

MEETING AGENDA

MEETING OF THE HISTORIC PRESERVATION COMMISSION Wednesday, June 5, 2019 6:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. MINUTES Review and approval of the minutes from the May 1, 2019 meeting.

4. PUBLIC HEARING - CERTIFICATE OF APPROPRIATENESS

- a) Case HPC-03-2019 321 E. 7th St. Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.
- **b)** Case HPC-04-2019 35 S. Garfield St. Request for Certificate of Appropriateness to demolish and construct a new office building in the Robbins Park Historic District.

5. DISCUSSION

- a) Hinsdale Historical Society Project Update Historic Plaque Program
- 6. PUBLIC COMMENT
- 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

May 1, 2019

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 6:30 p.m. on May 1, 2019, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Weinberger, Commissioner Prisby,

Commissioner Gonzalez, and Commissioner Haarlow

Absent: Commissioner Williams Also Present: Chan Yu, Village Planner

Minutes

Chairman Bohnen introduced the minutes from the January 9, 2019, and February 6, 2019, meetings and asked for any comments.

Commissioner Prisby asked if Chairman Bohnen would like to review one at a time. Chairman Bohnen replied yes.

Chairman Bohnen asked if the HPC had any issues with the minutes. Commissioner Prisby replied that he had no issues.

Chairman Bohnen asked if anybody else had any comments.

With no comments, the HPC unanimously approved the minutes for the January 9, 2019, HPC meeting, 5-0, 1 absent.

Commissioner Weinberger and Commissioner Prisby both stated they had no issues with the February 6, 2019 minutes. With no further comments, the HPC unanimously approved the minutes for the February 6, 2019, HPC meeting, 5-0, 1 absent.

Public Hearing -Certificate of Appropriateness

Case HPC-01-2019 - 722 S. Park Ave. - Request for Certificate of Appropriateness to demolish and construct a new home in the Robbins Park Historic District.

Chairman Bohnen asked Chan if there would be a recorder present.

Chan replied no, and explained he looked in the code and it is not required, it is on video and he also completes the minutes so we can cover it in the minutes.

Chairman Bohnen asked if this is the way we will be doing it going forward.

Chan replied no, this is the first time the transcriber did not show up.

Chairman Bohnen asked if they are in route.

Chan replied that he did not think so.

Commissioner Prisby asked Chairman Bohnen if there is an issue with that.

Chairman Bohnen stated that it is always nice to have a written transcription of the hearing, and suggested taking the steps to try and make sure they are here for the next public hearing.

Chan replied yes.

Ms. Carrie Kenna introduced the request, as the builder, and explained that the owners contemplated rehabbing the existing house, but it was not feasible with everything they wanted to do.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-01-2019

In general, the HPC expressed issues with the fenestration of the proposed house and garage plan, as well as acknowledging that the block does not have any character anymore. To that end, a motion to deny the Certificate of Appropriateness was **unanimously approved**, **5-0** (1 absent).

Public Hearing -Certificate of Appropriateness

Case HPC-02-2019 – 324 S. Elm St. - Request for Certificate of Appropriateness to demolish the existing house in the Robbins Park Historic District

Mr. Patrick McGinnis introduced the request as the attorney for the applicant and explained that the current home has very small rooms, the flow of the house is disjointed, and several doorways are extremely narrow and door frames are too low. To that end, the request before the HPC is to demolish the home due to safety concerns and from an insurability and liability standpoint. The owners are concerned about kids breaking in; and because the house is vacant, it's more difficult and expensive to insure these types of homes for these same reasons.

Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-02-2019

The HPC in general felt strongly against approving the demolition request without seeing the plans for the new home. Commissioner Prisby stated that the HPC does not want to design the house, but convey the things that they believe are sensitive on the block so that the applicant can take that into account when they design the new house for the site.

A motion to deny the Certificate of Appropriateness was unanimously approved, 5-0 (1 absent).

<u>Public Meeting – HPC Partnership Grant to Hinsdale Historical Society</u> Hinsdale Historical Society and partnership proposal with the Historic Preservation Commission – Grant towards the Plaque Award

Executive Director of the Hinsdale Historical Society (HHS), Lynne Smaczny introduced herself and updated the HPC in regards to the Hinsdale Plaque Program. She reviewed that the flyers will be sent to 355 addresses in the Village, informing the homeowner that they own a historic house. The research on the house on the other hand, which is part of the program, would be the most costly component due to staff time. To that end, Ms. Smaczny indicated that a grant from the Village could help fund the staff/hire interns to research the homes.

Commissioner Prisby asked if the HHS receives any financial support from the Village.

Ms. Smaczny responded none.

Commissioner Prisby asked if other villages support their historical societies.

Ms. Smaczny responded many, for example Elmhurst, Lombard, Villa Park. DuPage County, Downers Grove, Arlington Heights, Des Plaines, and Skokie.

Commissioner Prisby stated it sounds like a grant would solve some of your problems.

Ms. Smaczny replied correct, it would solve a lot of our problems. With more staff, the HHS could do more research, programming, provide more services, and educate the Village.

Chairman Bohnen recalled that there was a time that the Village granted funds to the HHS.

Ms. Smaczny stated it may have been very early on, a limited amount, and a one-time thing.

Chairman Bohnen recalled that it happened, but not the amount nor the conditions. He expressed that the HPC would be amendable to lobbying the Village Board on your behalf if there is a case to be made. However, the HPC would like to know more about the history to make sure that there's no "bad history".

Ms. Smaczny replied that she can certainly look into it more, and can review old documents from the 1970's. She also mentioned that two of the HHS facilities are on Village property, and it does not receive funding to maintain the land.

Chairman Bohnen stated that the HPC will research the history between the Village and HHS together to make sure there has been a good relationship.

Ms. Smaczny replied she greatly appreciates it and indicated that she will forward examples of intergovernmental agreements to Chan.

Public Comment

Kathy Hanley of 8 S. Oak Street introduced herself and shared her idea regarding 332 E. Chicago Avenue which has been abandoned for over 15 years. She stated that she is attempting to purchase the property to extend her yard.

Chairman Bohnen asked if there is gas or electric at the property.

Ms. Hanley said there is electric, but not gas or water.

Chairman Bohnen asked why the house hasn't been taken down.

Ms. Hanley replied the person who owns it would not sell the house. The owner does not live at the house she noted. Additional discussion regarding the legal actions by the Village ensued. Her idea is to allow situations like this to not require a Certificate of Appropriateness to demolish the house.

The HPC generally felt that this should not require a public hearing to demolish the house given the nature, history and current dangerous condition of the house.

Adjournment

The HPC unanimously agreed to adjourn at 7:56 PM on May 1, 2019.

Respectfully Submitted,

Chan Yu, Village Planner

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STATE OF ILLINOIS)	
)	SS
COUNTY OF DU PAGE)	

BEFORE THE HINSDALE HISTORIC PRESERVATION COMMISSION

Ιn	the	Matter of:)
)
)
		Park Avenue,)
	_	icate of)
App	oropi	riateness, Case)
No.	. HP(C-01-2019.)

REPORT OF PROCEEDINGS had and testimony taken at the Public Hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on May 1, 2019, at the hour of 6:45 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SHANNON WEINBERGER, Member;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member; and

MR. JIM PRISBY, Member.

	2		4
1	ALSO PRESENT:	1	with an open concept in the back so they have
,	MD CHAN VII Villaga Diamani	2	chosen instead to do a demolition and to put up
2	MR. CHAN YU, Village Planner;	3	a new home in its place.
3	MS. CARRIE KENNA, Petitioners'	4	CHAIRMAN BOHNEN: Okay. If I'm not
	Representative.	5	mistaken, this is just north of the Whitney
4		6	house that's coming down, might be one in the
		7	middle.
5		8	MS. KENNA: No, I think it's one next
6	CHAIRMAN BOHNEN: Call to order the	9	to it that might be coming down but I'm not a
7	May 1 monthly meeting of the Historic Preservation Commission.	01:31:09РМ 10	hundred percent down. Is it J. Jordan that has
8 9	Roll call, please, by voice.	11	that one?
01:25:42PM 10	MS. WEINBERGER: Shannon Weinberger.	12	
11	MR. GONZALEZ: Frank Gonzalez.		CHAIRMAN BOHNEN: Right.
12	CHAIRMAN BOHNEN: John Bohnen.	13	MS. KENNA: So, yeah.
13	MR. HAARLOW: Bill Haarlow.	14	CHAIRMAN BOHNEN: They came before us
14	MR. PRISBY: Jim Prisby.	15	before. McCarthy's house, right.
15	CHAIRMAN BOHNEN: We will open a Public	16	MS. KENNA: Yes, it was McCarthy's.
16	Hearing for a Certificate of Appropriateness for	17	And then Seyfarths are next to it, which is a
17	Case HPC-01-2019 for 722 South Park Avenue,	18	newer home, and then the one on the corner is
18	which is found in the plans that were in your	19	also new on the corner of 7th and Park.
19 01:29:03PM 20	packet, a topographical site plan and some building plans.	01:31:33PM 20	CHAIRMAN BOHNEN: If I'm not mistaken,
01:29:03PM 20	Will you please state your name and	21	the block of Park Street between 8th and 7th
22	who you are appearing as/for.	22	that we are talking about, when this house comes
	3		5
1	3 MS. KENNA: I am Carrie Kenna with	1	5 down, there will be one house on the west side
1 2		1 2	
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2	MS. KENNA: I am Carrie Kenna with Kenna Builders and representing the owners Chris	2	down, there will be one house on the west side that hasn't been torn down and there will be one
3	MS. KENNA: I am Carrie Kenna with Kenna Builders and representing the owners Chris and Lauren Hill for the demolition and	3	down, there will be one house on the west side that hasn't been torn down and there will be one house on the east side that hasn't been torn
2 3 4	MS. KENNA: I am Carrie Kenna with Kenna Builders and representing the owners Chris and Lauren Hill for the demolition and construction of a new home at 722 South Park.	2 3 4	down, there will be one house on the west side that hasn't been torn down and there will be one house on the east side that hasn't been torn down. So of the 10 or so houses on that block,
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6 8 to 5,000 range. 1 with you. I guess where we chime in is that the 1 way the block is looking and there's no 2 MR. PRISBY: About 6,360. 2 continuity to it. So as different people come 3 CHAIRMAN BOHNEN: First and second? in and they have different things they want to 4 MR. PRISBY: Let's see. Gross heated do, and they all do different things, what does square footage 3,147 for the first floor and the end product look like. Our purview is, then gross heated floor area for the second 6 again, streetscape and neighborhood, so that's floor is 3,214. You are probably at about 6,360 7 what we are concerned about. 8 or so. 8 CHAIRMAN BOHNEN: Third floor? Is MS. KENNA: Yes. You know, I guess 9 9 when I think of that though, John, I think in 10 there a third floor? 01:33:30PM 10 terms of more of a subdivision versus we are not 11 MR. PRISBY: I didn't see anything for really subdividing. I think in a subdivision a third floor. That usually doesn't apply for 12 it's pretty common that you have houses that's floor area though. 13 13 pretty similar and it's the same flavor. For 14 14 MS. WEINBERGER: Thank you. me, I actually like the fact that it's not 15 MR. GONZALEZ: I'd like to say 15 necessarily the same house. something. It would have been nice to been part 16 16 CHAIRMAN BOHNEN: I don't disagree with of the beginning of the design process because 17 17 you. In fact, I agree with you. In fact, I now it seems like it's a final. 18 18 19 19 agree with you. I don't know -- I question the 01:33:56PM **20** The thing I guess I would comment 01:36:25PM **20** aesthetics of the home whether it blends in with 21 is that some of the ones that have been built 21 the streetscape because these oversize windows 22 probably could have benefited from a little 22 are extremely large; you can see through the better thought and design because what is the house. It's a relatively new design in that 2 end product going to look like. That's all. sense. That's neither here nor there. Okav. 3 I also see there's a trend to do a So let's start this discussion. number of types of home in the village that seem 4 4 You have all had a chance to look at this. Who to be very flat looking, large windows, whether 5 would like to begin the conversation? they are white or brick, with very little detail 6 7 MS. WEINBERGER: Can I ask a question? 7 or character to the streetscape. It seems like What's the square footage of the new house? I 8 it's just being considered only for perhaps looked everywhere, I can't find it. **9** resale or sale of the house where there's no 9 01:34:35PM 10 MS. KENNA: I have to kind of go back. 01:37:00PM 10 sensitivity to it. It seems like it contradicts 11 MS. WEINBERGER: Okay. Hinsdale's design in the sense of the 12 MS. KENNA: It's probably around 6,000. traditional design and if you were to call On the blueprints the architect always has the this -- what do you call this as far as what 13 13 square footage on the bottom of the first floor, type of style? 14 14 second floor, third floor. I think if I added MS. KENNA: I went to the architect for 15 15 them, they are around 6,000. that one. He called it a Contemporary Georgian 16 16 17 CHAIRMAN BOHNEN: 6,000? style is what Richard called it. 17 18 MS. KENNA: I didn't add it in front of 18 MR. GONZALEZ: He can call it anything 19 me but if you need me to, I can. he wants. He can call it purple-yellow but this 01:34:56PM **20** MS. WEINBERGER: What's the square 01:37:26PM **20** is not -- I know Georgian style quite well. I footage of the existing house? can call it Romanesque, too. Neoclassical. 21 22 MS. KENNA: They are probably in that 4 Let's put some names on it. No, it's not. No, 22

10 12 it's not. This is -- looks to me like a very 1

cookie-cutter design. You can find on the 2

internet quite easily.

4 The issue is that we are never --

we are always getting in the final product and

never anything in the beginning which makes it 6

very difficult and frustrating because we see 7

designs that are so inappropriate to Hinsdale 8

that it's too late. I mean, it's past the 9

eleventh hour and we can't do anything about it. 01:38:04PM 10

I don't know if anybody else has anything to

12

MR. PRISBY: I think there's just some 13

14 frustration, we have been through this again and

again and again and we have mentioned from time 15

to time. This is probably your third or fourth 16

house I have seen you in here for and we would 17

like to at least be a little involved at the 18

19 beginning to make a couple of comments on

01:38:23PM **20** streetscape and some of these things that we

21 feel are important. And I think, Frank, if I'm

22 correct, you are saying that here we are with

11

another plan at the eleventh hour and it's too

late to really have any substantial input or at

least suggest or educate what we would like to

see on that block. 4

6

12

5 MS. KENNA: And again, you know, I

mean, that's just for me very difficult, you

know. You are out working with people and 7

buyers all the time, you know, in real estate

and every person you work with has such a 9

01:38:57PM 10 different sense of what's right and what they

11 like and what they are drawn to.

MR. GONZALEZ: So not everybody --

13 MS. KENNA: So I understand you want to

see if they can keep, you know, certain feeling 14

15 going but, you know, a lot of what today's style

what you are seeing here and to me this is a 16

17 little toned down version because quite often we

18 are seeing, in my opinion, much more glass on

19 the facades of the homes than this is already

01:39:26PM **20** presenting. This is mostly glass across the

front door otherwise it's very symmetrical. I 21

22 think this is actually a tad more traditional than I feel some of the newer houses are going

2

MS. WEINBERGER: This is also in a 3

historical district and given that our ordinance

as it stands now, any architect can pull this

off the web site and, you know, compatible with 6

the size, scale, color, material and character

8 of the site, neighborhood or environment and

it's not. That's frustrating. 9

01:40:01PM 10 Even if they are not coming to us,

11 it's right there on the web site in a historic

district this is what our criteria are. Roof

shape, architectural details. It's right in

14 writing.

15 MR. PRISBY: Carrie, one thing you

mention was the symmetry. If you look at it 16

flat two-dimensionally, it's symmetrical. But 17

you have -- one of the things that really always 18

19 bothers me, doesn't matter if it's in this

01:40:37PM **20** district or any other district, you have this

21 essentially 30-plus foot garage wing that comes

22 out in front of the house as a side-load garage

13

that to me never blends in with a streetscape.

I'm not seeing a house at that point.

3 MS. KENNA: That's to create the

4 courtyard.

MR. PRISBY: So the front of the house 5

you have a motor court, sorry, that's -- let's

7 see. Looks like it's about probably around 34-

feet deep. So really what you are seeing from 8

the street is a 30-foot deep garage and not seeing

01:41:27PM 10 the symmetry that's printed 2-dimensionally.

