

Approved  
D'Arco / Gonzalez

MINUTES  
VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

March 8, 2017

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale  
6:00 P.M.

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Chairman Bohnen called the meeting of the Historic Preservation Commission (HPC) to order at 6:00 p.m. on March 8, 2017, in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Bohnen, Commissioner D'Arco, Commissioner Weinberger and Commissioner Prisby  
Absent: Commissioner Gonzalez and Commissioner Willett  
Also Present: Applicants for Case HPC-09-2016, HPC-01-2017, HPC-02-2017 and A-01-2017

**Minutes**

Chairman Bohnen introduced the minutes from the February 8, 2017, meeting and asked for any questions. The HPC reviewed and **unanimously approved, 4-0 (2 absent)** the minutes.

**Public Hearing – Certificate of Appropriateness**

**Case HPC-09-2016 – 444 E. 5<sup>th</sup> Street – Request for Certificate of Appropriateness to Demolish the Existing Zook House in the Robbins Park Historic District (Continuation from February 8, 2017 HPC hearing).**

**Please refer to Attachment 1, for the transcript for Public Hearing Case HPC-09-2016**

The homeowner reviewed the application and a history of his efforts to preserve the Zook house.

A motion to **deny** the Certificate of Appropriateness to demolish the Zook house was unanimously approved, 4-0 (2 absent).

**Case HPC-01-2017 – 605 S. Garfield Avenue – Request for Certificate of Appropriateness to Demolish the Existing Home and Garage in the Robbins Park Historic District to construct a new house.**

**Please refer to Attachment 2, for the transcript for Public Hearing Case HPC-01-2017**

The applicant presented the plan to the HPC. However, a few HPC members would like to visit the house.

A motion to **continue** the Certificate of Appropriateness was unanimously approved, 4-0 (2 absent).

### **Public Meeting – Certificate of Appropriateness**

#### **Case HPC-02-2017 – 20 E. Maple Street - Request for Certificate of Appropriateness to install a new ground sign for the Hinsdale Public Library at the Memorial Hall (a Local Landmark).**

Chairman Bohnen introduced the next item for the Hinsdale Public Library (Library) seeking a new ground sign and invited the applicant to review the request.

Ms. Karen Keefe, Executive Director of the Library introduced herself and let the HPC know that she is joined by two of the Library Trustees and the sign contractor (Mary Clauss) should there be any questions she can't answer. Ms. Keefe reviewed that the previously requested recommendations by the HPC have been implemented into the design and that she reviewed with the electrician that the LED lighting will meet Code, and it will project and illuminate the sign only.

Commissioner Prisby reviewed that he noticed that they spelled out "East" and "Street", but noticed a typo of the distance of the center section of the sign, when compared from the diagram viewing angle; the front view of the sign diagram is the correct view.

Ms. Karen Keefe acknowledged and the sign contractor staff, Ms. Clauss, approached the dais to review the note by Commissioner Prisby.

Commissioner Prisby also mentioned he reviewed the lights and he has no issues with any of it.

Without further discussion, Chairman Bohnen asked for a motion.

A motion to **approve** the Certificate of Appropriateness, with the condition to install the sign with the correct diagram used (front view), was unanimously approved, 4-0 (2 absent).

#### **Case A-02-2017 – 29 E. 1<sup>st</sup> Street – Request for Certificate of Appropriateness to install a canopy sign in the Downtown Historic District for Levato Salon.**

Chairman Bohnen introduced the next item but acknowledged that the applicant is not here to present, but will be at the Plan Commission meeting at 7:30 PM.

Chan, Village Planner, confirmed this, and explained that he can answer any questions the HPC has in regards to the requested sign.

Chairman Bohnen asked for clarification, if that the canopy structure already exists, and that the applicant is just requesting for the signage text.

Chan replied correct, and explained that it is a single color, white, it's non-illuminated and Code compliant.

Chairman Bohnen asked if the lights underneath the canopy are existing.

Chan replied correct.

Commissioner D'Arco asked if the location is next to the Cine Restaurant.

Chan replied correct.

Chairman Bohnen asked if the HPC has any comments.

Commissioner Prisby replied that it looks fine the way it was submitted and has no issues with it.

Commissioner Weinberger expressed concern for the outdoor seating area in the alley by Cine, and potential confusion with the signage.

Commissioner Prisby and Chan mentioned that the Levato Salon entrance is further down the alley, and the outdoor seating area occupies the entrance area.

Chairman Bohnen agreed and explained without the sign you'd never know the business entrance is in the alley.

Without further discussion, Chairman Bohnen asked for a motion.

A motion to **approve** the Certificate of Appropriateness was unanimously approved, 4-0 (2 absent).

### **Discussion**

#### **Preservation Month – Tribute to R. Harold Zook, “The Man and the Legend”**

Chairman Bohnen reviewed that Public Works was presented with an award for project of the year, \$5,000,000 or less for the historical restoration and preservation for the 2016 roadway and infrastructure improvements, in particular for the work on First Street.

Chairman Bohnen expressed that since the HPC has been so engaged with applications, it has impacted Preservation Month in May. To that end, he has requested the HPC to come up with a date so that they can meet for a special meeting to discuss ideas for Preservation Month. Chairman Bohnen reviewed that the Historical Society has a new Director and suggested the HPC discuss about working side-by-side with them; in particular, the Historical Society is working on a self-guided bike tour app that perhaps the HPC could partner up with.

Commissioner D'Arco asked if the Village has any long term plans to potentially establish an architect to be synonymous with. For example, Frank Lloyd Wright is to Oak Park she mentioned. Her suggestion/question is if Hinsdale may brand itself to Harold Zook, and to that end, have a certain level of protection for Zook homes. She used the last Zook house applicant as an example of preventing a long process.

Robb McGinnis, Community Development Director responded that he sees the two topics as two separate issues. The Board of Trustees he explained, has to review the Ordinance to see what is appropriate for the HPC to review. He believes that's a good conversation for the Board to have, to gauge their interest in protecting Zook homes in the community.

