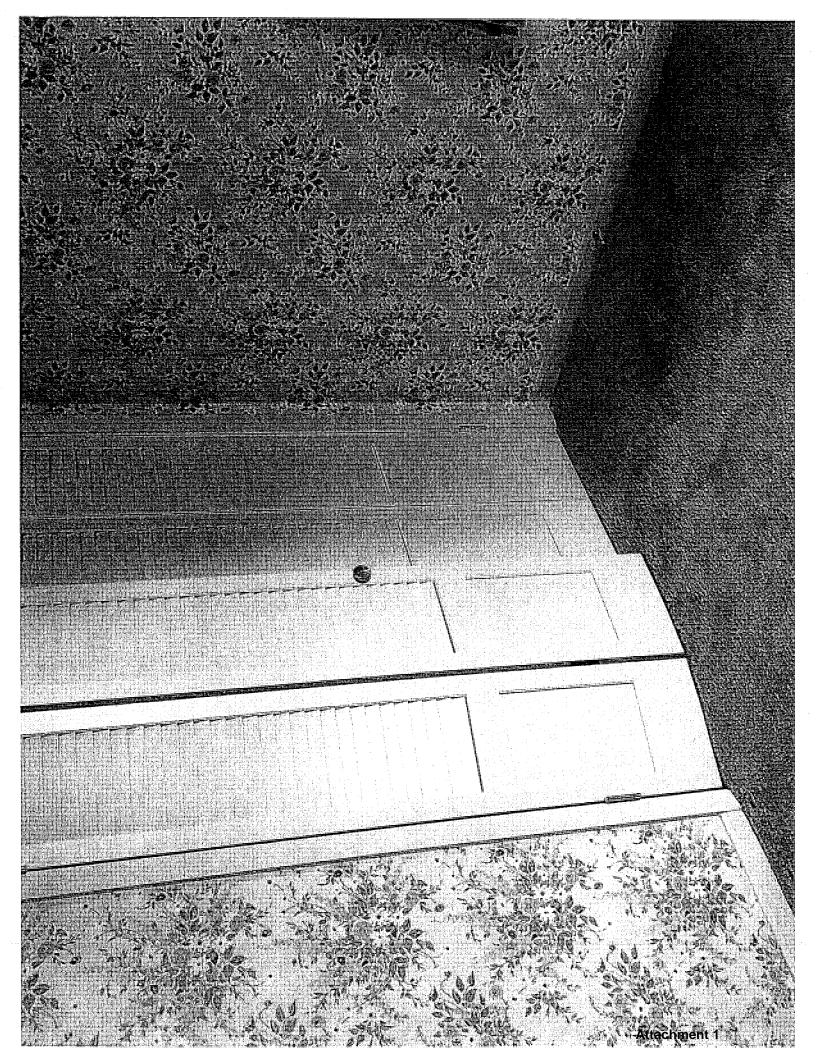


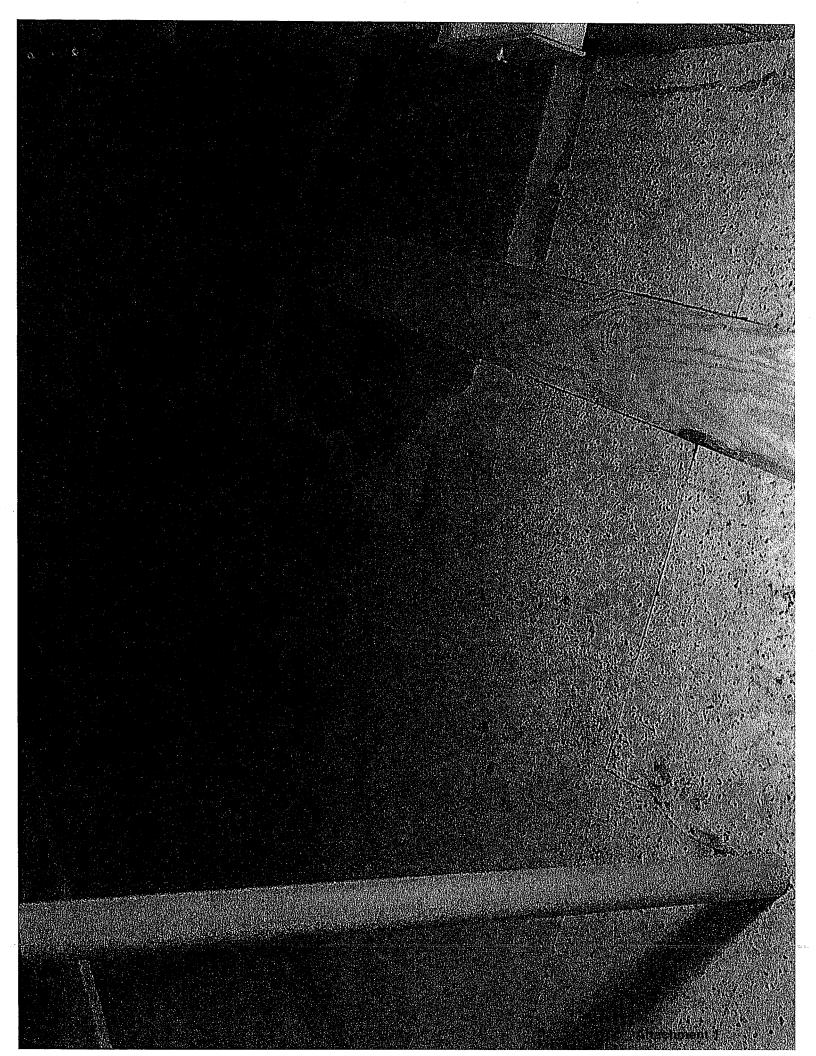


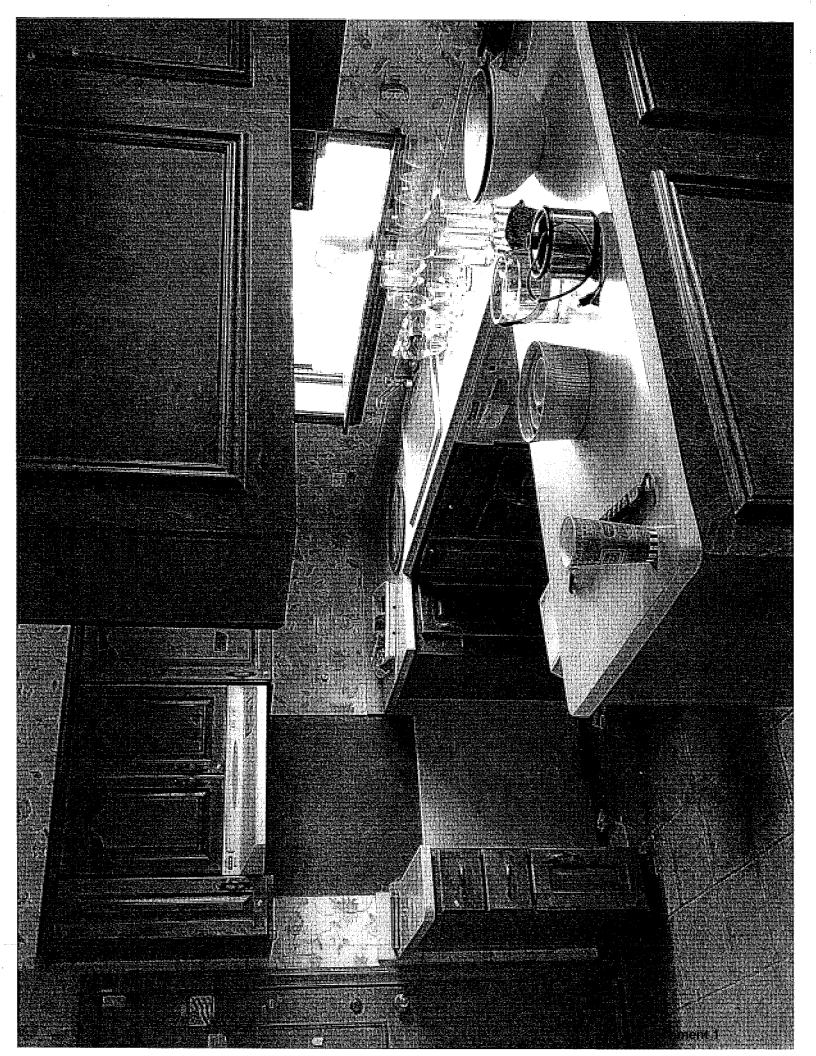