11 MS. KENNA: Yes.

> 12 MR. PRISBY: I had issues with this for

13 30 years when they started doing them at the 2

opposite corners of town on 50-foot wide lots 14

and they put these wings out in front of the 15

house that you drove down the street then and 16

said it looks like public storage because all 17

you see is garage doors and I have always

thought that was inappropriate in historic

01:41:55PM **20** district same reasons and I'm not seeing that

symmetry because of it. 21

Two-dimensionally on the elevation, 22

14 16 sure, it's symmetrical but in realty, it's not street, you know, out would be right on the 1 that. And what we are doing with that is now we 2 corner of 8th Street but that's set back as part 2 are taking the main bulk of the house, the of --3 biggest part, the two-story part, and shoving it 4 MS. KENNA: I think Cypress's old house farther back into almost the neighbors' on the other side has the garage up front, too, backyards. They are now going to be looking at 6 doesn't it? a mass from their back of the house because CHAIRMAN BOHNEN: Which one? 7 7 their bulk is up front and they have some 8 MS. KENNA: Cypress old house before 8 garages that are lower in the back, maybe a they moved in to across the street. I don't 9 9 know the address across the street there's one. 01:42:24PM 10 family room, maybe a swimming pool. 01:44:20PM 10 11 MS. KENNA: Yes, the neighbors have a 11 Not on the same side though. CHAIRMAN BOHNEN: The one that's set 12 pool next door. 12 MR. PRISBY: To the south? 13 back across the street does have a wing garage. MS. KENNA: It's to the north. 14 14 That was a Ryan that built that, I believe. MR. PRISBY: So now instead of having 15 MS. KENNA: Yes. That's Ellen who 15 lives next door to this one. even the backs of the houses align, which I know 16 16 really isn't our purview, but now by pushing the CHAIRMAN BOHNEN: Right. 17 17 house back and the main bulk of the house back MR. HAARLOW: Right. I'm only talking 18 18 another 35 feet, this is putting it more in line about the west side. If you are looking down 19 19 01:42:50PM **20** with the back of their house or beyond the back 01:44:41PM **20** the west side of this block. 21 of their house, which is a concern for me. And 21 CHAIRMAN BOHNEN: Would you concur 22 I really think that the house is just -- there's 22 though with many conversations that have been 17 not enough character to it. To me it's too held and listened to in this village and given our druthers, we do not like bullnose garages 3 I know what Rich is trying to do coming out from the house towards the street? with this but I still see a lot of glass and I 4 MS. KENNA: I think I definitely concur 4 don't see any character and I just, again, with you, you know, and again, they serve their 5 5 voicing my opinion. purpose on certain, you know, it helps people, 6 6 7 MS. KENNA: Yes. Right. 7 especially on a 50-foot lot, it allows them to MR. PRISBY: That's my concern guys, is have a very nice backyard and the house itself 8 streetscape for that garage. I just think it's is a much nicer flow so there's reasons people 9 01:43:22PM 10 totally wrong. 01:45:14PM 10 do it in what they are trying to achieve, so I 11 MR. HAARLOW: I would concur with that. 11 understand that. I appreciate, Carrie, what you are saying. It's 12 I think when we get into southeast 12 and some of these designs and the way they are 13 certainly true, everyone's tastes are 13 individual. doing courtyards and that, I don't think it 14 14 looks quite the same as it does on a 50-foot 15 MS. KENNA: It's something we can't 15 dictate. lot, but I understand it's not --16 16 17 MR. HAARLOW: I think to echo what Jim 17 CHAIRMAN BOHNEN: The village has 18 was saying this is going to be the only house on 18 opined through the former design review the west side of this block that has this sort commission, which you are familiar with their 19 01:43:53PM **20** of garage treatment where you have a big wing 01:45:44PM **20** work, and we have opined as a village that given

21

22

coming out. The only other house on this block

on the west side that has any garages facing the

our druthers, we don't like garages that stick

out in front of a house. And we understand, as

	18		20
1	you said, you know, on narrower lots this is a	1	CHAIRMAN BOHNEN: Okay. You understand
2	solution that will give you a backyard, but I	2	what a Georgian house looks like?
3	don't think there's much favor for anyone who	3	MS. KENNA: Yes.
4	doesn't need to do it with a 50-foot lot and I	4	CHAIRMAN BOHNEN: Is there anything
5	think maybe even Seyfarths lot was a narrower	5	about this that even suggests a Georgian house?
6	lot on the east side.	6	MS. KENNA: Ah. It's reclaimed brick
7	MS. KENNA: I think the east side was	7	and slate roof.
8	narrower.	8	CHAIRMAN BOHNEN: The symmetry?
9	CHAIRMAN BOHNEN: Was a narrower lot	9	MS. KENNA: Yes.
01:46:14PM 10	when they built that which might have	01:47:57PM 10	CHAIRMAN BOHNEN: No. You won't get
11	conditioned their reasons for doing that, but I	11	there with me but it's okay. I'm just telling
12	go back to my comment about 7th and Park and	12	you. This is what we face.
13	being the tenderloin of southeast Hinsdale, at	13	Maybe we shouldn't worry about the
14	least for many years in my recollection.	14	block on Park between 7th and 8th because all of
15	But my concern is when everybody	15	those people evidently are getting what they
16	gets all done tearing down everything and	16	want and maybe they all have to end up looking
17	everybody builds all this newer stuff, what's	17	at each other's houses and then they will get
18	the end product going to look like? We don't	18	sick to their stomach or they won't.
19	want it to all look alike.	19	MS. KENNA: Right.
01:46:40PM 20	I mean, obviously we appreciate	01:48:16PM 20	CHAIRMAN BOHNEN: But for those of us
21	architecture but in many instances, we aren't	21	we can always drive and go down Elm or go down
22	getting much architecture and I don't think	22	Oak, I suppose, and just say it was a mistake
	19		21
1	anybody wants it to look like South Barrington.	1	that happened during a period when nobody was
2	I mean, you just get these hodgepodges. We have	2	looking.
3	Belgium farmhouses or French Provincial houses	3	MS. KENNA: Yes. And you know what I
4	and different types.	4	mean, the people have done it. I mean, you
5	That poor old second house on the	5	know, in all honesty, John, I don't think that
6	east side, the one that will be left, perhaps	6	they feel it's a mistake. I don't think anybody
7	the only one, will be a little red brick	7	is here trying to put a cookie-cutter house.
8	Georgian house and isn't that going to make that	8	CHAIRMAN BOHNEN: Some of them aren't
9	look strange at that point?	9	even here. Som of them have gone on their way,
01:47:19PM 10	MS. KENNA: I kind of like it.	01:48:42PM 10	they build a house and then they go on their
11	CHAIRMAN BOHNEN: Well but you get my	11	way.
12	point?	12	MS. KENNA: Right. But you see the
13	MS. KENNA: Oh, absolutely.	13	process that they go through and in all honesty,
14	CHAIRMAN BOHNEN: Everybody else has	14	they are not trying to create the cookie-cutter
15	gone with these eclectic type. What did you	15	house. I mean, they are trying to create a home
16	call this or what did he call it?	16	that they love, and I mean, they think it looks
17	MS. KENNA: Contemporary Georgian.	17	beautiful and it's just a different taste and
18	CHAIRMAN BOHNEN: Would you admit	18	style.
19	that's a stretch?	19	CHAIRMAN BOHNEN: I think they are
01:47:40PM 20	MS. KENNA: You know what, I'm not	01:49:05PM 20	saving money on architecture, my own opinion.
21	well-versed in styles to be perfectly honest	21	That's my own opinion. I think the cost of the
22	with you.	22	house is something they can get their arms

22 24 around and they know it's going to cost them 1 1 \$350 a foot, or whatever it is to build a house 2 2 MS. KENNA: I do think if you look at at this time, but I think when it comes time that -talking about architecture, they are sitting MR. GONZALEZ: One moment. Let me there going with a lesser degree of architecture finish. and maybe plans that cost \$15,000 as opposed to 6 6 So one it would be brick, the other 7 plans that might cost \$80,000. That's what I 7 is a white house and we talked about this when think is happening. 8 it's come before us. My gosh, you can count 8 9 MS. KENNA: Yes. 9 these things. It's like, when is it going to CHAIRMAN BOHNEN: And I'm a builder, 01:50:55PM 10 stop? Seems like there's a trend. Somebody is 01:49:33PM 10 11 that's why I'm giving you my --11 telling somebody that this is a very interesting 12 MS. KENNA: And there's a lot of time 12 desian. that go into these. I mean, these are not stock 13 13 CHAIRMAN BOHNEN: Imperialist. 14 plans that they pull up, as you mentioned, not 14 MR. GONZALEZ: Yes. There you go. in this level. CHAIRMAN BOHNEN: Board and batten with 15 15 CHAIRMAN BOHNEN: I don't know. I black windows. 16 16 17 don't know where these plans came from. I'll be 17 MR. PRISBY: What you see on HGTV. honest with you. First of all, the drawings CHAIRMAN BOHNEN: And the style will go 18 18 19 don't show me anything, okay. That's okay. You 19 as fast as it can and we are left with the 01:49:54PM **20** are the one that has to build the house, I 01:51:13PM **20** residual. 21 don't. 21 MS. KENNA: That's just kind of always 22 MS. KENNA: Right. Yes. 22 Hinsdale. We started with the Nantuckets and 23 1 CHAIRMAN BOHNEN: But in terms of then we went to the white farmhouse and then the 2 making aesthetic decisions based on these white farmhouse with the black windows and now 3 drawings, you are sadly lacking. it's the brick with the all glass. MS. KENNA: Right. The aesthetic 4 MR. GONZALEZ: Well, eventually it has 4 decisions generally are not made based on the 5 to stop. 5 drawings. I mean, they are implemented --6 6 MS. KENNA: Well, it won't stop. It 7 CHAIRMAN BOHNEN: Unfortunately, we will just change into something else. It will continue to evolve into whatever somebody feels have to work with them. 8 8 is the next thing that appeals to them. They 9 MS. KENNA: Right. 01:50:15PM 10 CHAIRMAN BOHNEN: We have to work with 01:51:40PM 10 get tired, like you mentioned, in one design and them after you all design the house. So now we they see something new and they start to try to 11 create. 12 are in the seventh inning and you are appearing 12 13 before us again and you are asking for our 13 MR. HAARLOW: We went through a period approval and basically you are getting the when we had faux European, that type of thing 14 14 15 feedback. too, 20, 25 years ago. 15 16 MS. KENNA: Right. I appreciate it 16 MS. KENNA: We did a lot of split very much so. levels. 17 17 18 MR. GONZALEZ: Well, I didn't mean to 18 MR. HAARLOW: The houses definitely 19 insult you as far as cookie cutter. It just 19 represent the time when they are built with rare that means there's a style that seems to be 01:52:05PM **20** exception and I think you all did a very honest 01:50:38PM **20** 21 carrying on and on in Hinsdale that's very 21 appraisal of that. resembled this style. If it's not a white house 22 22 My -- I concur with my fellow KATHLEEN W. BONO, CSR 630-834-7779

26 28 1 commission members that it's difficult for us as 1 what do we think about this particular home's 2 2 a historic preservation commission to ever design on this side of the block relative to really approve tearing down a home that's been every home now is completely different. We well-maintained. As you said, it was maintained certainly don't want a subdivision. Completely 4 5 meticulously. It's actually a very attractive agree with you there. Even some of the stuff example of a kind of '40s, '50s Connecticut 6 6 across the street. I mean, it's all over the 7 Colonial with the Lannon stone and so on. Very 7 board. One house looks like a bunker. The next understated. 8 one looks like something from Provence. 8 9 9 MS. KENNA: And it was truly a loved MR. GONZALEZ: Yes, it's changed the house. The McCarthy's were -- I mean, to the 01:55:19PM 10 01:52:46PM 10 whole character of the block. last day she was just -- she cared for that 11 MR. HAARLOW: That whole strip and 12 house and, you know, it was beautiful and they 12 what's left is going to come down too. enjoyed it and they had a great life with it. 13 CHAIRMAN BOHNEN: The Derringtons' 13 14 CHAIRMAN BOHNEN: And the Sheans before 14 house is coming down. them and the Llewellyns before them and on and 15 MR. HAARLOW: Yes. So there's really 15 not much in the way of --16 on and on. 16 17 MR. HAARLOW: And they have some of the 17 CHAIRMAN BOHNEN: Except I'm going to 18 best elm trees anywhere and they paid meticulous 18 take one point of view. You may or may not 19 attention to those as well. 19 agree with me. I concur with the garage. I 01:53:11PM **20** I was pleased to see that the tree 01:55:43PM **20** don't feel that that's in the best interest of 21 plan makes a sincere effort to keep as much as 21 whoever lives on the block. 22 possible. I mean, there are some losses. But I 22 The other thing I'll go back to, 27 29 guess the one thing I might suggest is that -and I don't want to beat a drum, but the and this is nothing about this particular home, fenestration on this house, I have the same but getting back to this block, I think that the problem with it as I have with the one being 4 way that the garage is jutting out from it and 4 proposed by Moment where Bill Whitney, okay, and nothing else on that side of the block even 5 for each house that gets built with this type of 5 begins to do that is problematic. 6 6 fenestration, it just encourages more. It's one 7 But in terms of the block of Park 7 thing to point at one and then you are pointing between 7th and 8th, really on either side, we 8 at ten. Right in our ordinance we talk about 8 are to the point where there are almost no older 9 9 fenestration, be it on this block or anyplace 01:54:03PM 10 homes left. My personal opinion is that this 01:56:20PM 10 else. And that's in the ordinance. 11 block has actually become quite unattractive and 11 So I'm not personally content to 12 so if there were going to be kind of an throw in the towel on this block and say oh, 13 objection to this doesn't fit with the character 13 what the hell, do whatever you want; it's too of the block, I don't think I would make that 14 late anyway, okay. I think that each one that 14 argument because the block doesn't have any gets built that has certain flaws, in my 15 15 16 character anymore. 16 opinion, encourages the next "architect" to come 17 CHAIRMAN BOHNEN: The block could in here with those same things. So I'm duty 17 18 become the poster child for preservation. 18 bound to be concerned about the fenestration and 19 MR. HAARLOW: Yes. It's kind of a good 19 the garage at least, my opinion. 20 example. 01:57:11PM **20** MS. WEINBERGER: So can I move to deny 21 So I think that maybe our 21 application for Certificate of Appropriateness 22 to demolish and construct a new home at 722 deliberation really ought to just be based on 22

30

South Park. 2 CHAIRMAN BOHNEN: Is there a second? 3 MR. GONZALEZ: I second it. CHAIRMAN BOHNEN: All those in favor of denying the Certificate of Appropriateness, please say aye. 6 7 (All aye.) 8 COA is denied. Thank you, Carrie. MS. KENNA: Thank you. 9 10 (WHICH, were all of the proceedings had, evidence 11 12 offered or received in the above entitled cause.) 13 14 15 16 17 18 19 20 21 22

31

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, CSR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause by viewing a video and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.

KATHLEEN W. BONO, CSR License No 084-001423

\$	6	30:5	block [20] - 4:21, 5:4,	Case [2] - 1:8, 2:17
·		approval [1] - 23:14	6:2, 11:4, 15:19,	certain [3] - 11:14,
*45.000	2 2 2 2 4 2 4 2 4 2	approve [1] - 26:3	15:21, 16:20, 20:14,	17:6, 29:15
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KATHLEEN W. BONO, CSR 630-834-7779

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STATE OF ILLINOIS)	
)	SS
COUNTY OF DU PAGE)	

BEFORE THE HINSDALE HISTORIC PRESERVATION COMMISSION

Ιn	the	Matter of:)
)
)
324	4 S.	Elm Street,)
Cei	^tif	icate of)
App	propi	riateness, Case)
No	. HP(C-02-2019.)

REPORT OF PROCEEDINGS had and testimony taken at the Public Hearing of the above-entitled matter before the Hinsdale Historic Preservation Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on May 1, 2019, at the hour of 6:45 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SHANNON WEINBERGER, Member;

MR. FRANK GONZALEZ, Member;

MR. BILL HAARLOW, Member; and

MR. JIM PRISBY, Member.

