

Approved

**MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
Memorial Hall
19 E. Chicago Avenue, Hinsdale, IL
Wednesday, October 6, 2021
6:30 P.M.**

Call to Order & Roll Call

The regularly scheduled meeting of the Historic Preservation Commission (HPC) was called to order by Chairman Bohnen on Wednesday, October 6, 2021 at 6:33 P.M. in Memorial Hall of the Memorial Building.

Roll call was taken and a quorum was present at the meeting.

Present: Commissioner Sarah Barclay, Commissioner Jim Prisby, Chairman John Bohnen, Commissioner Frank Gonzalez, Commissioner Alexis Braden

Absent: Commissioner Shannon Weinberger, Commissioner Bill Haarlow*

Also Present: Bethany Salmon, Village Planner

*Commissioner Haarlow joined the meeting at 6:37 pm.

Approval of the Minutes – September 1, 2021

Chairman Bohnen introduced the minutes from the September 1, 2021 meeting and asked for comments. No comments were made.

A motion was made by Commissioner Braden, seconded by Commissioner Gonzalez, to approve the September 1, 2021 minutes as submitted. The motion carried by a roll call vote of 5-0 as follows:

Ayes: Commissioner Barclay, Commissioner Gonzalez, Commissioner Prisby, Chairman Bohnen, Commissioner Braden

Nays: None

Abstain: None

Absent: Commissioner Weinberger, Commissioner Haarlow

Public Meetings – Certificate of Appropriateness

a) Case HPC-06-2021 – 419 S. Oak Street – Application for a Certificate of Appropriateness to allow for Changes to the Elevations of a New Single-Family Home in the Robbins Park Historic District

Ms. Bradford of Moment Design & Ms. Laux of J Jordan Homes were present at the meeting to answer questions from the Commission. Ms. Bradford stated the proposed changes included the addition of a second floor over the detached garage and a breezeway. Ms. Laux stated the changes would use the same style and similar materials to the home currently under construction.

Commissioner Prisby asked if a kitchen would be included as part of the proposed addition to the garage. Ms. Laux stated the additional space would include a bedroom, a sitting space, and a bathroom. She went on to state the area would contain refrigerator drawers but the area is not be intended for the purpose of cooking.

Commissioner Braden asked if the breezeway would be covered in glass windows. Ms. Bradford replied the structure would be an open, covered walkway.

Commissioner Prisby asked about the view on the east side of the garage. Ms. Laux replied the plan included the east side to be heavily landscaped.

*Commissioner Haarlow joined the meeting at 6:37 pm.

Chairman Bohnen expressed concern about the streetscape for the house from the east. Ms. Laux stated the east elevation was shown on page 5 of the plans. There is about an eighty-eight (88) foot distance to the lot line and the home to the east, which is also situated quite a bit lower in elevation. Ms. Laux added the garage addition would not compromise the views of the home to the east.

Commissioner Prisby asked if adding the connecting roof to the garage structure would classify it detached for zoning purposes. Ms. Salmon replied the garage is no longer considered a detached garage. Commissioner Prisby asked if everything previously submitted was code compliant. Ms. Salmon replied that it was.

Commissioner Barclay asked if the project was in the process of construction. Ms. Laux responded that construction was stopped and no final roof has been installed on the existing single-story garage. Commissioner Haarlow asked for further clarification. Ms. Laux responded that the sheathing was removed from the unfinished roof, but the rafters remain.

Commissioner Haarlow asked Ms. Salmon to clarify the timing of the process for a Certificate of Appropriateness request if the project was already started. Ms. Salmon stated the Certificate of Appropriateness and permit was previously approved for the house, which included a one-story garage and it was her understanding that work had begun on that approved plan but a design change has been requested. Ms. Salmon further stated that any work on the second floor of the garage cannot take place until reviewed by the Historic Preservation Commission and the building permit is approved.

Commissioner Gonzalez asked about the landscaping. Ms. Laux responded a substantial budget exists and will allow for a lot of screening and larger trees.

Commissioner Braden asked why the decision was made not to white wash the brick. Ms. Laux replied the natural brick is intended to better blend with the brick homes in the surrounding area.

Chairman Bohnen asked for the minor changes to the windows in the game room to be clarified. Ms. Laux explained the changes resulted in more framing between the windows instead of just glass to glass windows.

