

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

July 9, 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 5:00 p.m. on July 9, 2013 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Peterson, Commissioner Hutter, Commissioner Bohnen and Commissioner Gonzalez, Commissioner Harloe-Mowery

Absent: None

Also Present: Village Planner, Sean Gascoigne

Minutes

Chairman Peterson presented the minutes from the June 11, 2013 meeting. Commissioner Bohnen motioned for the approval of the minutes from June 11, 2013. Commissioner Gonzalez seconded. The motion passed unanimously.

Discussion

Chairman Peterson opened the meeting and began discussions regarding the coordinating efforts with the Hinsdale Historical Society.

Commissioner Gonzalez provided an update and status on efforts to work with the Historical Society. He summarized the architectural map efforts and how they intended to coordinate that with a website.

General discussion ensued regarding the process and next steps.

Chairman Peterson summarized the remaining discussion points regarding coordinating efforts with the Historical Society.

General discussion ensued regarding landmarking, Preservation Month and the Village Newsletter.

Chairman Peterson summarized some final thoughts regarding Preservation Month and asked for a motion to adjourn the regularly scheduled meeting to convene the workshop regarding landmarking.

Adjournment

Commissioner Bohnen moved to adjourn to the Landmark Workshop. Commissioner Harloe seconded and the meeting adjourned to the Landmark Workshop at 5:15 p.m. on July 9, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Memorandum

To: Chairman Peterson and Historic Preservation Commission

From: Sean Gascoigne, Village Planner



Date: September 11, 2013

Re: Scheduling of Public Hearing for Case HPC-01-2013

Applicant: Jean Follett Thompson and Doug Thompson

Location: 820 N. Washington Street

Request: Local Landmark Designation

The petitioner is requesting that the building located at 820 N. Washington Street be designated as a Local Landmark under the Hinsdale Historic Preservation Ordinance. According to the application the Zook home was constructed in 1949 in the Tudor style and was one of the last houses he designed before his death in the same year. Additional details regarding the construction and architecture of the home can be found in the attached summary provided by the applicant.

The petitioner is requesting that a public hearing be scheduled for October 9, 2013.

cc: President Cauley and the Board of Trustees
Kathleen Gargano, Village Manager

Hinsdale Landmark Nomination

820 N. Washington Street

Jean Follett-Thompson & Douglas Thompson

The house at 820 N. Washington was built in 1949 for Edward Henderson by R. Harold Zook. It is one of a pair of houses built for brothers on a large piece of wooded land at the top of a hill in the area known as "Fullersburg." It is one of the last houses Zook designed before his death that same year. The rough limestone walls, large windows and deep eaves of this split-level house are unusual in Zook's work, representing a more modern direction than his earlier Tudor designs. The quality of the masonry and the heavy wood details are typical, but the breadth and simplicity of the windows and the rectangularity of the house are not.

A prow-like front entry, set within the front elevation, divides the two sections of the house. On the north is the two level bedroom wing, with large windows at the corners of the upper level. The lower level also has large windows on all three sides and a door leads from the back of the lower level to the back yard. On the south of the house are the living room, dining room and kitchen. The living room, with its vaulted and beamed ceiling and limestone fireplace, has a large bay window facing east. The dining room has a similar window facing south. What was originally a covered screened porch with an outside fireplace is now a family room on the west side of the house. This area seems to have been enclosed with sliding glass doors many years ago. Its original spider web bluestone floor was moved to the new outdoor terrace when the family room was given a wood floor. The garage extends the entire length of the south wing of the original house and is entered via a door under the dining room bay window. The garage also serves as a furnace room and storage area.

A large and respectful addition was built in 1996, adjoining, at an angle, the southwest corner of the original house. It contains a second garage, a master bedroom suite and a family eating area, as well as a mudroom at the lower level. The entire house has a wood shingled roof, with a large flat section over the current family room. A broad limestone chimney projects through the center of the roof on the original house.