	2		4
1	ALSO PRESENT:	1	just a few inches from the top of the doorway.
2	MR. CHAN YU, Village Planner;	2	There's also a back staircase that you have to
_	Pilk. Chair 10, village Flamier,	3	duck down to be able to use, so functionality
3	MR. PATRICK McGINNIS, Attorney for	4	there's some issues with the home as well. And
	Petitioner.	5	for these reasons the owners are looking to
4		6	teardown the house and to build a new home on
5		7	the property.
		8	But we are here today just for
6	CHAIRMAN BOHNEN: We have Case	9	approval to teardown the house. And the main
7	HPC-02-2019, 324 South Elm Street. But you have	02:00:09PM 10	reasons that the owners are looking to do it now
8	no plans or anything before you. It's a request for a demo.	11	are 1, just for safety concerns, and then also
01:58:22PM 10	Is there somebody here to speak on	12	from an insurability and liability standpoint.
11	behalf?	13	Safety wise the house is vacant.
12	MR. McGINNIS: Yes. Good evening. My	14	The owners are concerned about kids possibly
13	name is Patrick McGinnis. I'm an attorney at	15	breaking in and using the house while no one is
14	Donatelli & Coules. We represent the owners of	16	there. And then also just from an insurability
15 16	the property Andrew and Julie Grieve. The other attorney for the application is Peter Coules.	17	standpoint, because the house is vacant, it's
17	He signed all the docs. Unfortunately, he was	18	often more difficult and more expensive to insure
18	not able to be here tonight. He had to be at	19	these types of homes for these same reasons.
19	another municipality for a special use hearing.	02:00:36PM 20	We are here today for approval to
01:58:42PM 20	He apologizes for not being able to come. He	21	teardown the house and we will come back before
21 22	was able to come last month but had a conflict tonight.	22	the commission once the plans are finalized in
	tonignt.		the commission once the plans are manzed in
	3		5
1	The Grieves are coming before you	1	order to get those approved and to make sure
1 2	The Grieves are coming before you	1 2	order to get those approved and to make sure
1 2 3	The Grieves are coming before you for a Certificate of Appropriateness in order to	1 2 3	order to get those approved and to make sure that everything is in line with the character of
3	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live	2	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking
3 4	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans	3 4	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like
2 3 4 5	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home.	2 3 4 5	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a
2 3 4 5 6	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of	2 3 4 5 6	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home.
2 3 4 5 6 7	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the	2 3 4 5 6 7	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans
2 3 4 5 6 7 8	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design,	2 3 4 5 6 7 8	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input?
2 3 4 5 6 7 8 9	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is	2 3 4 5 6 7 8 9	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass
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2 3 4 5 6 7 8 9 01:59:13PM 10	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a	2 3 4 5 6 7 8 9	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right
2 3 4 5 6 7 8 9 01:59:13PM 10 11	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a contributing structure in the Robbins Park	2 3 4 5 6 7 8 9 02:01:11PM 10 11	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right there. They are still doing it.
2 3 4 5 6 7 8 9 01:59:13PM 10 11 12	The Grieves are coming before you for a Certificate of Appropriateness in order to demolish the current home. They currently live in Hinsdale, purchased this property with plans to teardown the home and to build a new home. They are in the process of developing those plans. The architect for the property is Patrick Fortelka with Moment Design, which is here in Hinsdale, and the builder is Micheal Conneely with Greenside Design Build. The property is listed as a contributing structure in the Robbins Park Historical District. It's not a landmarked	2 3 4 5 6 7 8 9 02:01:11PM 10 11 12 13	order to get those approved and to make sure that everything is in line with the character of the village and what the commission is looking for in the surrounding homes and things like that. So for those reasons we ask to approve a motion to teardown the current home. MR. GONZALEZ: Can we see the plans before they are finalized so we have some input? MR. McGINNIS: I can certainly pass that along to the architect. MR. PRISBY: Perfect example right there. They are still doing it. MR. GONZALEZ: I know. I put it on the
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6 8 1 And understand part of our issue is try to have some input on that because this has been we want to have at least some ability 2 one is a block where that could make a 2 3 to have just even general input up front on 3 difference. designs to be able to say look, for this block, 4 MR. McGINNIS: I know one of the 4 5 yes, you can do a lot of different designs. reasons that we are here tonight just for Here are the key things that we think are approval for the teardown is that they are 6 6 important on this block in this neighborhood 7 taking more time with the plans or that the 7 that someone should take into account while they 8 owners do want to make sure that they do do it 8 are designing the house. right, so I'll pass that along to the owners and 9 9 02:01:58PM 10 And what happens is it gets to us 02:04:03PM 10 the architect and let them know your preference 11 after they finish the drawings, which is way too 11 to approach it that way. 12 MR. PRISBY: More than happy to meet 12 late, and we have talked about this again and again and again. We are asking, come to us. We with anybody any time. 13 13 MS. WEINBERGER: So I love this house. 14 have no problem doing this, but nobody wants to. 14 Everybody comes in at the end and it's too late 15 It's a beautiful house on the outside. I'm not 15 and it's a real frustration for this group. a fan of seeing it go. 16 16 I live in a house that has small 17 It's early up on this project that 17 somebody should be in front of us at some point rooms that might flow a little funky but I have 18 18 raised two boys in that house and they love our 19 saying can I take 15 minutes of your time just 19 02:02:28PM **20** to show you what we got going on or give me your 02:04:28PM **20** house. So -- and that's not a reason to remove 21 opinion on this particular lot. What should we 21 a house. 22 consider for this property? Doesn't happen. 22 MR. PRISBY: Just for I guess for the 1 MR. HAARLOW: I take it with this, 1 sake of discussion, my real problem is approving unlike the block we are just discussing, this a demolition before the house plans are block of Elm Street between 3rd and 4th on the complete. If something happens, I know it takes west side where this is located there are four time to design a plan and to do it correctly, do 4 homes. 5 the documents, get in for permit and they are The one to the north of this is a just at the initial stages of this, apparently, 6 very old Victorian. Then there's this house. right? Anything can happen over the course of 7 And then the one immediately to the south of 8 the next three months, six months to a year, 8 this one is a rebuild but it was done with a 9 that if something happens and they can't build 9 02:03:04PM 10 great deal of historical sensitivity, 02:05:04PM 10 this house and they have to abandon the project 11 particularly with the windows. Some of those and then turn around and maybe sell the property were copied identically really to the house that or delay this even longer, there was an was there before. And the last house is I guess 13 13 opportunity lost to potentially sell the house that's the white stucco one on the corner where that's there now as a house and maintain it as a 14 14 the Laase's used to live. historic house in this district. 15 15 So unlike the prior project where MR. McGINNIS: Well, the owners they 16 16 there are all sorts of things going on, this currently live in Hinsdale. 17 17 18 entire block, at least on the west side, and 18 MR. PRISBY: I know. really the east side, isn't -- this is largely MR. McGINNIS: So I think they are 19 19 02:03:39PM **20** intact still as well. This block still has some 02:05:29PM **20** aware of the character of the neighborhood and integrity to it so I think we would be the house itself and I think they are committed 21 21 particularly keen to do what Jim was just saying to building on this property. 22 22

10 12 1 MR. PRISBY: I'm sure they are but 1 go to the next step. things happen. So I think it might be 2 MS. WEINBERGER: Well, maybe even 2 before seeing the plans have a conversation 3 premature. 3 4 CHAIRMAN BOHNEN: What is their helping the architect understand what we are timetable? When would they expect to break trying to do. I mean, he's been before us ground? 6 before. 6 7 7 MR. McGINNIS: I don't think they have MR. PRISBY: Right. a specific timetable right now. I mean, I know 8 MR. McGINNIS: Obviously, I'm here and 8 that they are trying to move forward and make if you have input on the things that you think 9 9 sure that everything is keep moving and to 02:07:26PM 10 that would be important for the character of the 02:05:48PM 10 11 finalize the plans. house, I can certainly pass those along and that's part of the reason that we are here to 12 I know in terms of the teardown, start the discussion now and to kind of work which is what we are here for tonight, they are 13 14 ready to get the permit tomorrow and move 14 with the village to get it done. forward with that. 15 MR. GONZALEZ: We definitely appreciate 15 MR. GONZALEZ: Well, I think that let's 16 you coming in and giving us the input on what 16 look at the plans, see if we have some input, direction the owners want to take but it's hard 17 17 then we can consider tearing down the home. I to say without any sense of square footages or 18 18 think that's a fair request. size of the home that they plan to build on it 19 19 02:06:06PM **20** MR. PRISBY: Yes. 02:07:55PM **20** for us to give us any suggestion, idea. 21 MR. McGINNIS: Obviously the concerns 21 Generally ours would be exterior, 22 of the owners are just the safety and the 22 streetscape, how is it going to look as you 11 13 liability. approach? Is the garage in the front, in the 2 back, the side? So there's a few things like MR. GONZALEZ: Well, they can put an alarm system in the house and it will work just that. Is it going to be a house with a lot of fine. And there's so many different types of fenestration, something similar to which 4 alarms. You can put it on your cellphone, if literally you can stand from the street and look 5 someone walks in, you will know exactly. right through the house. So, I mean, for 6 7 I think that because we don't know 7 privacy I would think that might be an issue if what the final product, there's so many still you are getting up at 1 in the morning and 8 unforeseen issues down the road. We have seen walking around the house in shorts. 9 9 02:06:35PM 10 homes that are guaranteed to move in, tear it 02:08:22PM 10 MR. PRISBY: I think there's some back 11 down and then all of a sudden six months later 11 and forth on the design that has to go on somebody gets transferred. I mean, a whole host directly with the people doing the design or 12 12 building the house. They may have a specific 13 of different situations could happen. 13 14 So my thought is it would be nice material they would like to use for an 14 elevation. Well there's different ways to do for us to see this plan before tearing down a 15 15 historic -- well, it's not a historic but **16** that and different types of materials that could 16 17 significant home. What kind of structure are still fall in the same ballpark that we would 17

like we just looked at a little while ago? like the idea, come up with a different 21 My suggestion is let's see the suggestion. There's just -- it's part of that 21 design process trying to go through you to take 22 plans, let's have some input, and then we will 22

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02:08:49PM **20**

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02:06:58PM **20**

they planning to put? Is it going to contribute

or is it going to be something like we just had,

suggest might be more appropriate for that block. If they say that's a great idea, I don't 14 16

- 1 back more of that information I don't think goes
- 2 to necessarily the level that we are talking
- 3 about so if you can pass it on to Patrick.
- 4 MR. McGINNIS: I understand. And I
- 5 plan on letting them know that you would love to
- **6** have a conversation and I can go over with where
- 7 they are at.
- **8** MR. PRISBY: We are not trying to
- **9** design the house; we tell that to everybody. We
- 0209:14PM 10 are just trying to show what -- or at least
 - 11 convey the things that we think are sensitive on
 - 12 that block to try to take that into account when
 - 13 they design the new house for that site. It
 - 14 sure would make their life a lot easier when
 - 15 they get in front of us at the end when they
 - 16 show some sensitivity with things that we feel
 - **17** are important.
 - **18** MR. HAARLOW: I think particularly
 - 19 given that block, that the neighbors are owed
- 02:09:36PM **20** that
 - MR. PRISBY: That's a good point.
 - MR. HAARLOW: Again, it's a real
 - I difference from the block we were discussing on

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- 2 Park, and especially given the house that's to
- 3 the south of it. It is new construction but was
- 4 done with great sensitivity.
- **5** As a historic preservation
- 6 commission, I don't know how we can approve the
- 7 demolition of a contributing structure and have
- 8 no idea what's going there.
- **9** MS. WEINBERGER: I would agree.
- 02:10:12PM **10** MR. HAARLOW: I would move to deny.
 - 11 MR. PRISBY: Just as an example, I was
 - **12** talking earlier about things happen. I'd say in
 - 13 the last six or seven years our office, which is
 - 14 also in town, we have probably had six or seven
 - 15 jobs that mid new home came to a halt for
 - 16 whatever reason, right.
 - **17** MR. McGINNIS: Of course.
 - **18** MR. PRISBY: Job change, transfer. It
 - **19** happens. And there's no way of telling
- o2:10:35PM **20** sometimes what's going to happen.
 - I have one right now that just went
 - 22 on hold two weeks ago because now they are

- 1 debating between doing an addition or tearing it
- 2 down because it's just becoming overwhelming
- 3 with the existing house. It's not in the
- 4 historic district but now the direction is going
- **5** to change, so who knows.
- **6** And I'd hate to tear something
- 7 down, find out that there is a problem, it could
- 8 have been sold as a structure that somebody
- 9 would rehab.
- $_{02:11:01PM}$ 10 I have been through the house. I
 - 11 went through it a year ago with a potential
 - 12 buyer looking at ways of potentially adding on
 - 13 and modifying this house. So I know the core
 - **14** original house is really still a great house.
 - **15** There's a lot of things that were done to the
 - **16** house that just not good. I get it.
 - 17 And our discussion at that time was
 - 18 to actually tear those things down, leave the
 - **19** core house and then rebuild behind it something
- **20** that would be more appropriate to that house.
 - 21 It's a substantial amount of money, we get that,
 - 22 and ultimately it became just beyond the

17

- 1 threshold of what they wanted to spend but there
- 2 was somebody interested in doing that and if we
- 3 take it down now, we lose that opportunity if
- 4 something happens and that's my greatest concern.
- **5** MR. McGINNIS: Obviously, they were
- 6 interested in doing it but decided against it.
- 7 I think the owners' decision is also that a
- 8 rehab would be beyond there's hope for this
- 9 home.
- MS. WEINBERGER: There's a motion on
 - **11** the table and I would like to second it.
 - 12 CHAIRMAN BOHNEN: It's been moved and
 - 13 seconded that the COA to demolish the home at
 - 14 324 South Elm Street be denied.
 - **15** All those in favor, say aye.
 - **16** (All aye.)
 - **17** Motion is denied. Thank you.
 - **18** MR. McGINNIS: Thank you.
 - **19** MR. PRISBY: Thank you. Say hello to
- 02:12:18PM **20** Peter for us.
 - 21 MR. McGINNIS: I will.
 - 22 CHAIRMAN BOHNEN: Now I'll close the

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1	Public Hearing.
2	(WHICH, were all of the
3	proceedings had, evidence
4	offered or received in the
5	above entitled cause.)
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STATE OF ILLINOIS)
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COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, CSR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause by viewing a video and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.

KATHLEEN W. BONO, CSR License No 084-001423

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MEMORANDUM

DATE: June 5, 2019

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: 321 E. 7th St. – Application for Certificate of Appropriateness to Demolish a Home in the

Robbins Park Historic District to Construct a New Home – Case HPC-03-2019

Summary

The Village of Hinsdale has received an application from Raghu and Rachna Velamati, 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 an interior lot on E. 7th Street. The existing home was constructed in 1940 in a Colonial Revival Cottage style according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant single family house (attached). The subject property is located in the R-1 Single Family Residential District and borders the same to the north, east, south and west. Per the submitted plat of survey, it is a legal nonconforming R-1 lot that is approximately 28,928 SF in area. The existing home, per the National Register of Historic Places, is a contributing structure in 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

Attachment 6 - 321 E. 7th St. Street View

Attachment 7 - 321 E. 7th St. Aerial View

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:

		cation Number: 09-12-402-010-0000						
i.	GENERAL	_ INFORMATION						
1.	_	415 W. Superior Street, #200 Chicago, IL 60654						
	Telephone	Number:						
2.	Owner of F Address: _	Record (if different from applicant):						
		Number:						
3.	Others invo	olved in project (include, name, address and telephone number):						
		Peter Coules, Jr., Donatelli & Coules, Ltd (630) 920-0406						
	Builder: _	Garber Construction - (630-863-2503)						
	Engineer: _	115 S. Vine, Hinsdale, IL 60521 Michael Abraham - (630) 655-9417 148 Burlington Avenue, Clarendon Hills, 60514						
II. SIT	E INFORMA							
1.	small room	ne existing conditions of the property: Fair condition. The interior has numerous ms and needs to be almost completely replaced. Plus change of floor plan, including ceiling	gs					
2.		ors, walls, and staricase to basement. Designation:						
	Listed or	n the National Register of Historic Places?YESx_NO						
	Listed as	s a Local Designated Landmark?YESx_NO						
	Located	in a Designated Historic District?x_YESNO						

necessary).	and/or add					
Please see th	e attached Exl	hibit "A".				
						, _ , _ , _ , _ , _ , _ , _ , _ , _ , _
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another app Code of Hin X No If yes, state evidence su consider this	lication for a sdale within the date of the porting, the sapplication	Certificate of the last two yes see formal here reasons who at this time,	f Appropriate	atement ent believes	explain	ning any rele /illage shoul
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another app Code of Hin X No If yes, state evidence su consider this	lication for a sdale within the date of the porting, the sapplication	Certificate of the last two yes see formal here reasons who at this time,	f Appropriater years? aring and a st y the Applicar pursuant to S	atement ent believes	explain	ning any rele /illage shoul

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

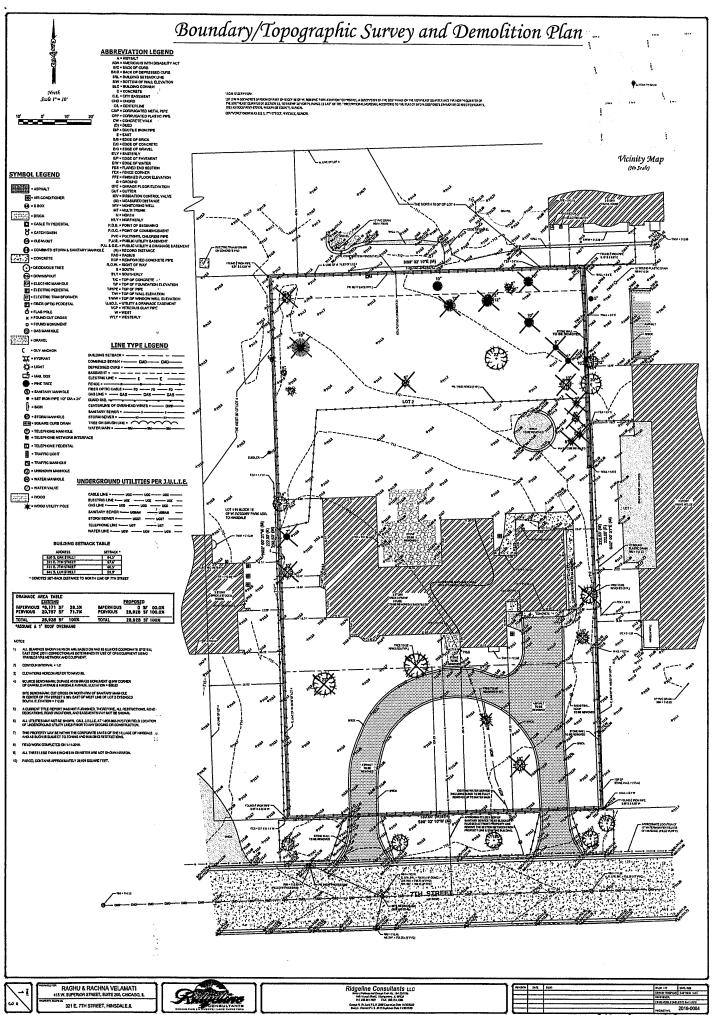
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant shall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

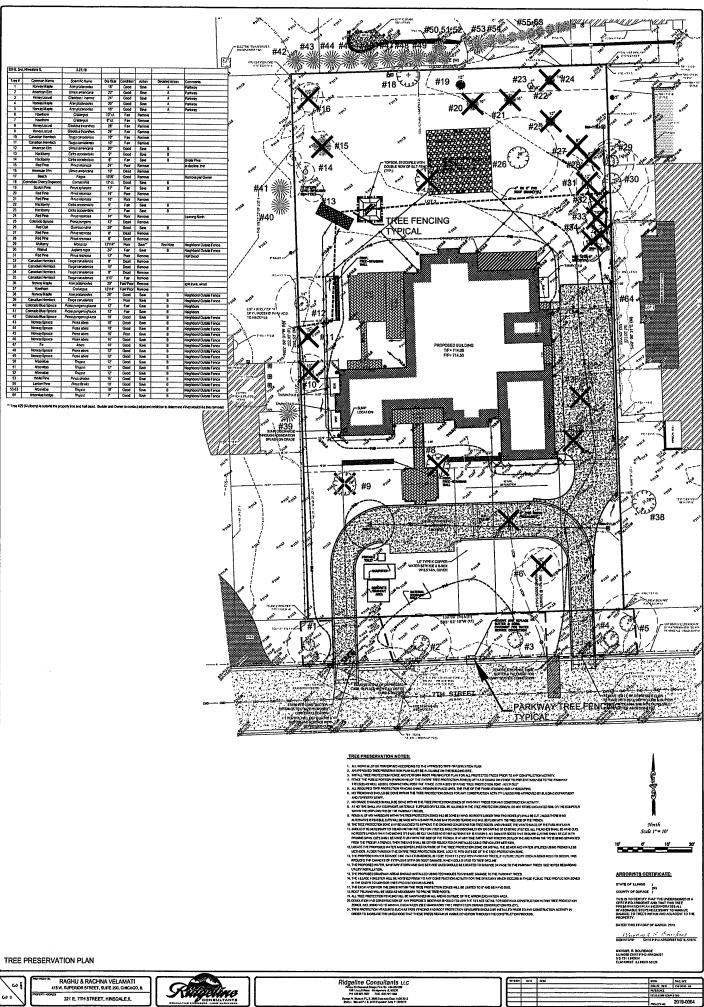
☑ INDIVIDUAL OWNERS	
Attorney	
Signature of Applicant	Signature of Applicant
□ CORPORATION	
Signature of Applicant's President	Signature of Applicant's Secretary
□ PARTNERSHIP	
Signature of Applicant	Signature of Applicant
Signature of Applicant	Signature of Applicant
LAND TRUST	OTHER
Signature	Signature of Authorized Officer
SUBSCRIBED AND SWORN to before me this day of	
•	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 321 E. 7th Street, Hinsdale, IL 60521. The current home has numerous small rooms and shared doorways. The floor is in poor condition and is chippy. Also, the doorways are low and tight, the ceilings are low in certain areas, and the basement is unusable. The home is currently not in good repair (see attached pictures) and has no historical significance.

