Approved:
Draft

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
OCTOBER 12, 2010
Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
5:00 P.M.

Chairman Pro Tem Arens called the meeting of the Historic Preservation Commission to order at 5:00 p.m. on October 12, 2010 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present:	Chairman Pro Tem Arens, Commissioner Peterson, Commissioner Bohnen, Commissioner Ives and Commissioner Murphy
Absent:	Chairman Keseric, Commissioner Massouras, Commissioner Buczkowski, Commissioner McGue
Also Present:	Village Planner, Sean Gascoigne

Minutes

Chairman Pro Tem Arens presented the minutes from the September 14, 2010 meeting to the Commission and asked if they had any changes to the minutes up for approval. Commissioner Peterson motioned for the approval of the minutes from September 14, 2010. Commissioner Ives seconded. The motion passed unanimously.

Discussion

Update on Burns Field
Chairman Pro Tem Arens asked Village Planner Gascoigne to provide an update.

Mr. Gascoigne indicated that their really was no update and that he had discussed with Gina Hassett, Director of Parks and Recreation, and their really was not movement to that regards.

Discussion ensued regarding the scope of the project and future discussions regarding the Burns Field Study.

Chairman Arens requested that everyone pull the original reports and we would put this topic on next month's agenda to allow anyone that was not part of the Commission at that time, the opportunity to come up to speed if so desired.

Review of Existing Village Studies

Chairman Arens opened discussions on the existing Village studies that had been completed and thanked staff for compiling a comprehensive list of the available studies.

Discussion ensued regarding the comprehensive list and Chairman Arens indicated that we had a lot of information to disseminate and several new Commissioners that were not aware that this information was available. The Commission then discussed the availability of these documents and how the Commissioners could obtain this information.

Chairman Arens indicated that ultimately it would be a good idea to get two member sub-committees together and go through the studies.

Role, Responsibilities and Authority of the Historic Preservation Commission
Chairman Arens informed the Commission that a legal report was not yet available from the Village Attorney and asked if the Commission was ok with discussing next month. He also indicated that the nature of the topic was important for everyone to be part of and they only had five members available tonight. The Commission concurred.

Upcoming Meetings
Chairman Arens asked staff to extend the yearly calendar out until September and Mr. Gascoigne indicated he would have it available for the next meeting.

Discussion ensued regarding how the Commission wanted to address the scheduling over the summer months.

Chairman Arens summarized the chart followed by discussion regarding some of the activities that typically take place throughout the year and when the Commission should get started on events such as Preservation Month.

The Commission discussed criteria for judging Preservation Month and Chairman Arens introduced the information regarding permits that the Commission had requested in September. Discussion ensued regarding the document and how it could be filtered to best serve the Commission as a tool for Preservation Month.

Commissioner Peterson offered to take an initial look at the document once staff got it filtered out.

Discussion continued on how to improve Preservation Month.

Chairman Arens returned to discussions on the year in review and identified Preservation Month as the big item and then filling in items around that through out the year.

Commissioner Peterson agreed and indicated that initially, they need to understand the scope of their responsibilities.

Commissioner Ives questioned how a lack of quorum affected a public hearing that was potentially scheduled for a certain meeting date.

Mr. Gascoigne indicated that if a quorum was not reached the public hearing could not even be opened to be continued and would subsequently be continued to the next meeting by

default. He also confirmed that in those situations, the original mailings and notifications are not required to be resent as the meeting is being continued.

Commissioner Ives indicated that he may be applying for a Certificate of Appropriateness over the next couple of months.

Chairman Arens asked if any of the Commissioners had expiring terms as that could affect the productivity of the Commission up through Preservation Month.

Mr. Gascoigne indicated he would look, but that if any had expired, it was his understanding in talking with Chairman Keseric that they had agreed to stay on.

Chairman Arens asked if anyone had anything further.

Commissioner Ives indicated that he wanted to reiterate the importance of putting together a set of guidelines for the locally landmarked homes to familiarize them as to what requires a Certificate of Appropriateness and what does not. He also directed everyone's attention to list of landmarked homes and expressed concern with how long it had been since a home had come forward to be landmarked. He stated it was the Commission's responsibility to find ways to promote preservation and the landmarking of homes.

Chairman Arens responded to Commissioner Ives' concerns and suggested the idea of a Historic Preservation "Welcome Wagon" where Commissioners could go around to actively promote local landmarking of homes.

Discussion ensued regarding ideas on how to increase and improve the potential for landmarking homes.

Adjournment

Commissioner Murphy moved to adjourn. Commissioner Peterson seconded and the meeting adjourned at 5:40 p.m. on October 12, 2010.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Memorandum

To: Chairman Keseric and Historic Preservation Commission Members

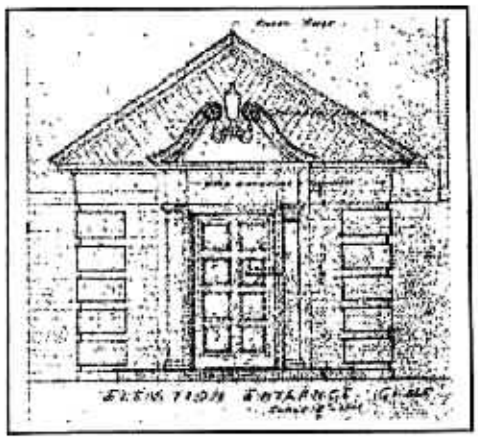
From: Sean Gascoigne, Village Planner

Date: November 9, 2010

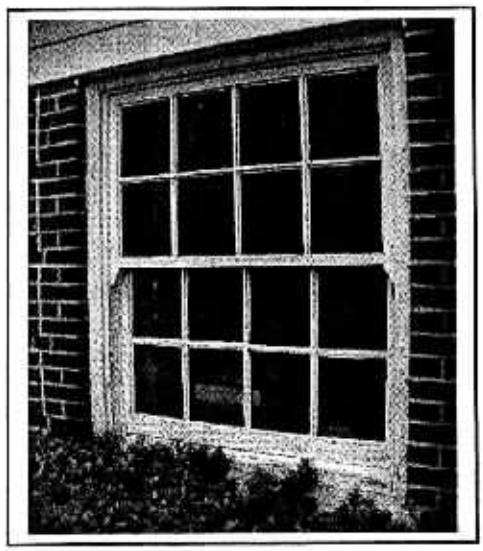
Re: Discussions on Public Hearings

Please note that on next week's agenda are two items that will be discussed as public hearings at the upcoming Plan Commission meeting in December. The items have been placed on the Historic Preservation agenda due to the fact that one is in the Graue Mill Design Review Overlay District and at least one aspect of the proposed text amendment, if approved, would affect the overall appearance of the downtown. The Commission will be given the opportunity to discuss these items and, if so desired, pass on any comments to the Plan Commission for their consideration in December.

Cc: President Cauley and Board of Trustees
David Cook, Village Manager

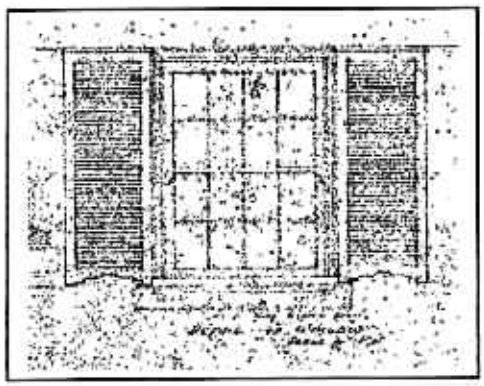


BURNS FIELD
WARMING SHELTER / FIELD HOUSE
HINSDALE, ILLINOIS



September, 2009

Completed for:
The Village of Hinsdale, Illinois



Completed by:
Anne T. Sullivan, AIA

SULLIVAN | PRESERVATION
ARCHITECTURE, PLANNING & CONSULTING

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BURNS FIELD WARMING SHELTER

This assessment of existing conditions at the Burns Field Warming Shelter in Hinsdale, IL was prepared for the Village of Hinsdale during the Summer of 2009 by Anne T. Sullivan, AIA, principal of Sullivan | Preservation. Ms. Sullivan met at the site with Mr. Sean Gascoigne, Village Planner, Ms. Gina Hassett, Director of Parks & Recreation, and Ms. Jean Follett, representing the Hinsdale Historic Preservation Commission. She met also with Mr. Jim Piontkowski, field superintendent, who familiarized her with the building and work that had been undertaken on it over the past twenty years. The report was completed in September 2009.

Image 1: East Elevation

Image 2: North Elevation

Image 3: West Elevation

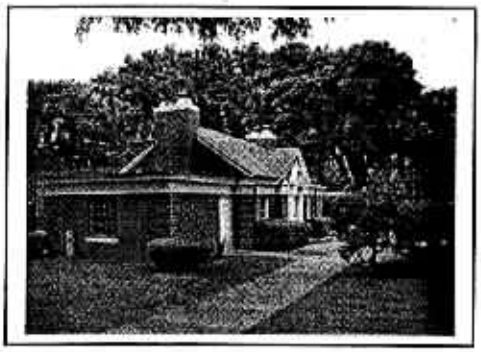


Image 4: South Elevation

Introduction

The Burns Field Warming Shelter is positioned at the east end of Burns Field in Hinsdale, Illinois. It was designed by R. Harold Zook and is believed to have been constructed from plans dated October 14, 1936 (Sheets 1 through 6, attached herein as **Appendix C**). An earlier set of drawings exists which shows a slightly different, more ornate field house with incorporated stage and proscenium arch (Sheets 1 through 4, attached herein as **Appendix A**). A site plan prepared by Edson L. Nott, Landscape Architect, shows this earlier design, with the building situated at the west end of Burns Field (Site Plan, **Appendix B**). The revised, simpler field house was ultimately situated at the east end of the park, seemingly within the landscape design prepared by Nott.

Description

The Burns Field Warming Shelter is symmetrical in form, Georgian Revival in style, and is comprised of a one and one-half story brick central pavilion (measuring approximately 32' x 22') with one story wings extending to the north and south (each measuring approximately 16' x 17'). The east elevation, facing Vine St., is considered the front entrance, although an identical entry faces west, toward the field that contains an ice-skating rink during the winter months. The east and west elevations are identical with two exceptions: the placement of a door and window on the west elevation of the south wing. The north and south elevations are identical. The central pavilion is topped by an asphalt shingle peaked roof with abutting chimney stacks to the north and south. The two wings have flat roofs topped by flat-seam copper roofs.

Executive Summary

The Burns Field Warming Shelter / Field House is in overall good condition. It has been well maintained and the changes made to it over time have generally been respectful of the building's historic nature. Regular maintenance has saved this building from decay beyond repair. Several original elements have been removed over time such as the "fencing" over the one-story wing roofs, the bathroom partitions and the original carved wood benches. Some modernizations have been made, namely the integration of surface mounted electrical lighting and mechanical heating. Some masonry work was well done, such as the exterior repointing, and some masonry work was not as well done, such as the patching over the fireplace openings. These things can easily be reversed, and missing original elements can be fabricated. Important original elements such as the wood double-hung windows are in need of restoration at this time.

Our recommendations fall in to five categories: recommendations for ongoing Maintenance (assumed in-house labor), for Short Term Repair (1-3 years), for Mid-term Repair (3-7 years); Long Term Repair (7 or more years) and for Restoration (timing depends upon funding). The Recommendations with an estimate of probable costs are listed at the end of this report.

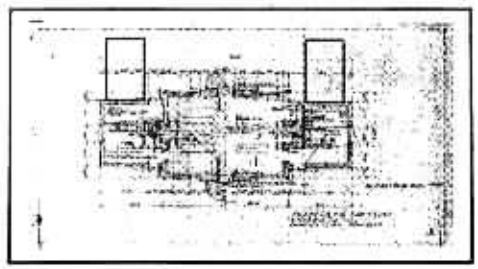


Image 5: Diagram showing scale of possible west-facing additions

We were asked to make a recommendation regarding a possible addition to the existing building. The Burns Field Warming Shelter has been identified as a local landmark. It is an excellent example of Georgian Revival style architecture utilized for recreational use. Both its exterior and interior are well designed and retain their original aesthetic value. Because the east elevation is that which is most visible from the street, we would not recommend that any additions be made on that side of the building.

In our opinion there is a need at Burns Field for additional storage for sporting equipment, ice-skating floor mats, daycare, concession stand and any elements related to other activities at the park. We recommend that a separate building be constructed that would provide additional storage with an efficient use of space. Trying to modify the Warming Shelter would affect the symmetry of the building and, based upon existing site conditions (such as the raised tennis platforms to the immediate west) would be awkward. If the raised tennis courts were to be moved westward, it would be possible to extend small one-story additions westward from the north and south wings of the field house. (**Image 5**). This would obviously alter the original Zook design but could be done in keeping with the original design intent.