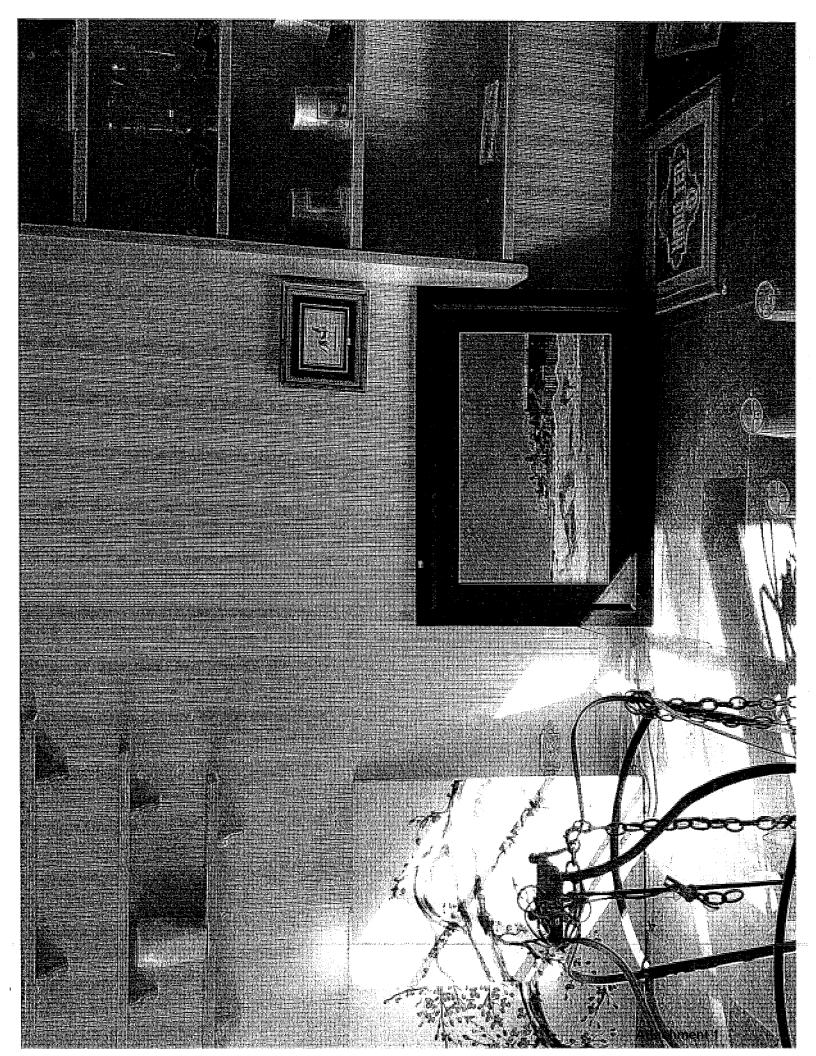


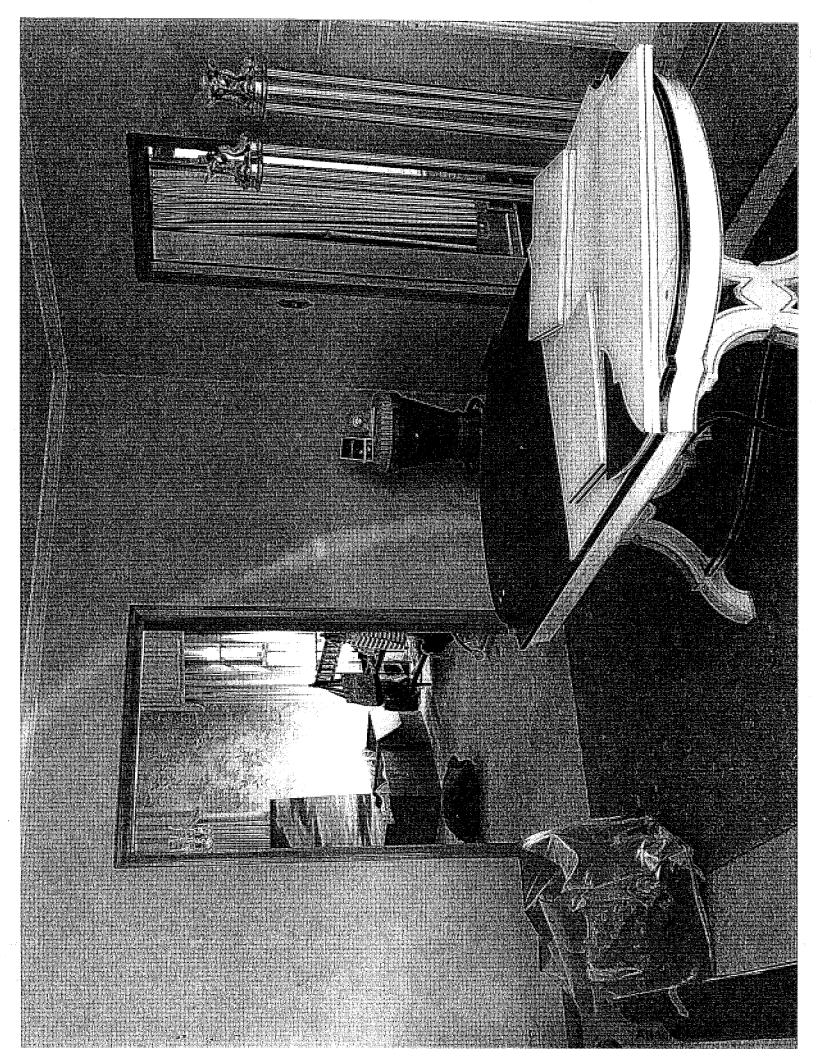






