

Approved
Prisby/Weinberger

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
August 9, 2017
Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
6:00 P.M.

Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on August 9, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner Prisby, Commissioner Weinberger, Commissioner D'Arco, Commissioner Gonzalez , Commissioner Willett and Commissioner Williams

Absent:

Also Present: Applicant for Case HPC-04-2017

Minutes

Chairman Bohnen introduced the minutes from the June 14, 2017 (no quorum on July 12), meeting and asked for any questions. The HPC reviewed and **unanimously approved, 7-0** the minutes.

Public Hearing – Certificate of Appropriateness

Case HPC-04-2017 – 441 E. Third Street – Request for Certificate of Appropriateness to Demolish the Existing Home and construct a new home in the Robbins Park Historic District to construct a new house.

The applicant reviewed the general poor condition of the house and explained that the additions over the years were constructed without regard to the historical elements of the house and creates a nonfunctional home. Several HPC members were familiar with the house and agreed with the request.

Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-04-2017

A motion to **approve** the Certificate of Appropriateness was unanimously approved 7-0, as submitted.

Discussion Item – 304 S. Lincoln Street – (no action to be taken)

Chairman Bohnen asked the HPC if Certificate of Appropriateness applications like this example are what they want to continue reviewing, and what their thoughts were on the final product. Several HPC members believed they failed in terms of preserving the historic

appearance of the home. A couple of HPC members explained, what was presented in the exhibits is not what was actually constructed.

The HPC asked Chan to report back on how the Village enforces the final construction after the review by the HPC is handled. The HPC also expressed that they receive design plans after they've been completed, leaving little opportunity for HPC input. To that end, the HPC believes that it is the Village's responsibility to make sure builders understand the HPC review process in Robbins Park, prior to submitting for a construction permit.

Chairman Bohnen requested that this discussion item be carried over for next month's HPC meeting.

Adjournment

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 6:51 PM. on August 9, 2017.

Respectfully Submitted,

 , Village Planner

STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

In the Matter of:)
)
Case No. HPC-04-2017)
441 East Third Street.)

REPORT OF PROCEEDINGS had and testimony
taken at the Certificate of Appropriateness
Public Hearing of the above-entitled matter
before the Hinsdale Historic Preservation
Commission, at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 9th day of August 2017, at the
hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;

MS. SANDRA WILLIAMS, Member;

MS. JANICE D'ARCO, Member;

MR. JIM PRISBY, Member;

MR. FRANK GONZALEZ, Member;

MS. SHANNON WEINBERGER, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;

3 MR. PETER COULES, Attorney for
4 Applicant;

5 MR. RYAN DUNHAM, Applicant.

06:16:16PM

7 CHAIRMAN BOHNEN: We will open the
8 public hearing on Case HPC-04-2017, and anybody
9 that is going to speak, approach the podium and
10 be sworn in.

11 (WHEREUPON, Mr. Coules and
12 Mr. Dunham were
13 administered the oath.)

14 Mr. Coules, would you like to start
15 us out?

16 MR. COULES: I would. So what I have
17 done is I went out to the house myself, I took
18 some supplemental pictures that I'll show
19 everybody and talk a little bit about the house.

06:16:46PM

20 The house was built in 1906. Some
21 of the problems with the house is the commission
22 like this, and I did make the comment tonight,

1 it's nice to see seven people up here myself to
2 my client, is there was no boards along the
3 years.

4 When one goes out and sees this
5 house, you can see that there was addition upon
6 addition upon addition slapped onto this house.

7 The house is literally falling down in more than
8 one spot on the house. The foundation cannot
9 even hold the structure. The builders, Oakley

06:17:10PM

10 Builders, the owners, tried -- even tried to see
11 if they could save the foundation. It's not
12 doable. This house is not on the national
13 register or our local landmark.

14 The biggest problems became is when
15 they were done over time -- and I'll show you
16 pictures -- the back of fireplaces that were the
17 outside walls of part of the house are in the
18 family room. All the rooms are a mess. The
19 house doesn't -- not only does it not flow, it
20 has Dryvit on the house. Any house that was
21 built in 1906 I can guarantee you did not have
22 Dryvit on any house.

1 The structure itself you could go
2 put your finger right through the bottom base of
3 the house. The garages were added on and it's
4 very dangerous to go on from County Line. If
5 anyone did go see the house, hopefully you
6 parked on Third Street because you can't even
7 see coming down from County Line.

06:18:00PM

8 So I'll show some pictures of the
9 inside of the house. There's a part of the
10 house where I have to duck to go into it because
11 it was an addition built, I'm sure without a
12 permit or something, over some period of time
13 where they did the kind of work.