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 new home conforms with the character not only of the current home but also the homes on both sides of the property, as well as the one in the back. Both homes on each side are newer (the property to the east was built in the last year).

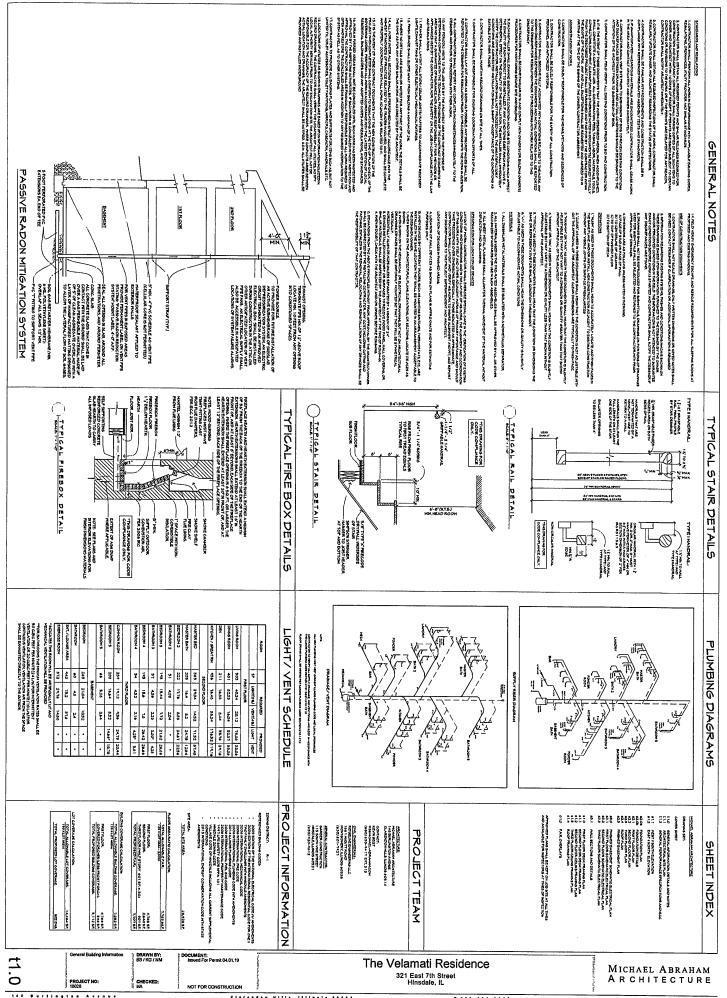


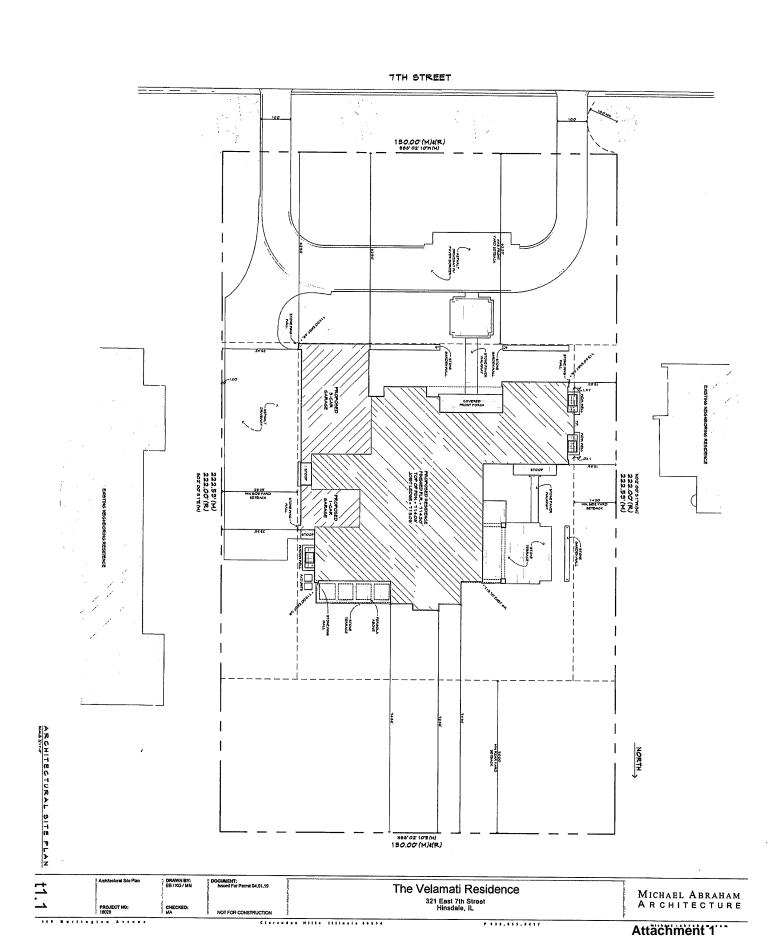


THE VELAMATI RESIDENCE 321 E. 7TH STREET HINSDALE, IL

MICHAEL 148 BURLINGTON AVENUE CLARENDON HILLS IL PHONE (639)655-9417 MICHAELABRAHAM.COM ABRAHAM ARCHITECTURE

Attachment 1



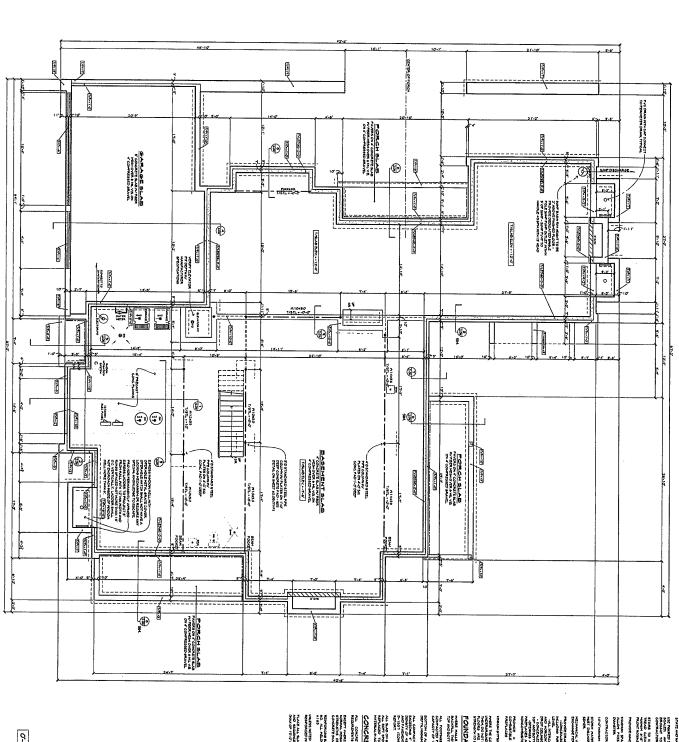


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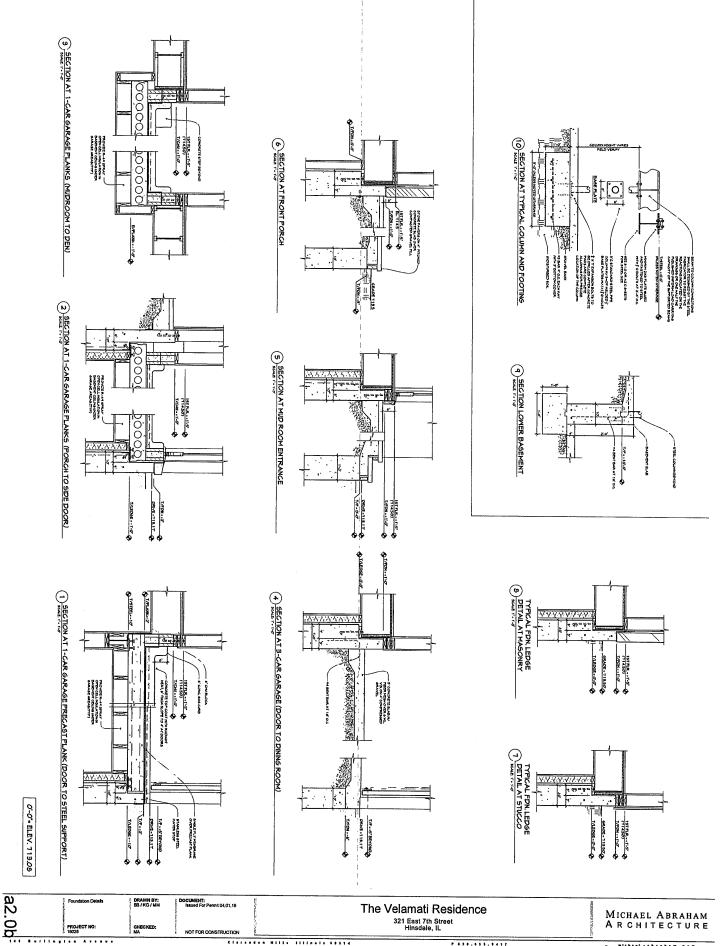
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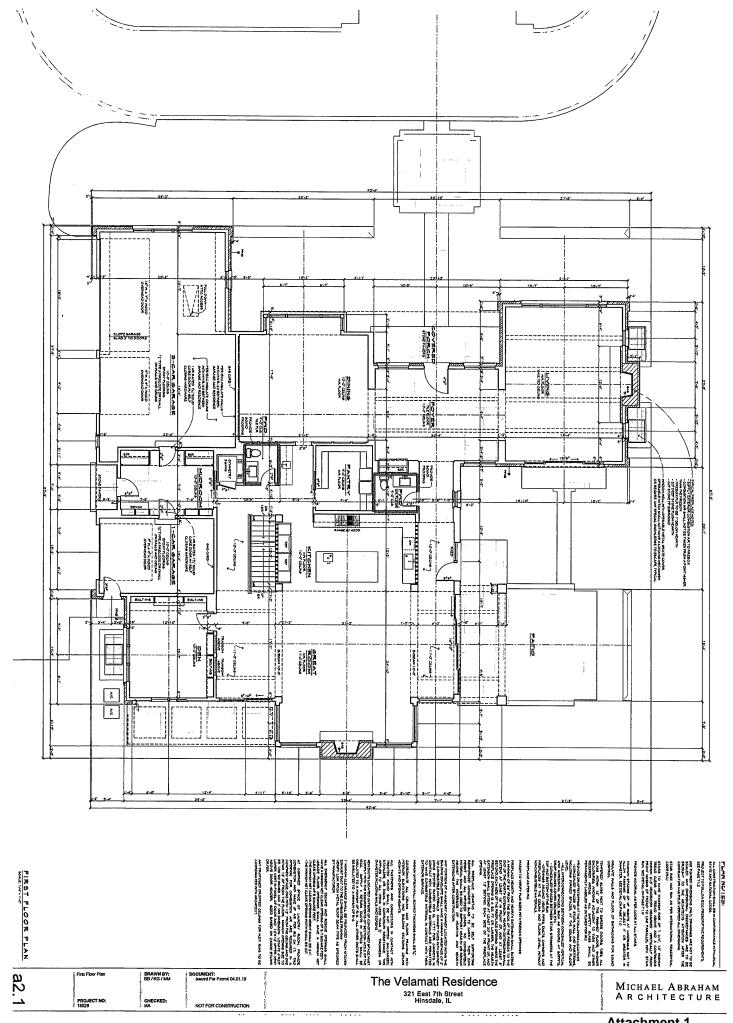