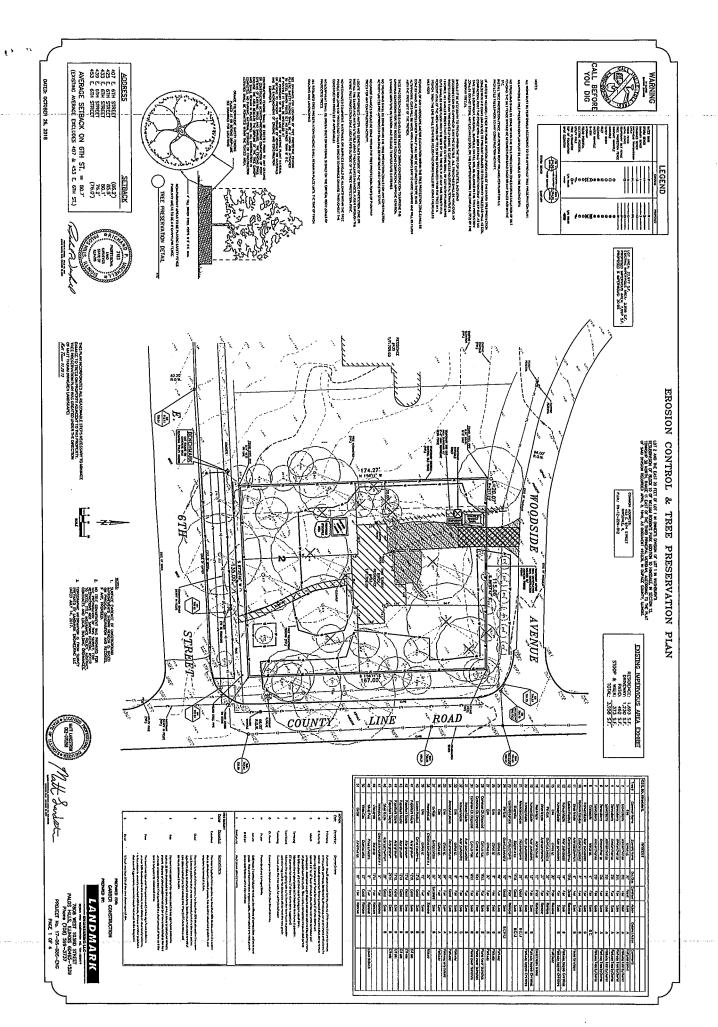


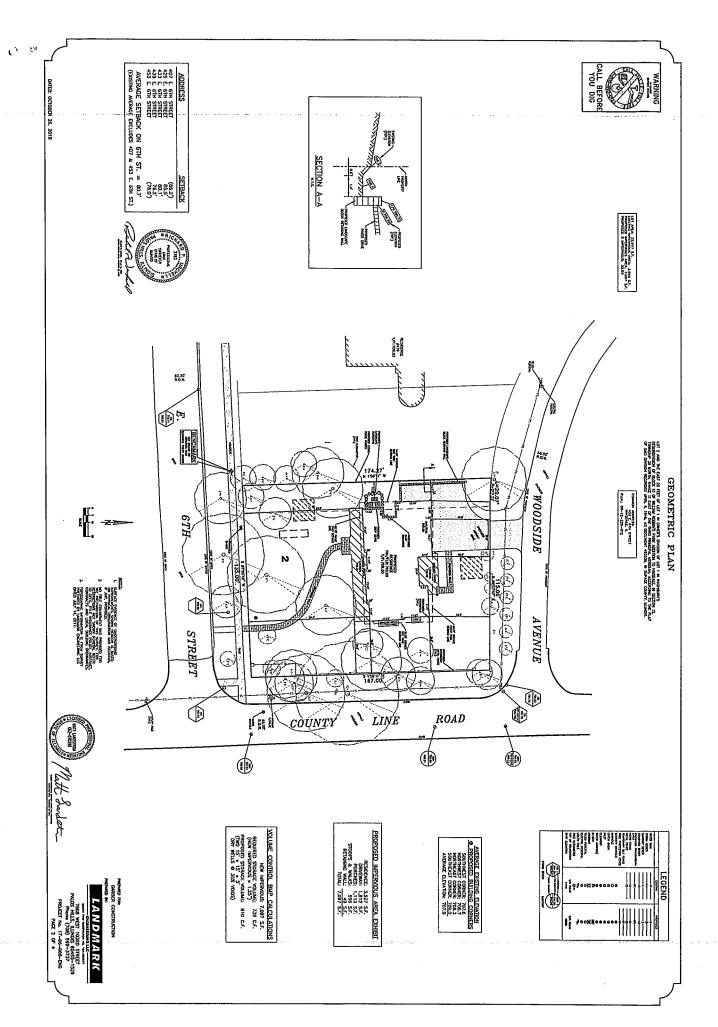


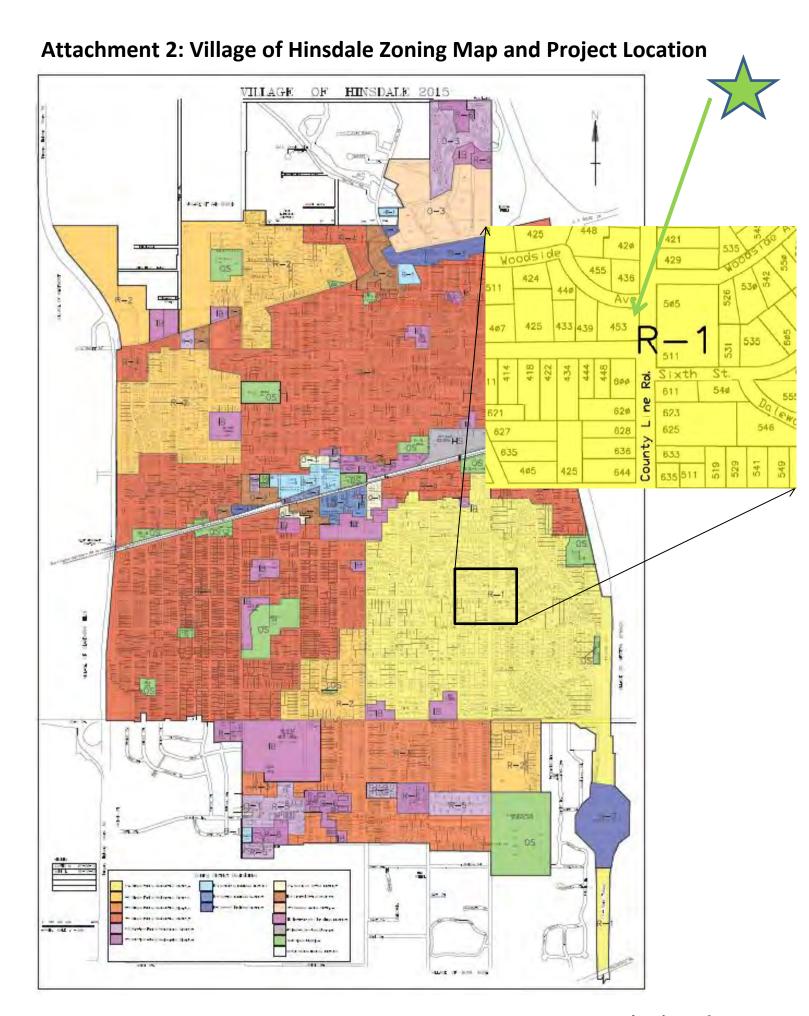