14 These are the front of the houses
15 that I took first. This shows what was -- one
16 of the additions that was done on the house to
17 the sides. Both sides of the house were blown
18 out by somebody over time. I don't know who did
19 it. The records are too old to know when it was
20 done. There's nothing in the village because it
21 was done way before the '80s when all the work
22 was done to this house.

1 They did modernize a galley
2 kitchen. And you can see where they actually
3 have just thrown rooms on the back of the galley
4 kitchen. There were bump outs that weren't
5 designed for this kind of a house.

6 This is the family room, believe it
7 or not. You walk in and you are in a -- looks
8 like a Viking ship, seriously. How and who
9 designed it, I have no clue. It just doesn't
06:19:00PM

10 make any sense. That's the biggest room of the
11 house and everything feeds into that house.

12 And then they did rooms off the
13 bedrooms upstairs to make other rooms into the
14 house. I know that was done on some older
15 houses but this was done with no closets or
16 anything. So I don't even know what -- if they
17 are parlor rooms or what kind of rooms they are.
18 The ceilings are sloped in them.

19 And that turned sideways. It's the
20 fireplace from the old house is actually behind
21 the first room of the house. So I think the
22 original house was very small and this is going

1 back two different or three different edifices,
 2 but these additions because the garage looks
 3 like a 1970's style of garage, it's put on the
 4 side of the house with the stucco that's on
 5 there.

6 This is upstairs. They even built
 7 out the third floor where the eaves in the third
 8 floor are sitting at about four feet. So I know
 9 today you couldn't do that. I don't know when
 10 it was done, but you can't even -- the third
 11 floor you duck to go up, and then you duck
 12 everywhere you walk up there and the basement is
 13 even higher.

14 This shows that there's cracking
 15 and everything is delaminating on this house.
 16 The Dryvit -- like I said -- and it's true
 17 Dryvit material, it's not even cement stucco.
 18 It's the kind of material that will have to be
 19 replaced.

20 This is one of the additions which
 21 is the garage that's built off of County Line.
 22 It definitely does not go with a prairie style

06:19:52PM

06:20:12PM

1 house. And what they are designing to do now,
 2 if you noticed in your plans, is to get rid of
 3 anybody accessing the house off of County Line
 4 and coming solely off of Third Street with a
 5 garage. The backyard, once you orientate the
 6 house as truly being off of Third Street, the
 7 backyard of the property is really deep and
 8 really nice.

9 I know Mr. Willett had a chance to
 10 go out to the property and see that. Because I
 11 was surprised by how deep the yard actually is
 12 off of Third that runs along County Line.

13 So the whole house was redone and
 14 remapped. And you can see the house itself on
 15 some of the additions are just like wall stuck
 16 against wall. It wasn't even -- I don't know
 17 how they ran the rooflines, and I think that's
 18 probably why some of them are collapsing as you
 19 can see it on the back of that house. They just
 20 ran cement stucco against Dryvit and just kept
 21 going with this house but there's no way that
 22 this house was, of course, Dryvit in 1906 when

06:20:42PM

06:21:08PM

1 it was done.

2 So the main front of the house when
 3 you first see it, it doesn't look that bad until
 4 you walk up to it. When you walk up to it, as I
 5 said, everything is delaminated from the middle
 6 part of the house down. The foundation is not
 7 usable.

8 There's been at least two additions
 9 that I as a layman can tell have been done over
 10 the timeframe, and there's nothing left of the
 11 original house except two rooms. Everything
 12 else is gone. So that's why they tried to save
 13 it. They looked at it. They wanted to at least
 14 save part of it. Save the foundation. Nothing
 15 is even saveable. Roof itself it's surprising
 16 it's still up. I don't really think you can
 17 even have anyone living there tomorrow.

18 CHAIRMAN BOHNEN: Okay. Members of our
 19 commission that went out to see this house,
 20 would you --

21 MR. GONZALEZ: I only drove by it; I
 22 didn't go inside.

06:21:36PM

06:22:02PM

1 MS. D'ARCO: I have been in the house.
 2 Not recently. It's been on the market since
 3 2014 and it sold last year, so it's been vacant
 4 for quite some time. It doesn't surprise me
 5 that things are happening. I had walked through
 6 the house and I agree with all the points you
 7 made here today.

8 MR. COULES: It's actually a shame that
 9 someone did it that way. I was surprised when I
 10 walked in there.

11 MS. D'ARCO: The house doesn't flow.
 12 It's odd in particular. There's nothing, I
 13 feel, historical other than the year it was
 14 built.