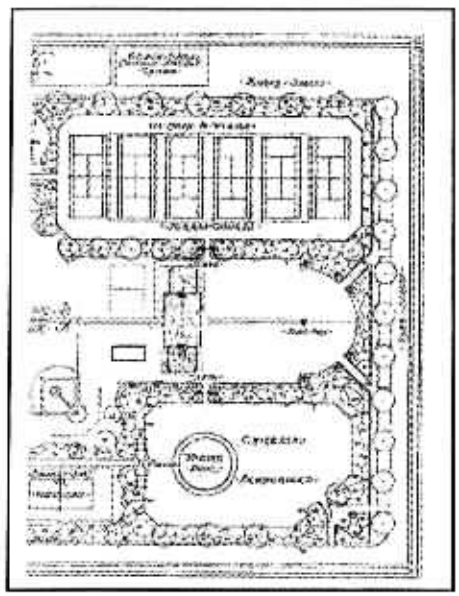


Image 5a: Diagram showing scale of possible ancillary storage building to west of Warming Shelter. (Note that field configuration is per 1934 drawing, and is used here for scale)

The positioning of a free-standing ancillary storage building should not deter from the siting of the Warming Shelter building. It would be most optimal if the storage building were tucked behind (west) the Warming Shelter, and not visible from Vine St.. Therefore, positioning it immediately north of the Zook building is not recommended. A logical location would be to the west of the Shelter, aligned with the raised tennis platforms, and to the south of the sidewalk that leads to the ice-skating rink during the winter months. **(Image 5a)**

EXTERIOR

Brick Masonry

- The field house is constructed of solid brick masonry that rests on a concrete foundation. Both the interior and exterior of the building are lined with face brick.
- The exterior brick appears in very good condition, and was reportedly repointed 10 to 15 years ago (est. 1994-1999). From our observations, this exterior repointing was done in an excellent manner; the mortar color, consistency and joint profile are in keeping with the period of the building's original construction. We observed no open or deteriorated mortar joints. We observed little to no cracking, either in masonry joints or through brick units. There does not appear to be water entry in to the building through the masonry walls. The building will likely not need to be fully repointed for another 10 years at least. Spot repointing may be required if open joints are detected.
- The interior brick masonry will be discussed in the INTERIOR section.

Image 6: Pendentive over entry

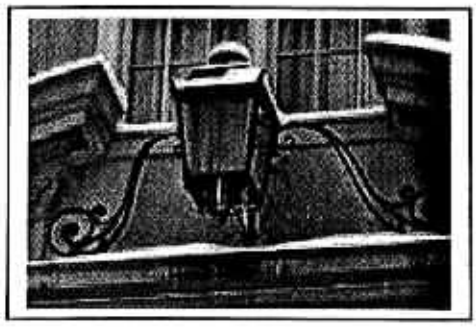


Image 7: Appropriate type of fixture for a Georgian Revival entryway

Main Entries

- Decorative wood scrollwork flanking an engaged urn are positioned over the entry doors on the east and west elevations, within triangular pendentives. **(Image 6)** These are generally in very good condition; the wood appears well maintained and regularly painted. No obvious deterioration or rot was observed. The curved scroll elements are covered on their top surfaces with painted metal flashing. The original drawings show "copper flashing" in these areas; this may still be the original flashing, now painted. This is an excellent way to protect these surfaces from water damage. The wood elements are very stable, but should be both watched and maintained regularly.
- Modern security-type light fixtures are mounted above the main entry doors. Painted iron brackets, presumably where original fixtures once hung, remain over each door. There is a need for security lighting around the building with photo-sensitive (on and off at dusk) operation. We recommend that the modern fixture be removed and a period-appropriate light fixture be selected for installation above the main entries. (An example of the appropriate style is shown in **Image 7**). Care should be taken to select a fixture that is either designed to be vandal-proof or can be

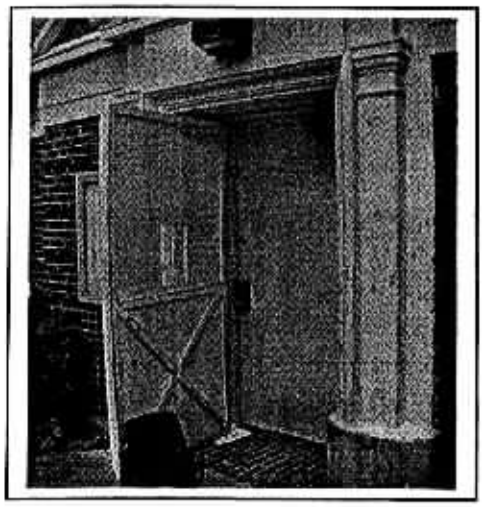


Image 8: Existing entry door

retrofitted with safety glass. Additional security lighting can be integrated in locations other than immediately over the door. Site lighting with photo-sensitive capabilities can be mounted at grade, pointing toward the building to provide illumination that is both adequate for security and that enhances the architectural features of the building.

- The main east and west entry doors are now solid painted wood. Push-button security code keypads are positioned on the doors to facilitate entry. **(Image 8)** They are not original to the building
- Based on the original drawings, the original doors were painted wood, but with raised panels. **(Image 9)** Replacing the existing doors with replicated raised panel doors would contribute significantly to the character of the building. Either heavy wood doors can be manufactured, or painted steel doors modified with applied panels.
- Both main entry doors are supplemented by exterior-applied wood storm-doors. We see the need for this type of swinging door for use during the skating season, to save the heavy door from deterioration due to "slamming" but find the doors to deter from the appearance of the building. We also identified the need for greater ventilation within the building during the summer months, and recommend that new seasonal swinging doors be fabricated which have solid panels (with an integrated clear vision panel) for the winter months, but which could be retrofit with screening for the summer months. The design should reflect, but not deter from the design of the paneled door beyond.
- The east and west doors are deeply inset, framed by paneled door jambs. One of the inset panels at the west entry door has been replaced with flush wood. **(Image 10a)** Restoration should include replacing the solid panel with an inset panel and raised trim to match adjacent. **(Image 10b)**
- The painted wood detailing at the door surrounds is generally worn from wear, but in good condition. These areas should continue to be regularly maintained and painted.
- Heavy carved limestone bases are positioned at the termination of the door frames. The top surfaces of these stones have been painted. We recommend these be stripped to expose the limestone. In addition, any overflow paint from trim should be removed or stripped from the adjacent brickwork. **(Image 11, bottom)**
- An aluminum framed bulletin board is positioned to left of the west entry door. It is modern in style, and should be replaced with one more compatible with design of building,

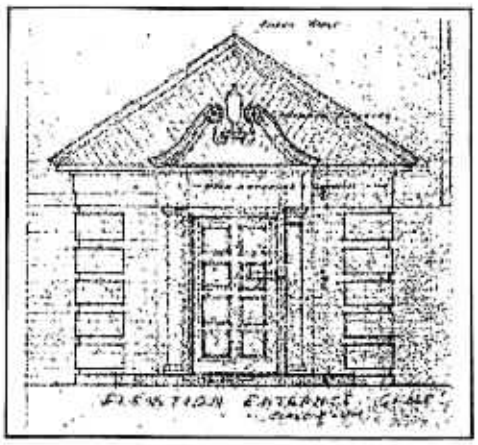


Image 9: Entry from original drawings

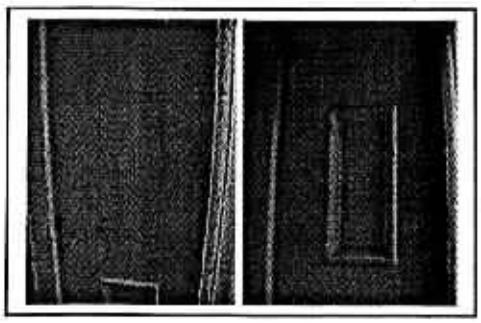


Image 10a & b: Missing and original jamb panels

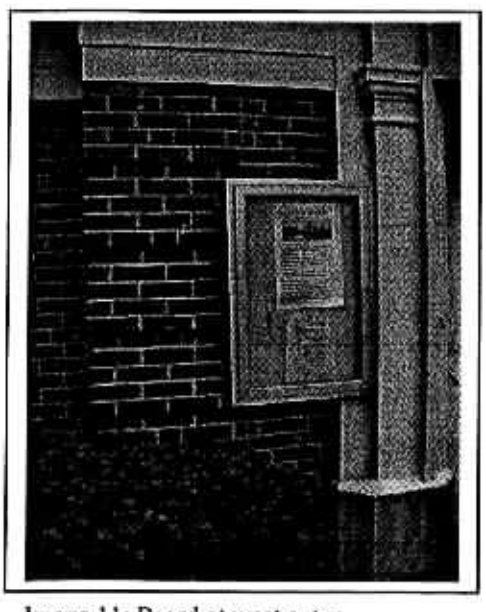


Image 11: Board at west entry

possibly integrating a painted wood frame.(**Image 11**) The new unit should be centered within the brick field to the left of the door.

Rest Room doors

- Solid panel wood doors on the east elevation of the north and south wings lead to the Women's and Men's bathrooms. (**Image 12**)
- These painted wood doors are in poor condition. Peeling paint was observed, particularly at base of door where laminated wood veneer seems to be peeling. Original drawings show these doors were paneled similarly to the main doors. (**Image 13**) Replacement doors should attempt to replicate original in design. For security reasons it may be desirable to utilize painted steel doors; these could have raised panels applied to the exterior face to replicate the original design.

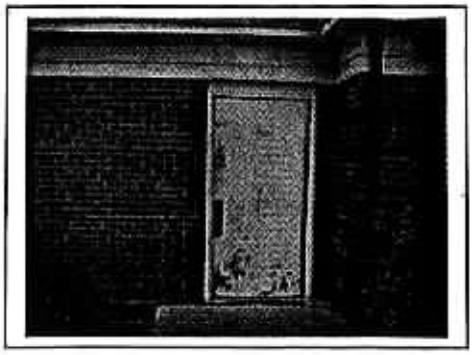


Image 12: Rest room door

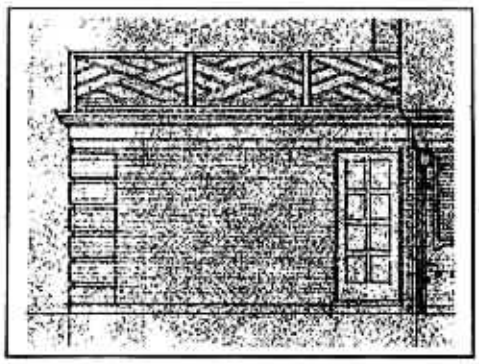


Image 13: From original drawings.

Windows

- Wood double-hung windows flank the entryways on the east and west elevations. (**Image 14**) Similar double-hung windows are positioned in the center of the north and south elevations, and another double hung window is positioned on the west elevation of the south wing. The windows in the central pavilion are exposed, while those in the wings are covered with metal security grates.
- The windows in the central pavilion are in worse condition than the other windows, probably due to greater use and possibly to vandalism. These windows area in poor condition but not irretrievable. Window sills are deteriorated by UV light; and in need of replacement or epoxy consolidation and repair. The wood sash can also be restored with an epoxy repair system. Some of the muntins will need to be re-milled and replaced. (**Image 15**) Holes remain in the window surrounds from where metal screens were once fastened, and should be filled. (**Image 16**)
- The double hung windows in the wings are in fair to good condition. Because they have been covered by grating, they have been inaccessible and have received less intervention. Some of the glass is loose due to drying out of the putty holding them in place.
- We recommend that the original wood double hung windows be retained, restored and re-used. We think they should remain operable, and that traditional wire screens be fabricated to allow for them to be opened during the summer months to provide greater cross-ventilation (in

Image 14: Existing double-hung window

place of integrating air conditioning). In order to reduce maintenance of the putty joints holding glazing within the sash, small triangular wood stops can be fabricated and nailed to the muntins to hold the glass in place.

- The existing float glass can be replaced with either tempered glass to prevent shards if broken, or with laminated glass to prevent breakage in general.
- There is no need to replace the single-glazing with insulated glass. This building is not occupied regularly, and the cost savings would be minimal. Regular maintenance and painting will be required to keep these windows in operable condition, but if done properly, another 30 to 50 years can be gained from these units.
- Protective grates were installed over the windows in the one-story wings. (**Image 17**) These remain over windows leading to the mechanical room and bathrooms. They are not present over windows leading to the warming shelter. Rust staining was observed on the limestone window sills, resulting from the window grates. If there is no longer a security issue at these windows, the grates should be removed. If security continues to be necessary, remove the existing and replace with stainless steel or galvanized grillwork; preferably in a design compatible with the historic building, or at least less institutional than what exists.
- The window lintels appear in very good condition. No steel corrosion or cracked brick at the upper corners of the window openings was observed. Based on the architectural drawings, the steel lintels are protected from view by the wood trim (**Image 18**) Because they are covered we were unable to tell whether the lintels are bowing, but there is no indication of that on either exterior or interior; and no rust runoff visible. When the window sash are removed for restoration, an attempt should be made to expose the steel lintels above the window openings. These metal lintels should be brushed or ground to white metal, and immediately primed and painted with rust prohibitive paint..

Shutters

- The architectural drawings indicate that wood shutters were once mounted on either side of the double-hung windows. (**Image 19**) These no longer exist. In a restoration program, new shutters designed to match those shown in the drawings should be fabricated and installed.