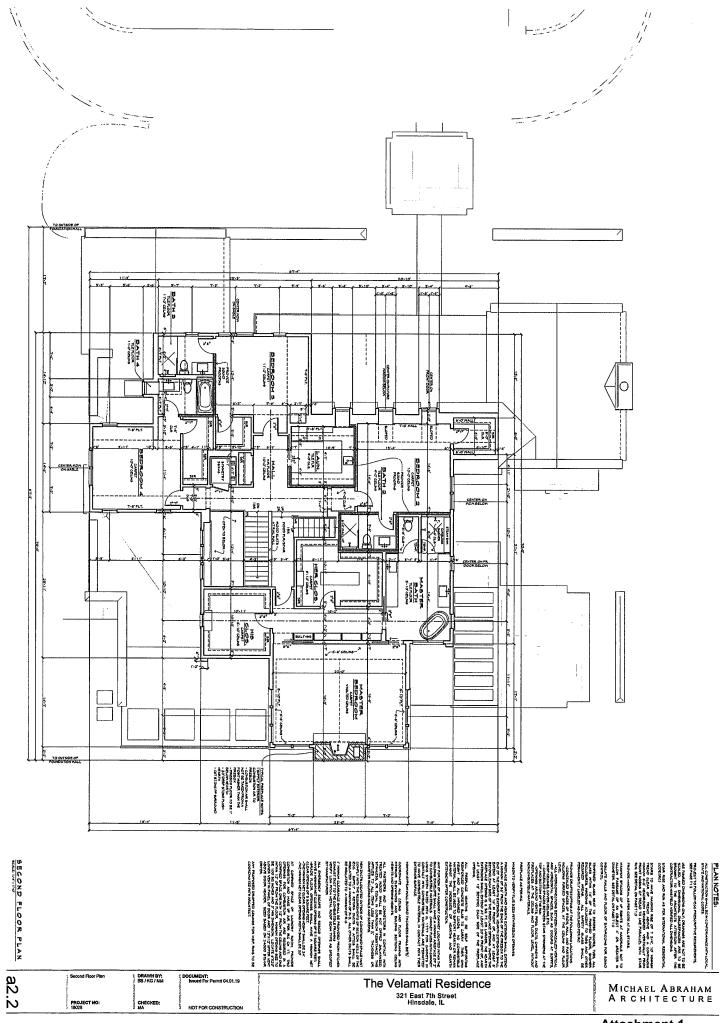


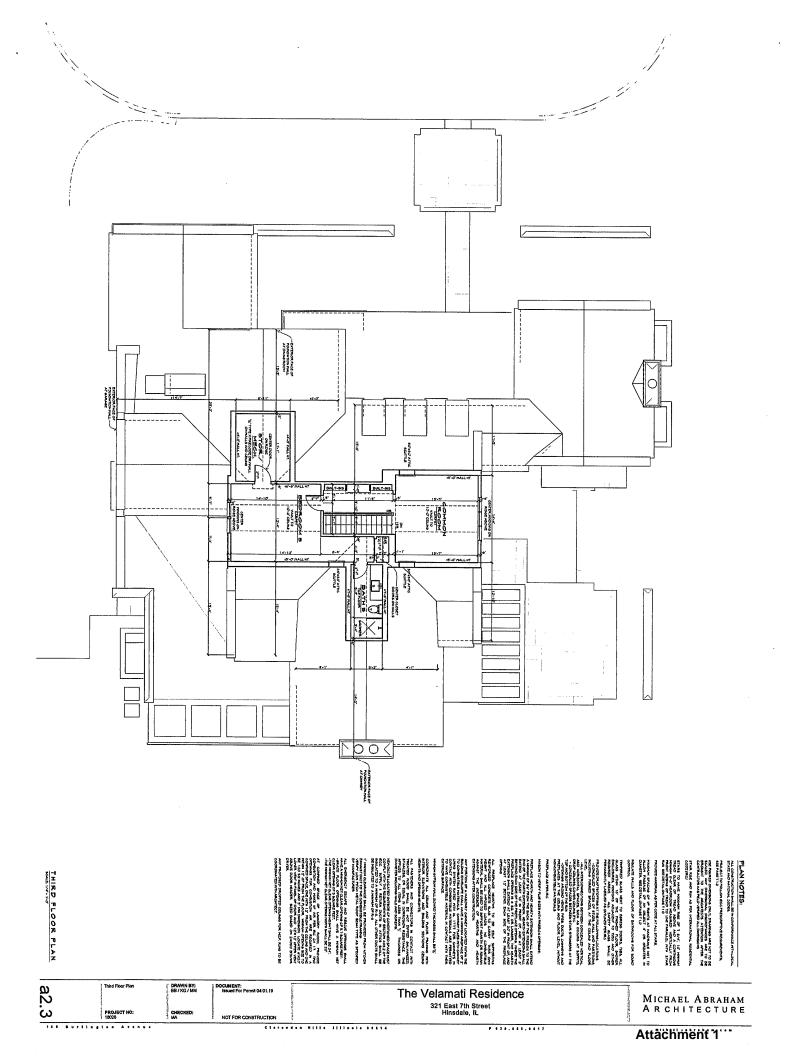
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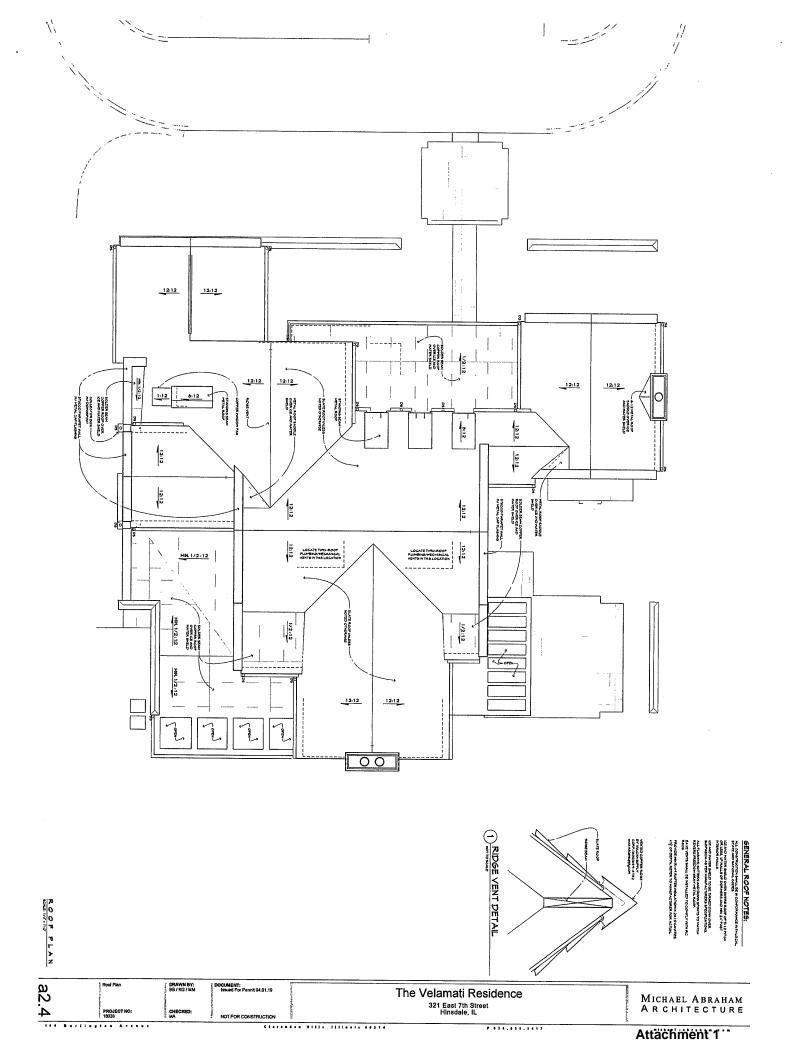


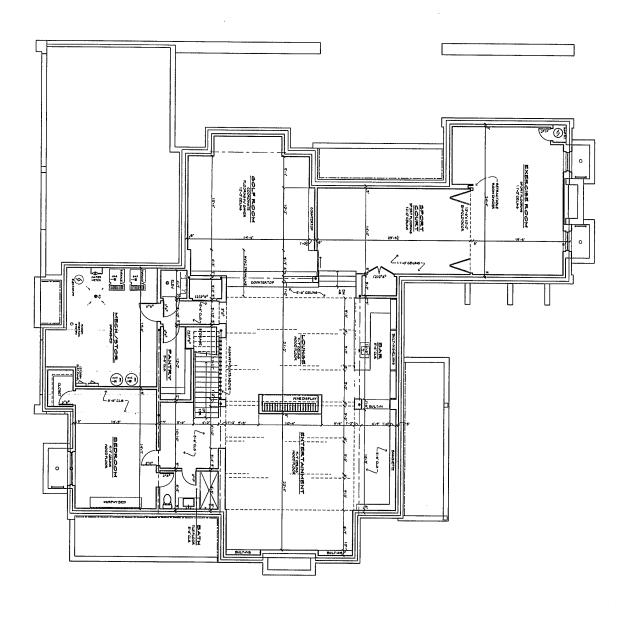
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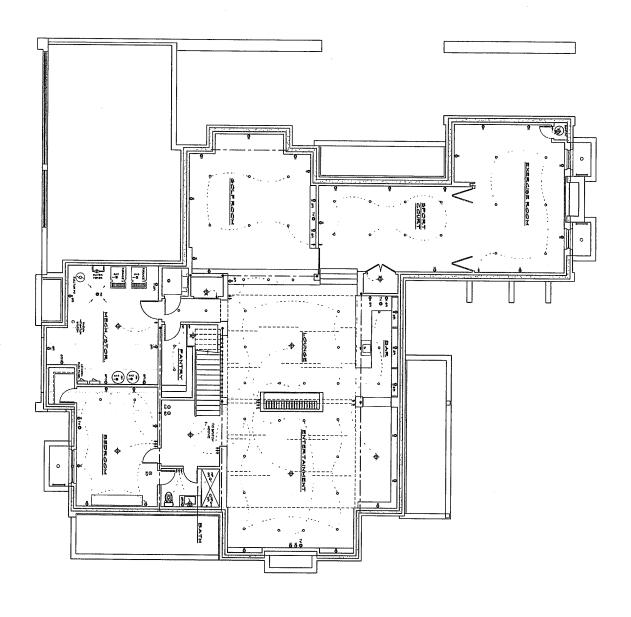




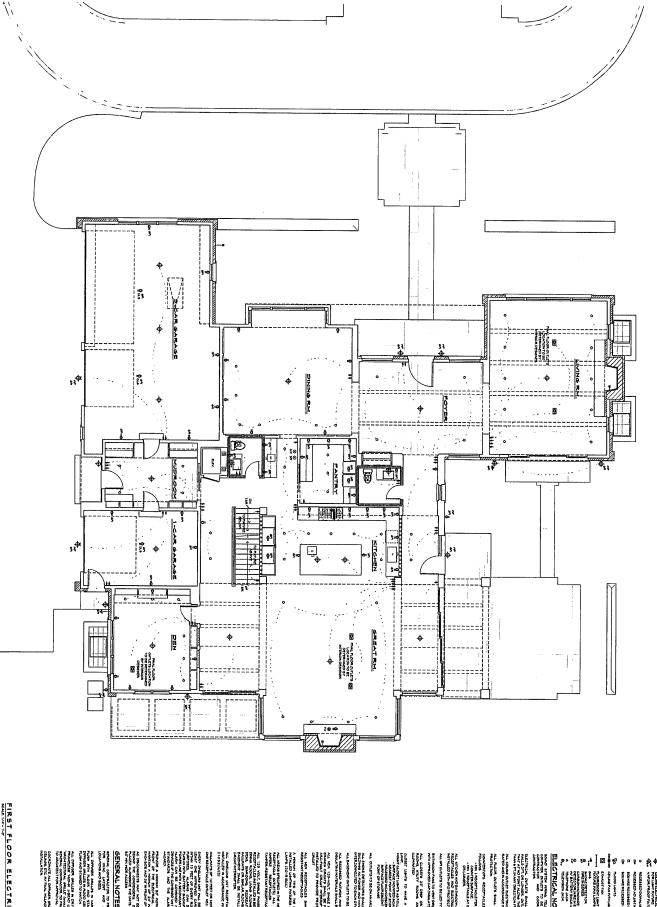


BASEMENT PLAN E SHALL BE PROVIDED PROVIDED AS SPECIFIED |a2.5| DRAWN BY: BB/KG/MM DOCUMENT: Issued For Permit 04.01.19 The Velamati Residence
321 East 7th Street
Hinsdale, IL MICHAEL ABRAHAM ARCHITECTURE

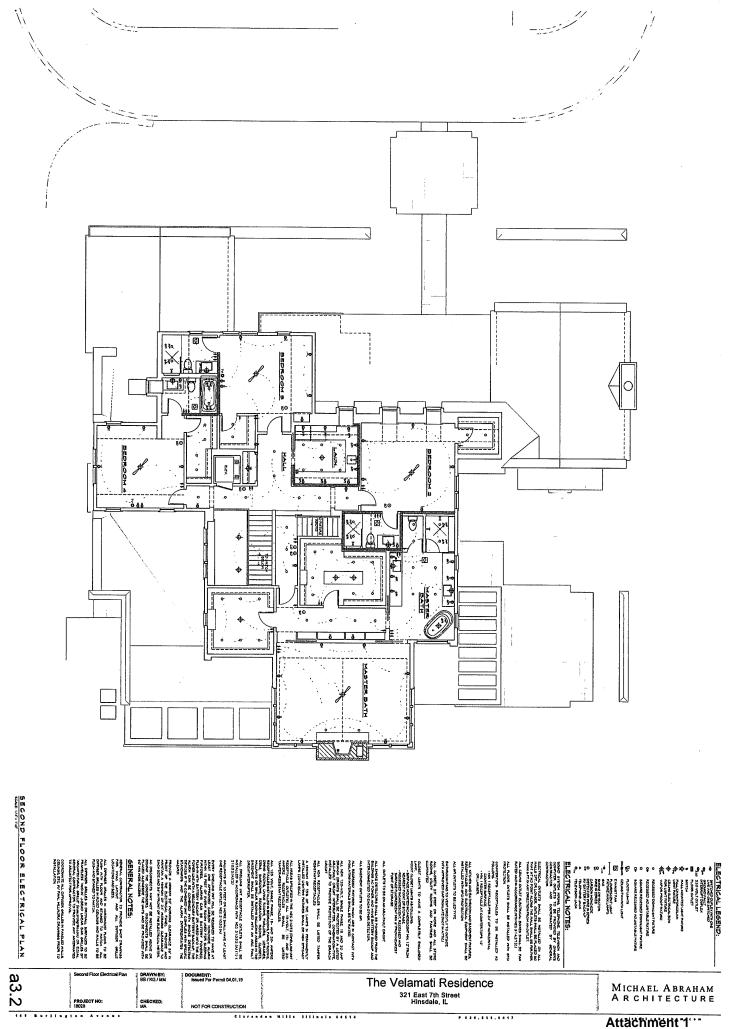
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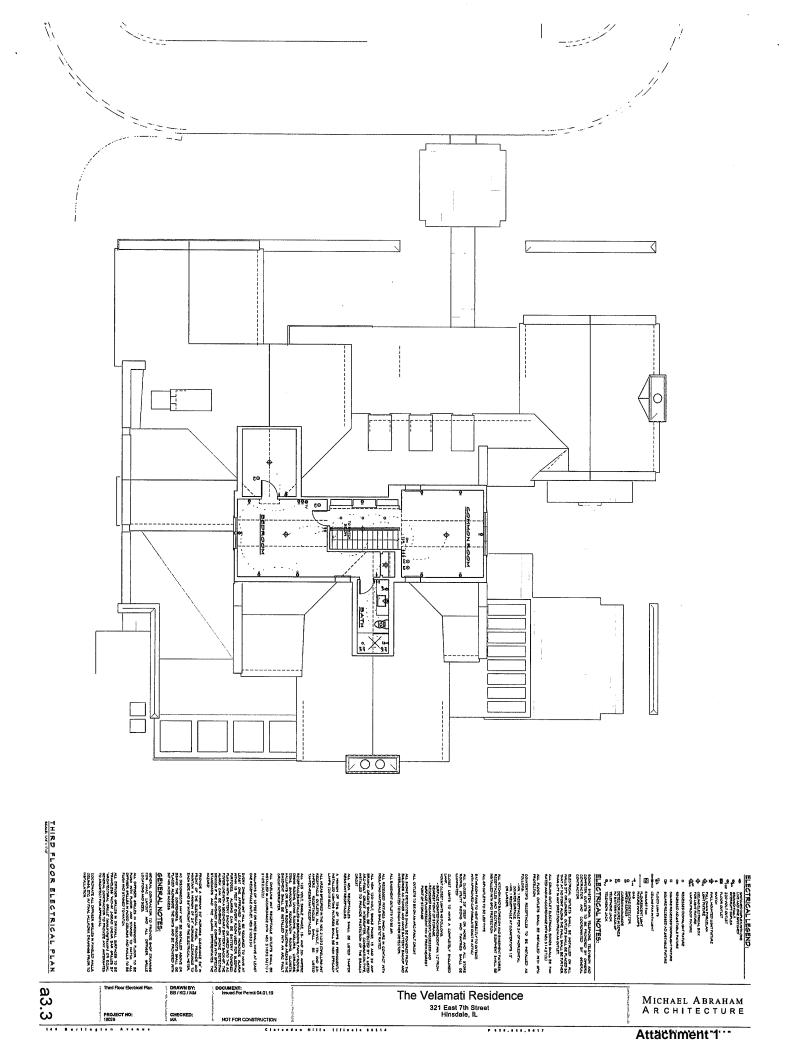


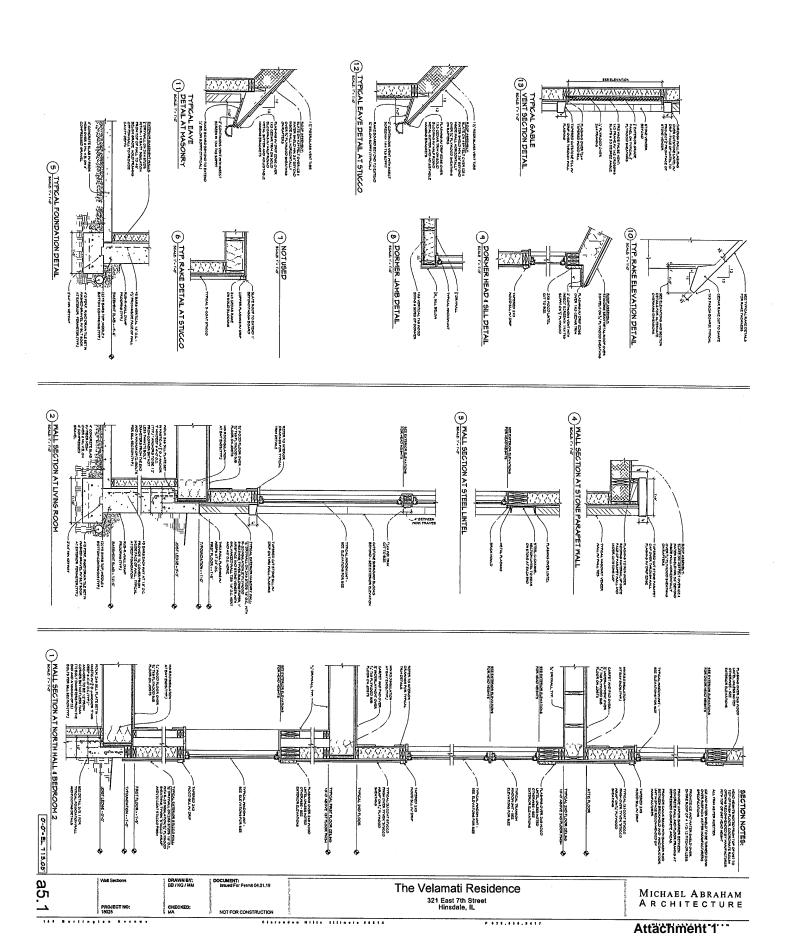
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Hinsdale, IL MICHAEL ABRAHAM ARCHITECTURE NOT FOR CONSTRUCTION



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FIRST FLOOR DECK FRAMING PLAN

