

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

February 12, 2013

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
5:00 P.M.

Chairman Peterson called the meeting of the Historic Preservation Commission to order at 5:04 p.m. on February 12, 2013 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Peterson, Commissioner Harloe-Mowery and Commissioner Bohnen, Commissioner Hutter and Commissioner Gonzalez (5:05)

Absent: None

Also Present: Village Manager, David Cook, Village Attorney, Michael Marrs and Village Planner, Sean Gascoigne

Minutes

Chairman Peterson presented the minutes from the January 8, 2013 meeting. Commissioner Bohnen motioned for the approval of the minutes from January 8, 2013. Commissioner Hutter seconded. The motion passed unanimously.

Discussion

Chairman Peterson opened the meeting and began discussions regarding the proposal on First and Garfield.

Chairman Peterson complemented the two-story proposal and indicated that he would prefer to see the massing of the façade broken up better. He indicated that he also liked the parking being behind the building.

Mr. Gascoigne summarized the several moving parts taking place for this proposal and identified which approvals would be going before which Commissions.

Commissioner Bohnen offered his thoughts and also complemented the new developer for taking note and placing attention on some of the previous design suggestions from earlier proposals. He voiced his support for seeing this corner developed and indicated that even though this site was not in the Historic Downtown, he felt it was important to integrate the historic aspect into the design of it. He stated that the Commission would be providing a memo to the Plan Commission and that he intended to also attend that meeting to address some additional safety and circulation issues that he was concerned with. He offered some final thoughts in which he expressed his interest in working with the Village and the developer towards a satisfactory product.

Commissioner Gonzalez offered some additional thoughts regarding circulation and site plan issues specifically related to safety and encouraged the developer to consider outdoor seating if and where appropriate. He complemented the elevations and suggested the developer confirm that all ADA requirements had been met.

Commissioner Harloe questioned if the Village needed more office space.

Mr. Cook stated that while Hinsdale has a lot of office space, it does not have a lot of Class A office space. He indicated that in his conversations with the developer, the proposed office space has already received a significant amount of interest.

Commissioner Hutter indicated that it's always nice to see the potential for underutilized land to be maximized, provided it's done appropriately and the Village gets a good product. He expressed some concerns with parking but indicated that this was an ongoing problem in the downtown and that the proposal would be a very nice addition to First Street.

Chairman Peterson summarized the workshop and progress regarding the Architectural Tour Map and identified the next steps, including working with the Hinsdale Historical Society.

General discussion ensued regarding various workshops and events that could be beneficial to the Commission, including an upcoming book signing by Sandi Williams and an opportunity for the Commission to sponsor her new book.

Chairman Peterson asked the Commissioners to give an update on their progress regarding efforts for Preservation Month.

Commissioner Bohnen summarized his efforts in marketing Preservation Month and indicated that he now needed some direction from the Commission, so that he could proceed.

Commissioner Hutter expressed his frustrations in trying to initiate dialogue with the school districts and indicated that it may be too late at this point to try and coordinate efforts with curriculums.

General discussion ensued regarding some of the frustrations experienced in past years and the Commission concurred that given the current challenges, they may be better served by focusing their efforts on the Preservation Awards for the homes and deferring the different contests to next year.

Commissioner Harloe summarized her thoughts and updated the Commission on her progress with the judging, including their considerations for judges and the standards for judging.

General discussion ensued regarding the categories and the standards for judging, as well as the deadlines and dates for the nominations and judging should take place.

Commissioner Bohnen took a moment to make the Commissioners aware of a home on Washington that had been slated for demolition. He gave them a brief history of the home and expressed his disappointment that the home was not going to be saved. He expressed his frustrations with public's understanding of the preservation process, as well as the Commission's purview relative to comments that were made in local publications regarding the Villages' ability to stop the demolition. He indicated that he felt it appropriate to hold a workshop for the general public to educate them on what can and can't be done when it comes to preservation and that hopefully, through their efforts, the public could be informed and homes like this could possibly be saved in the future.

General discussion ensued and Chairman Peterson offered some final thoughts.

Adjournment

Commissioner Bohnen moved to adjourn. Commissioner Harloe seconded and the meeting adjourned at 5:45 p.m. on February 12, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner

**HINSDALE CELEBRATES
NATIONAL HISTORIC PRESEVATION MONTH**



Memorial Hall Building
Built in 1927

In honor of *National Preservation Month* the
Hinsdale Historic Preservation Commission
cordially invites you to attend the

∞ **Annual Preservation Awards Ceremony** ∞

Tuesday, May 7th, 2013
6:45 p.m.

Ceremony will take place prior to the Hinsdale Board of Trustee's meeting
Memorial Hall of the Memorial Building
19 East Chicago Avenue, Hinsdale

∞ Awards will be presented to the historic homes that have
been well-maintained, renovated or enlarged while retaining their character.