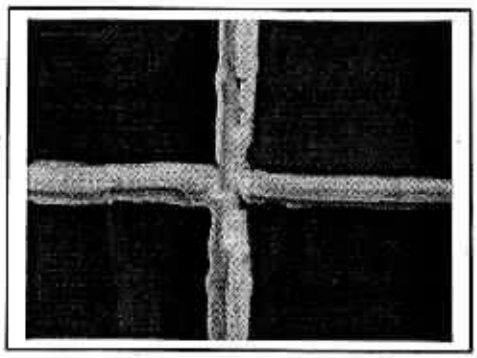


Image 15: Detail of deteriorated muntins

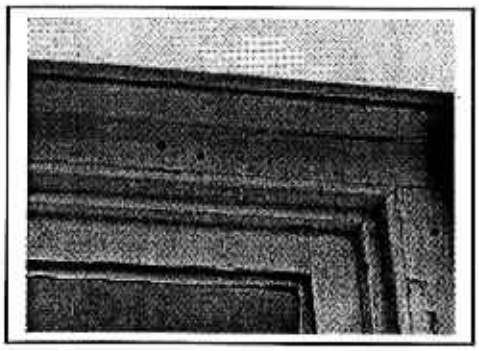


Image 16: Detail showing screw holes

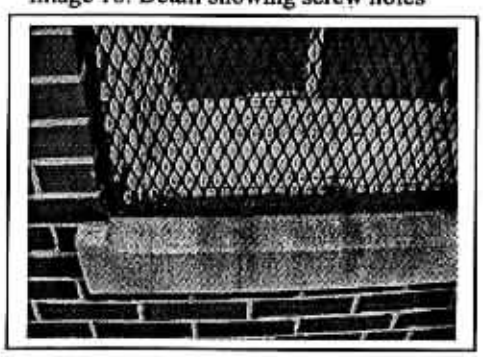


Image 17: Corrosion at screen over window

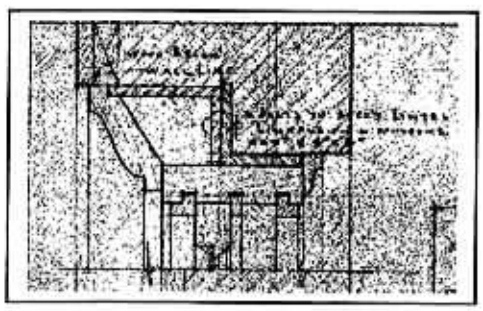


Image 18: From original drawings

Cornice

- A painted wood fascia runs around the perimeter of the building, just above the windows, and is topped by a wood cornice. The gutters are integrated within the cornice, rather than surface applied. **(Image 20)**.
- The fascia and cornice are in very good condition; except for several small areas of staining and possible wood deterioration due to gutter leaking. **(Image 21)** Our discussions with Mr. Piontkowski indicate that these leaks were alleviated when flashing repairs were made last year (2008).
- Some wood deterioration was noted at the joints where the soffit trim meets or changes direction. (see **Image 20**). This is not unusual, as wood is most susceptible at the end grain; but these areas should be regularly monitored and maintained. The joints should be painted only - caulk should not be utilized at open joints, as it can trap moisture and make the deterioration accelerate.
- We noted that the soffit has integral vents, allowing for good air flow. The cornice is in excellent condition overall; it has been painted and well maintained. A five year cycle of painting should be maintained.

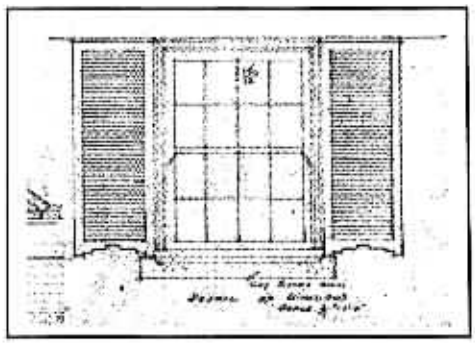


Image 19: From original drawings

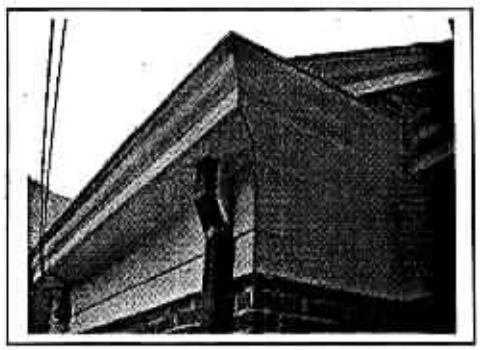


Image 20: Cornice with integral gutter

Gutters and Downspouts

- Original drawings show a built-in gutter system, with downspouts and decorative leader boxes with decorative brick anchors **(Image 22)** Existing downspouts are copper, or in some cases what appears to be lead coated copper (or galvanized steel). Some terminate at a splash blocks **(Image 23a)** and some terminate abruptly at the base of the building **(Image 23b)** which is not advisable. While there is no basement at this building, collecting water at the base of a building is not recommended and could lead to heaving during winter months. Splash blocks should be set to drain away from building, and the gutters and downspouts should be cleared at least three times a year.
- The decorative copper leader boxes and downspout anchors are missing; and should be replicated in a restoration program.

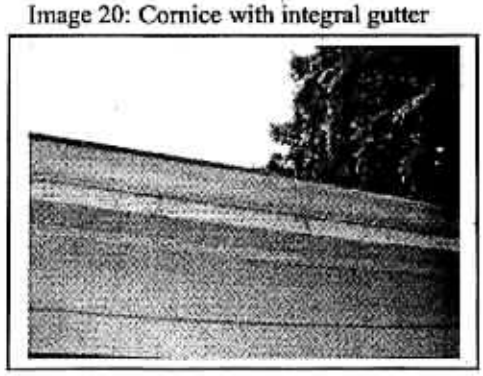


Image 21: Stains from past leaking at gutter.

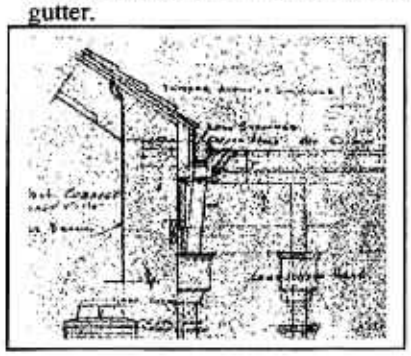


Image 22: From original drawings

Entry stoop

- Brick semi-circular stoops once lead to the entry doors on the east and west elevations. The stoop on the east elevation remains **(Image 24)**, but that on the west entry has been either removed and replaced with concrete or

coated with concrete to create a ramp up to the entry level. (**Image 25**).

- If handicapped accessible entry is required to this building, the concrete walkway should be sloped up to meet the semi-circular brick entry stoop. The semi-circular stoop on the west elevation should be restored / recreated based on historic drawings.
- The east entry stoop appears in fair condition; there are some missing bricks that have been patched with concrete; others with a somewhat compatible matching brick. The stoops should be repaired and reset as part of a larger restoration campaign. An excellent matching brick should be obtained.
- The concrete sidewalk around the east entry stoop was carefully scored to compliment the design of the semi-circular brick pattern. This paving pattern should be replicated on the west elevation in the new paving which will be sloped up to the stoop.

Utilities

- A telephone line enters the building on the east elevation, connected to a junction box to the south of the main entry (**Image 26**) Since telephone is no longer necessary in this space, the junction box and line should be removed and the wood fascia patched and painted.

Landscape

- Currently, low evergreen bushes surround much of the building; while other areas at the base of the building are filled with miscellaneous bushes. (see Image 24)
- The bushes immediately in front of the Field House have grown to a height that they cover the window sills. This creates a damp and dark environment, and will lead to decay of the window sills and lower rail of the wood windows. If bushes are to be planted, they should be maintained at a height just below the window sills.
- While the landscape design by landscape architect Elson L. Nott, shown in Appendix B. was not faithfully enacted, many of the components of that design remain today, including the diagonal walks leading to the flagpole in front of the field house, and other walkway throughout the park.
- It would be possible to emulate the planting layout shown around the field house in Nott's plan even though that exact design was not realized. (**Image 27** large site plan) In particular, flower beds were shown at the north and south ends of the building, and trees on the east elevation,

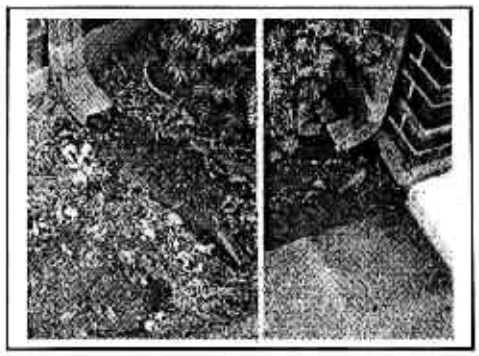


Image 23a & b: Existing and missing splashblocks

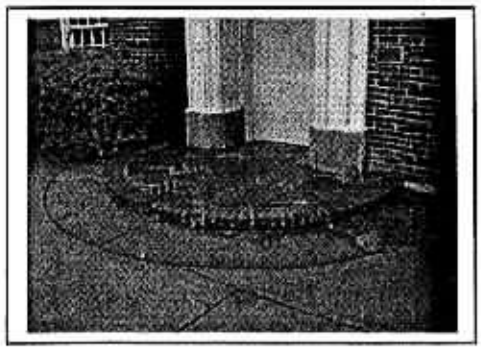


Image 24: Entry stoop at east entry

Image 25: Paved stoop at west entry

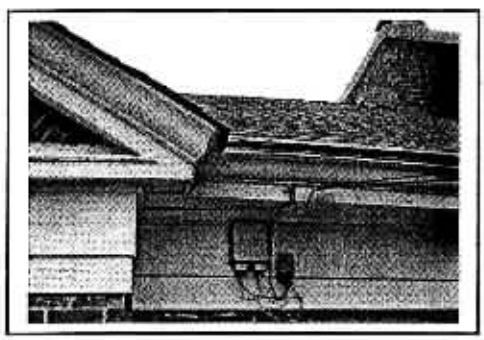


Image 26: Obsolete telephone wiring

centered on the north and south wings. It appears that four individual bushes were placed in front of the field house, with planting beds beneath the windows.

- The garbage can adjacent to the field house is utilitarian but lacks aesthetic appeal. If desired, a decorative cage could be devised in to which the utilitarian trash can could be set, which would be more in keeping with the field house architecture. The hardscape (sidewalks) immediately surrounding the field house are scored in a rectangular pattern, with a semi-circular scoring pattern around the brick stoops (see Image 24).
- Overgrown evergreen bushes flank the fore-court in front of the field house (**Image 28**). A long walkway leads to a flagpole. (**Image 29**)
- Mr. Piontkowski told us that at one time a shallow wading pool was located in front of the field house, between it and the flagpole. A shallow bump in the land shows approximately where the perimeter of the pool was once positioned.
- In a long-range plan for the landscape, it may be desirable to return the wading pool to the landscape. If not, it would also be possible to create a larger fore-court on the east side of the Field House, and shallow steps around the perimeter of the space that once contained the former wading pool, in order to create simple seating. The fore-court and space between the Field House and the flab pole could be paved appropriately, and used as a summertime stage for simple dramatic productions. The Field House could be used as a backdrop for dramatic performances, as it was originally intended (but never realized).

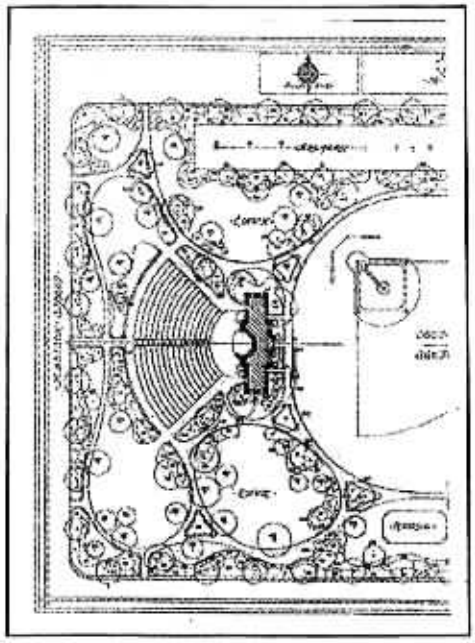


Image 27: Early landscape design

Image 28: Plantings at entry fore-court

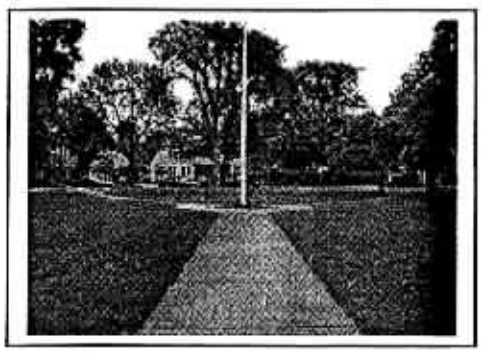


Image 29: Looking east toward flagpole

Roof

- The existing roof over the central Field House pavilion is asphalt shingle. Reportedly the roof surface was stripped down to sheathing and replaced with asphalt shingles four years ago (approx. 2005). It is in good condition, and likely has another 10 years of serviceable life before needing replacement. The shingles are a light brown color. The architectural drawings show in the first conceived plans that the roof was to be slate, but in the final plans, the roof surface was to be clad with "tapered asphalt shingles," no doubt as a cost-saving measure. Because the original intention was slate, in the future, when the shingles are replaced, a dark charcoal grey asphalt shingle with as great a thickness as possible should be chosen, to replicate the "tapered" shingles initially intended. The drawings also

indicate that the roof ridge was to receive a "Boston Ridge." This refers to the technique of applying an additional layer of shingles overlapping the top of the ridge in order to provide extra weatherproofing. The current asphalt roof employs a Boston Ridge.