R. Harold Zook is widely recognized as one of the best residential architects of west suburban Chicago from the 1920s through the 1940s. He attended architecture school and worked for Howard Van Doren Shaw after graduating. He designed a large number of houses with exceptional detailing: woodwork, carving, windows, ironwork, masonry, complicated rooflines, terraces and screened porches. Most of these houses had his signature spider web somewhere in the design. At 820 N. Washington, there is a spider web in the masonry on the chimney breast in the living room and on the bluestone terrace floor. There is an incised spider in the threshold between the kitchen and the dining room as well.

In the Fullersburg area of Hinsdale there were once five Zook-designed houses. Four still remain: two on Washington Street (both 1949) and two on The Pines (both 1920s). When Zook was building here

development north of Ogden Avenue was still very sparse, with many farm fields and considerable woodlands.

Zook not only lived and worked in Hinsdale, but he was also an important civic figure as Chair of the first Plan Commission. It was Zook who led the decision to encourage Georgian as the preferred style for buildings in downtown Hinsdale. It was also Zook who worked on Hinsdale's earliest zoning code and on many other planning issues during a period of vigorous growth in the village.

Although the two houses that Zook designed for the Henderson brothers (design work began in 1946, immediately after World War II) share similarities, they are quite different: 820 N. Washington is a split level and 840 N. Washington is a ranch. They still stand on wooded lots, with an additional piece of wooded land to the north of 820 that is held by 840 under conservation easement with 840.

The house at 820 N. Washington is an excellent example of the work of R. Harold Zook and an important work of architecture for 1940s Hinsdale.

**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: 820 N. Washington Street
Property Identification Number: 0901110049

I. GENERAL INFORMATION

1. Applicant's Name: Jean Follett-Thompson & Douglas Thompson
Address: 820 N. Washington St., Hinsdale, IL 60521

Telephone Number: 620.654.9717
2. Owner of Record (if different from applicant): Douglas M. Thompson Living Trust
Address: (same as above)

Telephone Number: (same as above)
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: The house at 820 N. Washington was built in 1949 to a design by R. Harold Zook. It has rough limestone walls, large windows and low pitched roofs with deep overhanging eaves. It is set into a hill and shares the hilltop with a companion house built for the original owner's brother.

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?