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First Floor Framing Plan

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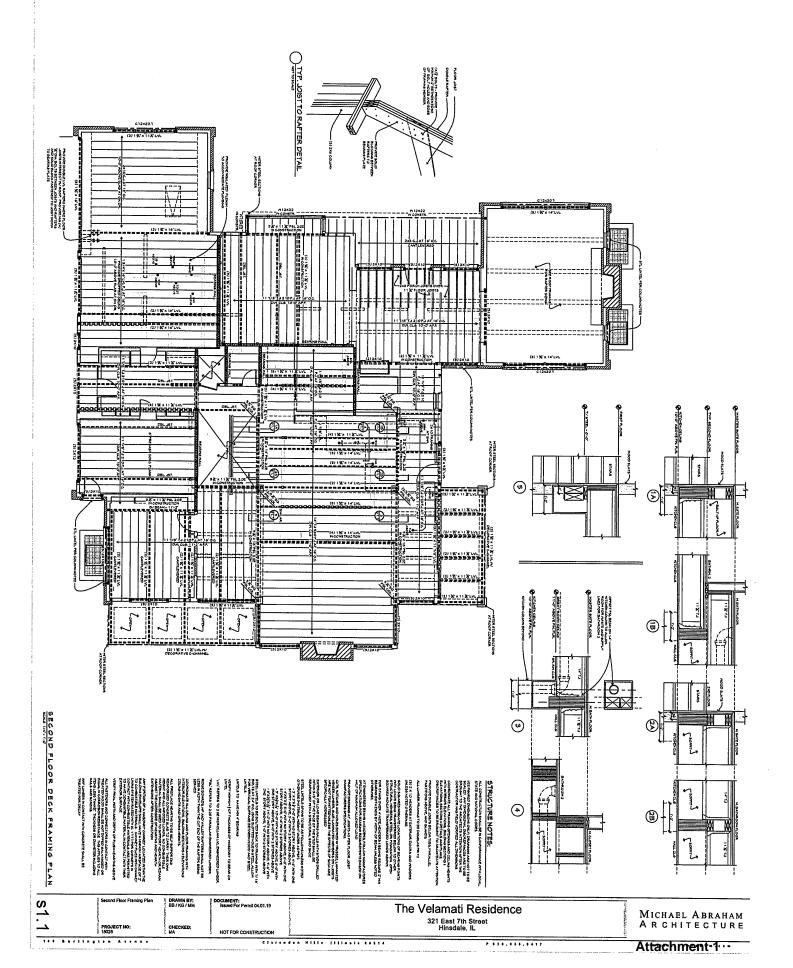
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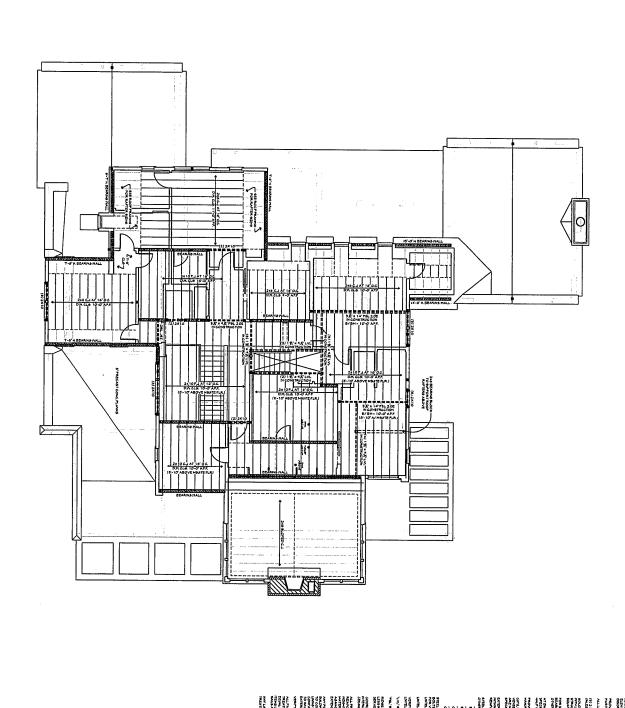
The Velamati Residence
321 East 7th Street
Hinsdate, IL

P 438.855.9417

MICHAEL ABRAHAM ARCHITECTURE

Attachment 1 · · ·





SECOND FLOOR CEILING FRAMING PLAN

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Second Floor Clg. Framing Plan | DRAWN BY:
| BB / KG / NM

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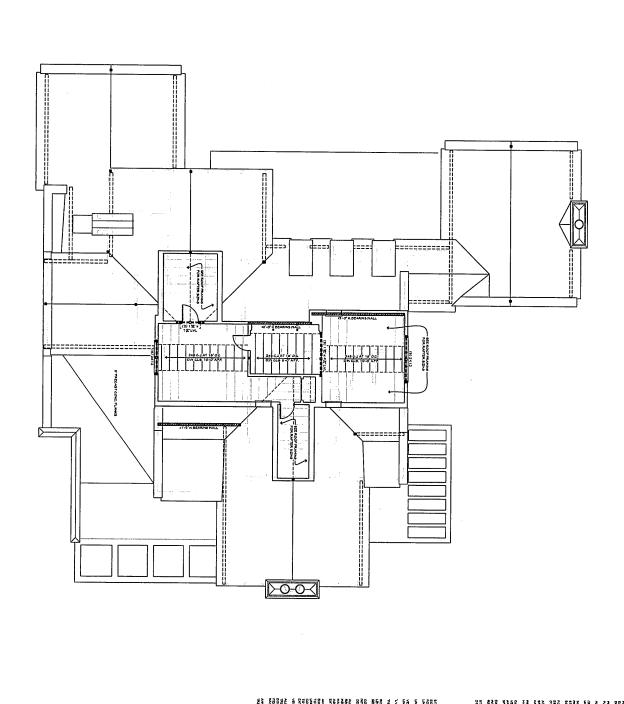
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The Velamati Residence
321 East 7th Street
Hinsdale, IL

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THIRD FLOOR CEILING FRAMING PLAN

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Third Floor Clg. Framing Plan

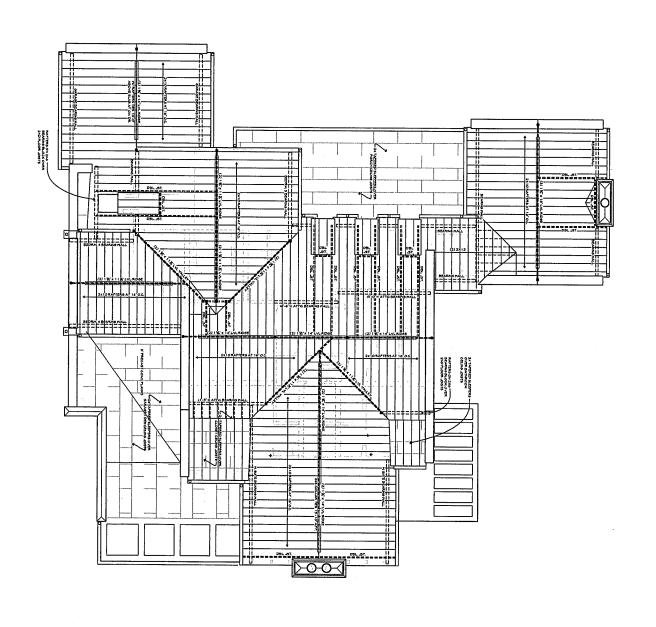
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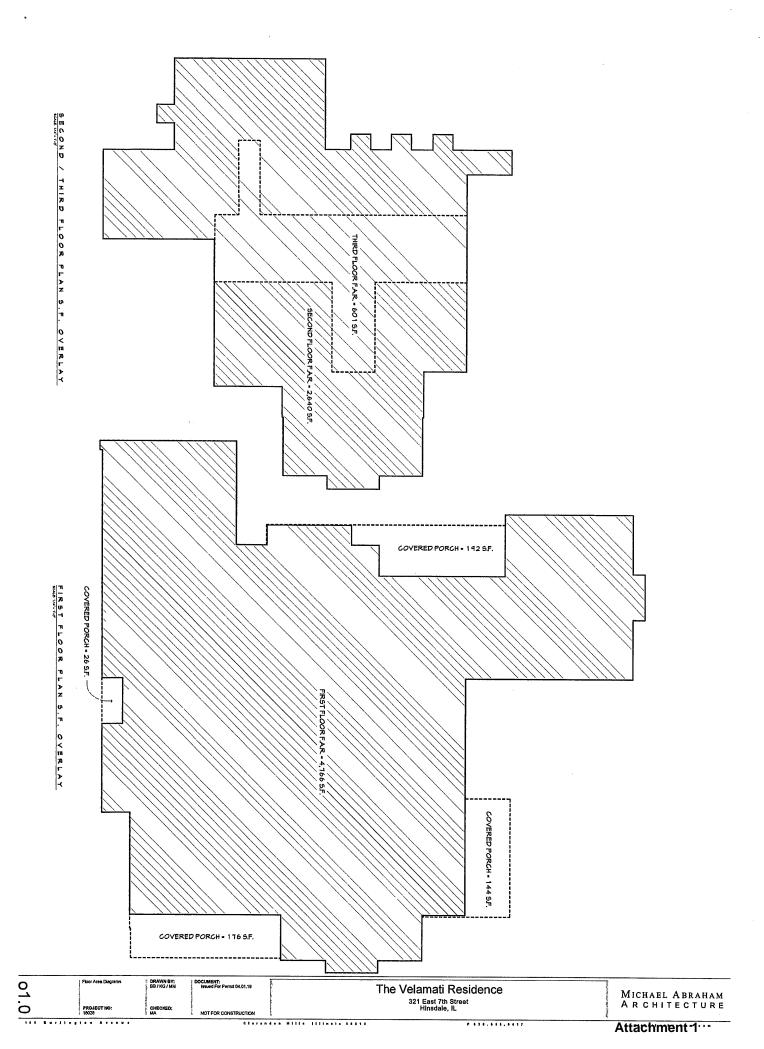
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321 East 7th Street
Hinsdale, IL

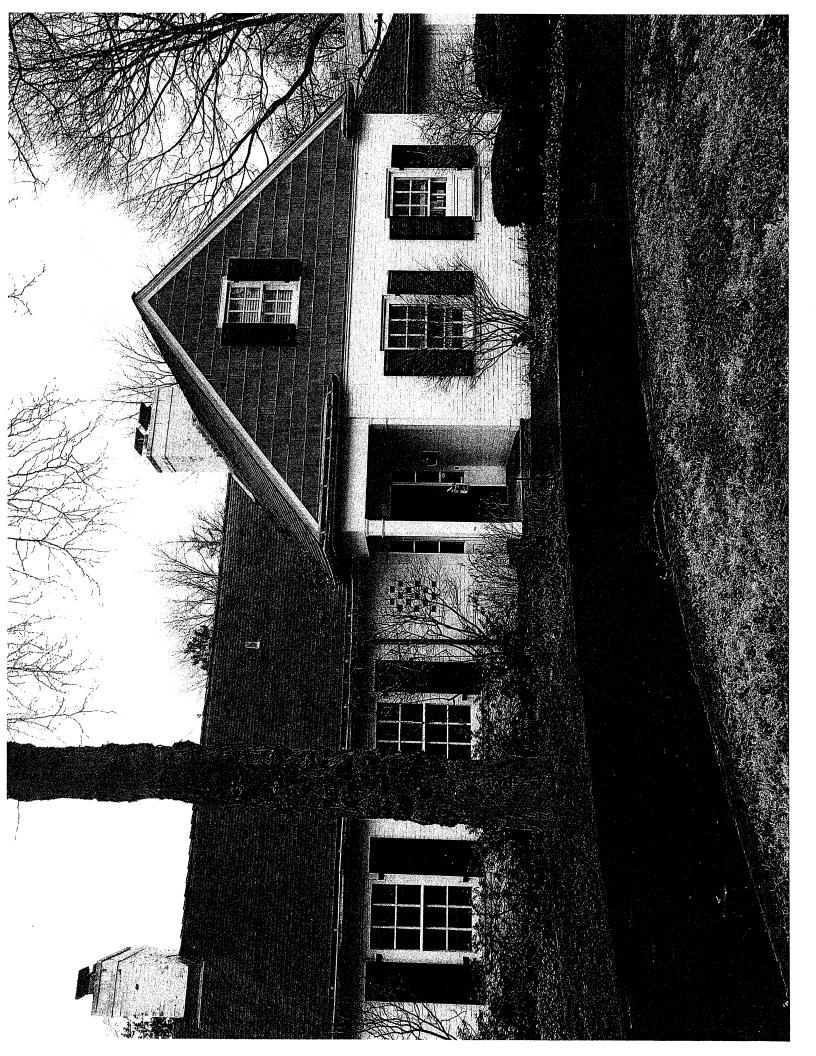
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Attachment-1···



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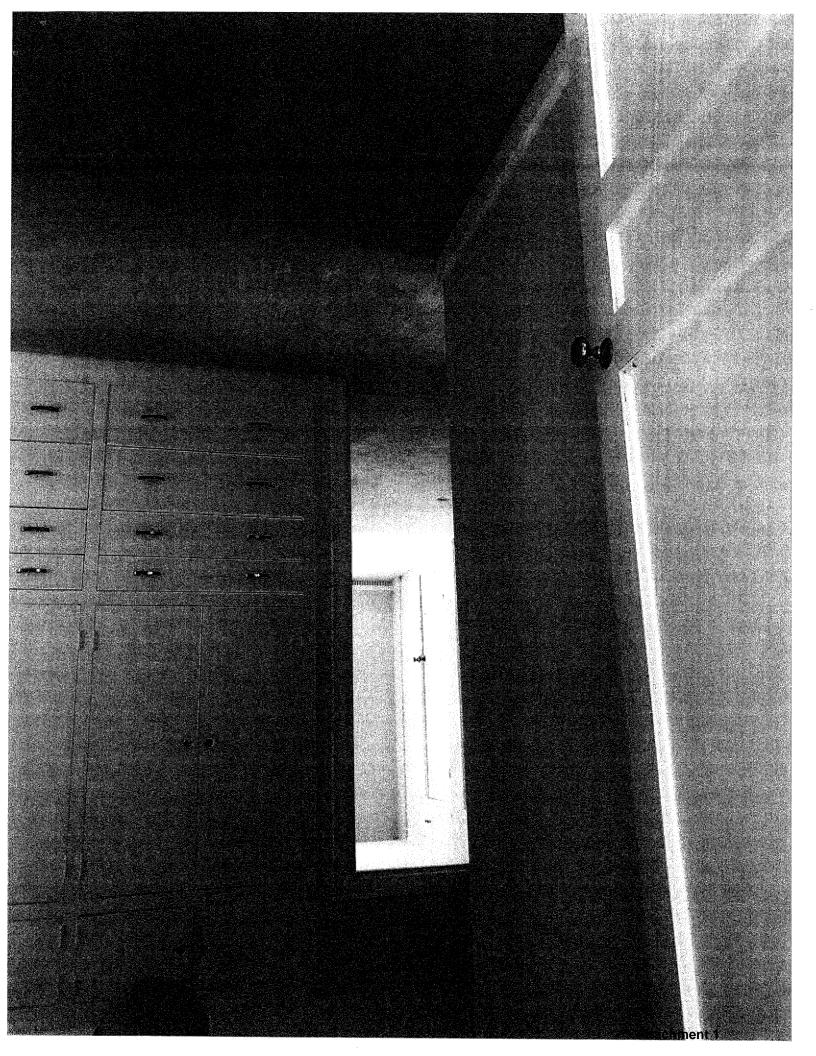