Chairman Bohnen expressed that what's been missing is the educational component in the Village. A review of the HPC, historic districts, and the accomplishments of the HPC ensued.

### **Adjournment**

Commissioner Bohnen asked for a motion to adjourn. The HPC unanimously agreed to adjourn at 7:05 PM. on March 8, 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-08-2016 )  
 444 East 4th Street. )

CONTINUED 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 8th day of  
 March 2017, at the hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

MR. JOHN BOHNEN, Chairman;  
 MS. JANICE D'ARCO, Member;  
 MR. JIM PRISBY, Member;  
 MS. SHANNON WEINBERGER, Member.

1 ALSO PRESENT:  
 2 MR. ROBB MCGINNIS, Director of  
 Community Development;  
 3  
 4 MR. CHAN YU, Village Planner;  
 5  
 6 MR. MATTHEW BOUSQUETTE, Applicant.

7 CHAIRMAN BOHNEN: Motion to formally  
 8 open the hearing?

9 MS. D'ARCO: I motion to formally open  
 10 the hearing.

11 CHAIRMAN BOHNEN: Second?

12 MR. PRISBY: I'll second.

13 CHAIRMAN BOHNEN: Aye vote.

14 (All aye.)

15 (WHEREUPON, Mr. Bousquette  
 16 was administered the  
 17 oath.)

18 MR. BOUSQUETTE: Good evening. My name  
 19 is Matthew Bousquette. I'm a resident of  
 20 Hinsdale. I own 444 East 4th Street, which is  
 21 the square here. I own 448 East 4th Street,  
 22 which is the square here. I own 445 Woodside,

06:10:44PM

1 timeline so you can understand my efforts to  
 2 date. I purchased 448 East 4th Street, here, in  
 3 July of 2008. At the same time I purchased the  
 4 lot at 445 Woodside behind it right here which  
 5 was available at the same time as a vacant lot  
 6 because the seller had knocked the house down  
 7 that was on that lot facing Woodside. I  
 8 currently use that house since purchasing it as  
 9 the backyard for our house on 4th Street.

06:12:30PM

10 Unlike many homes in town at that  
 11 time what I sought to do was renovate the house  
 12 on 4th Street rather than knock it down. And  
 13 the truth is, it would have gone quicker and  
 14 been much cheaper if I had knocked it down but I  
 15 liked the way it looked in our neighborhood and  
 16 in our immediate area so we went to work on  
 17 renovation.

18 The renovation took much longer  
 19 than expected due to several unforeseen

06:12:52PM

20 circumstances, including a contractor that  
 21 bankrupt himself in the middle of the project.  
 22 And you could imagine all of the subcontractors

1 which is the square here and I own 443 East  
 2 Woodside, which are the two squares here. They  
 3 comprise 9 lots and they are about 94,000 square  
 4 feet and represents about two and a quarter  
 5 acres.

6 The reason I'm here tonight is to  
 7 add additional context to the case that was  
 8 continued from the February meeting and is  
 9 before you for a vote tonight.

10 I intend to just do a couple of  
 11 things. One is to provide a timeline and  
 12 explanation of my efforts. Two, a review of my  
 13 immediate neighborhood and three, a response to  
 14 some comments and questions raised last time and  
 15 then I'm going to respectfully request a vote.

16 I apologize in advance to the  
 17 people in the audience because I only have one  
 18 set of boards for the visuals. They cost me  
 19 almost \$500 and I didn't want to make two sets  
 20 so I'll hold them and move them around as  
 21 anybody would desire as we go along.

22 First, I'd like to take you to a

06:11:18PM

06:11:44PM

1 and payments that went along with it.

2 While the house was under  
 3 construction, we rented a local Hinsdale house  
 4 which was for sale. Unfortunately for us, and  
 5 fortunately for the owner, the house sold and  
 6 then it happened again. In fact, in six years  
 7 we had to move five times with kids that were  
 8 five years old at the time. And it was a  
 9 nightmare which further slowed the progress on  
 10 the renovation of our house.

06:13:26PM

11 So in an effort to stop the madness  
 12 and find a permanent place to live, when 444  
 13 came up for sale, which was next door to our  
 14 house, we bought it because it was a house that  
 15 we knew we could live in and not have to move  
 16 again and it was next door to where we were  
 17 working so hopefully would help us get it  
 18 complete. In November of 2015, we completed our  
 19 renovation, moved into our new house and put 444  
 20 East 4th Street up for rent.

06:13:54PM

21 In May of 2016, we went to a great  
 22 seminar that your group puts on. It was the

1 historic tax preservation freeze workshop. So I  
 2 went last year and the public part of the  
 3 meeting I brought up the idea of repositioning  
 4 the Zook house and was introduced to Susan  
 5 Benjamin and at the time they gave us some  
 6 positive feedback and gave us some house movers  
 7 that we could use and they were sort of good  
 8 contacts and that's where we sort of went. So  
 9 that was May 2016. I think that was about  
 10 eight, nine months ago.

06:14:24PM

11 June of 2016, we went to the board  
 12 of trustees and asked them about splitting the  
 13 lot and repositioning the house and got  
 14 generally good feedback and so I went out and  
 15 tried to market the house and find somebody to  
 16 buy it. Found somebody, got a contract to  
 17 purchase the Zook house and move it to the  
 18 Woodside location. I was very excited to go  
 19 back in December when we could go back to the  
 20 board of trustees meeting the first week of  
 21 January and give them the good news and ask them  
 22 if they were still on board.

06:14:50PM

1 At that point in time,  
 2 unfortunately I was planning on vacation with my  
 3 family over the Christmas break. And as you  
 4 know, the Hinsdale schools went a little later  
 5 so we went through the 9th. And so being told  
 6 we had to be here the first week of January,  
 7 cancelled the vacation, paid all the penalties  
 8 for all the airlines so I could be here the  
 9 first week of January.

06:15:16PM

10 Right around the first week of  
 11 January, I was told no, no, no, don't go to the  
 12 board of trustees, come to this meeting in  
 13 February. So I was redirected to the Historic  
 14 Preservation Committee in February and came  
 15 here. Came here and then between this month and  
 16 last month I was told on the repositioning of  
 17 the house no, no, no, don't come here, go to the  
 18 ZBA.