- The flat roof over the north and south bathroom wings is protected with a flat seam copper roof. This was reportedly installed 19 years ago (in 1990). The flat roof extends in to the built-in gutters, providing a continuous copper covering. This is an excellent type of long-lasting roof system for a flat roof. The existing condition of the copper roof is quite good, although some split seams were noted (where the solder has split between two copper panels). One pierced panel was observed at the east edge of the north wing. We recommend that a roofing company specializing in copper roof systems review the existing copper roof and flashing systems within the next six months and make any necessary repairs. They should return to review the roof system every 3 to 5 years. Park District staff should review the roof to look for open seams or pulled-away flashing twice per year – in the Spring and Fall, and repairs should be made as soon as possible after any inconsistencies are observed. A copper roof will give 20 years or more of service life if maintained properly. We estimate another 7 to 10 years of life for this copper roof.
- Copper flashing was observed where the roof surfaces meet the masonry chimney and the brick end-walls of the central pavilion. The flashing was in very good condition. It should be reviewed twice yearly, as described above.
- The architectural drawings show that painted wood "fencing" was originally mounted at the roof level, around the perimeter of the north and south wings. **(see Image 13)** It is not known when these were removed; presumably longer than 20 years ago (i.e. before Mr. Piontkowski's time).
- Re-integrating the roof "fencing" elements would be of benefit to the building aesthetically. An architectural detail from the drawings gives all the information needed for replication. **(Image 30)** However, extreme care should be taken when detailing the manner in which the fencing is to be mounted to the flat seam copper roof. If the copper is punctured in any way, as with fasteners, water intrusion is possible. The building is currently tight; we would not want to jeopardize that. An architect and copper roofing company should work together to detail the fastening.

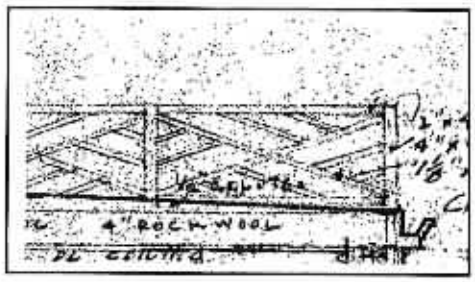


Image 30: From original drawings

INTERIOR

Central Field House Pavilion

- The central pavilion interior is comprised of a single open room with fireplaces at the north and south ends, exposed roof sheathing and rafters at the ceiling and a painted concrete floor. The walls of this room are lined with the same face brick as the exterior. The architectural drawings refer to this space as the "Warming Room," in which there were to have been four benches, placed to be centered upon the fireplaces.
- The interior is much as it was originally. On the north wall a door to the left of the fireplace leads to a small storage closet while a door to the right of the fireplace leads to Mens toilet room. On the opposite wall, a single door to the left of the fireplace leads to the Ladies toilet room. This elevation was depicted in the architectural drawings. (**Image 31**) As we can see, little has changed. (**Image 32**)
- Brick repair work has been undertaken on the interior which was not as masterfully done as on the exterior. The iron firebox linings were replaced about 10 years ago, necessitating disassembly of the lower half of the fireplace wall. The replacement brick is a fair match, although it does not have the variation in colors that the original brick has. Some detailing near the top of the north wall chimney was poorly patched, and should be re-constructed in a restoration effort. (**Image 33**).
- Miscellaneous brick cleaning, replacement and patching should be undertaken in a restoration program. Hazy areas appear on the brick, pointing to the need for interior cleaning, and previous masonry anchors have left holes in the brick and mortar. (**Image 34**)
- The ceiling is comprised of the underside of the peaked roof, with exposed tongue-in-groove diagonal sheathing over painted wood trusses. (**Image 35**) No water intrusion was observed.
- Lighting in the field house is provided by a combination of surface applied porcelain sockets mounted to the underside of the trusses and track lighting mounted to the roof sheathing. (**Image 36**) The track lighting looks as though it was installed in the 1980s; electric fans are also mounted to the trusses. These look to date possibly from the 1950s. Lighting was not indicated on the architectural drawings. The porcelain sockets are placed randomly, and the track

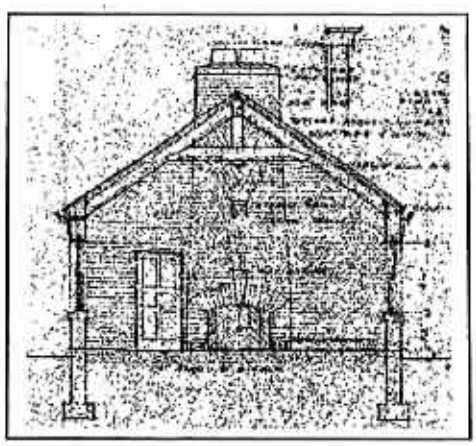


Image 31: Interior elevation from original drawings

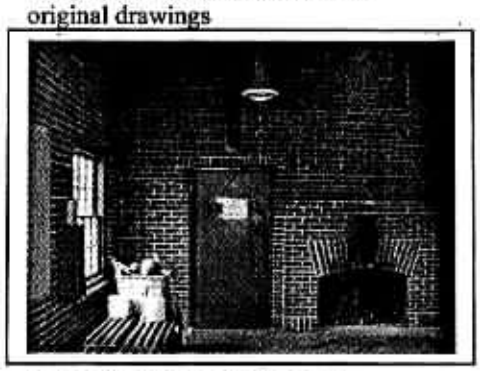


Image 32: North interior view

Image 33: Detail over north fireplace

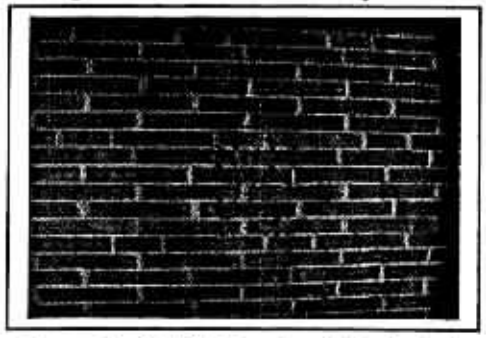


Image 34: Detail stained and deteriorated brick

lighting is not period-appropriate for this building. The fans are utilitarian

- We recommend that the fans be replaced with similarly industrial-type fans, possibly with integral lighting. Although they were not original, it would be appropriate to install hanging pendant lights, similar to those shown in **(Image 37)**, to illuminate the interior of the space appropriately.
- A porcelain water fountain is positioned in the northwest corner of the space. It has a history of leaking. This element should either be removed, or repaired to assure it does not leak or drain inappropriately.
- Several wood benches are positioned along the walls in the field house. **(Image 38)** These are not original to the building. The architectural drawings show that custom benches were designed for the space. **(Image 39)** Whether these were ever fabricated is unknown. Benches of this type could be created for use here, or the existing benches could remain, and two large tables, with their designs based upon the Zook bench designs, could be fabricated. These could be used by the daycare children during the summer, and by the concessions during the winter months. They would also provide working space for Park District programs to be held in the field house.
- The floor within the field house is exposed concrete which appears to have been painted in the past. It is a light grey color. It should be stripped and a non-slip protective coating applied. The color can either be a tannish-grey (existing) or a reddish brown, similar to the painted trim in this space, which is appropriate for that period.
- The small storage space houses a variety of things pertaining to maintenance of the building, the concessions, and the daycare. **(Image 40)**. The existing wood shelving should be removed and new stainless steel shelving installed to provide as much storage as possible within the small space.
- The large rubber floor mats which are installed during the skating months are stacked within the space. **(Image 41)** If at all possible, these should be stored off-site.
- We recommend that the interior of the Field House be restored/refurbished to make it a more desirable space in which to spend time. It has great potential for becoming a meeting space for small community meetings or classes. If the windows are made operable again, the summer breezes would make this a very pleasant space.

Image 35: View toward ceiling fan

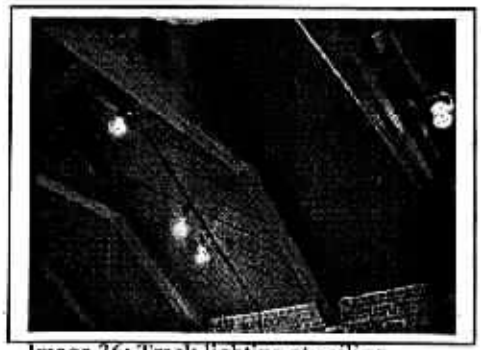


Image 36: Track lighting at ceiling

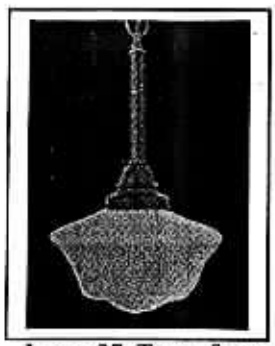


Image 37: Type of recommended pendant light

Image 38: Existing benches

- Various things have been mounted to the walls over the years, including electrical conduit and various billboards. The conduit should be painted out a reddish/brown color to match the brick (without getting paint on the brick). The placement of notice boards, etc. within the space should be done taking in to consideration the historic nature of the building.

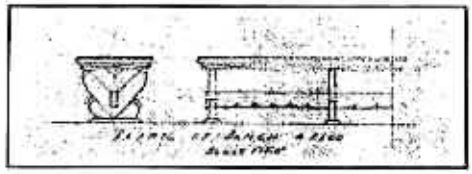


Image 39: Zook designed benches

Mechanical

- A furnace and modern ductwork were installed in the field house approximately 15 years ago (1994). The furnace was replaced this past winter (2008) with a new Carrier natural gas furnace model # 58GS125LA. The existing unit and ductwork are serviceable. The ductwork should be cleaned every 5 to 7 years. The integration of the round ductwork in the space was done fairly in keeping with the architecture. Should a time come when the ductwork needs to be replaced, we recommend you work with an architect versed in historic buildings to devise a way in which the ductwork can be more seamlessly integrated into the space.

Image 40: View into storage

Rest Rooms

- The restrooms located in the north and south wings are serviceable. Drawings indicate that custom wood partitions once separated the stalls. **(Image 43)** We understand these were removed within the last 15 years and replaced with standard aluminum partitions **(Image 42)** The historic partitions are certainly quirky, and would make the bathroom experience at Burns Field a little more eventful if they were replicated. It is thought that it is more difficult to maintain wood partitions vs. aluminum, but if the originals lasted 60 years, then well-made replicas could be equally as long-lived.
- The lighting in the bathrooms is from two industrial ceiling fixtures. This particular fixture is better than the fluorescent fixture that preceded it. Original lighting was from a single ceiling fixture – probably a porcelain socket with simple glass shade. Lighting can be improved to make these spaces more inviting, but vandalism is always an issue. More aesthetically pleasing ceiling mounted fixtures can be selected.
- The porcelain-enamel steel sinks are nearing the end of their serviceable life, and one or more of them are spalled and corroded. **(Image 44)** These should be replaced with similarly designed wall-hung sinks and outfitted with water-conserving faucets.

Image 41: West interior wall

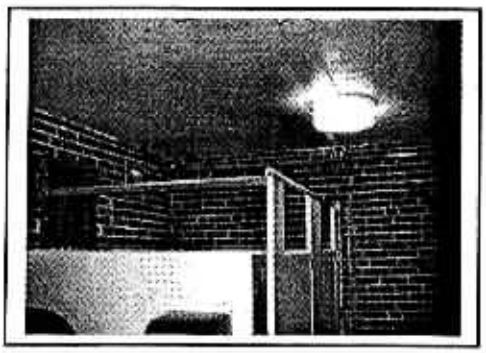


Image 42: Partitions in Rest Room

- The brick walls within the restrooms are stained in several areas by old paint. A general cleaning of the brick walls with appropriate brick cleaning materials and paint stripper would make the rooms appear more hospitable.
- The concrete floors should be stripped and coated with a non-slip coating as recommended for the field house.
- The plaster ceiling in the restrooms appears to have had a number of coats of paint or other skim coating. (see **Image 42**) It is patchy in areas. Either the existing should be replaced with a new Keene's cement plaster coating, or blueboard with a plaster skim coat should be applied over the existing.
- A new brick wall was created when new urinals were installed in the mens room. (**Image 45**) We were told that the plumbing was placed on the interior in order to prevent freezing, so the new brick wall was installed to conceal the pipes. This same brick was used to reconstruct the fireboxes in the central field house.

Mechanical Room

- The mechanical room is access through a door on the west elevation of the south wing. The space is utilitarian and appears water tight.
- We understand that a plumbing pipe burst over the last winter season (2008) which caused some water damage to the interior. We were informed that the heating was mistakenly turned off, allowing the pipes to freeze. We do not see this as a hazard in the future if the heating controls are monitored.