Commissioner Gonzalez asked about the purpose of the breezeway. Ms. Laux explained the breezeway would provide covered access from the garage to the house and offer safe passage in the winter.

Commissioner Prisby stated the garage and the walkway were the best features of the house, he liked the proportion and the design and felt the materials were a good match. Commissioner Prisby also stated the structure was located far from the rear property line and from the street.

Commissioner Gonzalez expressed concern with the large amount of glass in the design and the resulting energy loss. Ms. Laux responded that blower door test scores were high.

Chairman Bohnen asked for any further questions or comments. Hearing none, Chairman Bohnen asked for a motion to be made.

A motion was made by Commissioner Braden, seconded by Commissioner Barclay, to approve the application for a Certificate of Appropriateness to allow for changes to the building elevations of the new single-family home located at 419 S. Oak Street in the Robbins Park Historic District. The motion carried forward by a vote of 6-0 as follows:

Ayes: Commissioner Barclay, Commissioner Gonzalez, Commissioner Prisby, Chairman Bohnen, Commissioner Braden, Commissioner Haarlow
Nays: None
Abstain: None
Absent: Commissioner Weinberger

b) Case A-18-2021 – 33 E. First Street – Frederick Lynn Haberdasshere - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 33 E. First Street in the B-2 Central Business District

Aaron Comes, owner of the building and the business, and the project architects were present at the meeting to answer questions from the Commission. Mr. Comes presented photographs to assist with providing an overview of the site and application request. Mr. Comes stated he had concerns with visibility of the building due to the nearby tree, street barriers, and outdoor dining tent as shown in picture four (4). Mr. Comes stated a limestone base would be added to the damaged bricks at the bottom of the wall as shown in picture six (6). Mr. Comes stated he had ideas to improve the look of the pedestrian walkway (alley) shown in picture nine (9) and address the cigarette debris shown in picture ten (10), and the graffiti on the wall, the cracked concrete and weeds shown in picture eleven (11). Mr. Comes stated he is concerned with the slope of the pedestrian walkway that results in ice patches and the lack of lighting.

Commissioner Gonzalez stated the downspout shown in picture twelve (12), improper sloping and improperly working drainage system were also contributing to the problem.

Chairman Bohnen asked about the ownership of the pedestrian walkway. Mr. Comes responded that ownership of the pedestrian walkway was shared. The front portion of the pedestrian walkway (nearer to First Street) is owned by the neighboring property owner to the west and the applicant owns the rear part, as shown in the pictures nine through thirteen (9-13). It was stated that both property owners would need to work together on any improvements to this area.

Commissioner Braden asked if there were any residential tenants on the second floor of the building. Mr. Comes responded there were no second floor residential tenants. Commissioner Braden asked about residential tenants across the street that could be impacted by potential alley lighting. Mr. Comes was unsure about residential tenants across the street.

Mr. Comes stated the location of the electric components on the neighboring building's wall, which is located across from the rear side door of 33 E. First Street, as shown in picture thirteen (13) and fourteen (14), makes deliveries challenging. Mr. Comes explained that moving the side door to the rear of the building would allow for a larger area and clear, straight path for deliveries as well as be more attractive with the proposed rear window addition, awning, and lighting.

Mr. Comes showed picture eighteen (18), which is the rear of the nearby building to the west and entrance to the pedestrian walkway and stated he would like to incorporate a similar design for 33 E. First Street. Mr. Comes requested a loading zone be added next to a walkway and stated he wants the rear of the building to look as nice as the front of the building. Mr. Comes stated he would like to replicate the swing doors/gates shown on the building to the west to discourage smoking in that location and the resulting debris.

Chairman Bohnen asked what ordinances there are about smoking. Ms. Salmon stated she would need to look at specific information related to smoking on private property. Chairman Bohnen stated the walkway is private property and owners can do what they wish subject to building and fire codes.

Commissioner Gonzalez stated it might be possible to treat the walk in the same way as a fire egress with push access and encouraged the owners to explore options. Commissioner Prisby stated that if the walk was made more attractive with an arch or pavers, perhaps people would be less likely to litter.

Ms. Salmon clarified that Mr. Comes has ideas, such as the parking lot improvements, that are separate from this request and would require the submittal of a future application to the Village and with approval of the adjacent property owner.