 x 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

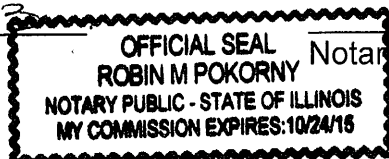
OTHER

Signature of Authorized Officer

Douglas M. Thompson Living Trust

SUBSCRIBED AND SWORN
to before me this 11 day of

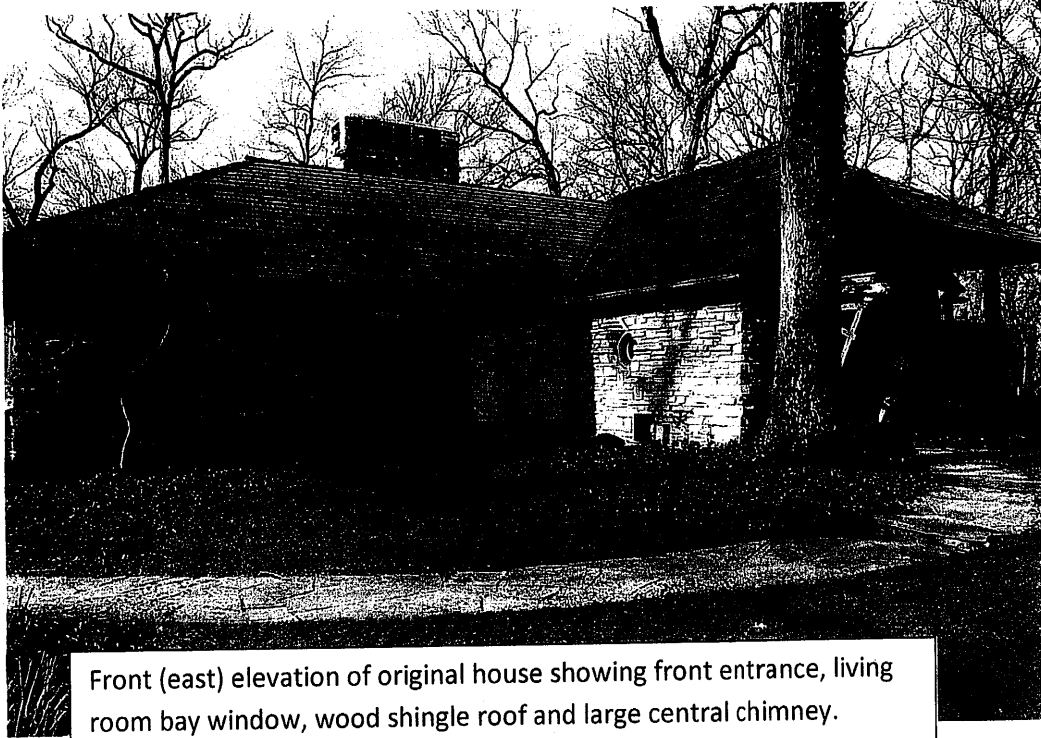
FEB, 2013



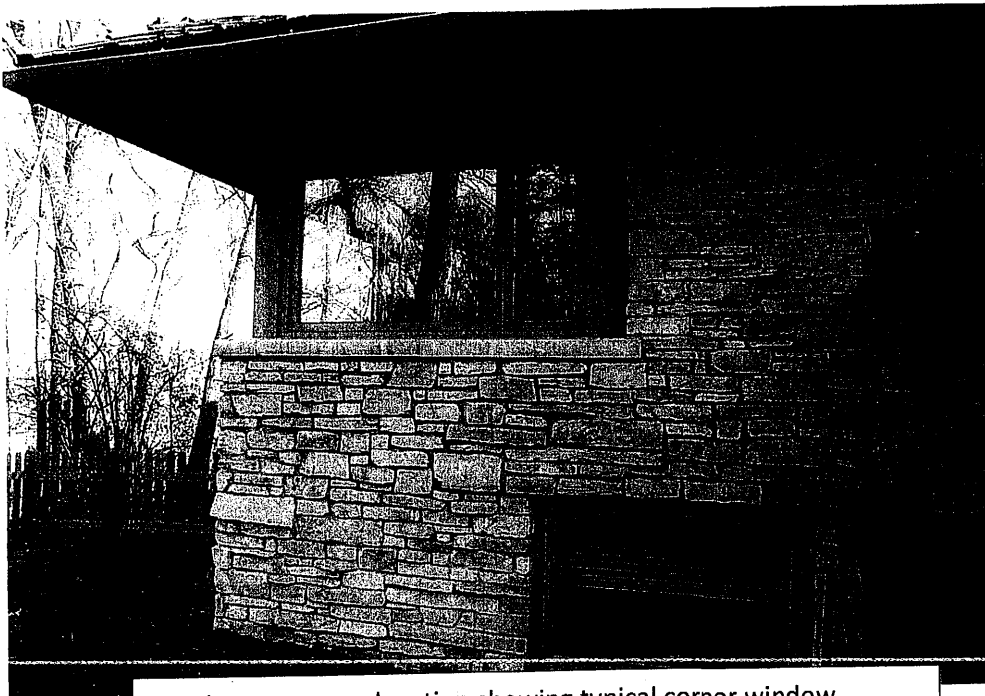