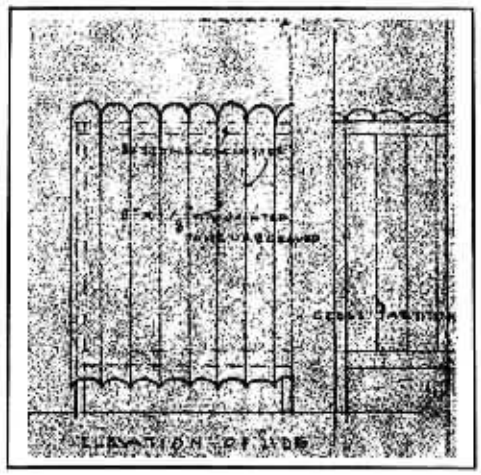


Image 43: Original toilet partitions

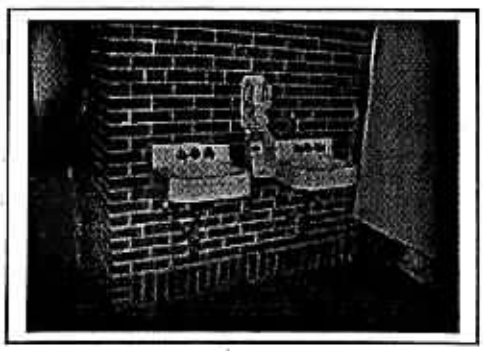


Image 44: Sinks in Rest Room

Image 45: Urinals in Rest Room

RECOMMENDATIONS LISTED BY AREA

Recommendations with an estimate of probable costs have been made, based upon the following time periods:

Maintenance	assumed in-house labor
Short Term	1 – 3 years
Mid Term	3 – 7 years
Long Term	7 or more years
Restoration	timing depends upon funding

Exterior Brick:				
	Review yearly	Maintenance	in house	
	Spot repointing	Mid Term	est. $5,000	$5,000
	Full repointing	Long Term	n.a.	
Main Entries:				
	Maintain paint	Maintenance	in house	
	Replace lanterns	Restoration	2 @ $800 =	$1,600
	Site security lighting	Restoration	4 @ $2,000 =	$8,000
	New custom entry doors	Restoration	2 @ $2,500 =	$5,000
	New custom screen doors	Restoration	2 @ $750 =	$1,500
	Door jamb panel repairs	Restoration	1 @ $250 =	$250
	Strip limestone base	Restoration	4 @ $50 =	$200
	New bulletin board	Restoration	1 @ 250 =	$250
Rest Room & Mechanical Room doors:				
	New custom entry doors	Restoration	3 @ 1,500 =	$4,500
	Maintain paint	Maintenance	in house	
Windows				
	Restore double hungs[1]	Short Term	4 @ $1,500 =	$6,000
	Rehab double hungs[2]	Short Term	3 @ $800 =	$3,200
	Remove iron grates	Short Term	3 @ $100 =	$300
	Clean/paint steel lintels	Short Term	7 @ $500 =	$3,500
	Fabricate shutters	Restoration	14 @ $300 =	$4200
	Maintain paint	Maintenance	in house	
Wood cornice, soffit and fascia:				
	Maintain paint	Maintenance	in house	
	Repairs at gutter leaks	Mid- term	est. 5 @ $500 =	$2,500
Gutters / Downspouts				
	Fabr. leader boxes / brackets	Restoration	4 @ $1500 =	$6,000

[1] Four double-hung windows at central pavilion
[2] Three double-hung windows at restrooms and mechanical room

	Missing splash blocks	Maintenance	in house	
	Routinely clean	Maintenance	in house	
Entry stoop				
	Reset east entry stoop	Restoration	1 @ $3,000	$3,000
	Rebuilt west entry stoop	Restoration	1 @ $5,000	$5,000
	Ramp sidewalk to west stoop	Restoration	1 @ $6,000	$6,000
Utilities				
	Remove telephone lines	Maintenance	in house	
Landscape				
	Remove existing	Maintenance	in house	
	Planting beds	Restoration	est. $5,000	$5,000
	Trees	Restoration	2 @ $1500	$3,000
	Redesigned forecourt	Restoration	est. $15,000	$15,000
	Stepped seating to flagpole	Restoration	est. $35,000	$35,000
	New garbage containers	Mid Term	2 @ 300	$600
Roof				
	Maintain copper	Short Term	$1500 / year	
	Replace shingle roof	Long Term	n.a.	
	Replace copper roof	Long term	n.a.	
	Fabricate "fencing" at roof	Restoration	est. $40,000	$40,000
Interior				
	Brick repairs over fireplace	mid-term	est. $5,000	$5,000
	Clean brick interior	mid-term	est. $7,500	$7,500
	Spot repoint interior	mid-term	est. $5,000	$5,000
	Replace interior doors	Restoration	3 @ 750	$2250
	New pendant lighting	Restoration	5 @ 650	$3250
	New fans	Restoration	4 @ 250	$1,000
	Repair water fountain	Maintenance	in house	
	Fabricate new benches	Restoration	4 @ $1,500	$6,000
	Fabricate new tables	Restoration	2 @ $2,500	$5,000
	Strip and coat floor	Mid Term	est. $4000	$4000
	New shelving in storage	Mid Term	est. $400	$400
	Maintain paint	Maintenance	in house	
Rest Rooms				
	New wood partitions	Restoration	est.2 @ $2,500	$5,000
	Clean brick interior	Mid Term	est. 2 @ $1,500	$3,000
	New lighting	Mid Term	4 @ $300	$1200
	Plaster ceiling	Mid Term	est. $1,500	$1,500
	New sinks	Mid Term	4 @ $400	$1,600
	Strip and coat floor	Mid Term	est. 2 @ 750	$1,500
	Maintain paint	Maintenance	in house	

RECOMMENDATIONS LISTED BY PRIORITY

Maintenance

Review exterior brick yearly	in house
Maintain paint at entries	in house
Maintain paint @ rest rm & mech. doors	in house
Maintain paint @ windows	in house
Maintain paint @ cornice, soffit & fascia	in house
Splash blocks @ downspouts	in house
Routinely clean downspouts / gutters	in house
Remove telephone lines	in house / utilities
Remove landscaping in prep for rest'n	in house
Repair water fountain	in house
Maintain paint @ interior	in house
Maintain paint @ rest rooms	in house

Short Term

@ windows	
Restore double hungs	$6,000
Rehab double hungs	$3,200
Remove iron grates	$300
Clean/paint steel lintels	$3,500
@ Roofs	
Maintain copper roofing / flashing	$1500 / year
Subtotal	**$14,500**

Mid Term

@ exterior masonry	
Spot repoint exterior masonry	$5,000
@ cornice, soffit & fascia	
Repairs at gutter leaks	$2,500
@ landscape	
New garbage containers	$600
@ Interior	
Brick repairs over fireplace	$5,000
Clean brick interior	$7,500
Spot repoint interior	$5,000
Strip and coat floor	$4000
New shelving in storage	$400
@ rest rooms	
Clean brick interior	$3,000
New lighting	$1200
Plaster ceiling	$1,500
New sinks	$1,600
Strip and coat floor	$1,500
Subtotal	**$38,800**

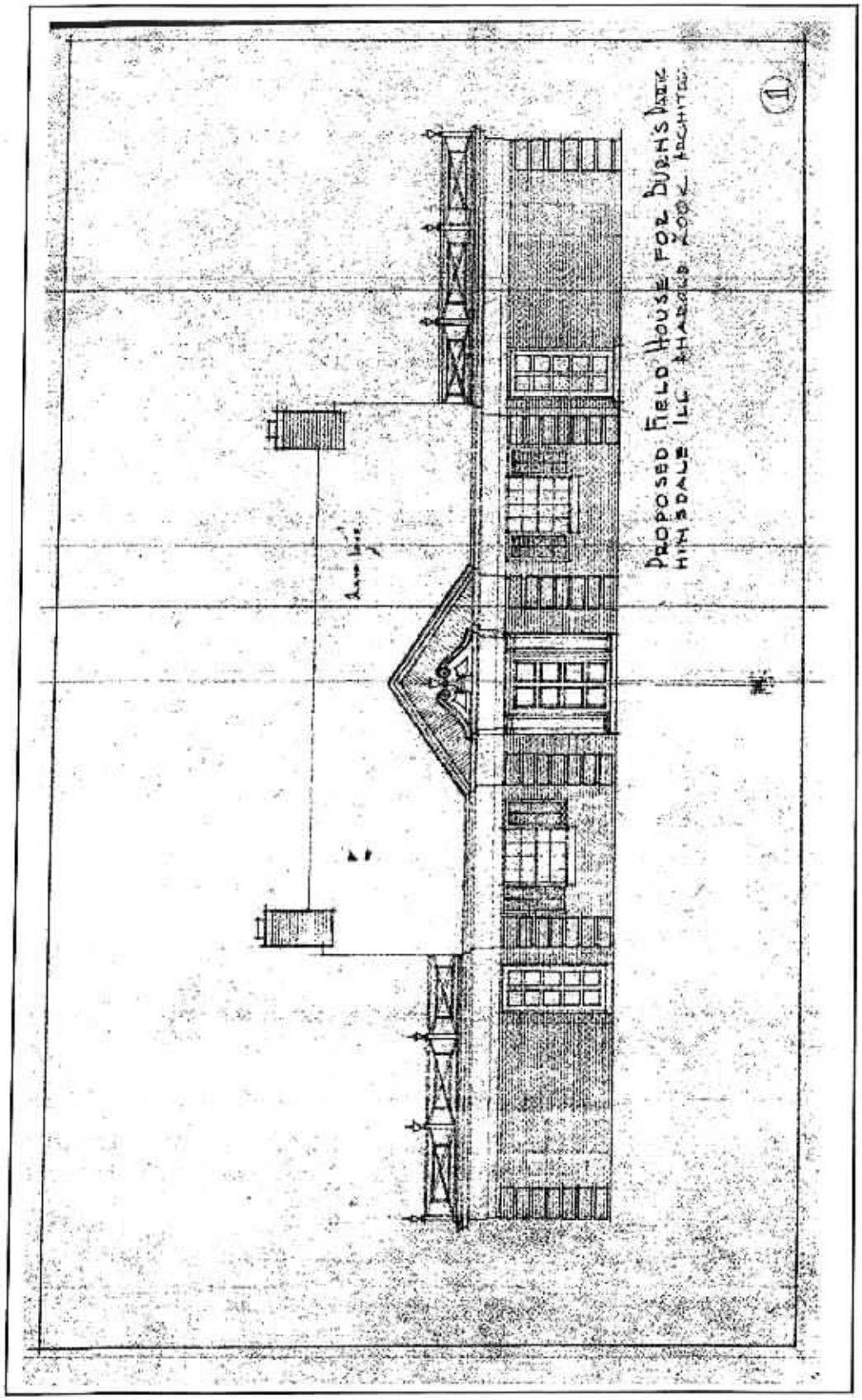
Long Term

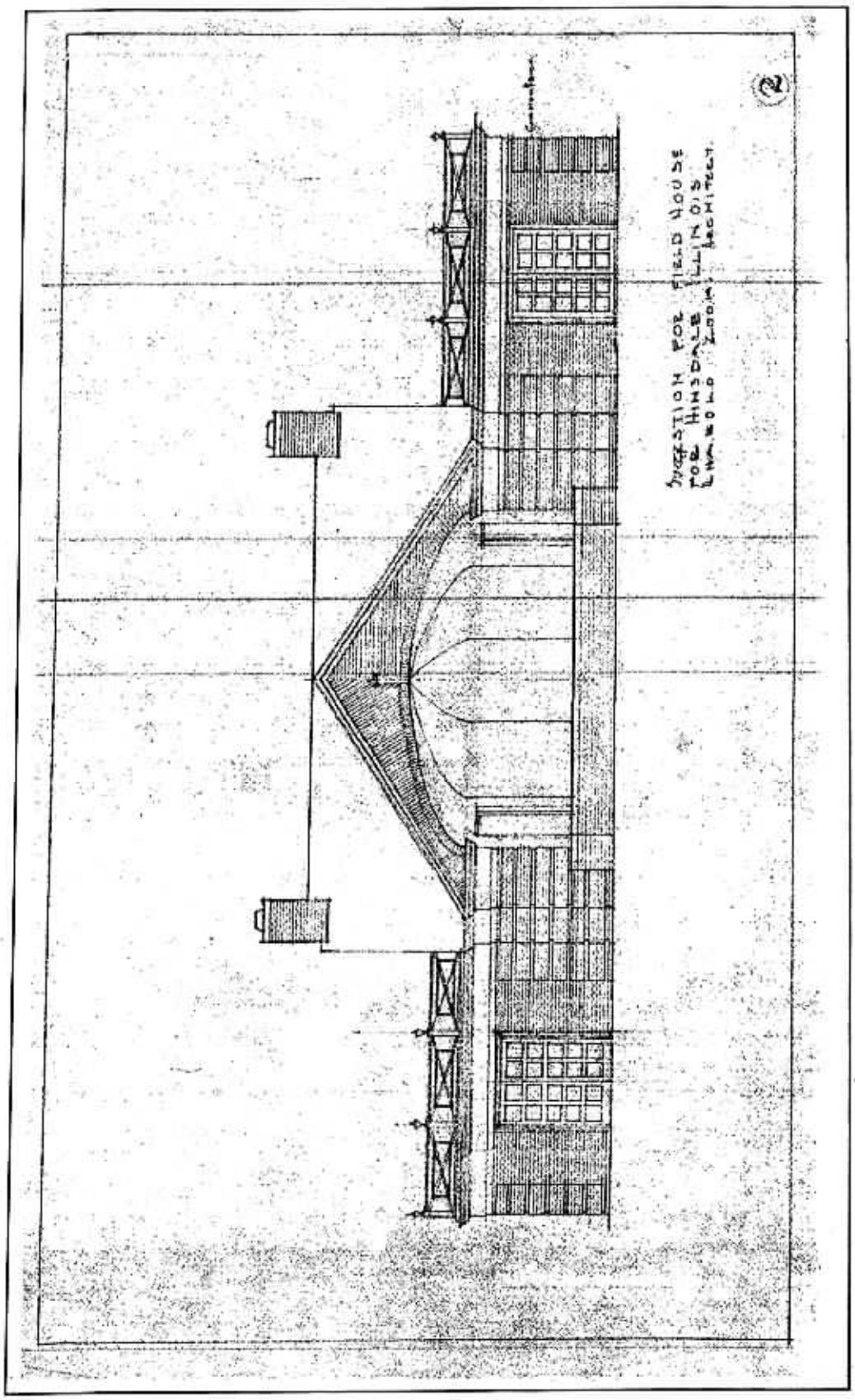
Fully repoint exterior	n.a.
Replace shingle roof	n.a.
Replace copper roof	n.a.