Mr. Comes stated he would like to try to make the improvements such as arch to beautify the walk way working together with the other building owner and if that didn't solve the problem of cigarette debris, perhaps the two owners could try shutting the gates and only using the walk way as fire egress.

Chairman Bohnen asked if Mr. Comes envisioned his customers using the walk. Mr. Comes responded that he would like to see the walk look more attractive and be used by his customers to pass between the buildings.

David Szalko, one of the project architects, stated that another issue with the existing side door is that it does not meet current fire codes. Mr. Szalko stated that the addition of the rear door would immediately provide code compliant access. In response to the question of the use of the proposed rear door, Mr. Szalko confirmed the rear door would be used by customers.

Mr. Comes stated the building space is long and large and he may rent part of the building to a future tenant. He would like to bring the side door into code compliance and make it usable in the future for a potential second tenant. Mr. Comes also stated the addition of the rear door with access to the first floor is essential.

Chairman Bohnen stated leaving the side door and making it compliant in a future request will provide Mr. Comes flexibility. Chairman Bohnen asked if the building had a basement. Mr. Comes responded it does not.

Commissioner Haarlow asked Mr. Comes about any discussions that may have taken place with the adjacent building owner and their experience with the side walkway, issues of smoking, and vandalism. Mr. Comes stated he recently walked that area and noted it is wider, but no trash was found.

Chairman Bohnen asked what items were part of the current proposal. Mr. Comes stated the proposal included adding and restoring windows, painting trim and the existing lighting black to update the look, adding treated wood soffit paneling, installing a limestone band to the brick base, painting the side wall, and two different color options for the brick exterior.

Option A includes replacing the existing red brick on the front façade with gray brick, painting the existing brick as well as the side and rear elevations, and other minor improvements. Under Option B, the applicant would not remove or replace the existing brick on the front façade, but would preserve it. Only the existing masonry block located in the central portion of the side elevation would be painted and other minor improvements would be completed.

Mr. Comes stated he is making these improvements to improve the visibility and appearance of the building. Chairman Bohnen stated he guessed the plan for outdoor dining and barricades are currently under consideration by the Village. Ms. Salmon added that staff was working with an outside consultant to look at more permanent options for the outdoor dining. Chairman Bohnen also stated the outdoor dining impacts the visibility of downtown businesses and the Village is sensitive to this issue.

Commissioner Barclay stated that she felt the tree in front of the building did not hinder visibility. The concern was shared that the tree blocks visibility for the second floor business. Chairman Bohnen added that it was his guess that the Mr. Comes would get relief on the visibility issue from the outdoor dining, but not the tree.

Commissioner Gonzalez asked for clarification on the products sold by the business. Mr. Comes stated the business will sell custom apparel and lifestyle brands to an upscale customer base, similar to his current store in Chicago.

Commissioner Barclay asked if the look of the building proposed in this request is the same as the Chicago location or it is tailored to the Hinsdale location. Mr. Comes responded it is a blend of both locations and the brands sold at both.

Chairman Bohnen stated that the issue the Commission must consider about the painted brick is not what might look better in general, but what might look better in the Downtown Historic District. Mr. Comes stated he was open to either option presented and would go with the Commission's preference in order to move the project forward.

Commissioner Haarlow stated the charcoal dark brick proposal is modern but has no reference to the historic nature of the Downtown. Commissioner Haarlow stated the building was designed by a prominent architect with a Mid-Century, International style that is not terribly popular now. However, the building still largely retains the original design. Commissioner Haarlow also stated he had concerns with changing the original brick façade of a largely intact, significant architectural building in the Historic District to something that is "2021" and painted black brick, which is not compatible with Downtown Hinsdale. Commissioner Haarlow stated, at a minimum, the trim could be painted black, but the original red brick should be maintained.

Commissioner Braden stated that there are other buildings in the Historic District with black awnings, windows, and doors, but she would like to see the red brick remain.

Commissioner Gonzalez stated he would like to see the red brick remain and a cosmetic limestone facade border could be added with mortar so it can be removed in the future and the trim could be painted black. Commissioner Gonzalez also stated he did not have a color preference for the side block wall so long as it was an attractive color shade and suggested a breathable product application be applied rather than just paint.

Commissioner Haarlow stated he was in agreement with the walkway and rear parking lot improvements and paint as long as it goes only on already painted surfaces as he would like the original red brick to be preserved.