Notary Public

Robin M. Pokorny

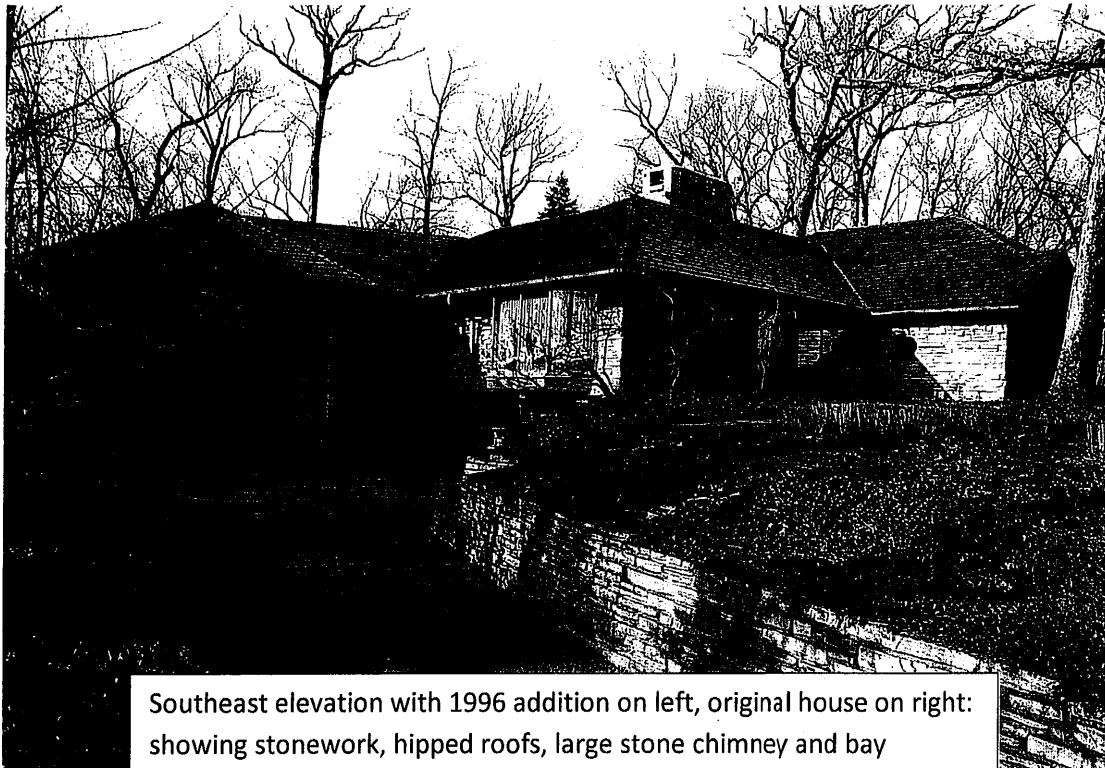
PHOTOS FOR 820 N. WASHINGTON STREET



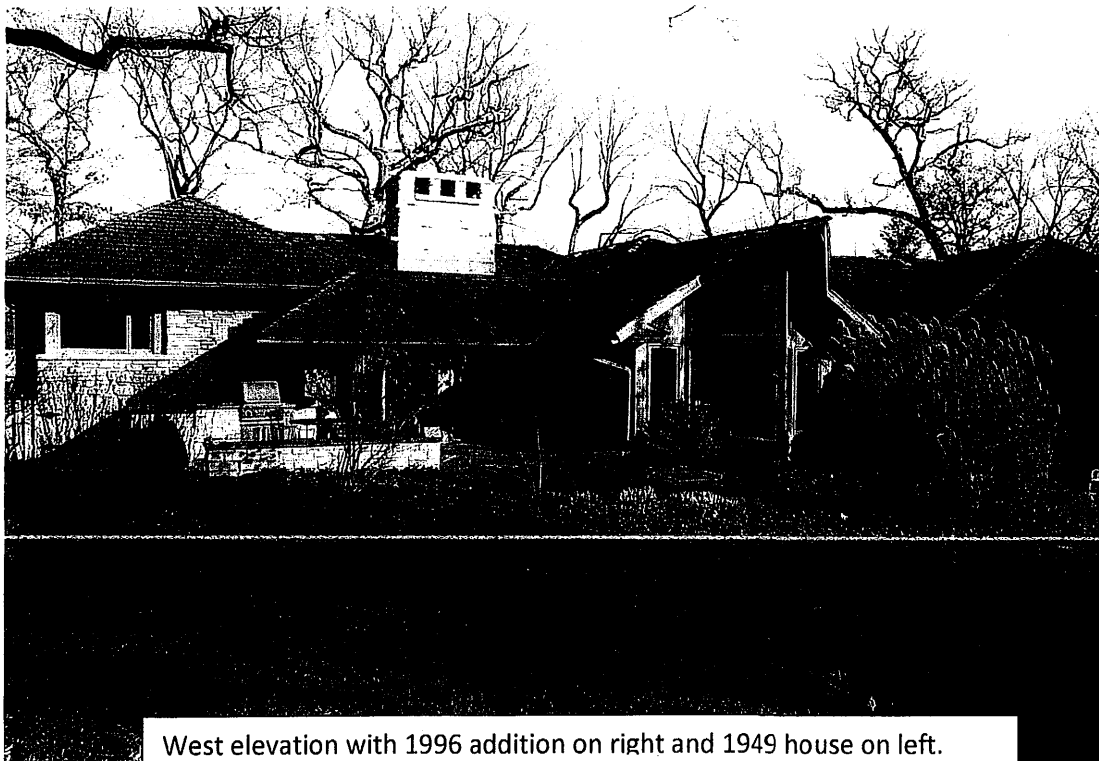
Front (east) elevation of original house showing front entrance, living room bay window, wood shingle roof and large central chimney.