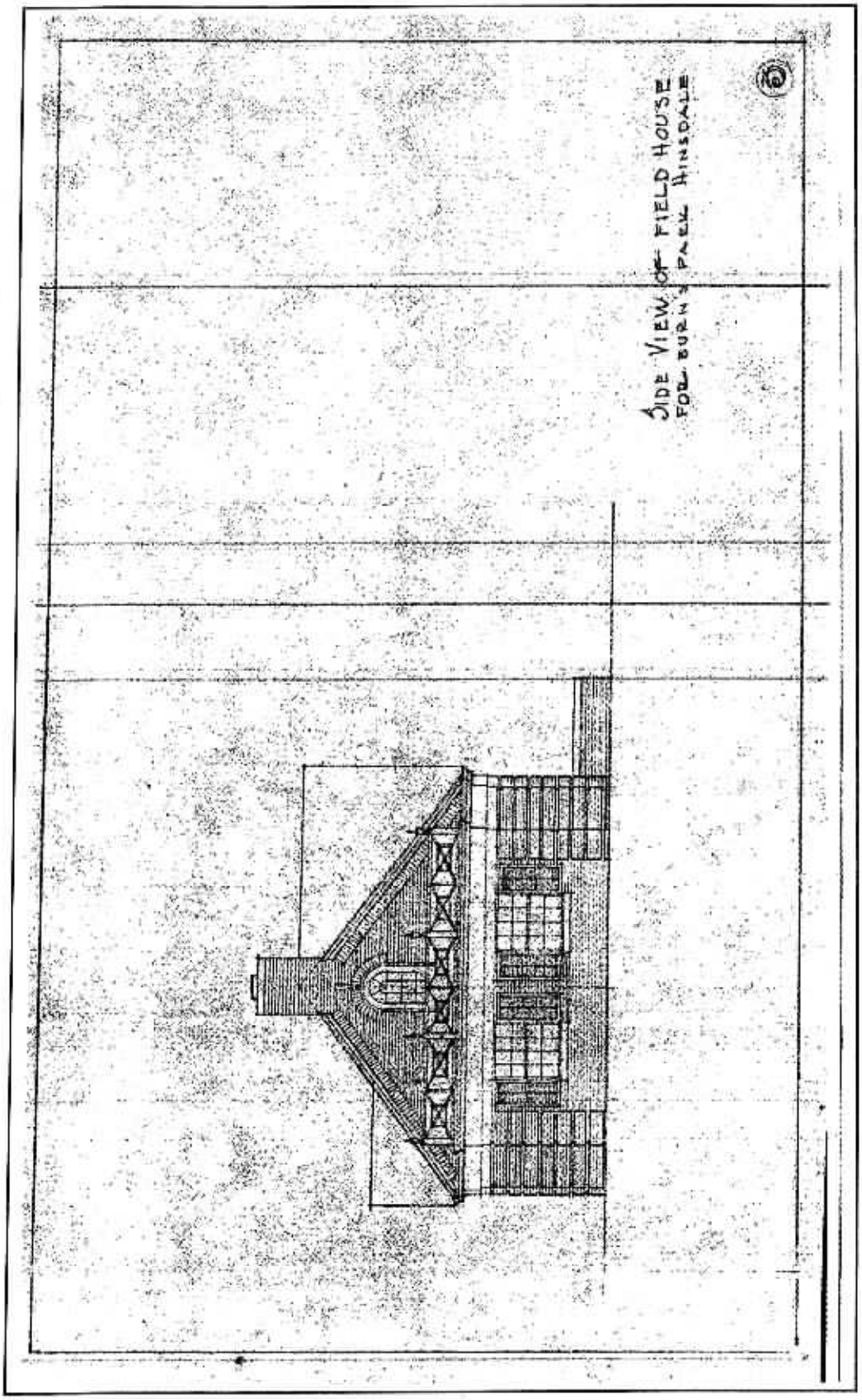
Restoration

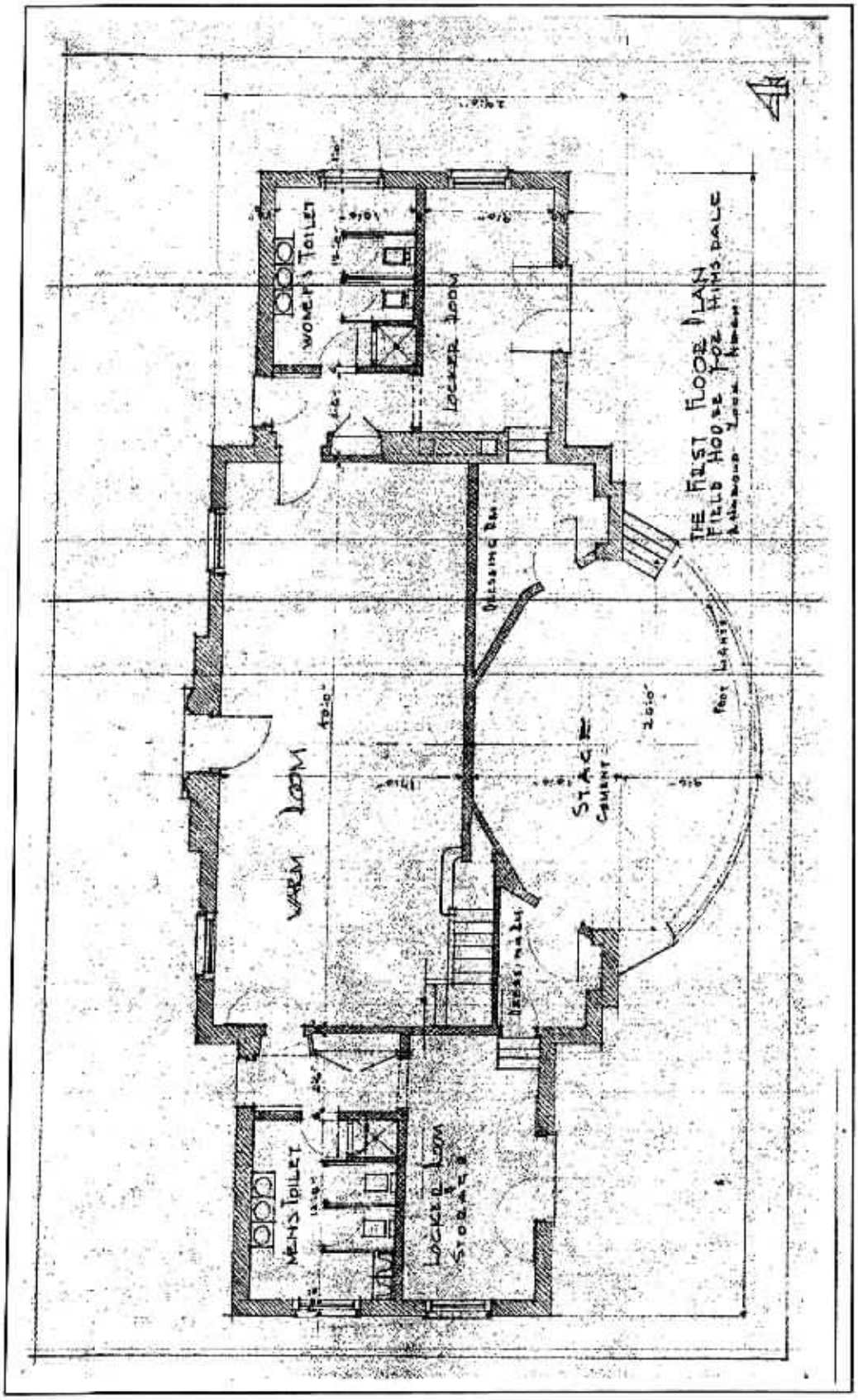
@ Main Entries:		
Replace lanterns over		$1,600
Site security lighting		$8,000
New custom entry doors		$5,000
New custom screen doors		$1,500
Door jamb panel repairs		$250
Strip limestone base		$200
New bulletin board		$250
@ Rest Room & Mechanical Room doors		
New custom entry doors		$4,500
@ Windows		
Fabricate shutters		$4,200
@Gutters / Downspouts		
Fabricate leader boxes / brackets		$6,000
@ entry stoop		
Reset east entry stoop		$3,000
Rebuilt west entry stoop		$5,000
Ramp sidewalk to west stoop		$6,000
@ landscaping		
Planting beds		$5,000
Trees		$3,000
Redesigned forecourt		$15,000
Stepped seating to flagpole		$35,000
@ roof		
Fabricate "fencing" at roof		$40,000
@ Interior		
Replace interior doors		$2250
New pendant lighting		$3250
New fans		$1,000
Fabricate new benches		$6,000
Fabricate new tables		$5,000
@ rest rooms		
New wood partitions		$5,000
	Subtotal	**$166,000**