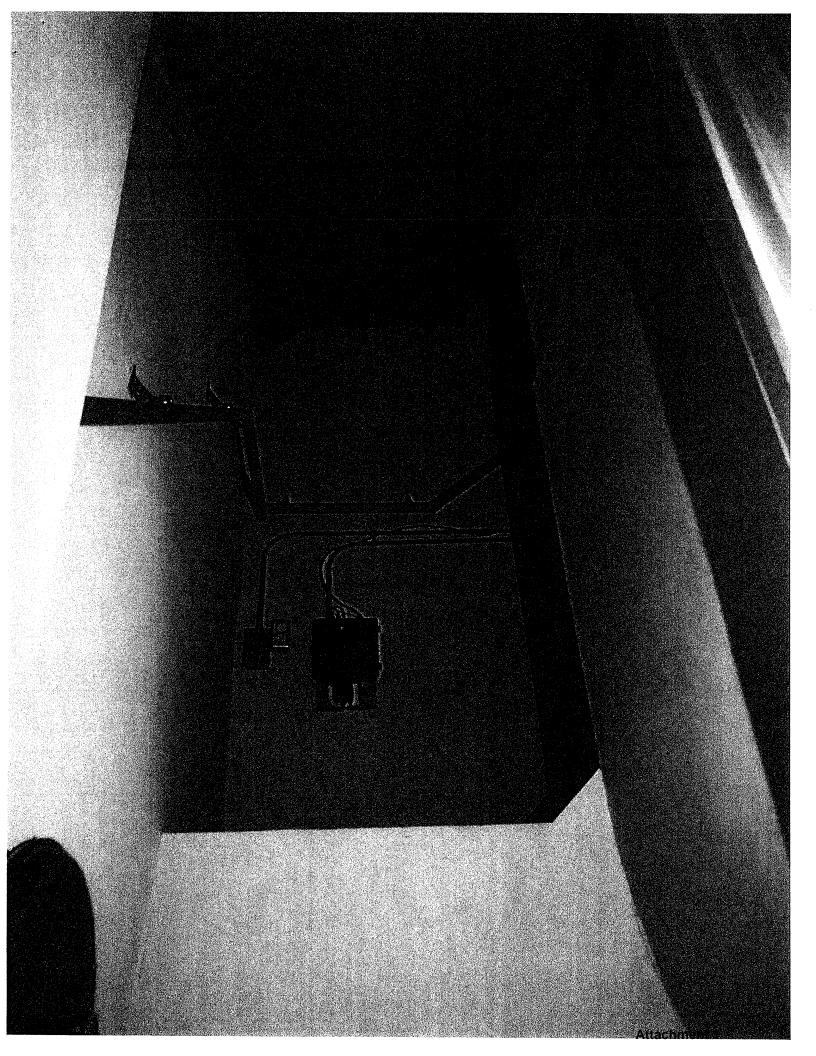


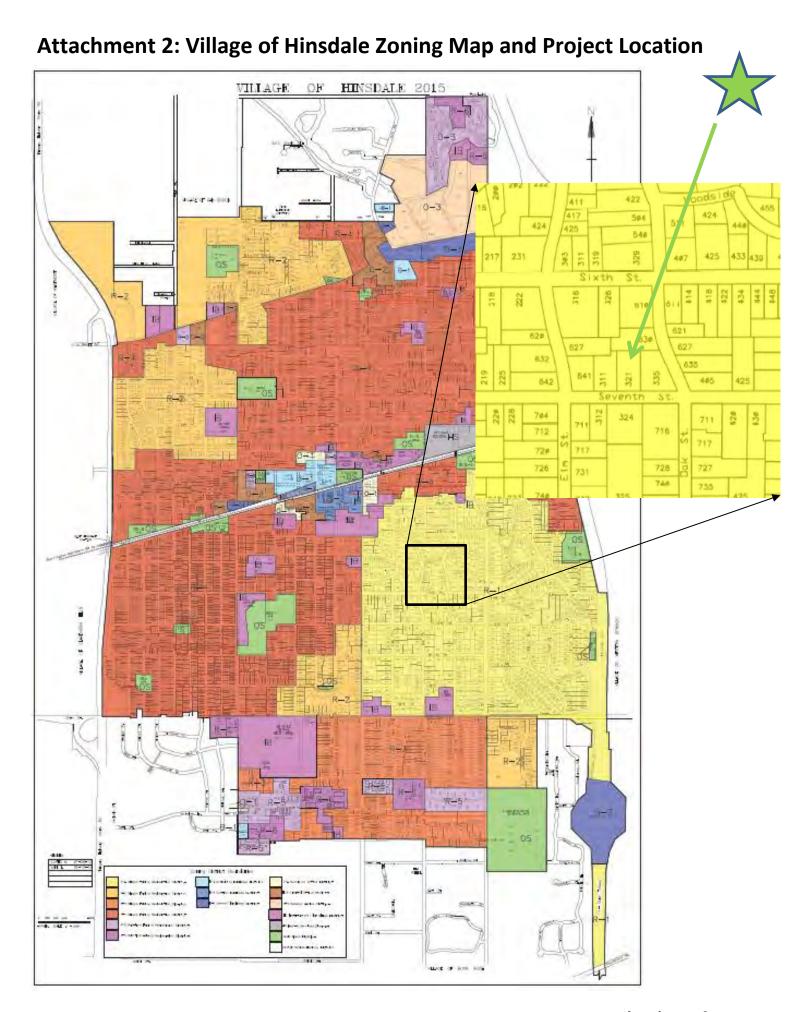




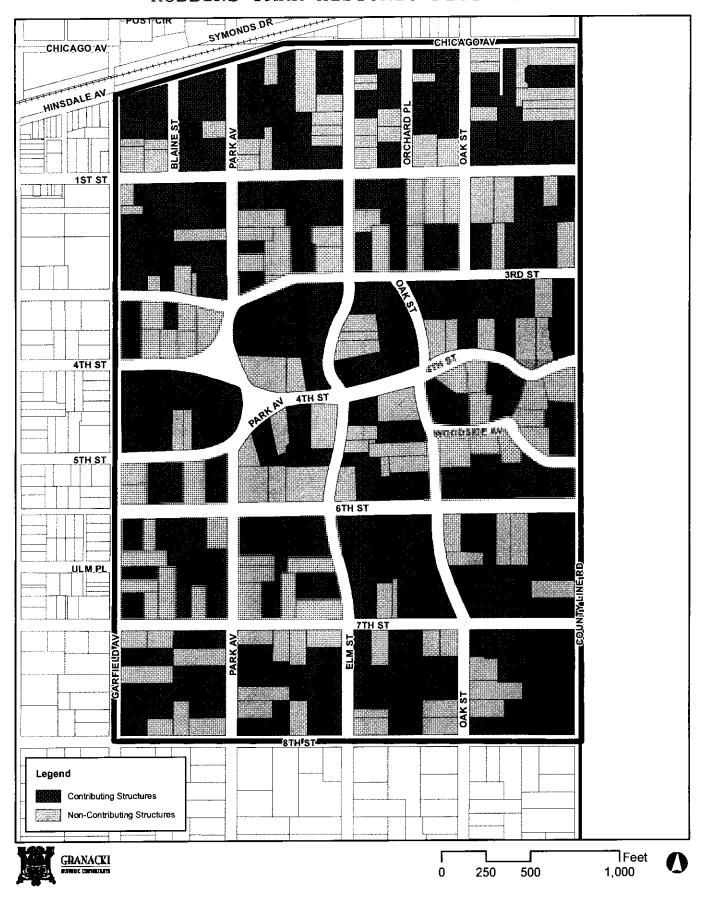








ROBBINS PARK HISTORIC DISTRICT



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.

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

OMB No. 1024-0018

United States Department of the Interior National Park Service

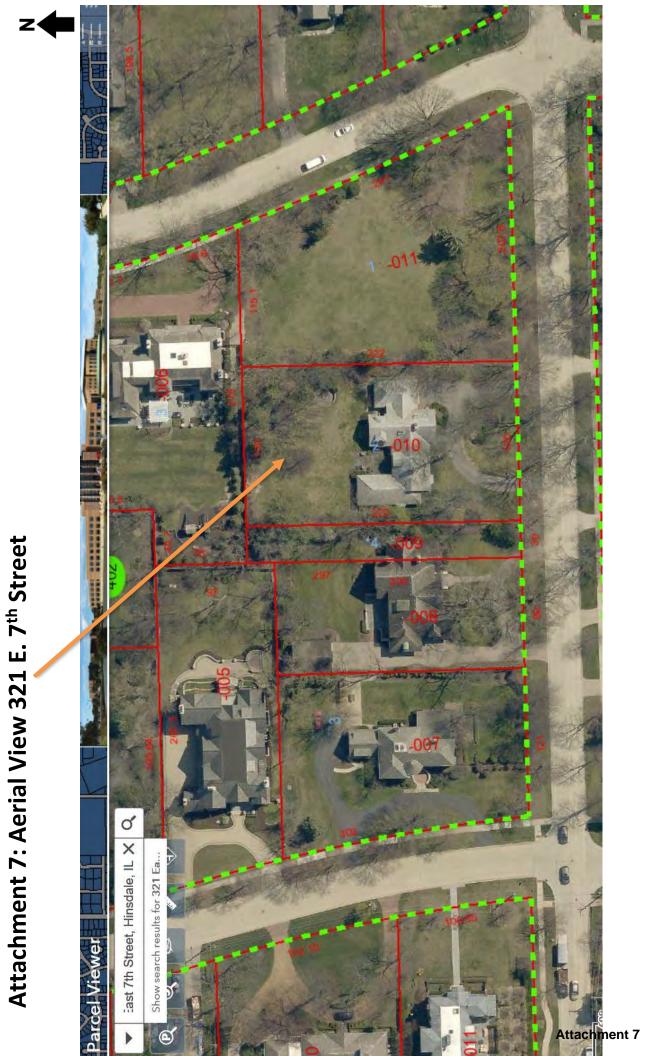
National Register of Historic Places Continuation Sheet

Section number 7 Page 19

Robbins Park Historic District Hinsdale, DuPage County, IL

ic .	(STREET)	SARCHCLASS	DATE	HS CR CHAM	C On NC	SECONDARY, STRUCTURES CORNC	ARCHITECT AS	ABOTO ECONOMICA DE LA CONTRACTOR DE LA C	
11 S	PARK	Colonial Revival	1924	Sailor, C. M. House	c	NC	Thorud, Bert M.		Detached garage
14 5	PARK	Neo-Traditional (under construction)	2006- 08	The state of the s	NC	_		n na	
19 5	PARK	Craftsman	c. 1915		c	NC			Detached garage
22 S	PARK	Colonial Revival	1941	Marshall, F. O. House	c	NC		Nelson, John	Detached garage
28 S	PARK	Classical Revival	c. 1925		С	NC			Detached garage
29 S	PARK	Neo-Traditional	1994		NC	-	Wigori, Carl		
35 S	PARK	Neo-Traditional	2005- 06		NC	NC			Detached garage
36 S	PARK	Tudor Revival	1916	Jacks, Arthur House	c	c	Buckley, A. W. & Co.		Detached garage
10 E	SEVENTH	No Style	1886		NC	-			
15 E	SEVENTH	Neo-Traditional	2005- 06		NC	-			
21 E	SEVENTH	French Eclectic	1924	Walker House	NC	С	Foltz & Brand	Braun & Loehman	Detached garage
22 E	SEVENTH	No style (altered)	1951	Chiska House	NC	-	Cohen, Arthur S.		
.27 E	SEVENTH	French Eclectic	c. 1925		С	NC			Detached garage
.35 E	SEVENTH	French Eclectic	c. 1940		NC	NC			Detached garage
19 E	SEVENTH	Colonial Revival Cottage	1956		c		Smithson, A. T.	Dressler, Paul	
20 E	SEVENTH	No style	1927	Schmidt, R. F. House	NC	NC	Armstrong, Furst, and Tilton	Soltwisch, William & Son	Detached garage
225 E	SEVENTH	Neo-Traditional	2002	100 m	NC	-	Estenssoro, Sergio G.	Barrett Builders	
228 E	SEVENTH	Neo-Traditional	2002		NC	-			
311 E	SEVENTH	Neo-Traditional	1995		NC	NC	Buss, Michael	Knight, Dave	Detached garage
312 E	SEVENTH	Neo-Traditional	2002		NC	-	R.A.M	Key Brothers	
321 E	SEVENTH	Colonial Revival Cottage	c. 1940		С	-			

Attachment 6: Street View 321 E. 7th St. (facing north)





MEMORANDUM

DATE: June 5, 2019

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: 35 S. Garfield St. – Application for Certificate of Appropriateness to Demolish an Office

building in the Robbins Park Historic District to Construct a New Office building - Case

HPC-04-2019

Summary

The Village of Hinsdale has received an application from Hawbecker and Garver LLC, requesting approval for a Certificate of Appropriateness to demolish an existing office building in the Robbins Park Historic District to construct a new office building. 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 an interior lot on S. Garfield Street. The existing home was constructed in 1903 in a Shingle style according to the National Register of Historic Places. The applicant would like to seek the right to obtain a demolition permit to construct a new Code compliant office building (attached). The subject property is located in the O-1 Specialty Office District and borders the same to the north, east, south and B-2 Central Business District to the west. Per the submitted plat of survey, it is a legal nonconforming O-1 lot that is approximately 6,025 SF in area. The existing building, per the National Register of Historic Places, is a contributing structure in 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

Attachment 6 - 35 S. Garfield St. Street View

Attachment 7 - 35 S. Garfield St. Aerial View

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:

	erty Identification Number: 09-12-201-005
	GENERAL INFORMATION
12	Applicants Name: HAWBECKER * CARVER LLC Address: 26 BLAINE HINSDALE IL 60521 Telephone Number: 630 - 789-6833
2.	Owner of Record (if different from applicant): AW OFFICES OF 35 5. GARFIELD LLC Address: 35 5. GARFIELD HUNSPACE IZ 60521 Telephone Number: 630 789-6833
3.	Others involved in project (include, name, address and telephone number): Architect: 570050 21 ARCHITECTS
	Attorney: 11 ROGERS ST. DOWNERS GROVE IT 60515 630-789-2513 Attorney: 14AW86CKGE + GARVER ZG BLANE HONSDALE IT 60521 630-789-6838
	Builder: SG Home Luzioels
	Engineer: ENGINEERING RESOURCE ASSOCIATES 35 701 WEST AVENUE SUITE 150 WATHERINGE, IT GOSSS P. G30, 393, 3060
I. SIT	E INFORMATION
1.	Describe the existing conditions of the property: Actor NOT WELL MANNIADUE
2.	Property Designation:
	Listed on the National Register of Historic Places?YESX NO
	Listed as a Local Designated Landmark? YES XNO
	Located in a Designated Historic District? YESNO

[EAR]	DOWN + CONS	TRUCT NEW	OFFICE So	ILLOING	SEE PLANS
another appli Code of Hins	Applications. cation for a Codale within the	ertificate of A	Appropriate	ness unde	r Title XIV of
X No	Yes				
If yes, state the evidence sup consider this	he date of the porting, the reapplication at	easons why this time, pu	the Applicar irsuant to S	nt believes	the Village s
If yes, state the evidence sup consider this	porting, the re	easons why this time, pu	the Applicar irsuant to S	nt believes	the Village s
If yes, state the evidence sup consider this	porting, the re application at	easons why this time, pu	the Applicar irsuant to S	nt believes	the Village s
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CERTIFICATION

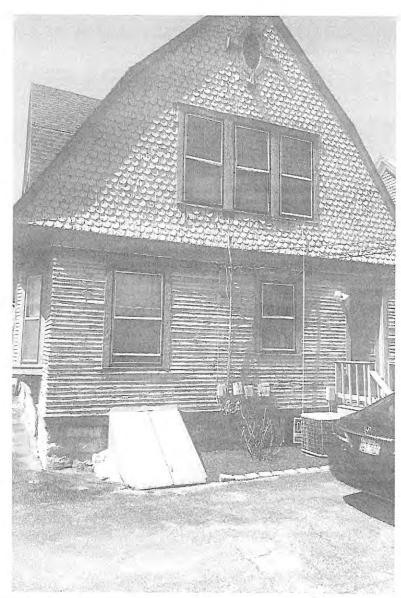
The Applicant hereby acknowledges and agrees that:

- 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.

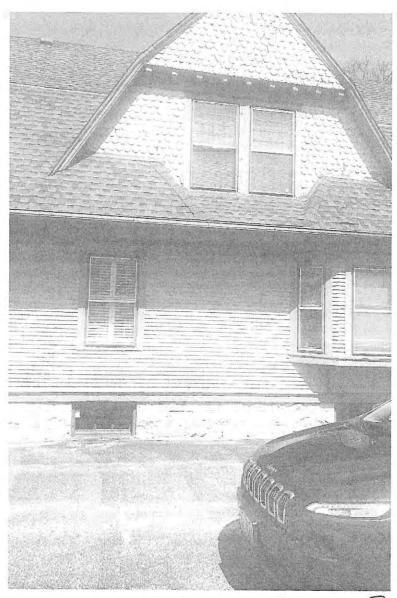
Signature of Applicant	Signature of Applicant
☐ CORPORATION	
Signature of Applicant's President	Signature of Applicant's Secretary
PARTNERSHIP	Alm _
Signature of Applicant	Signature of Applicant
Signature of Applicant	Signature of Applicant
LAND TRUST	OTHER
Signature	Signature of Authorized Officer
SUBSCRIBED AND SWORN to before me this day of	Official Seal Notary Public – State of Illinois My Commission Expires Apr 13, 2021
April , 2019.	Carpy herely

PHOTO LIST

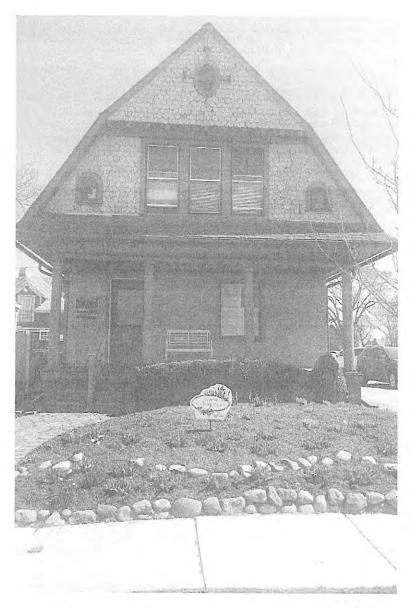
- #1. Rear Elevation-Facing East
- #2. Side Elevation-Facing South
- #3. Front Elevation-Facing West
- #4. Side Elevation-Facing North
- #5. Side Elevation-Facing North
- #6. Commericial Building directly to the South of subject Property
- #7. Building directly East of subject Property
- #8. Building directly North of subject Property
- #9. Second Building directly North of subject Property
- #10. Fullers Hardware directly West of subject Property
- #11. Commercial Building Northwest of subject Property