15 MR. COULES: Correct.

16 MS. D'ARCO: Nothing has been done to
 17 the house that really preserves the historical
 18 nature of it, in my opinion, and I think it was
 19 listed -- it lost almost 40 percent of its
 20 listing value to the time it was sold. So I
 21 think there was an honest effort on the seller's
 22 part to sell the house. There were no buyers,

06:22:32PM

06:22:54PM

1 no were no takers.
 2 CHAIRMAN BOHNEN: Shannon, did you have
 3 a chance?
 4 MS. WEINBERGER: I did not.
 5 MR. PRISBY: I'm familiar with that
 6 house. I know the issues that they are having.
 7 You can see them from the exterior. I did not
 8 get a chance to go inside the house. The photos
 9 were pretty evident what's going on.

06:23:24PM

10 CHAIRMAN BOHNEN: Tom?
 11 MR. WILLETT: Yes. So I walked the
 12 neighborhood trying to get a sense on -- and
 13 this is a historic district. I wanted to get a
 14 broader view before going in the house.
 15 Seems like a lot of the homes with
 16 what I can see weren't necessarily really old
 17 homes, ones have been built to try to emulate
 18 old characteristic or style. So started there.
 19 Then we did a walk through of the
 06:23:56PM

20 house both exterior and saw several pretty
 21 severe structural issues in terms of the roof as
 22 Mr. Coules referenced earlier. Lots of issues

1 opportunity to -- I think there's too many
 2 issues with the home overall and from the
 3 standpoint the request to teardown, I don't have
 4 a concern with holding that back.
 5 CHAIRMAN BOHNEN: Anybody else that
 6 have any other comments?
 7 MR. PRISBY: Sounds to me like it's old
 8 but not historic. The structural issues are so
 9 great that the value of trying to restore that
 10 house is just beyond repair economically.
 11 CHAIRMAN BOHNEN: I agree with all the
 12 comments that have been made. I did have
 13 occasion to go through the house early on when
 14 it first came on the market and it even had
 15 foundation problems, water problems in the
 16 foundation.
 17 MR. COULES: Yes, it does.
 18 CHAIRMAN BOHNEN: To me it just
 19 basically gone too far along in the process and
 06:26:20PM

20 sort of cobbled together architecturally, so I
 21 would concur also.
 22 So I guess at this point may I have

1 with the overhang and just general overall
 2 design but structurally there are a lot of
 3 challenges exterior wise.
 4 Interior, to echo Janice's key
 5 point, that in walking through the house it does
 6 not flow. It is not, I feel, in its current
 7 layout a home that would meet this current
 8 contemporary buyers' needs, especially when you
 9 go upstairs. The height, the angles are pretty
 06:24:42PM

10 pronounced in a way that's not really positive,
 11 in my opinion. There's a lot of physical issues
 12 with the home. I can't speak to the foundation,
 13 but I was walking and thinking I don't see much
 14 from a historical standpoint that we could
 15 maintain or protect.
 16 I'm encouraged though in talking to
 17 Ryan that some of the woodwork may be able to be
 18 repurposed, possibly the banisters and some
 19 other that is something that's original to the
 06:25:14PM

20 house. If it's not, that's fine. So it's good
 21 to hear that, that is the best efforts with
 22 that. But I don't feel that this really has an

1 a motion to approve the request for a
 2 certificate of appropriateness to demolish?
 3 MR. WILLETT: I'd like to submit a
 4 motion to approve the request to demolish 441
 5 East Third Street.
 6 CHAIRMAN BOHNEN: May I have a second,
 7 please?
 8 MR. PRISBY: I'll second.
 9 CHAIRMAN BOHNEN: All in favor?
 06:26:50PM

10 (All aye.)
 11 It's unanimous approved. Thank
 12 you.
 13 MR. COULES: Thank you. Have a good
 14 night.
 15 (WHICH, were all of the
 16 proceedings had, evidence
 17 offered or received in the
 18 above entitled cause.)
 19
 20
 21
 22

1 STATE OF ILLINOIS)

) ss:

2 COUNTY OF DU PAGE)

3 I, KATHLEEN W. BONO, Certified
4 Shorthand Reporter, Notary Public in and for the
5 County DuPage, State of Illinois, do hereby
6 certify that previous to the commencement of the
7 examination and testimony of the various
8 witnesses herein, they were duly sworn by me to
9 testify the truth in relation to the matters
10 pertaining hereto; that the testimony given by
11 said witnesses was reduced to writing by means
12 of shorthand and thereafter transcribed into
13 typewritten form; and that the foregoing is a
14 true, correct and complete transcript of my
15 shorthand notes so taken aforesaid.

16 IN TESTIMONY WHEREOF I have
17 hereunto set my hand and affixed my notarial
18 seal this 18th day of August, A.D. 2017.

19

20

KATHLEEN W. BONO,
21 C.S.R. No. 84-1423,
Notary Public, DuPage County

22

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