APPENDIX A: PRE- 1936 ARCHITECTURAL DRAWINGS

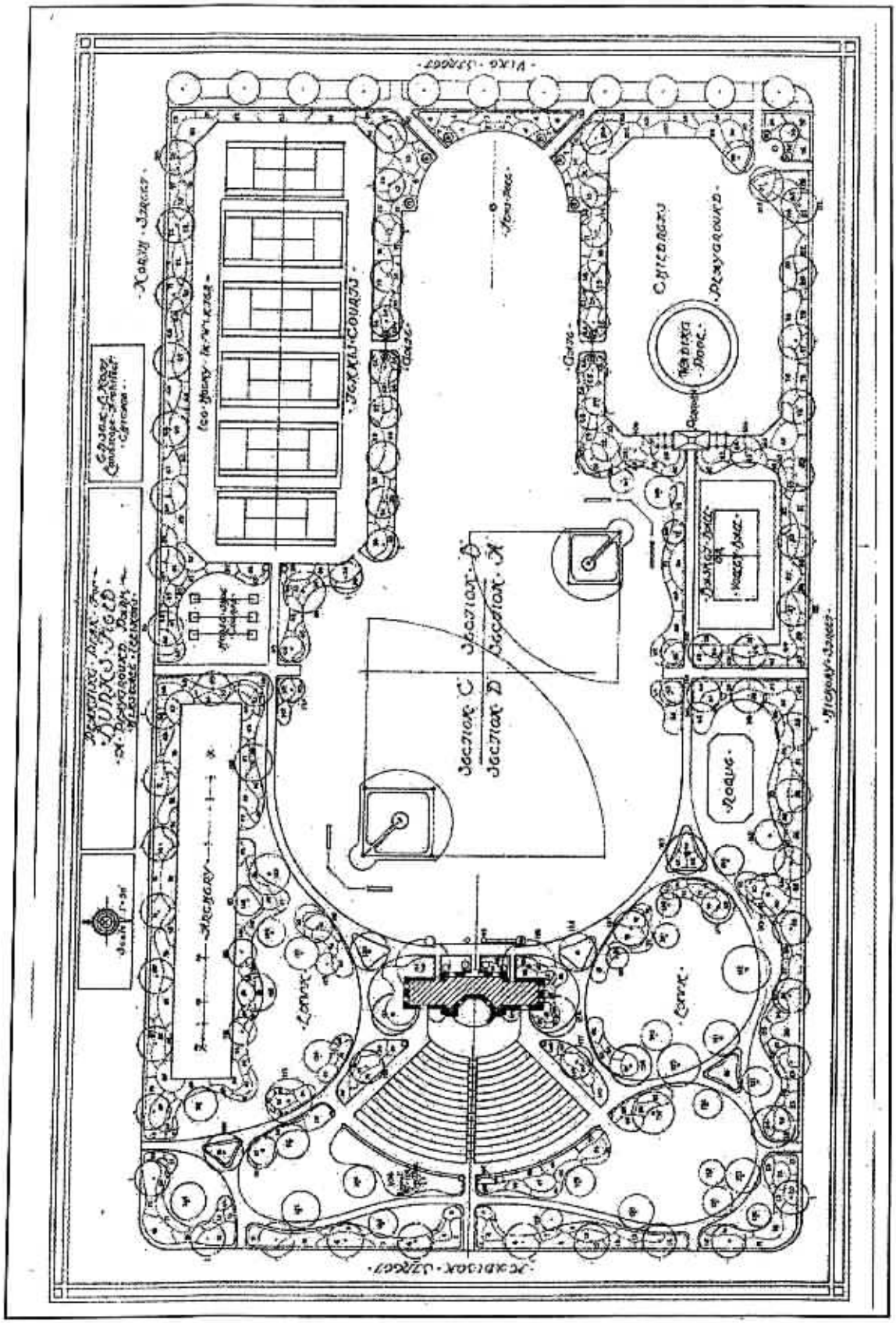

PROPOSED FIELD HOUSE FOR BURNS PARK
HINSDALE ILL.
HABERLIN & LOOK, ARCHITECTS
1



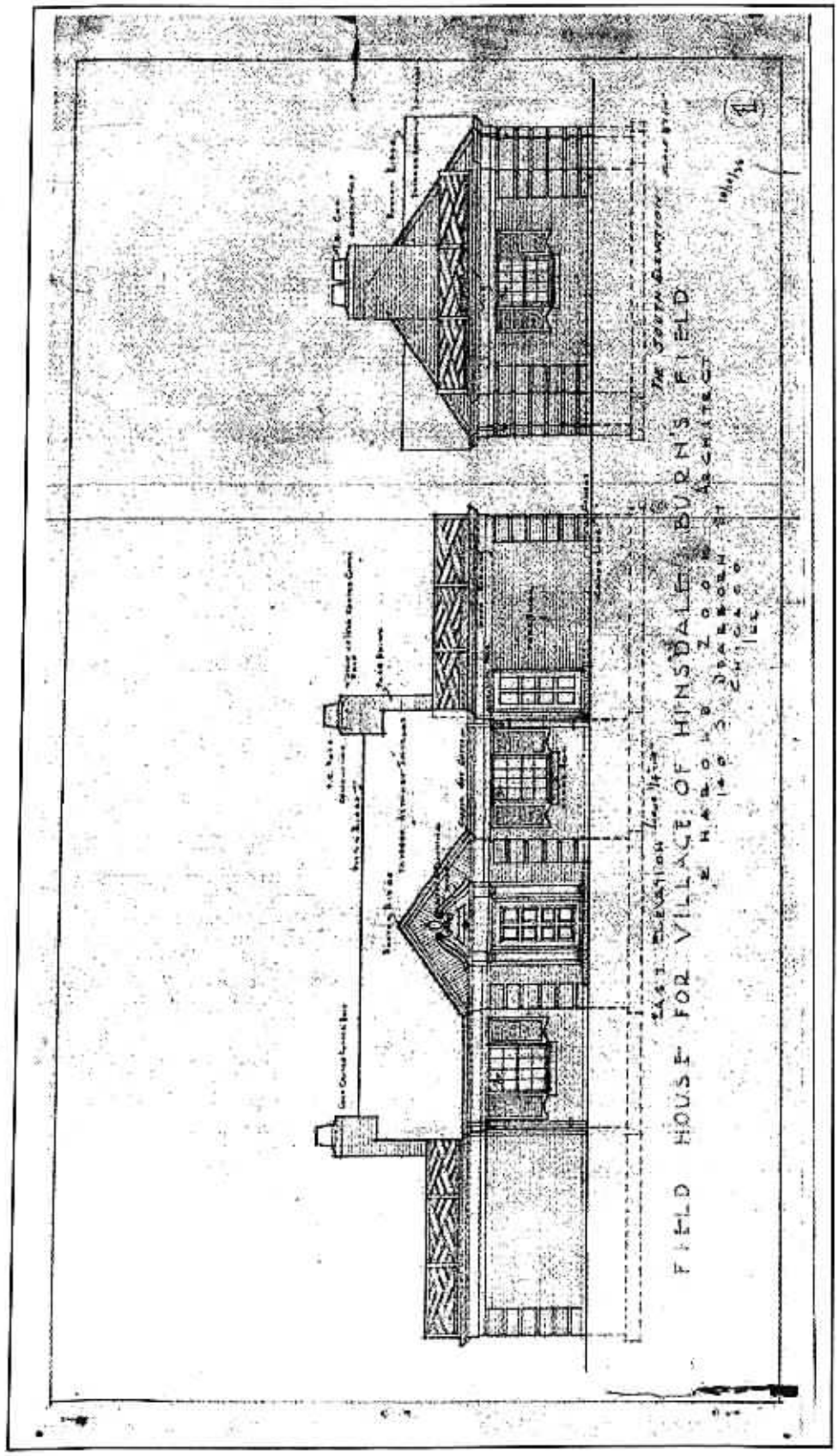

SIDE VIEW OF FIELD HOUSE
FOR BURNS PARK HINSDALE

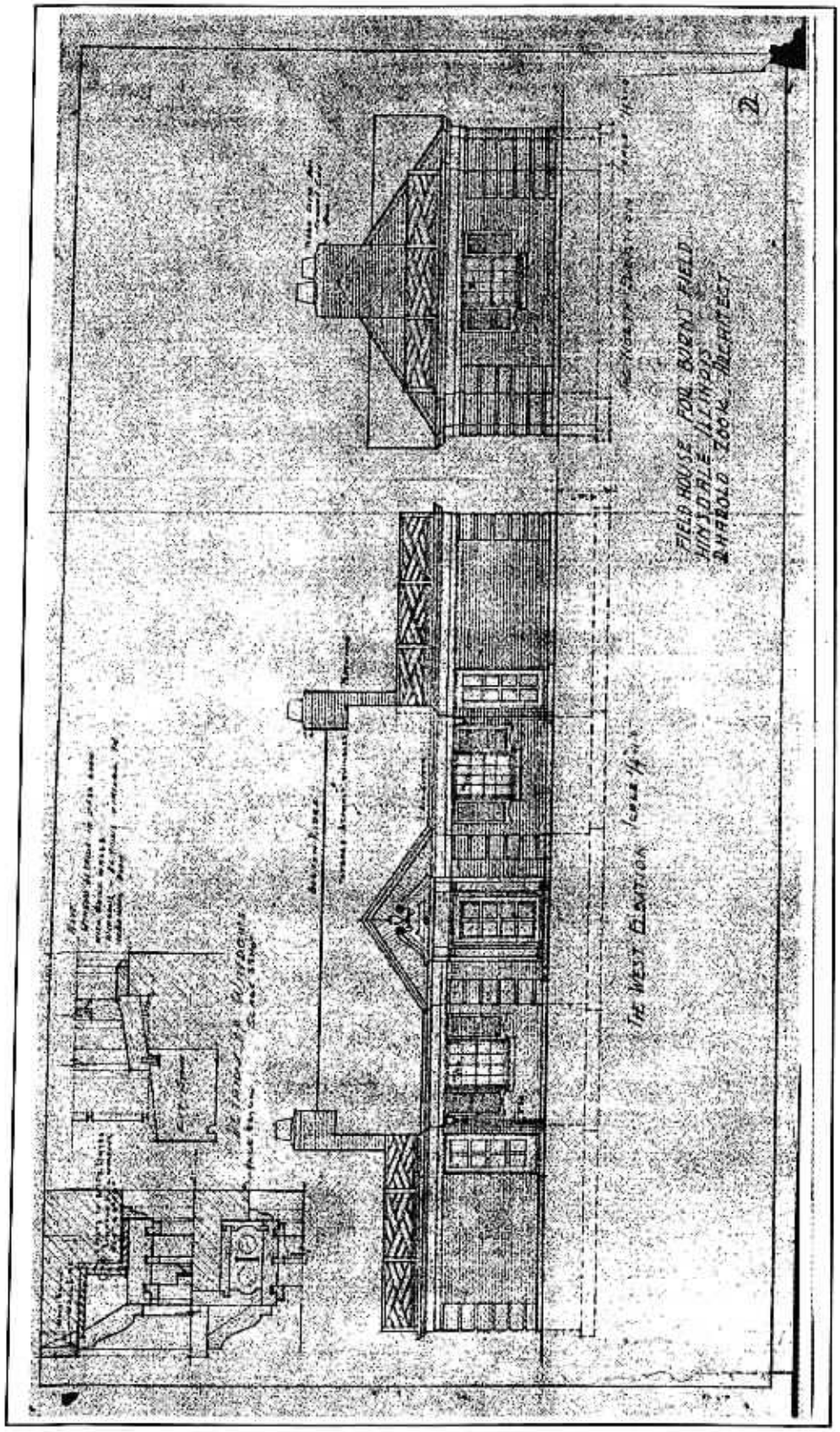

THE FIRST FLOOR PLAN
FIELD HOUSE FOR HIMS DALE
WOMEN'S TOILET
LOCKER ROOM
WARM ROOM
STAGE
MENS TOILET
LOCKER ROOM
STORAGE

