

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

October 8, 2013

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

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Chairman Peterson called the meeting of the Historic Preservation Commission to order at 5:03 p.m. on October 8, 2013 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

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

Absent: None

Also Present: Village Planner, Sean Gascoigne

**Minutes**

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

**Public Hearing**

**HPC-01-2013 – 820 N. Washington Street – Follett Residence – Local Land marking (Transcript of the following Public Hearing on file).**

Chairman Peterson opened the public hearing and asked if the applicant was present.

Jean Follett, introduced herself and summarized the request, which included the landmarking of the single-family home at 820 N. Washington Street. She provided the Commission a description of the layout of the home, explaining that it was one of the last Zook homes built in Hinsdale. He then continued to provide a history of the home and several features that made it noteworthy of landmark status.

Chairman Peterson closed the public hearing and asked if anyone had any additional questions or comments.

The Commission was complementary of the home and thanked the Follett's for taking the time to landmark it.

Commissioner Bohnen motioned to approve case HPC-01-2013 – 820 N. Washington Street – Follett Residence for Local Land marking. Commissioner Hutter seconded. The motion passed unanimously.

Chairman Peterson thanked the Follett's and went back on the agenda to approve the minutes from September 10, 2013.

Commissioner Harloe motioned for the approval of the minutes of September 10, 2013. Commissioner Bohnen seconded. The motion passed unanimously.

Chairman Peterson moved on to the discussion points and requested an update on the interactive map.

Commissioner Gonzalez summarized his progress and indicated he didn't have a lot to report.

Chairman Peterson proceeded through the agenda, summarizing the discussion points and where the Commission stood on each.

General discussion ensued regarding the Village e-newsletter and the Commission agreed that they would like to begin utilizing it as a resource come the first of the year. They continued on to the tax freeze process and Mr. Gascoigne indicated that he had reached out to the State with no success. He indicated that Ms. Follett had provided a recommendation for a consultant that could speak to the Commission regarding the tax freeze process and that he was in the process of obtaining those details.

General discussion ensued regarding the efforts and responsibilities for Preservation Month, including an update from Commissioner Hutter. The Commission discussed the various contests that were currently in place, how to improve those efforts and ideas to increase participation. Several of the Commissioners made suggestions on different contest ideas and the possibility of introducing different technologies and mediums. All agreed that they were in favor of anything that would encourage and improve participation. They then went on to discuss dates and deadlines for the contests and the preservation awards.

Chairman Peterson continued with the agenda and summarized the efforts required for creating a subcommittee and explained that doing so would not be ideal given the number of obstacles and complications that arise with being a governmental body and being subject to the Open Meetings Act.

General discussion ensued regarding how to improve the Commission's effectiveness. The Commission agreed that while they could have ongoing workshops following each month's regularly scheduled meeting, maybe it would prove to be more effective to just increase the Commission to seven members. They agreed that a slight increase to seven may provide many benefits to help accomplish the Commission's ongoing efforts.

Mr. Gascoigne explained how the process worked and what would be required of the Commission.

General discussion continued regarding the benefits of having seven members and how to proceed with these efforts.

Commissioner Bohnen expressed his thoughts on the benefits and provided support for his ideas using the example of the home at 206 N. Washington.

General discussion continued regarding how to improve the Commission's efficiency through workshops or other types of regular involvement.

Chairman Peterson indicated that until they had a resolution on the possibility of increasing the Commission, maybe they should consider having a Commissioner's Workshop following the November 12<sup>th</sup> meeting and then they could cancel it, if the Commission felt that it wasn't necessary.

General discussion ensued regarding the tax freeze process and getting the consultant in to discuss the process.

**Adjournment**

Commissioner Gonzalez moved to adjourn. Commissioner Harloe seconded and the meeting adjourned at 5:50 p.m. on October 8, 2013.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

## HINSDALE HISTORIC PRESERVATION COMMISSION

**RE: 820 N. Washington Street (Jean Follett Thompson and Doug Thompson)  
Designation as Landmark Building - HPC Case: HPC-01-2013**

**DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: October 8, 2013**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: October 28, 2013**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. Jean Follett Thompson and Doug Thompson (the "Applicants") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the structure located at 820 N. Washington Street for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
2. The Subject Building was constructed in 1949 in the Tudor style, with a large addition in 1996 and was one of the last houses R. Harold Zook designed before his death in the same year.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
  - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because it contains both typical and atypical representation of the architecture of R. Harold Zook.
  - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building was designed by local architect R. Harold Zook who is recognized as one of the best residential architects of west suburban Chicago from the 1920's through the 1940's. He is responsible for designing at least five homes in the Fullersburg area as well as several others throughout Hinsdale.
  - C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building is a fine example of Zook

architecture and the Tudor style and displays significant original characteristics such as the quality of masonry and heavy wood details.

- D. The Subject Building embodies elements of design, detail, material, or craftsmanship of exceptional quality, as set forth in Section 14-3-1B2 of the Village Code, because the Subject Building contains exceptional detailing, included in the woodwork, carving, windows, ironwork, masonry, complicated rooflines, terraces and screened porches. The property also contains several examples of Zook's signature spider web within the masonry on the chimney breast, the bluestone terrace floor and the incised spider located in the threshold between the kitchen and the dining room.
- E. The Subject Building 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, as set forth in Section 14-3-1B3 of the Village Code, because, besides the respectful addition completed in 1996, the Subject Building as stated above retains most of its original design elements.
- F. The Subject Building is associated with the life or activities of a person who has significantly contributed to or participated in historic events associated with the Village, as set forth in Section 14-3-1-C3 of the Village Code, because the building's designer, R. Harold Zook, was not only a resident of Hinsdale, he was also an important civic figure as the Chair of the first Plan Commission and a major contributor to Hinsdale's earliest zoning code.

## II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of five (5) "Ayes," and zero (0) "Nays," recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

### HINSDALE HISTORIC PRESERVATION COMMISSION

By: \_\_\_\_\_  
Chairperson

Dated this 12<sup>th</sup> day of November, 2013.

# Memorandum

**To:** Chairman Peterson and Historic Preservation Commission

**From:** Sean Gascoigne, Village Planner



**Date:** September 11, 2013

**Re:** Public Hearing for Case HPC-02-2013

**Applicant:** Ed and Beth Barrow

**Location:** 319 N. Washington Street

**Request:** Withdrawal of Local Landmark Designation

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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.

**cc:** President Cauley and the Board of Trustees  
Kathleen A. 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.**