Commissioner Barclay asked where the signage will be placed. Mr. Comes responded with an overview of the proposed signage he would like for the future businesses. It was clarified that Mr. Comes would have apply for a Sign Permit and come back in the future to the Historic Preservation Commission and the Plan Commission for a separate review and approval. Additional details on signage would be needed to determine if it would be classified as a window sign or wall sign, and if it would be permitted.

Commissioner Prisby stated the adjacent restaurant tent blocks visibility and the outdoor dining issues will need to be resolved. Commissioner Prisby also stated he wants the original red brick to remain, agrees with adding the limestone base and black trim windows, but the band between the building and the column are architectural pieces and should not be painted black. Commissioner Prisby suggested a complimentary color related to the branding be chosen to apply to those areas and wrap it around the building on the side block wall.

There was a short discussion about the second floor lighting options to allow the second floor displays to be seen.

Commissioner Prisby stated he liked the walkway and rear parking lot improvements. Commissioner Prisby suggested the complimentary color for the columns should be a lighter shade than the window trim. Commissioner Gonzalez added the complimentary color could be a shade of gray to complement the limestone and mortar. Chairman Bohnen suggested a subtle color difference for architectural pieces.

With no further comments, Commissioner Prisby motioned to approve Case A-18-2021 for 33 E. First Street with the proposed change of intermediate architectural coursing to a lighter gray color complimentary to both the brick and the windows perhaps considering the top gray color for the parapet, and the original red brick remain (Option B with conditions).

There was then a discussion about the limestone band and other changes to the building.

Ms. Salmon requested a new motion be made for clarification purposes.

A motion was made by Commissioner Prisby, seconded by Commissioner Gonzalez, to approve Case A-18-2021 for 33 E. First Street with Option B subject to the conditions that the applicant retains the original red brick, changes the intermediate architectural projection to a lighter gray color to compliment the black windows, and is allowed to paint on block wall on the side elevation. The motion carried forward by a vote of 6-0 as follows:

Ayes: Commissioner Barclay, Commissioner Gonzalez, Commissioner Prisby, Chairman Bohnen, Commissioner Braden, Commissioner Haarlow
Nays: None
Abstain: None
Absent: Commissioner Weinberger

Public Comment

Chairman Bohnen asked for any public comment. No public comments were shared.

New Business

Chairman Bohnen asked for any items of new business. Commissioner Prisby noted that the signage, brackets and awning of the Hinsdale Frame Shop has been removed per a complaint from a previous meeting. No other new business items were discussed.

Old Business

a) Signage in Robbins Park Historic District

Chairman Bohnen shared the model of the Robbins Park Historic District street sign topper created with the help of the Public Services Department. Ms. Salmon stated this particular example is within budget, has sturdier brackets than what is currently used, and is based on the previously chosen Village-wide street sign design with a white background and black letters. Ms. Salmon also stated that new 9 foot poles would be installed.

Chairman Bohnen asked if the bracket would be painted. Ms. Salmon stated the aluminum bracket will not be painted but can be adjusted so the topper can be rotated to a perpendicular or parallel position in relation to the street sign directly below it.

Ms. Salmon stated the example shown is one of many designs that the sign company can create based on the Commission's preference.

Commissioner Prisby suggested the idea that as the Village begins installing the newly adopted street signs, the old street signs be kept only in the Historic District to signify that this area is a special part of town.

The Commission asked how many toppers would be installed. Ms. Salmon responded approximately 50 sign toppers.

Commissioner Gonzalez stated the concern of having too much white color to the signs and toppers, resulting in less contrast than the example shown at the meeting and would be more difficult to see, especially as it reflects light in the dark.

Commissioner Prisby stated the night time visibility of the sign toppers less important than the classic design of it. Commissioner Prisby added it was more important to have a design that looked distinctive on this portion of the sign. Commissioner Prisby also stated his preference would be to have a black street sign with white font and the brown colored toppers to signify a historic location in the same manner used on highway signs.

Commissioner Barclay stated that if the toppers were brown, signs in the Historic District would have two different distinctions for both the attached topper and the brown color not used in any other street signs in the Village. Commissioner Prisby added that a third distinction would be the black background and white font of the original historic street signs, which would be different from the newly designed signs installed outside of the Historic District.

Commissioner Gonzalez stated a change in the topper color may contain too much reflective white color and he did not care for the brown color on the topper. Commissioner Gonzalez stated he preferred the classic look of the black topper.