Northeast corner elevation showing typical corner window, basement windows, stone work and deep eaves with tongue and groove cladding on the eaves.



Southeast elevation with 1996 addition on left, original house on right: showing stonework, hipped roofs, large stone chimney and bay windows.



West elevation with 1996 addition on right and 1949 house on left.



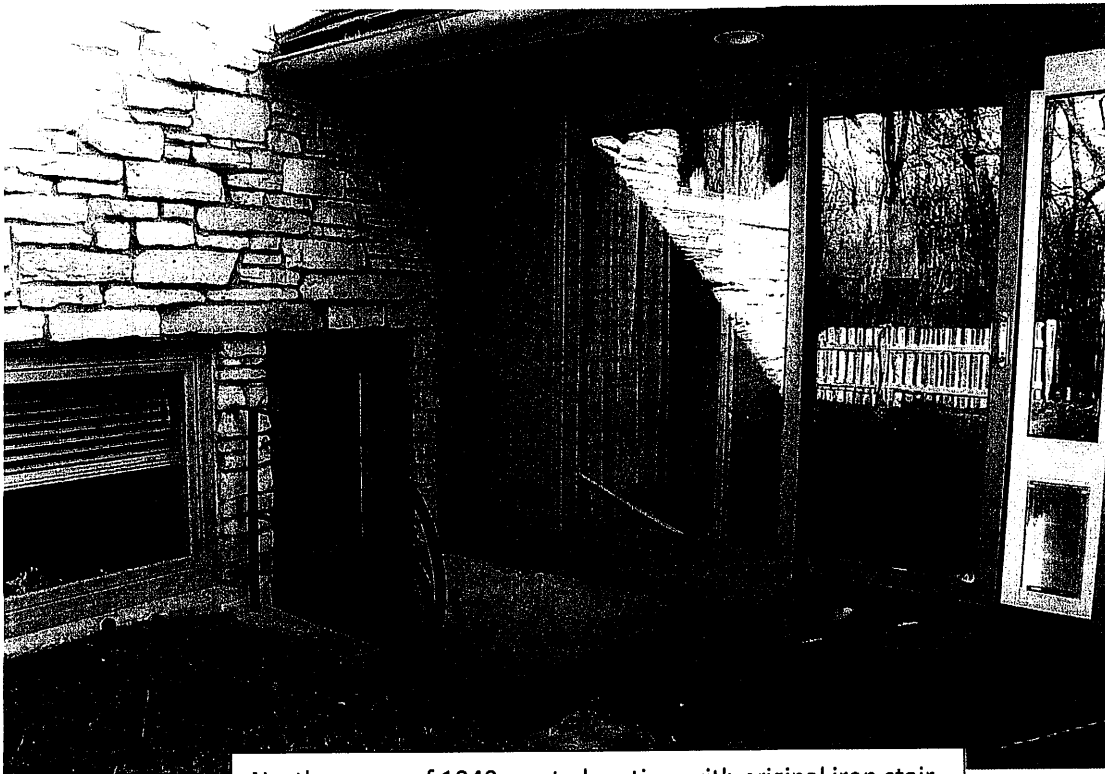
Front entrance with chevron stone work, bluestone step and wood detailing.