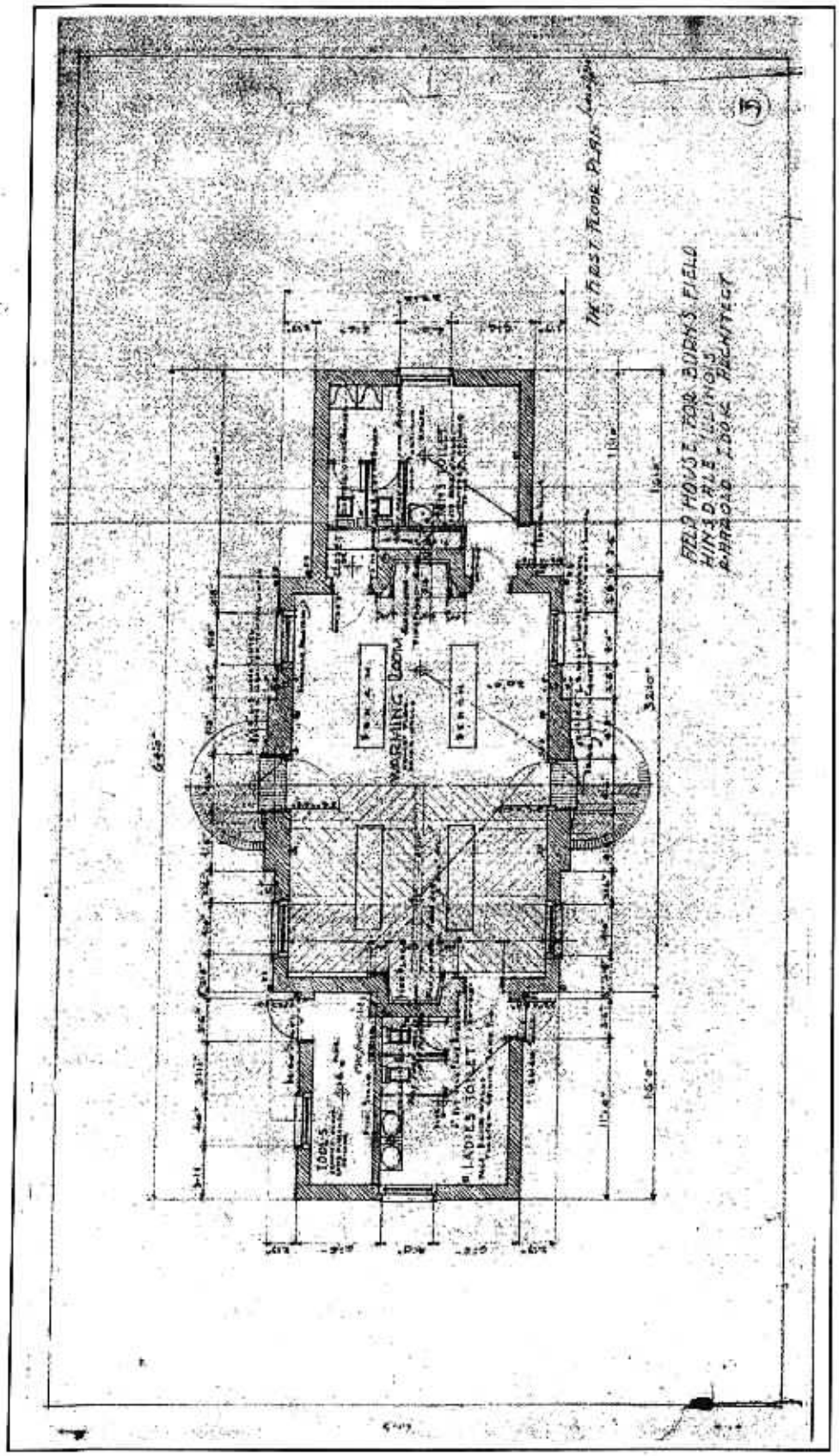
APPENDIX B: PRE-1936 SITE PLAN

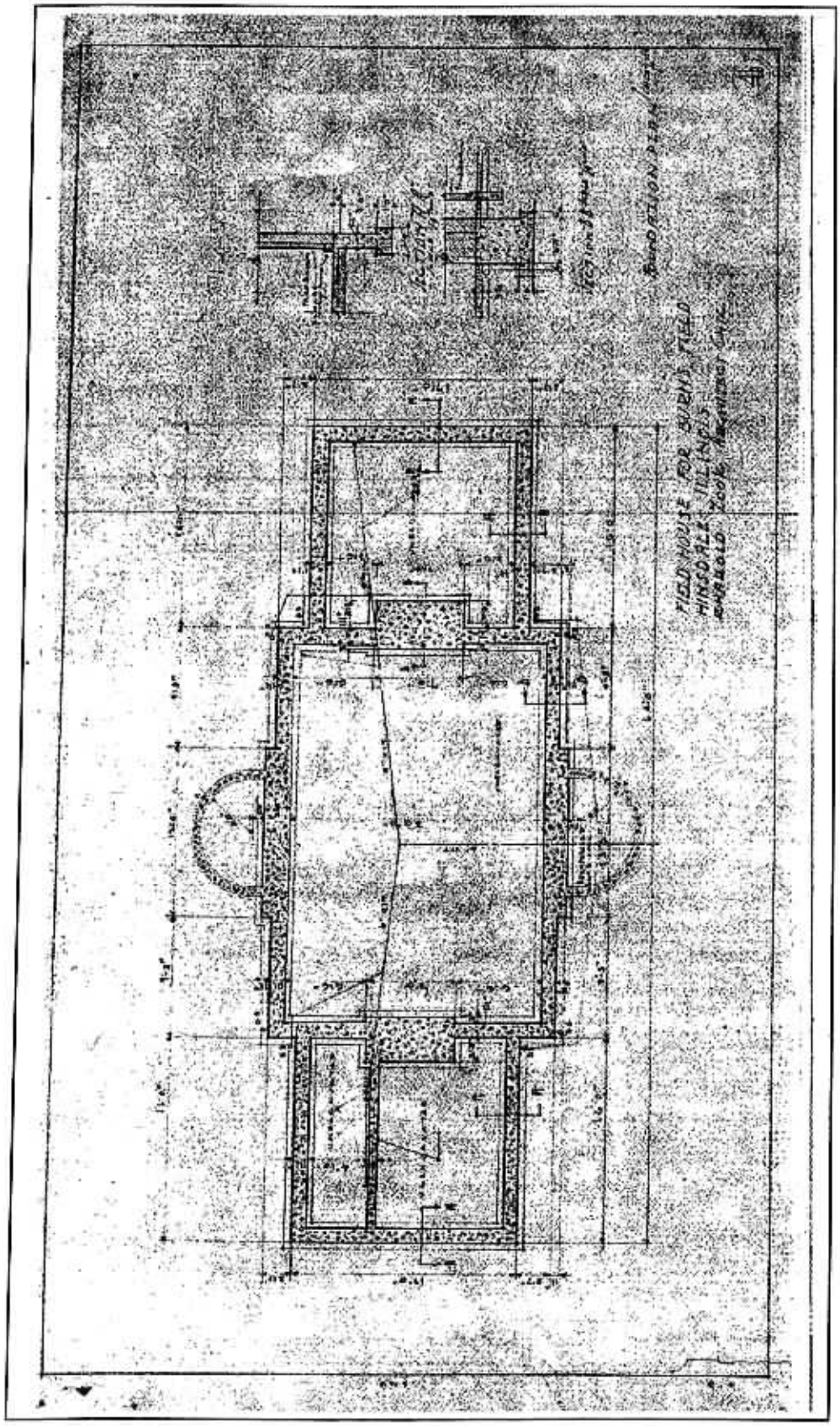


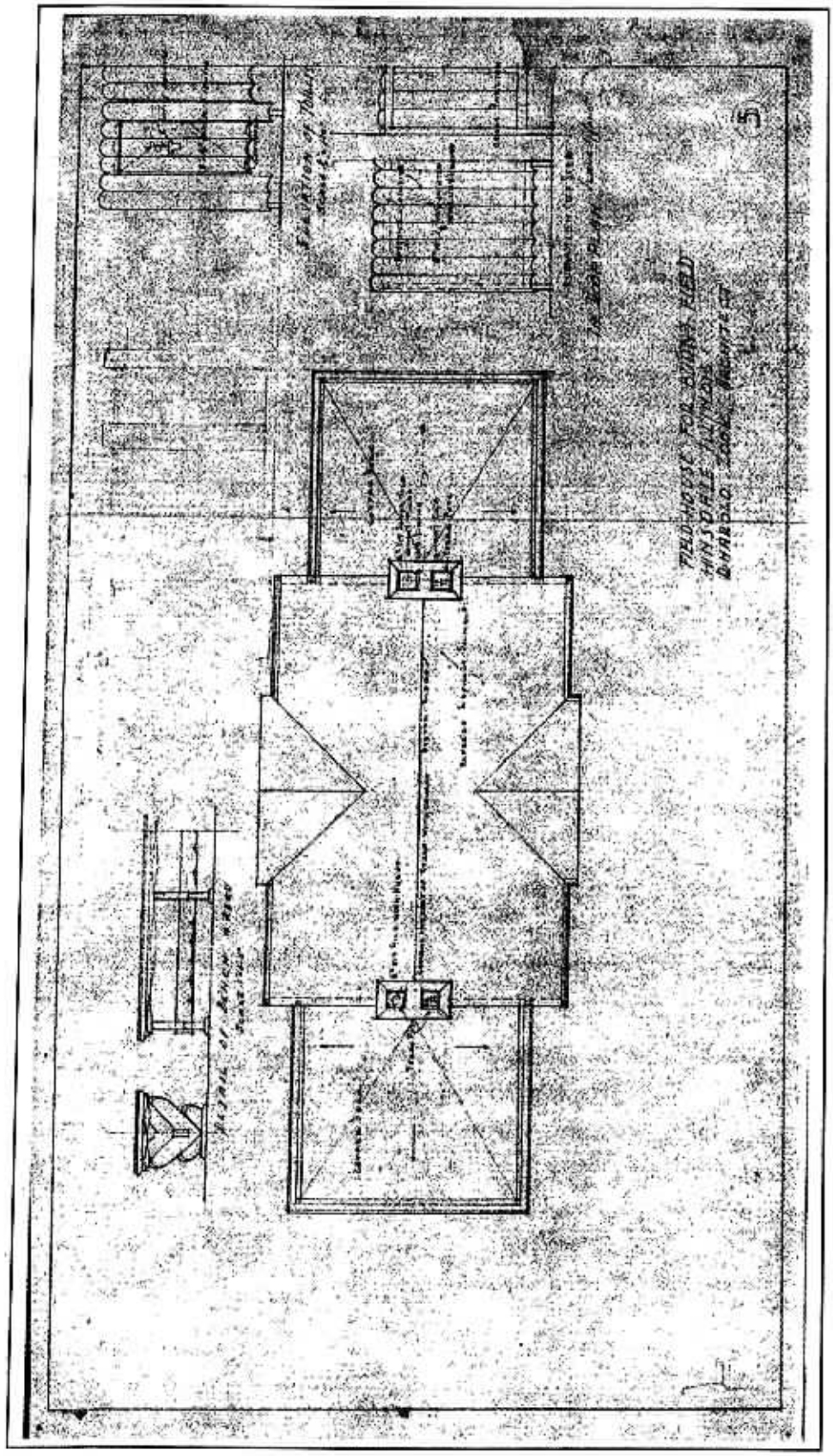
APPENDIX C: 1936 ARCHITECTURAL DRAWINGS

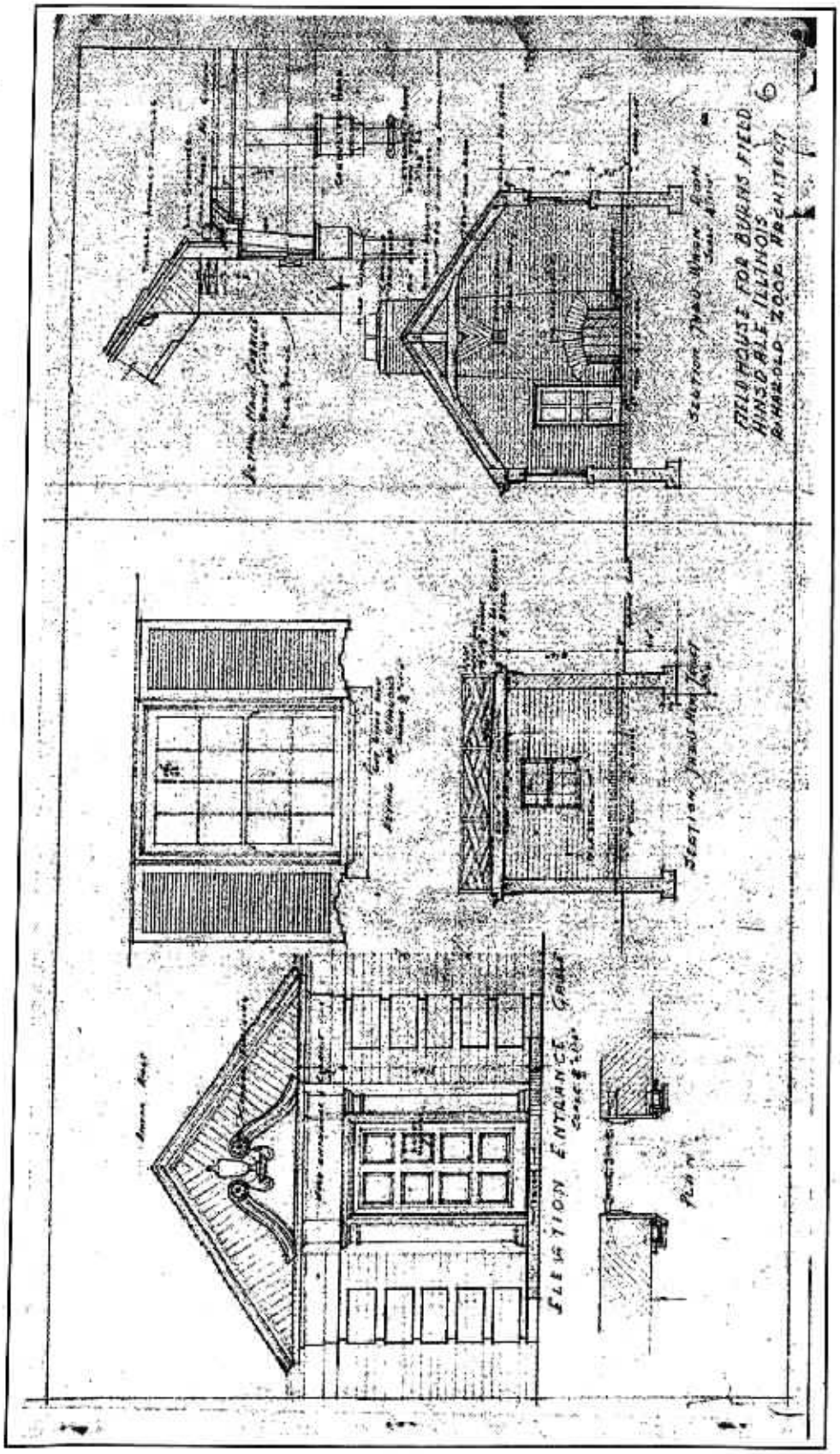

FIELD HOUSE FOR VILLAGE OF HINSDALE BURN'S FIELD


FIELD HOUSE FOR BURNS FIELD
HINSDALE ILLINOIS
HAROLD ZOOK ARCHITECT
THE WEST ELEVATION


THE FIRST FLOOR PLAN
FIELD HOUSE FOR BURNS FIELD
HINSDALE ILLINOIS
ARTHUR T. DOCK REGISTERED ARCHITECT
WARMING ROOM
LADIES TOILET
TOOLS






FIELD HOUSE FOR BURNS FIELD
HINSDALE, ILLINOIS
R. HAROLD ZOOK, PRESENTED

HPC - A Year in Review

November, 2010

December, 2010

January, 2011

February, 2011

March, 2011

April, 2011

May, 2011

June, 2011

July, 2011

August, 2011

September, 2011

Notice by mail as herein required shall be mailed no fewer than seven days in advance of the hearing or meeting date by regular United States mail.

(b) *Hearings on amendments, special use permits, and variations.* In addition to notice as required by Subparagraph B3(a) of this Section, notice of every hearing set pursuant to Subsection A of this Section in connection with any application for an amendment to this Code or the Zoning Map, a special use permit, or a variation shall be given:

(i) By publication in a newspaper published in the Village at least once no less than 15 days nor more than 30 days in advance of the hearing date.

(ii) If a specific parcel is the subject of the application, by certified mail, return receipt requested, or personal delivery to all owners of property within 250 feet of the subject property. Notice as required by this Subparagraph shall be given by the applicant not less than 15 days nor more than 30 days in advance of the hearing.

(iii) If a specific parcel is the subject of application, by posting a sign on the subject property. Such sign shall be at least six square feet in area; shall bear on its face the words "Zoning Application Pending" and a telephone number to be called for additional information; shall be issued by the Village Manager to the applicant for posting by the applicant; shall be posted on the property, facing the street, at least 15 days prior to the date set for a hearing on the application; and shall be removed from the property and returned to the Village Manager by the applicant following, but not before, the conclusion of the hearing.

(c) *Hearing on official comprehensive plan.* In addition to notice as required by Subparagraph B3(a) of this Section, notice of every hearing set pursuant to Subsection A of this Section in connection with the adoption or amendment of the Official Comprehensive Plan shall be given by publication in a newspaper of general circulation in DuPage and Cook Counties at least 15 days before such hearing.

C. *Referral to village commissions and departments.*

1. *Manager to refer applications.* The Village Manager, not later than the time set pursuant to Subsection B of this Section for giving public notice, shall refer every application for which this Code requires a hearing before either the Plan Commission, the Zoning Board of Appeals, or the Historic Preservation Commission to all appropriate Village commissions and departments.

2. *Review and comments.* Each Village commission and department to which an application is referred pursuant to this Subsection shall review such application and submit its comments thereon to the Staff Secretary of the hearing body for presentation to that body at the hearing to be held on such application. Such comments shall, whenever possible, be submitted at least two business days prior to the date set for the hearing and shall be made available to any person on request prior to the hearing.

D. *Conduct of hearings*

1. *Rights of all persons.* Any person may appear and testify at a public hearing, either in person or by a duly authorized agent or attorney, and may submit documentary evidence; provided, however, that