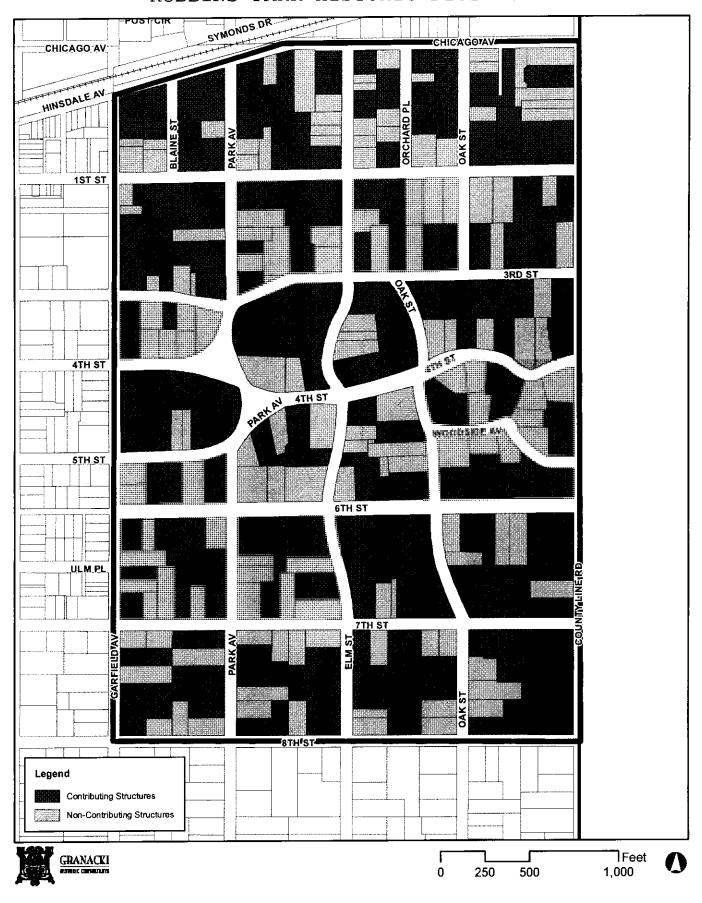
Attachment 3: Parcel View of 453 E. 6th Street

Attachment 4: Street View of 453 E. 6th Street

Soogle, Inc. Attachment 4 (Woodside)

Attachment 4: Street View of 453 E. 6th Street (from Woodside Ave.)

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 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.