North elevation with original bathroom extension and corner windows.



South elevation from the west: 1996 addition with deep eaves, tongue and groove siding.



North corner of 1949 west elevation with original iron stair rail. Original screened patio room now enclosed as family room addition.

Memorandum

To: Chairman Peterson and Historic Preservation Commission

From: Sean Gascoigne, Village Planner

Date: September 11, 2013

Re: Scheduling of Public Hearing for Case HPC-02-2013

Applicant: Ed and Beth Barrow

Location: 319 N. Washington Street

Request: Withdrawal of Local Landmark Designation

The petitioner is requesting that the building located at 319 N. Washington Street be withdrawn as a Local Landmark under the Hinsdale Historic Preservation Ordinance. According to the application the home was landmarked in 2001 and the homeowner no longer feels the landmarking is appropriate. Additional details regarding the request can be found in the attached summary provided by the applicant.

The petitioner is requesting that a public hearing be scheduled for October 9, 2013.

cc: President Cauley and the Board of Trustees
Kathleen Gargano, Village Manager

319 N. Washington St.
Hinsdale, IL 60521
630-323-8942
July 9, 2013

Chair
Hinsdale Historic Preservation Commission
19 E Chicago Ave
Hinsdale, IL 60521

Re: Landmark Status, 319 N Washington St

Dear sir:

We request the Commission recommend to the Board of Trustees that the landmark designation of 319 N Washington St be withdrawn.

It is with some regret that we make this request. Our house was the first house in the village to receive such a designation in 2001. In the period 1995 – 2005 we were very active in the preservation movement in Hinsdale. From 1997 to 2003, Beth served on the Village Board and the Environment and Public Services Committee. Following that, she served on the Historic Preservation Commission for three years, and after that was a member of the Design Review Committee, a part of the 2025 Plan for Hinsdale. While some modest progress occurred, the movement never really became a movement - more than 40 percent of the housing stock in Hinsdale has been torn down and replaced.

We are now surrounded by the kind of houses (see overleaf) which forever change the street-scape and transform the historic preservation of neighborhood. The reality of the market is that our home has value almost solely based on the land it occupies. This assessment is born anecdotally by the experiences of friends who are multigenerational residents of Hinsdale and were unable to avoid the teardown situation, and by the remarks of John Bohnen which appeared in the June 27, 2013 issue of The Doings: "Seven out of ten people want brand new houses, Bohnen said. Of the 30 percent who buy an existing house there might be 5 percent who would buy vintage houses." Whether he meant 5 percent of the total market or 5 percent of 30 percent (1.5 percent of the total market), the market for vintage homes is very, very thin. The likely teardown of 206 N Washington St is a prime example of the consequence of such a market.

The Commission's portion of the Village website includes applications for a preliminary certificate of appropriateness review, certificate of appropriateness, district designation, and local landmark designation. Absent is an application for withdrawal of a designation – understandably so. It is hoped that this letter application will suffice. We would be glad to stand before the Commission to answer any questions.

Please inform us of your recommendation.

Sincerely yours,

Ed and Beth Barrow

Houses on the East Side of the 300 Block of North Washington St



329 N Washington 4,000 sq ft on 11,600 sq ft lot



325 N Washington 5,600 sq ft on 11,600 sq ft lot



319 N Washington 2,800 sq ft on 15,900 sq ft lot



313 N Washington 8,000 sq ft on 18,600 sq ft lot

The house that is missing is missing. 305 N Washington is an empty 17,000 sq ft lot. Battaglia is advertising an 8,200 sq ft spec house.