06:15:38PM

19 So now if I'm going to reposition  
 20 the house, in February I was told I need to go  
 21 to the ZBA instead of here and not the board of  
 22 trustees which I was sent in January I was going

1 to go to.

2 So now I'm here in March saying I  
 3 have been through all of these meetings over 9  
 4 or 10 months already and I'm here saying I spent  
 5 \$30,000 being bounced between meetings in the  
 6 village of Hinsdale over the last 90 days and  
 7 I'm here to ask to tear the house down.

06:16:08PM

8 Because there was some confusion  
 9 last meeting about the neighborhoods that the  
 10 house existed in and where we are at, I got  
 11 information from the tax assessor, hired a  
 12 surveyor and got information from the city to  
 13 give a layout exactly what the neighborhood  
 14 looks like in this particular location.

06:16:38PM

15 The 400 block of Woodside, this is  
 16 the block that runs from Oak Street to County  
 17 Line Road. It's essentially 5th street because  
 18 between 4th and 6th it's Woodside, so it's  
 19 called Woodside, but if you could think of it as  
 20 5th. There are six lots on the block, two  
 21 addresses on the south side, 424 Woodside,  
 22 here's a picture of the house. It's

1 4,223 square feet on 18,385 square foot lot.  
 2 Next door to it is 440 Woodside, it's 4,380  
 3 square feet on a 17,152 square foot lot.

06:17:28PM

4 On the north side of the street  
 5 there are four addresses, 445 Woodside, it's  
 6 5,000 square foot house on a 17,000 square foot  
 7 lot. There's 445 Woodside, which is currently  
 8 my backyard, it's 17,100 square feet. Here's a  
 9 picture of the house that was torn down that  
 10 used to be in that backyard.

06:18:02PM

11 So right now if anybody is new to  
 12 Woodside, they may not remember that my backyard  
 13 essentially was a house facing Woodside which  
 14 has now been torn down, that's 445. Next door  
 15 to that is 435 Woodside, which essentially is  
 16 these two lots that you can see on the zoning  
 17 map right now. And then finally at the end is  
 18 425 Woodside. And 425 Woodside is a brand new  
 19 spec house, it's 8,370 square feet. They tore  
 20 down a Larry Booth design, 3,441 square foot  
 21 home on a 21,000 square foot lot. So that's  
 22 pretty much Woodside.

1 If you want to say what does all  
2 that mean, essentially what it says is the  
3 average lot size on Woodside excluding 435 is  
4 18,369 square feet. The average home on  
5 Woodside excluding the new spec house is  
6 4,538 square feet. The spec house at 8,370 is  
7 84 percent larger than the average on the  
8 street, so the overall street average goes up to  
9 5,500 square feet.

06:18:42PM

10 The alley between 445 Woodside and  
11 435 Woodside belong to 440 East 4th Street is a  
12 private driveway. 435 Woodside is the  
13 combination of the underlying lots of record 18  
14 and 19, each has a separate pin and each has a  
15 separate tax bill. And on one of them for sure  
16 and maybe both, there has never been a  
17 structure.

18 The address, this address 435  
19 Woodside, would have been 9 percent larger than  
20 the block average and the Zook house that was at  
21 one point in time proposed to go on that lot  
22 would be 30 percent smaller than the average

06:19:10PM

1 the information and make sure that people were  
2 clear on how the code reads.

3 What can be built at 435 Woodside/  
4 448 East 4th Street. There's nothing in the  
5 village code that prevents the dismantling of  
6 the existing structure of 444 East 4th Street.  
7 The Historic Preservation Code Section 14-5-1  
8 says, the final decision of the commission shall  
9 be advisory only. 14-5-5 says that if the  
10 commission issues a denial of a certificate of  
11 appropriateness for a structure, building, site  
12 or area within the designated historic district,  
13 such a denial is merely advisory and shall not  
14 prohibit an application from proceeding and  
15 proceed with the proposed alteration, demolition  
16 or signs for physical modification of the  
17 structure.

06:20:54PM

18 So at the end of the day, just for  
19 clarity, if someone buys that lot and the  
20 commission votes no, they can go to the village  
21 and get a demolition permit and tear the house  
22 down.

06:21:22PM

1 house on the street.  
2 4th Street. This block runs from  
3 Oak to County Line. There are 11 houses on this  
4 block, 6 on the north, 5 on the south. You can  
5 see I can read you each address, which I'll  
6 spare you, or I could read you the square  
7 footage.

8 But the bottom line is the average  
9 home size on 4th Street is 5,765 square feet.  
10 The average lot size is 23,488. The proposed  
11 lot size last time on 4th Street would have been  
12 28 percent larger than the average lot on the  
13 street.

06:19:44PM

14 Now, if we put the two houses  
15 together, you can put it all together, the  
16 potential to build a house would be 2.25 times  
17 the average house on the street.

18 There was some question and  
19 confusion last time, at least among some folks,  
20 either before, during and after the meeting as  
21 to what you could or couldn't do on this  
22 particular lot. So what I wanted to do is get

06:20:12PM

1 So the question is what could be  
2 built in that location? The combined lots of  
3 435 Woodside and 448 East 4th Street are 53,000  
4 square feet. Working with the city and various  
5 other architects and professionals, you can  
6 build approximately, don't hold me to the exact  
7 square footage, approximately a 15,000 square  
8 foot house in that location on Woodside. It  
9 would be larger than all of the houses on  
10 Woodside combined. All of the houses on  
11 Woodside combined and three times larger than  
12 the average house on 4th Street. Or, for some  
13 people just so they can understand the visual,  
14 this is a picture of 328 8th Street and here's  
15 the permit, the square footage and all the  
16 setbacks and all that. This house could be  
17 built on Woodside if we sold all the lots  
18 together.

06:22:06PM

19 In general, I think there's  
20 something going on in the R-1 district that  
21 people don't talk about much, which is density  
22 versus bulk, right? And so one of the issues in

06:22:30PM

1 the R-1 district is more and more houses are  
2 being torn down, particularly the older ones,  
3 and going up in their place are enormous houses  
4 that max the size of the lot.