In celebration of National Preservation Month in May,
the Hinsdale Historic Commission is calling for nominations for the

2013 HINSDALE PRESERVATION AWARDS

AWARD CATEGORIES

Preservation: Any existing structure (home or business) more than 50 years old whose architecture has not been significantly altered by remodeling or additions, and whose appearance has been maintained to conform to and be consistent with the time period in which the structure was originally built. Nominees will be judged on overall appearance and how well the structure conforms to a recognized historic architectural style.

Compatible Addition: Any existing structure (home or business) more than 50 years old that has undergone a renovation or had an addition completed within the last five years. Nominees will be judged based on overall appearance and the consistency of the renovation/addition with that of the original architectural style of the structure.

Good Neighbor: Any new (five years old or less) structure whose architectural style is compatible with the existing historic architectural styles present in the surrounding neighborhood. Nominees will be judged on overall appearance and the degree to which the new structure visually blends with and enhances the existing community.

A panel of judges with backgrounds in architecture and preservation will determine the winners of the above categories. Nominated structures will only be viewed from the outside.

DEADLINE: APRIL 12TH, 2013

2013 HINSDALE PRESERVATION AWARDS NOMINATION FORM

Award Category:

Preservation

Compatible Addition

Good Neighbor

For Compatible Addition nominees only: please describe the recent structural changes (additions and/or deletions) which are the basis for the nomination (e.g. addition of front porch, bump out of second story on west side, removal of incompatible old addition, etc.) _____

Property Address _____ Owner _____

Date Built (if known) _____ Architect/Builder (if known) _____

Architectural Style (if known) _____

Your name _____ Phone Number _____

Submit to: Village of Hinsdale, c/o Sean Gascoigne, Village Planner, 19 E. Chicago Avenue, Hinsdale, IL 60521
Email: sgascoigne@villageofhinsdale.org

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
(630) 789-7030

APPLICATION FOR LOCAL LANDMARK DESIGNATION

In order to be eligible for designation as an Historic Landmark in the Village of Hinsdale, a structure or site must be at least 50 years old and must meet the designation criteria set forth by the Hinsdale Historic Preservation Commission.

INSTRUCTIONS

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

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

- ◆ Completed application, including survey form and notarized certification.
- ◆ Visual Documentation. Attach photos of all building elevations, including close-up of significant features, if applicable. Include photos of the adjacent structures and property located across the street from subject property). Photos may be either color or black & white. They should be no larger than 4" x 6" in size and no smaller than 3" x 5". Polaroid's and slides are not acceptable. Photos should be numbered or labeled and accompanied by a descriptive list.
- ◆ Accurate/current Plat of Survey. All portions must be legible.
- ◆ One copy of proof of ownership.

Do not make copies of this page

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR LOCAL LANDMARK DESIGNATION**

The undersigned (the "Applicant") hereby makes application, pursuant to Title XIV of the Village Code of Hinsdale, as amended, for the designation of the building, structure or site described below as an historic landmark. The Applicant certifies to the Village of Hinsdale that the following answers and information are true and correct:

Address of Property under review: _____
Property Identification Number: _____

I. GENERAL INFORMATION

1. Applicant's Name: _____
Address: _____
Telephone Number: _____

2. Owner of Record (if different from applicant): _____
Address: _____
Telephone Number: _____

3. Others, if any involved in project (include, name, address and telephone number):
Architect: _____
Attorney: _____
Engineer: _____

4. Disclosure of Village Personnel (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest). _____

II. SITE INFORMATION

1. Provide a brief description of the site and its characteristics: _____

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

_____ No _____ Yes

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

3. Criteria for Designation *(Check the box before each element that the Applicant contends is met by the building, structure or site for which landmark designation is sought. Explain in the space that follows how the landmark meets each criterion that is checked. Attach relevant written documentation and evidence or supplemental explanation if more space is required).*

A. General.

The proposed landmark:

- Has significant character, interest, or value as part of the historic, aesthetic, or architectural heritage of the Village, the State of Illinois, or the United States.
- Is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
- Represents notable efforts of, or is the only known example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State of Illinois, or the United States.
- Is an established or familiar visual feature due to its unique location or its singular physical characteristics.
- Was or is an historical focal point in the Village because of the activities associated with it.
- Is of a type or associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure, and possesses a high level of integrity or architectural significance.

B. Architectural.

The proposed landmark:

- Represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of materials.
- Embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- Exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
- Is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, time period, type of property, method of construction, or use of materials.

C. Historic Significance.

The proposed landmark:

- Is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
- Has a strong association with the life or activities of a person or persons who has or have significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
- Is associated with an organization or group, whether formal or informal, through which persons have significantly contributed to or participated in historic events of the United States, the State of Illinois, or the Village.
- Is associated with a notable historic event.
- Is associated with an antiquated use due to technological or social advances.
- Is a monument to, or cemetery of, an historic person or persons.

4. **Describe the proposed Local Landmark.** In order to be eligible for designation as an Historic Landmark in the Village of Hinsdale, a structure or site must be at least 50 years old and must meet the designation criteria set forth by the Hinsdale Historic Preservation Commission. (On a separate sheet of paper provide a description that indicates in what way the structure or site meets the designation criteria. Use applicable criteria as found above in Criteria for Designation.)