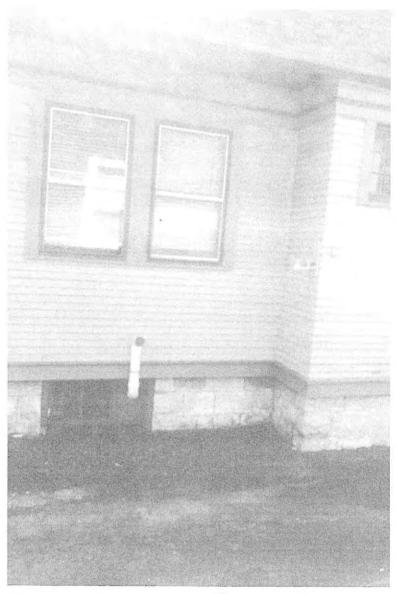
REAR ELEVATION - FACING EAST



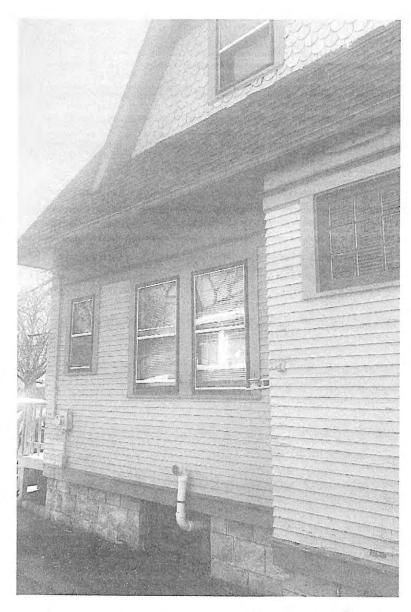
SIDE ELEVATION- FACING SOUTH



FRONT ELEVATION - FACING WEST

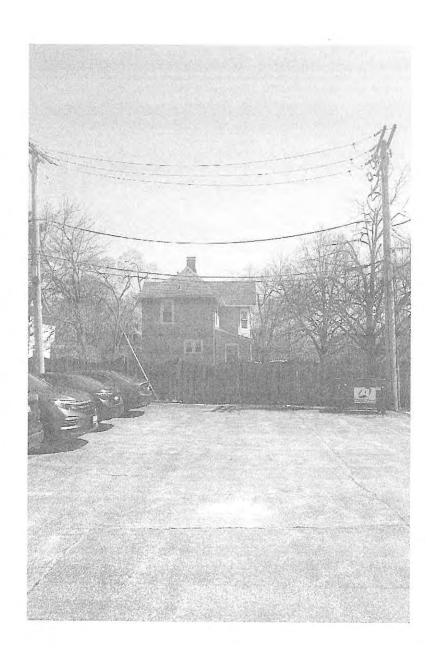


SIDE ELEVATION- FACENG NORTH

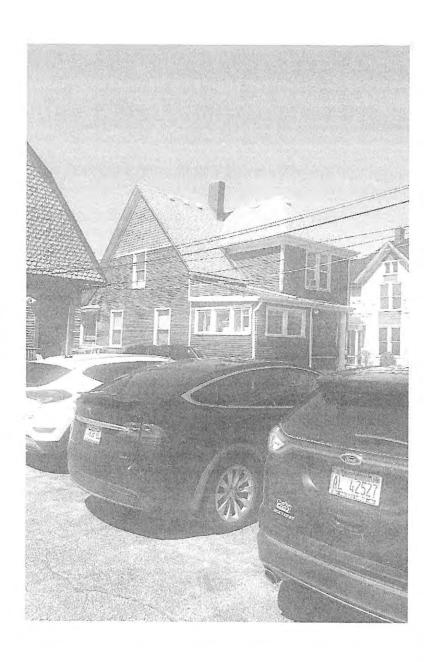


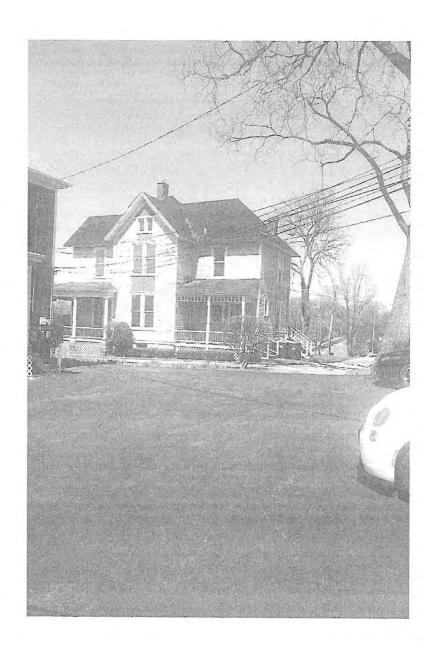
SIDE ELEVATION - FACING NORTH





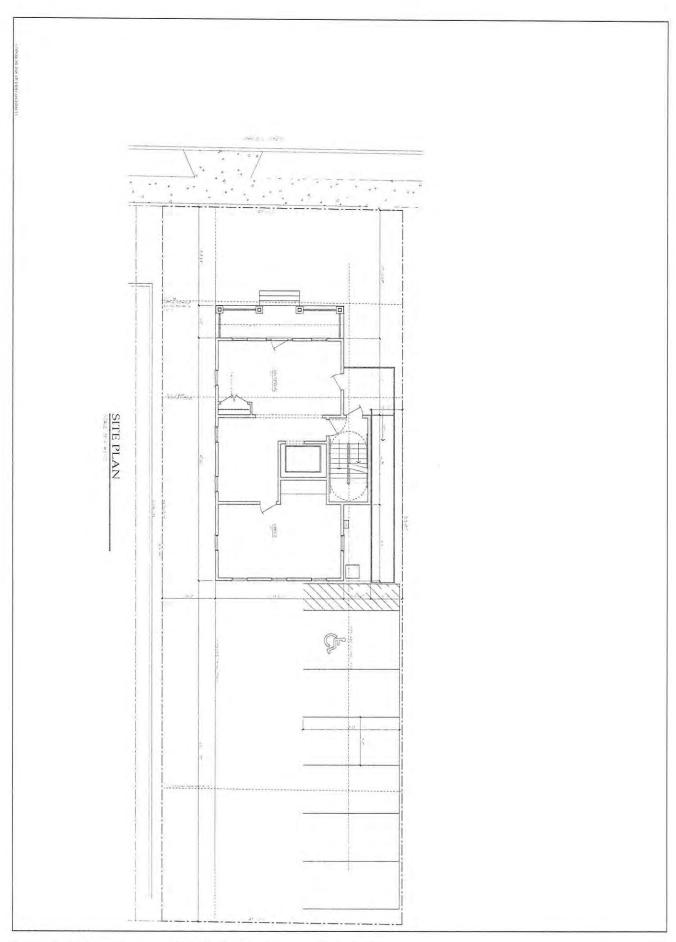




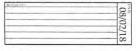












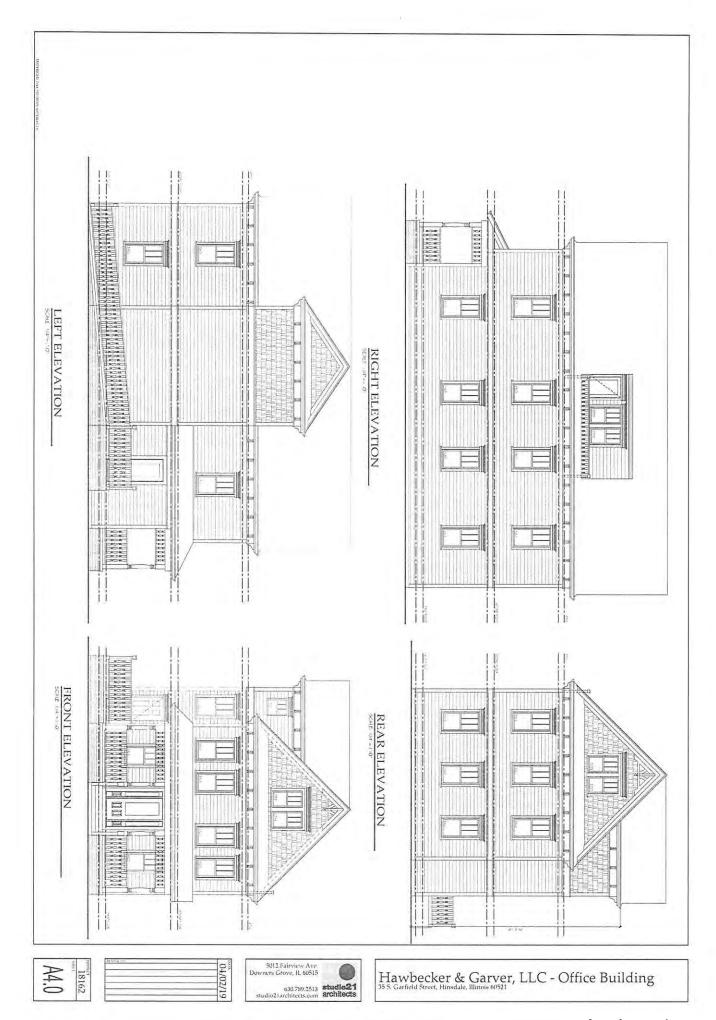


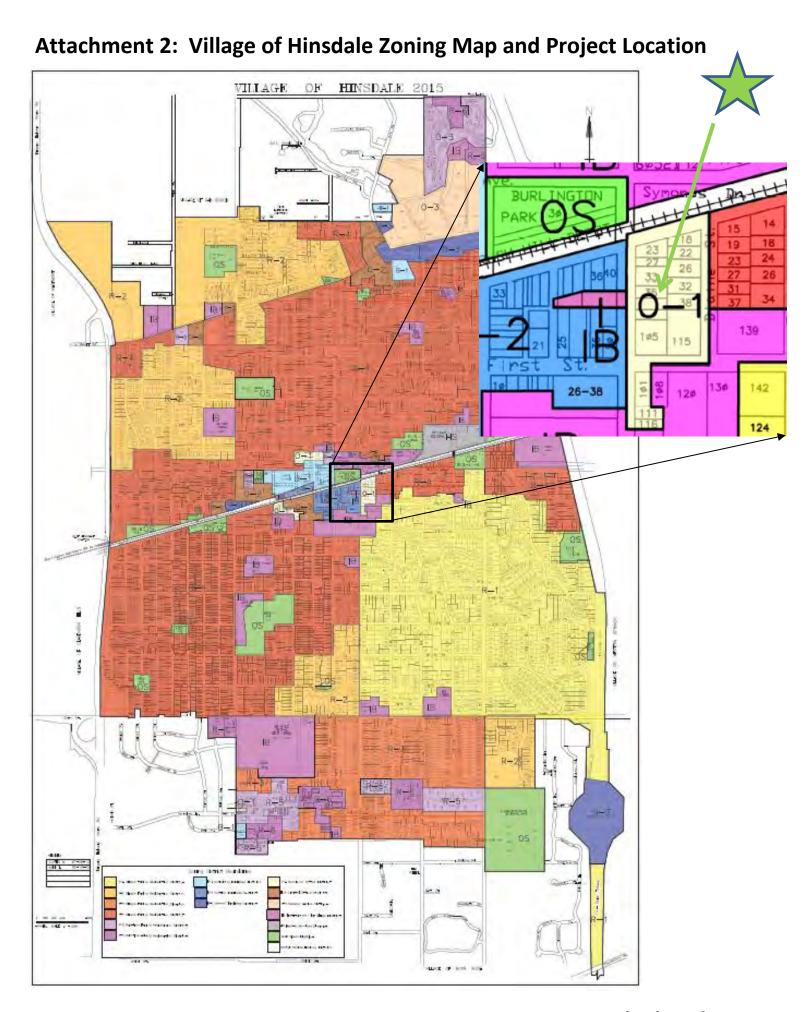




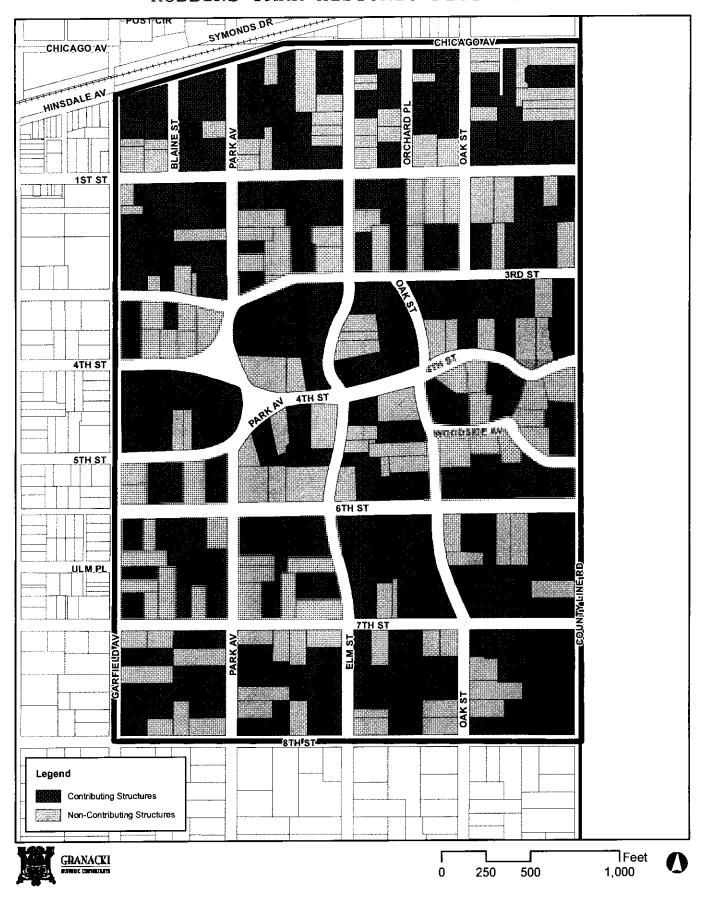








ROBBINS PARK HISTORIC DISTRICT



Attachment 4

CERTIFICATE OF APPROPRIATENESS

14-5-2: CRITERIA:

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- 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.
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- 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.

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- 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.
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- 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.

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

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Robbins Park Historic District Hinsdale, DuPage County, IL

NO	augustatu P syree t	AROIGLASS	DATE	HISTORIC NAME	OR NO	SECONDARY STRUCTURES BECORNOL	Arcelusor	PROIDER V	SECONDARY STRUCTURE
35 S	GARFIELD	Shingle Style	1903	Buchholz House	С	-			
1 01 S	GARFIELD	Freestanding	1954	Hinsdale Dental & Medical Building	С		Ekroth, Martorano & Ekroth	Schillmoeller & Krofl Co.	
111 S	GARFIELD	Bungalow	c. 1910		NC	-			
115 S	GARFIELD	Gable Front	c. 1865		c	-			
119 S	GARFIELD	Parking Lot			NC				
137 S	GARFIELD	Church/Gothic Revival	1916	Union Church of Hinsdale	С			Soltwisch and Bucholz	
305 S	GARFIELD	Colonial Revival	c. 19 10		С	С			detached garage
321 S	GARFIELD	Gothic Revival	c. 1865		С	-			
415 S	GARFIELD	Tudor Revival	1937		С	-	Mooney, R. R.		
425 S	GARFIELD	Colonial Revival	c. 1900	A CONTROL OF THE CONT	С	NC			detached garage
431 5	GARFIELD	Gable Front Cottage	1882		c	NC			detached garage
513 S	GARFIELD	Queen Anne	1887	Collins House	NC	NC		Froscher, Adolph	detached garage
605 S	GARFIELD	No Style	1872	Slocum, Mrs. Sarah A. House	С	С			detached garage
617 S	GARFIELD	Neo-Traditional	1991		NC	_	Olsen, Steven	McNaughton, James	**
629 S	GARFIELD	Cape Cod	c. 1940		С	NC; C			detached garage; shed
631 S	GARFIELD	Neo-Traditional	1990		NC	-	Parsons, Dennis	R & G Homes	
639 S	GARFIELD	Italianate	1873	McIntyre, F. A. House	c	NC			detached garage
711 S	GARFIELD	Colonial Revival	1922	Tousey, Chester A. House	С	c	Knapp, George	Soltwisch, William	detached garage
719 S	GARFIELD	Colonial Revival	1925	Hildebrand, Helen House	NC	NC			detached garage
725 S	GARFIELD	Shingle Style	1905	Delano, S. House	c	С			detached garage
735 S	GARFIELD	Tudor Revival	1923	Smith, Walter House	С	NC	Barfield, William Gibson	Gleismann, Frederick	detached garage
741 S	GARFIELD	Craftsman	1907	Dow, Florence House	С	NC			Detached garage
3 S	OAK	Neo-Traditional	1994		NC	-	Anderson Assoc.	Bernard, Ross	

Attachment 6: Street View 35 S. Garfield St. (facing east)

Attachment 7: Aerial View 35 S. Garfield Street



To: Hinsdale Historic Preservation Commission

From: Hinsdale Historical Society

Date: May 29, 2019

Re: Project Update – Historic Plaque Program

The relaunch of our Historic Plaque program during Preservation Month has been a success.

Letters of invite were sent to 355 owners of historic structures not previously plaqued. It included a brochure outlining the program details which will also be used as a handout to interested persons at community events over the summer. Our website contains all the same information as the brochure and a downloadable application form. *The Hinsdalean* published a full article about the program on May 9th, and we put posters up around town. We will be promoting the program on a regular basis on social media platforms on at least a monthly basis.

Since the relaunch, we have had 16 inquires with 9 applications submitted. Three of the homes had previously been verified by our Historic Sites Committee:

- 425 S Monroe Street, 1907
- 510 N Lincoln Street, 1911
- 25 E Ayres Street, 1896

For six others, we need to conduct more research into the history to verify the build date, and we have two volunteers who have taken a least one trek so far to the county offices to gather info:

- 11 N Vine Street, c 1910
- 115 E Fifth Street, c 1883
- 26 Blaine Street, c 1897
- 20 N Grant Street, c 1913
- 223 W Maple Street, c 1922
- 114 S Bruner Street, c 1907

All but two of the owners have also requested reports be written on their homes history.

At this point, the HHS board has not decided as to when, where, and how we will present plaques to the homeowners. We would certainly like it to be done with a bit of pomp and circumstance and to have a ceremony newsworthy enough to publication in *The Hinsdalean*.

Thank you again for the support the HPC has provided through this process. Even though our plaque program is not affiliated with the Historic Landmark plaquing that the HPC oversees, we do hope that our program will inspire people to go further with recognizing and protecting the historic value of their buildings.