5 So if you want a perfect example of  
6 that, I submit the house next door. The house  
7 next door was 3,441 square feet on Woodside  
8 equal to about the average on the street. It  
9 was knocked down and in its place sits an 8,370  
10 square foot house on a 20,000 square foot lot.

06:23:04PM

11 So if we think about the size of  
12 this house and we say it's a 20,000 square foot  
13 lot and you go over here and we have a 53,000  
14 square foot lot next door, what can be built  
15 there. This can be built there. So just as we  
16 are clear on that, I just wanted to make sure  
17 everybody understood what could be built on that  
18 location when the lot becomes vacant.

19 The other issue that came up was  
20 there was some question and directive to the  
21 petitioner before me as well as to me that we  
22 weren't trying hard enough to sell the house in

06:23:34PM

1 its current location, that we didn't make enough  
2 of an effort. And I think the exact quote was  
3 that I was disingenuous in my attempts to sell  
4 the house.

5 So to better understand what we  
6 were missing, we studied the older homes on the  
7 larger lots in the immediate sub neighborhood to  
8 find out what was I missing? What was I doing  
9 wrong? How could I have missed it?

10 So what we did was we started with  
11 425 Woodside and here it says -- this is the  
12 exact verbiage off of the multi-list. It says,  
13 420 Woodside featuring an open floor plan, blah,  
14 blah, blah. Come and experience this one-of-a-  
15 kind architectural achievement. Well, the  
16 one-of-a-kind architectural achievement was  
17 demolished and in its place sits this big house  
18 over here.

06:24:00PM

19 So then I said, well, let's find  
20 another one. So we went to 219 1st Street. If  
21 you are familiar with 219 1st Street, it says,  
22 come experience this prime southeast Hinsdale

06:24:36PM

1 offering, situated on a drop dead 100 by 338  
2 foot lot. Whether you choose to update or start  
3 anew, you won't find a more desirable lot with  
4 walkout potential. And what happened to that  
5 house? It was demolished.

6 So then we said, well, let me keep  
7 looking. Perhaps we didn't find the right ones  
8 or whatever and I think the next one it was  
9 brought up last week was 3rd Street. So 3rd  
10 Street, the pink house on 3rd Street where it  
11 read, timeless historical beauty, restored and  
12 decorated to perfection. What happened to it?  
13 It was demolished.

06:25:12PM

14 So then I said, well, maybe the  
15 houses that were demolished were houses that  
16 people really didn't care about and they weren't  
17 really historic.

18 So I looked around to try and find  
19 a historic house on a large lot within three  
20 blocks of my house and I said, what can I find  
21 to look at? Do you know what I found? I found  
22 425 East 6th Street. For anybody who doesn't

06:25:36PM

1 know, 425 East 6th Street is the founder of  
2 Hinsdale's house, the former Biggert house.

3 And so what I did is I went and I  
4 got the listing for that one and I couldn't  
5 believe what that one said. It said, a one-of-  
6 a-kind setting to build your dream home. Prime  
7 one plus acre with professional landscaping. So  
8 I was surprised that we were advertising the  
9 founder of Hinsdale's house as lame. So maybe  
10 that's what I missed. Now that house hasn't  
11 been demolished. The facade is still there, I  
12 guess the first two rooms, and then the big  
13 large house is being built behind it. I call it  
14 the Disneyesque version of the original house.

06:26:14PM

15 So then when I sort of stepped back  
16 from it all -- and by the way, to the best of my  
17 knowledge, all of these were County Line  
18 Property listings, which belongs to the chairman  
19 of the commission.

20 So when I step back and say, I  
21 found somebody to buy the house, to save the  
22 house in its entirety, not the facade, not

06:26:36PM

1 little pieces or parts, and to put it on  
2 Woodside on a lot that's larger than the  
3 neighbors on a house that's 25 percent smaller  
4 than everything else, on a house that's  
5 50 percent smaller than the spec house that was  
6 just built on the same lot, I'm thinking I did  
7 pretty good in my marketing, but I don't know.

8 So those are the facts on the homes  
9 in the neighborhood. These are all, by the way,

06:27:12PM

10 within four blocks of my house. So I said, you  
11 know, just to be somewhat positive, look, I feel  
12 like what can the industry do to save houses.  
13 And my pitch to you guys is adopt a strategy  
14 beyond just say no.

15 And if I was sitting on the  
16 committee, what I would be doing is advocating  
17 for the homeowner with the village. Because at  
18 the end of the day, besides the heartstrings of  
19 isn't it beautiful, I want to save it, which

06:27:38PM

20 everybody does, there's the pocketbook issues.  
21 So, for instance, expedited permits and  
22 processes.

1 I just showed you I started this  
2 thing in May of 2016 and we are nowhere. And  
3 I'll show you how much longer to go. How about  
4 waiving permit fees and other village charges  
5 for historic houses we want to keep. Or, work  
6 with the Downers Grove assessor's office to  
7 value the land of big, older houses differently  
8 if you are trying to preserve the house instead  
9 of maximizing the lot size. The state tax  
10 credit you guys are already doing that and  
11 that's great. And then there's the conflict of  
12 interest thing which needs to be addressed at  
13 some point in time.

06:28:06PM

14 So for me here's the point, right?  
15 So for me the well has run dry. As I said in  
16 the last meeting for the people who are new to  
17 this meeting, between my mortgage, my taxes and  
18 my insurance, it costs \$10,000 a month to  
19 maintain this house. So I have burned up  
20 \$90,000 between June of last year after the  
21 board of trustees meeting and March of this  
22 year.

06:28:32PM

1 And I sit before you tonight being  
2 told -- now remember, every meeting that I was  
3 directed to this year and last year I was  
4 redirected to a different meeting. So now  
5 here's a list of another seven meetings: ZBA  
6 prehearing, ZBA public hearing, subdivision and  
7 site plan, ZBA recommendation, board of  
8 trustees, commission finding, board of trustees.