CERTIFICATION

The Applicant hereby acknowledges and agrees that:

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

INDIVIDUAL OWNERS

Signature of Applicant

Signature of Applicant

CORPORATION

Signature of Applicant's President

Signature of Applicant's Secretary

PARTNERSHIP

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

Signature

OTHER

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this _____ day of

Notary Public

**VILLAGE OF HINSDALE
HISTORIC STRUCTURES SURVEY
DEPARTMENT OF PUBLIC SERVICES
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
(630) 789-7030**

I. BUILDING LOCATION INFORMATION

Building Name: _____

Address: _____

Current Owner: _____ As of: _____

Original Owner: _____

Architect(s): _____

Builder(s): _____

Construction Date(s): _____

Architectural Style: _____

Original Use (circle all that apply): Single-family Commercial

 Educational Civic Outbuilding Religious

Current Use (circle all that apply): Single-family Commercial

 Educational Civic Outbuilding Religious

Space for Photo (attach additional photos as needed on separate paper)

Roll # _____ Frame # _____ Photographer _____ Date of photo _____

II. SIGNIFICANT NEIGHBORHOOD FEATURES (state yes or no, if yes please describe).

Exceptional Streetscape _____ Spacing of buildings _____

Height of buildings _____ Setbacks _____

III. BUILDING FEATURES

Architectural Style: _____

Number of Stories: _____

Materials:

Foundation: _____

Siding: _____

Roofing: _____

Special Features:

Doors: _____

Windows: _____

Ornament: _____

Landscape Features: _____

Other: _____

IV. BUILDING CONDITION

General Conditions (circle one):

Poor Fair Excellent

Modifications: _____ No _____ Yes, please describe: _____

V. HISTORY (people, places, events – please describe):

Survey Prepared By: _____ Date: _____

Hilton
HOTELS & RESORTS

Chicago, IL

Check in/out: 08/02/2013 08/04/2013

Editor **Joe O'Donnell** | joe.odonnell@patch.com

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Real Estate

By **Joe O'Donnell** | [Email the author](#) | February 22, 2013

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READ: [Bohnen's blog post "TEARDOWNS"](#)

Bohnen serves on the [Village of Hinsdale Historic Preservation Commission](#) that is chaired by Scott Peterson, a general contractor and project manager who conceded that maintaining an old home is not easy.

"It takes a certain individual that appreciates it, because a lot of people don't have any appreciation for it and don't care," Peterson said. "It's a lot easier for a builder to come in and say, 'I want to dump this house,' then it is for the builder and architect to come up with a preservation plan."

The commission chair said his stance on preservation was inspired by his work in 2005 on the renovation of the Chicago Board of Trade.

"And then I got it. I understood it," Peterson said.

Peterson and Bohnen said the historic preservation commission wants to spread the word to residents about the pros of preservation during the village's upcoming "Preservation Month," which will run from April into May. There will be contests for the best historic homes and the best additions to historic homes, as the commission hopes to engage the community and teach them about formal recognitions the village's historic homes can attain.

"Our mission is to promote awareness of historic structures and a general history of the town," Bohnen said. "We promote awareness, and in doing so, we provide information to people who are interested [in] landmarking their homes."

There are three types of landmarks in Hinsdale, according to a handout from the historic preservation commission posted with Bohnen's blog post.

Homeowners can ask that their home be a local Hinsdale historic landmark, which legally protects the building from exterior changes "that would compromise its historical and architectural significance." The historic preservation commission approves all exterior changes on such homes.

This status helps protect homes against demolition and allows an owner who wants to renovate to participate in the state's property-tax freeze program, which keeps property taxes on such homes from rising for eight years.

Homes that have local historic landmark status include [120 S. Elm St.](#), a classical revival-style home built in 1893; [514 S. Garfield St.](#), an R. Harold Zook home built in 1928; and [317 S. Park Ave.](#), a "Second Empire" style home built in 1873.

[See all the Hinsdale historic landmarks here.](#)

The other two recognitions, neither of which protect houses against demolition, are a Hinsdale Historical Society plaque, which notes the year a "historically notable" home was built, and a listing in the U.S. Department of Interior's National Register of Historic Places.

Being listed in the National Register of Historic Places does allow for participation in the tax-freeze program.

Bohnen said resident awareness of these designations is important.

"That might be the saving grace that keeps Hinsdale unique in the western suburbs," he said.

With a majority of new Hinsdale residents preferring new over old, Bohnen said, realtors need to be educated on how to sell historic homes and the benefits, such as the tax freeze, that can go along with renovating them.

He said a widespread overhaul of Hinsdale's housing stock would turn Hinsdale into a town no different than Naperville, Oak Brook and Burr Ridge.

"Either you develop an interest or a love for history or you don't," Bohnen said. "If we end up with a population that doesn't appreciate history, that would be a shame."

There are plenty of ways to keep up on Hinsdale-Clarendon Hills news:

- [Sign up for our daily email newsletter](#)
- [Like us on Facebook](#)

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Teri D. Springer
9:40 am on Saturday, February 23, 2013

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