Commissioners Barclay, Braden, Prisby and Haarlow all agreed with the idea of making the signs more distinctive than other street signs even if the trade-off is less visibility at night. Commissioner Haarlow stated he preferred the classic black topper rather than the brown color topper.

Commissioner Haarlow asked about the four (4) stand-alone gateway signs at the perimeter of the district. Ms. Salmon stated she does have an estimate from several sign companies for these signs. Ms. Salmon also stated these signs will be more expensive and have been requested to be included in next year's budget. Ms. Salmon expects additional information for these signs to be available soon for the HPC to review.

Further discussion took place about the wording of the sign to distinguish the area from the actual park. The group was in agreement to use the phrase "National Register District" on the gateway signs and the toppers be black and white and contain the phrase "Robbins Park Historic District".

Ms. Salmon will reach out to the sign company about putting together more examples and cost estimates based on the Commission feedback. Ms. Salmon will also reach out to Public Services to check the status of the street sign replacement process for those streets in the Historic District and confirm if preserving the old, original street signs is possible.

Chairman Bohnen asked if the street signs for the shorter named streets could be the same size as longer named streets to allow for a larger topper containing the longer phrase of "Robbins Park Historic District" the Commission discussed. The Commission was made aware that a larger topper sign containing the all the desired language may need to be larger in size and increase the cost. Increasing the street sign size to be uniform as preferred by Chairman Bohnen and Commissioner Haarlow as well as switching back any street signs that have already been replaced with the new design will impact the cost. Ms. Salmon will check into the estimated costs and report back next month.

Commissioner Haarlow asked about the cost of the topper and brackets viewed at this meeting. Ms. Salmon stated the cost of 50 toppers and sturdier brackets was about \$3,000. Ms. Salmon reported the Village will save a large amount in labor costs for the toppers because Public Services will install them.

Commissioner Haarlow asked about what can be done with the street sign, such as the one located on County Line and First Street, that currently contain multiple church names and would also contain a topper making the sign very large. It was suggested the church signs be placed on a separate pole on the opposite side of the street. The group came to agreement they preferred to have only the two street signs and the topper on signs in the Historic District. Ms. Salmon will bring information to the Commission from the sign company and Public Services about the design preferences discussed at the meeting.

b) Amendments to Title 14 – Status Update

Chairman Bohnen asked for an update. Ms. Salmon reported that staff is currently working with the attorney to draft code language and the target date for the initial draft to be presented to the Committee of the Whole is October 19th.

Ms. Salmon stated that there is still a need for an identified list of significant properties to be generated as part of the proposed code amendment. Chairman Bohnen clarified that this list would be a starting point of addresses meeting a certain criteria and could be added to in the future.

Chairman Bohnen asked about doing the whole town in an overlay district. Ms. Salmon responded that it would be a historic overlay zoning district of some residents requiring a map amendment to have an address added to the list. Ms. Salmon also stated the overlay map does not need to be contiguous. Ms. Salmon explained if it included the entire town, the notification process required would likely lead to a lot of misunderstanding for a large number of residents. Ms. Salmon reported the draft is being written so that it is an optional incentive program that residents within the overlay program may choose to take advantage of but won't be forced to.

Commissioner Braden asked if the Tax Assessor's office could assist with the production of the addresses to be included by generating a list of homes built in specific years. Commissioner Braden also stated a list with specific parameters could be used to clearly define why a property was included in the overlay.

Ms. Salmon added that if a list could be generated, other criteria besides year built would need to be utilized to include an address in the overlay so the list is starting point for the overlay properties but not an ending point. It was suggested to in some way utilize the existing lists of significant homes from the architectural resources referenced in a previous email from Ms. Salmon to create the addresses included in the overlay. Ms. Salmon also suggested the option of creating a series of partial lists with the required legal notifications to residents to get the program started and follow up with additional waves of included addresses in the future.

Chairman Bohnen stated the Historical Society may be able to assist with the task of generating a list and removing homes that have been demolished.

Adjournment

With no other new business items to discuss, a motion was made by Commissioner Haarlow, seconded by Commissioner Prisby, to adjourn the meeting. The meeting was adjourned at 8:48 p.m. after a unanimous vote.

Respectfully Submitted,
Jennifer Spires, Community Development Department