06:29:00PM

9 Maybe, maybe, if I'm not redirected  
10 again, and if all of this really happens, that  
11 would be the series of meetings that I would  
12 have to go to to try to save a Zook house that  
13 somebody already wants to buy and move. That  
14 would be at \$10,000 a month, \$40,000 more. That  
15 would be \$150,000 out of my pocket to walk  
16 through a very, very cumbersome city process  
17 that should be unnecessary for people trying to  
18 save Zook houses. So for me, to be honest, I  
19 don't have that money anymore. I'm done. I  
20 invested a hundred thousand dollars already. I  
21 can't do this. Because I also know that the  
22 likelihood of this happening like this is very

06:29:30PM

1 low because every single meeting I have come to  
2 has turned different.

3 So I now have a buyer who can't buy  
4 the house. Who wanted to save the house, and I  
5 can't burn through this. So I'm here today  
6 because two things: One, the repositioning the  
7 house clearly doesn't belong in front of this  
8 committee and we know that and that's why it's  
9 over at the ZBA but that was withdrawn. Because  
10 now we don't have the time. And so now I'm just  
11 here to say I tried. Here's the facts. Here's  
12 the information. I tried. And I have gotten --  
13 honestly, in particular, I'm disappointed from  
14 this particular committee because you guys  
15 really could have helped. So I wanted all this  
16 to be out here because later if somebody says  
17 why did you do it, or what happened, it's all  
18 here for somebody to see.

06:30:02PM

19 By the way, I think I tried harder  
20 and better than most of these other houses in  
21 town to preserve the house in its entirety. So  
22 I, respectfully, request today a vote on my

06:30:30PM

1 petition HPC-09-2016 to dismantle the house at  
2 444/435 Woodside/4th Street. Thank you.  
3 CHAIRMAN BOHNEN: Are there any further  
4 comments that anybody would like to make on this  
5 matter? Yes. Please come up to the microphone.  
6 You will be sworn.

7 (WHEREUPON, Ms. Brickman  
8 was administered the  
9 oath.)

06:31:20PM

10 MS. BRICKMAN: Donna Brickman. I live  
11 at 439 East 6th Street, a 1938 Zook house. Our  
12 house was renovated in the early 1990s and I  
13 think if it hadn't been renovated, we would be  
14 in the same situation with our house.

15 Obviously, I'm in favor of saving  
16 any Zook house. I think there's a lot of houses  
17 in Hinsdale that are older houses have been torn  
18 down unnecessarily. Obviously it's a lot of  
19 work to save them. But I do feel strongly that  
20 you can find an owner. I feel like even in your  
21 presentation, it's only been for sale for, I  
22 don't know, there was a for rent sign, so nine

06:32:00PM

1 months it's been for sale, maybe. So I'm just  
2 saying it takes the right person.  
3 I made two phone calls, one to an  
4 architect, one to someone who remodels houses  
5 and they were both confused as to was the whole  
6 lot for sale, was it being split. It seemed  
7 very confusing to the people and so they were  
8 kind of almost shoo-shooed away from it like you  
9 don't want to get into this.

06:32:32PM

10 So I'm just concerned. I feel like  
11 we could find somebody. Obviously I bought our  
12 house. These houses don't last unless they are  
13 renovated. Big houses aren't selling and if  
14 they aren't new and up-to-date, it's a hard  
15 sell. If someone came along, it's a gorgeous  
16 lot; it's a big house, and just bumped out the  
17 back, make it modernized, I think it's totally  
18 saleable to somebody.

06:33:00PM

19 I mean, whether you sell it to  
20 somebody who renovates it and then flips it to  
21 somebody, I don't know. I have the same  
22 concern. I would not want a mc-mansion next to

1 me, but I also am here speaking for myself,  
2 including my close neighbors. Mr. Harrison is  
3 here with me. The Benson family, the Harrison  
4 family, the Riggee family and our family are  
5 totally against A, tearing this house down or  
6 splitting this lot. There's just too much  
7 congestion in the area and I do agree this house  
8 on Woodside that he's speaking of is too big.

9 I don't know how we get these  
10 things in control, but a lot of things are being  
11 built out of scale. I do agree that the Biggert  
12 house is bigger than it should be. That  
13 renovation kind of has taken on a life of its  
14 own. I don't know what rules or laws we need to  
15 put into place or who we need to speak to, but  
16 we need to get a handle on that.

06:33:32PM

17 So I'm just saying I don't feel  
18 like it's been for sale long enough. I don't  
19 think it's been listed. I don't think people  
20 have had a chance to see pictures of it in the  
21 paper. Has it been marketed? I just think if  
22 we could give it some more time. I think it's a

06:33:56PM

1 gorgeous house and a gorgeous lot. If I didn't  
2 have our house, I told my husband I would buy it  
3 in a heartbeat. So if I wasn't so invested in  
4 our house, I would definitely purchase it.

5 So I'm just saying I hope you can  
6 save this house and I know if I went around town  
7 and asked other Zook owners, I would get, you  
8 know, obviously many names and people who care  
9 about saving a Zook house for Hinsdale.

06:34:32PM

10 CHAIRMAN BOHNEN: Thank you very much.  
11 Anybody else have any comments?

12 (No response.)  
13 Any discussion among the  
14 commissioners?

15 Can I have a motion? The applicant  
16 is requesting an approval for a certificate of  
17 appropriateness to demolish the home at 444 East  
18 4th Street.

06:34:56PM

19 Can I have a motion, please?  
20 MS. WEINBERGER: So moved.  
21 CHAIRMAN BOHNEN: You need to state  
22 your motion. You want to phrase it in a fashion

1 that will accept a vote. He is asking us for  
 2 approval for a certificate of appropriateness to  
 3 demolish the home.  
 4 MS. WEINBERGER: So I move to approve  
 5 to --  
 6 MS. D'ARCO: I'll make a motion to --  
 7 well, those in favor of approving the  
 8 demolition.  
 9 CHAIRMAN BOHNEN: You have to make a  
 10 motion.  
 11 MS. D'ARCO: I make a motion to approve  
 12 the demolition of 444 East 4th Street.  
 13 CHAIRMAN BOHNEN: Do we have a second  
 14 for that?  
 15 MR. PRISBY: I'll second that.  
 16 CHAIRMAN BOHNEN: A motion has been  
 17 made to approve a certificate of appropriateness  
 18 to demolish the home at 444 East 4th Street.  
 19 Roll call vote, please?  
 20 Shannon?  
 21 MS. D'ARCO: Can we step back? I made  
 22 the motion, not necessarily that was my vote.

