

Oak Park Historic Preservation Commission
Architectural Review Committee
April 23, 2014 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm

A. ROLL CALL

PRESENT: Chair Rosanne McGrath, Greg Battoglia, Garret Eakin, Regina Nally, Tom Sundling
STAFF: Douglas Kaarre, Urban Planner/Historic Preservation

- B. **741 Linden Avenue (Ferrol Lane)**: Certificate of Appropriateness for garage demolition and new construction (*Frank Lloyd Wright-Prairie School of Architecture Historic District*) – continued from April 10 HPC meeting

Property owner Marge Ferrol Lane and contractor Rick Newtoff, Blue Sky Builders, were present.

Chair McGrath provided an overview of the application. The HPC approved the application on April 10 with the conditions that the Architectural Review Committee approved revised drawings showing notes and materials, along with accurate dimensions and documentation on materials.

Rick Newtoff stated that they are proposing to use Hardie stucco board rather than stucco due to costs, that the joints and corners will be feathered with stucco by a stucco contractor to replicate the texture of the house.

The Committee determined that the drawings were improved but still inaccurate. They unanimously approved Staff signing off on the final revised plans showing elevations with notes, materials, dimensions and trim.

- C. **801 N. Euclid Avenue (Clancy)**: Preliminary proposal to replace front stoop with full-width front porch (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)

Property owners Terry and Mike Clancy and architect Patrick Loughran were present.

The proposal involves the removal of the existing concrete stoop, stucco side walls and arched stucco awning and the construction of a full-width frame porch with round columns, railings and hipped roof to match the house. The existing stoop/awning configuration appear to be original. The applicants are requesting direction and feedback on their proposal.

Patrick Loughran stated that the existing porch is a stoop with side walls and an “eyebrow” overhang. The owners would like a full-width front porch.

The Committee discussed the proposal with the owners and determined that the existing front stoop and “eyebrow” overhang were character-defining features of the house and should be retained and repaired. Their removal would not meet the Guidelines and would alter the historic character of the house. They provided alternative suggestions for a front porch such as veranda with railings and awnings, or construct a porch that incorporates the original elements, or find an alternate location, such as the west side of the house.

Patrick Loughran stated that their goal is a covered porch. They also have a low brick wall along the front of the house, currently hidden by shrubs. This may have been the base for a porch.

The Committee discussed the low wall and reviewed Sanborn maps from Staff which show that the existing stoop is likely original. They suggested removing the shrubs, which the owners were planning on doing, so the wall would be visible and further discussion could occur.

- D. **304 Clinton Avenue (Mack Companies):** Certificate of Appropriateness application for a rear two-story addition (*Ridgeland/Oak Park Historic District*)

Architect John Benware was present.

The proposal involves the construction of rear two-story addition with a two-story wing extending into the south side yard, a two-story bay on the north façade, changes in eave depth and the use of composite siding as means to providing a visual distinction between the house and addition. The applicants are requesting direction and feedback on their proposal.

John Benware provided an overview of the proposal. The house dates to before 1895. The front porch was altered between 1930-1942. There have also been roof and eave changes (from 18 inches to 3 feet). They proposed to clean, repair and repaint the existing siding and add new wood siding on the addition.

The Committee recommended removing the altered front gable to expose the original hip roof which appears to remain, maintain the original siding on the front of the house, extend the north bump-out to the rear corner to assist in breaking down the massing, consider reducing the size of the addition or the south porches, disconnecting those porches and turning the addition sideways, to minimize the massing as viewed from the street. The siding on the sides of the house appears to have been replaced. They recommended investigating the Property Tax Freeze program.

E. **MINUTES**

Motion by Battaglia to approve the minutes from November 18, 2013 and January 8, 2014 as submitted. Second by Sundling. Motion approved: 5-0.

ADJOURN

Motion by Battaglia to adjourn. Second by Nally. Motion approved: 5-0.

Meeting adjourned at 9:45 p.m. Minutes prepared by Douglas Kaarre, Urban Planner.

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