06:35:38PM

06:36:02PM

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 16th day of March, A.D. 2017.  
 19  
 20  
 21 KATHLEEN W. BONO,  
 C.S.R. No. 84-1423,  
 Notary Public, DuPage County  
 22

1 MR. YU: That's fine.  
 2 CHAIRMAN BOHNEN: The motion has been  
 3 made to approve the certificate of  
 4 appropriateness to demolish the home.  
 5 MR. PRISBY: To allow him to demo.  
 6 CHAIRMAN BOHNEN: To allow him to demo.  
 7 So a roll call vote, please.  
 8 Jim?  
 9 MR. PRISBY: Nay.  
 10 CHAIRMAN BOHNEN: Janice?  
 11 MS. D'ARCO: Nay.  
 12 CHAIRMAN BOHNEN: Shannon?  
 13 MS. WEINBERGER: Nay.  
 14 CHAIRMAN BOHNEN: And I vote no.  
 15 The motion is unanimous. The  
 16 certificate is denied. Thank you.  
 17 (WHICH, were all of the  
 18 proceedings had, evidence  
 19 offered or received in the  
 20 above entitled cause.)  
 21  
 22

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

BEFORE THE VILLAGE OF HINSDALE  
HISTORIC PRESERVATION COMMISSION

In the Matter of: )  
 )  
Case No. HPC-01-2017 )  
605 South Garfield 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 8th day of March 2017, at the  
hour of 6:00 p.m.

BOARD MEMBERS PRESENT:

- MR. JOHN BOHNEN, Chairman;
- MS. JANICE D'ARCO, Member;
- MR. JIM PRISBY, Member;
- MS. SHANNON WEINBERGER, Member.

1 ALSO PRESENT:  
 2 MR. ROBB MCGINNIS, Director of  
 3 Community Development;  
 4 MR. CHAN YU, Village Planner;  
 5 MR. JAMES DOHERTY, Project Manager.

06:37:10PM

6 CHAIRMAN BOHNEN: Next item on the  
 7 agenda we have HPC-01-2017, 605 South Garfield  
 8 Street. That's a request for a Certificate of  
 9 Appropriateness to demolish an existing home and  
 10 garage in the Robbins Park Historic District.

11 Would you please swear the witness  
 12 in.

13 (WHEREUPON, Mr. James Doherty  
 14 was administered the oath.)

15 MR. DOHERTY: Good evening. My name is  
 16 James Doherty. I'm a project manager for Bayit  
 17 Builders, and we are requesting a permit for  
 18 demolition of 605 South Garfield to build a new  
 19 construction home. I wasn't aware I had to make  
 20 a presentation.

06:37:46PM

21 MR. PRISBY: Chan, I did not receive  
 22 this package until Monday afternoon.

1 MR. YU: I apologize.

2 MR. PRISBY: Typically I like to go  
 3 through the house and see what the condition of  
 4 the existing house. Usually like to reach out  
 5 and if you are the contact, have a chance to  
 6 walk through. I simply have not had a chance to  
 7 do that, to just get my opinion.

8 I drove past today, so I saw the  
 9 outside, saw the landscaping has been cleared  
 10 away and got a good shot of the house, but I  
 11 would still like to go through it as far as it's  
 12 in the historic district. I always want to make  
 13 sure I'm making a smart decision, or at least  
 14 recommendation, and I would like to see the  
 15 inside.

06:38:26PM

16 MR. DOHERTY: Okay.

17 MR. PRISBY: That's at least part one.

18 MS. D'ARCO: I agree with that.

19 CHAIRMAN BOHNEN: I think we all agree.

06:38:46PM

20 That's been our procedure is to visit these  
 21 properties and I wonder if -- we will go visit  
 22 the property. We will contact you to do that?

1 MR. DOHERTY: Yes.

2 CHAIRMAN BOHNEN: Do we have your  
 3 information or a business card?

4 MR. DOHERTY: If it's not with the  
 5 package, I can get it for you right away.

6 MR. PRISBY: Is it the 5800 number?

7 MR. DOHERTY: No. That's our office  
 8 number. I can give you a card before I leave.

9 CHAIRMAN BOHNEN: That will be great  
 10 and we will contact you to go through it.

06:39:16PM

11 I might ask, in order to expedite  
 12 our findings, it would be very helpful if you  
 13 folks have any type of elevations and renderings  
 14 of what you are proposing to build. We are  
 15 looking at drawings here. I have a front  
 16 elevation.

17 MR. DOHERTY: There should be --

18 MR. PRISBY: A set of construction  
 19 documents.

06:39:50PM

20 CHAIRMAN BOHNEN: We didn't get our  
 21 packets until quite late. So I haven't had a  
 22 chance to go through it.

1 Do you have any type of pictures or  
 2 renderings?

3 MR. DOHERTY: Of the existing or the  
 4 new?

5 CHAIRMAN BOHNEN: No, the one you are  
 6 proposing to build. Have you built one like it?

7 MR. DOHERTY: No. This is actually  
 8 pretty unique to what we have been building so  
 9 far in Hinsdale. There's a little more detail.

06:40:08PM

10 MS. D'ARCO: It's white and black,  
 11 right? White and gray, white and black?

12 CHAIRMAN BOHNEN: So it's a board and  
 13 batten three stories.

14 MR. DOHERTY: Board and batten three  
 15 stories, third floor, yes, finished basement.

16 CHAIRMAN BOHNEN: And the roof  
 17 materials?

18 MR. DOHERTY: Cedar shake roof.

19 CHAIRMAN BOHNEN: Cedar shake.

06:40:34PM

20 MR. DOHERTY: It's the board and batten  
 21 farmhouse.

22 CHAIRMAN BOHNEN: And your flat roof

1 over your first floor gallery there, what's the  
2 material?

3 MR. DOHERTY: PAC-CLAD metal.

4 MR. PRISBY: It's a standing seam  
5 aluminum.

6 MR. DOHERTY: Yes.

7 CHAIRMAN BOHNEN: It's aluminum?

8 MR. PRISBY: It's an aluminum product.

9 CHAIRMAN BOHNEN: And it's a colored  
10 process?

06:40:56PM

11 MR. PRISBY: Yes, some kind of colored  
12 roof, black or bronze. That's why I think color  
13 is going to be important.

14 CHAIRMAN BOHNEN: Yes. And the color  
15 is integrated into the material?

16 MR. PRISBY: Yes. It won't change  
17 color.

18 CHAIRMAN BOHNEN: It won't change,  
19 okay. PAC-CLAD?

06:41:14PM

20 MR. PRISBY: Yes, PAC-CLAD it's a brand  
21 for the most part. You see it a lot  
22 commercially any time you see a standing seam

1 aluminum roof. I can't think of a good example  
2 around here. I know there's some out there.

3 MR. DOHERTY: Yes. If I had known  
4 there was a presentation, I could have gotten a  
5 few addresses some that are already in town that  
6 are very, very similar to what we are doing.

7 CHAIRMAN BOHNEN: So if you had to  
8 characterize this style of this house.

9 MR. DOHERTY: Farmhouse.

06:41:36PM

10 CHAIRMAN BOHNEN: Farmhouse?

11 MR. DOHERTY: Yes.

12 MS. D'ARCO: You have some on Quincy,  
13 on Clay.

14 MR. DOHERTY: Yes. Exactly.

15 MR. PRISBY: By the way, John, it is so  
16 nice to get color photos that I can actually see  
17 that aren't a gray smudge.

18 MR. YU: They are originals too.

19 CHAIRMAN BOHNEN: They actually  
20 represent what's there.

06:42:04PM

21 MR. YU: Yes. They went to Walgreens.

22 MR. DOHERTY: We found a lot of

1 asbestos we removed from this house also in the  
2 basement and on the first floor.

3 MR. PRISBY: How bad was it?

4 MR. DOHERTY: It wasn't excessive.

5 CHAIRMAN BOHNEN: Pipe wrappings?

6 MR. DOHERTY: Pipe wrappings, the tile  
7 in the floors.

8 CHAIRMAN BOHNEN: Tile, asbestos tile.  
9 And your name again, please.

06:42:32PM

10 MR. DOHERTY: James Doherty.

11 CHAIRMAN BOHNEN: Okay. We are going  
12 to discuss tonight about having more frequent  
13 meetings because the work is piling up.

14 MR. DOHERTY: Okay.

15 CHAIRMAN BOHNEN: And so we will  
16 expeditiously go see this house and let you know  
17 when we can convene again so that you can give  
18 us your final versions and we can give you our  
19 thoughts and give you our findings. So we will  
20 try and do this as quickly as we can. Thank  
21 you.

06:43:06PM

22 MS. D'ARCO: Do you have a buyer

1 already for the home?

2 MR. DOHERTY: We do not. As of right  
3 now, we are building a spec. It's not even  
4 advertised as new construction as of yet until  
5 we get permits to move forward.

6 MR. PRISBY: I'd really like to get a  
7 better image in my head of what this is going to  
8 look like. I can picture the structure but it's  
9 the colors and the materials.

06:43:32PM

10 MR. DOHERTY: I'm not sure of the  
11 address. Hickory Street, Hickory and Monroe,  
12 are you familiar with that corner?

13 MR. PRISBY: Very.

14 MR. DOHERTY: It's going to be very  
15 similar to that home only larger.

16 CHAIRMAN BOHNEN: Hickory and  
17 Washington?

18 MR. DOHERTY: Monroe.

19 MR. PRISBY: Which corner, southeast?

06:43:48PM

20 MR. DOHERTY: Southeast, yes.

21 MR. PRISBY: White home black windows?

22 MR. DOHERTY: Yes. Similar to that

1 larger. So that's probably the best way to  
 2 describe it.  
 3 CHAIRMAN BOHNEN: Okay. Thank you very  
 4 much, James. We appreciate you appearing before  
 5 us.  
 6 MR. DOHERTY: I have to grab a couple  
 7 of business cards.  
 8 MR. MCGINNIS: Gentlemen, I can email  
 9 you his contact information in the morning.  
 10 CHAIRMAN BOHNEN: Fine. Okay.  
 11 Is our signage going to be done at  
 12 the public hearing, Robb?  
 13 MR. MCGINNIS: I'm sorry, Chairman?  
 14 CHAIRMAN BOHNEN: The matter of the  
 15 sign, is that going to be in the -- is that  
 16 going to be a public hearing also?  
 17 MR. YU: No, that's a public meeting.  
 18 CHAIRMAN BOHNEN: That's a meeting.  
 19 MR. YU: Yes. But if you wouldn't mind  
 20 formally continuing the case H-01-2017 for the  
 21 next.  
 22 CHAIRMAN BOHNEN: We will do the 20 E.

06:44:14PM

06:44:56PM

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 15th day of March, A.D. 2017.  
 19  
 20  
 21 KATHLEEN W. BONO,  
 C.S.R. No. 84-1423,  
 Notary Public, DuPage County  
 22

1 Maple; is that correct, the sign? And that's a  
 2 public hearing.  
 3 MR. MCGINNIS: That's a public meeting.  
 4 But if you would just ask for a motion and a  
 5 second to continue the last case.  
 6 CHAIRMAN BOHNEN: Oh, I'm very sorry.  
 7 Can I have a motion to continue the  
 8 last case HPC-01-2017, 605 South Garfield until  
 9 our next meeting.  
 10 MR. PRISBY: Motion to continue.  
 11 CHAIRMAN BOHNEN: Second, please?  
 12 MS. D'ARCO: Second.  
 13 CHAIRMAN BOHNEN: All in favor, aye.  
 14 (All aye.)  
 15 Motion is carried.  
 16 (WHEREUPON, said Public  
 17 Hearing was continued to a  
 18 date to be determined.)  
 19  
 20  
 21  
 22

06:45:20PM

<b>1</b>	<b>B</b>	5:19, 5:22, 6:7, 6:9, 6:14, 6:18, 7:7, 7:10, 7:19, 8:5, 8:8, 8:11, 8:15, 9:16, 10:3, 10:10, 10:14, 10:18, 10:22, 11:6, 11:11, 11:13 <b>CHAN</b> [1] - 2:3 <b>chan</b> [1] - 2:21 <b>chance</b> [3] - 3:5, 3:6, 4:22 <b>change</b> [2] - 6:16, 6:18 <b>characterize</b> [1] - 7:8 <b>Chicago</b> [1] - 1:12 <b>CLAD</b> [3] - 6:3, 6:19, 6:20 <b>Clay</b> [1] - 7:13 <b>cleared</b> [1] - 3:9 <b>color</b> [4] - 6:12, 6:14, 6:17, 7:16 <b>colored</b> [2] - 6:9, 6:11 <b>colors</b> [1] - 9:9 <b>commencement</b> [1] - 12:6 <b>commercially</b> [1] - 6:22 <b>COMMISSION</b> [1] - 1:3 <b>Commission</b> [1] - 1:12 <b>Community</b> [1] - 2:2 <b>complete</b> [1] - 12:14 <b>condition</b> [1] - 3:3 <b>construction</b> [3] - 2:19, 4:18, 9:4 <b>contact</b> [4] - 3:5, 3:22, 4:10, 10:9 <b>continue</b> [3] - 11:5, 11:7, 11:10 <b>continued</b> [1] - 11:17 <b>continuing</b> [1] - 10:20 <b>convene</b> [1] - 8:17 <b>corner</b> [2] - 9:12, 9:19 <b>correct</b> [2] - 11:1, 12:14 <b>COUNTY</b> [2] - 1:2, 12:2 <b>County</b> [2] - 12:5, 12:21 <b>couple</b> [1] - 10:6	5:19, 5:22, 6:7, 6:9, 6:14, 6:18, 7:7, 7:10, 7:19, 8:5, 8:8, 8:11, 8:15, 9:16, 10:3, 10:10, 10:14, 10:18, 10:22, 11:6, 11:11, 11:13 <b>bad</b> [1] - 8:3 <b>basement</b> [2] - 5:15, 8:2 <b>batten</b> [3] - 5:13, 5:14, 5:20 <b>Bayit</b> [1] - 2:16 <b>BEFORE</b> [1] - 1:3 <b>best</b> [1] - 10:1 <b>better</b> [1] - 9:7 <b>black</b> [4] - 5:10, 5:11, 6:12, 9:21 <b>BOARD</b> [1] - 1:16 <b>board</b> [3] - 5:12, 5:14, 5:20 <b>BOHNEN</b> [31] - 1:17, 2:6, 3:19, 4:2, 4:9, 4:20, 5:5, 5:12, 5:16, 5:19, 5:22, 6:7, 6:9, 6:14, 6:18, 7:7, 7:10, 7:19, 8:5, 8:8, 8:11, 8:15, 9:16, 10:3, 10:10, 10:14, 10:18, 10:22, 11:6, 11:11, 11:13 <b>BONO</b> [2] - 12:3, 12:20 <b>brand</b> [1] - 6:20 <b>bronze</b> [1] - 6:12 <b>build</b> [3] - 2:18, 4:14, 5:6 <b>Builders</b> [1] - 2:17 <b>building</b> [2] - 5:8, 9:3 <b>built</b> [1] - 5:6 <b>business</b> [2] - 4:3, 10:7 <b>buyer</b> [1] - 8:22	11:12 <b>date</b> [1] - 11:18 <b>decision</b> [1] - 3:13 <b>demolish</b> [1] - 2:9 <b>demolition</b> [1] - 2:18 <b>describe</b> [1] - 10:2 <b>detail</b> [1] - 5:9 <b>determined</b> [1] - 11:18 <b>Development</b> [1] - 2:2 <b>Director</b> [1] - 2:2 <b>discuss</b> [1] - 8:12 <b>district</b> [1] - 3:12 <b>District</b> [1] - 2:10 <b>documents</b> [1] - 4:19 <b>DOHERTY</b> [30] - 2:4, 2:15, 3:16, 4:1, 4:4, 4:7, 4:17, 5:3, 5:7, 5:14, 5:18, 5:20, 6:3, 6:6, 7:3, 7:9, 7:11, 7:14, 7:22, 8:4, 8:6, 8:10, 8:14, 9:2, 9:10, 9:14, 9:18, 9:20, 9:22, 10:6 <b>Doherty</b> [3] - 2:13, 2:16, 8:10 <b>done</b> [1] - 10:11 <b>drawings</b> [1] - 4:15 <b>drove</b> [1] - 3:8 <b>DU</b> [2] - 1:2, 12:2 <b>duly</b> [1] - 12:8 <b>DuPage</b> [2] - 12:5, 12:21	<b>farmhouse</b> [3] - 5:21, 7:9, 7:10 <b>favor</b> [1] - 11:13 <b>few</b> [1] - 7:5 <b>final</b> [1] - 8:18 <b>findings</b> [2] - 4:12, 8:19 <b>fine</b> [1] - 10:10 <b>finished</b> [1] - 5:15 <b>first</b> [2] - 6:1, 8:2 <b>flat</b> [1] - 5:22 <b>floor</b> [3] - 5:15, 6:1, 8:2 <b>floors</b> [1] - 8:7 <b>folks</b> [1] - 4:13 <b>foregoing</b> [1] - 12:13 <b>form</b> [1] - 12:13 <b>formally</b> [1] - 10:20 <b>forward</b> [1] - 9:5 <b>frequent</b> [1] - 8:12 <b>front</b> [1] - 4:15
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