

**Oak Park Historic Preservation Commission**  
**May 8, 2014 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers, 7:30 pm**

**ROLL CALL**

**PRESENT:** Chair Rosanne McGrath, Joerg Albrecht, Greg Battoglia, Fred Brandstrader, Don McLean, Regina Nally, Gary Palese, Chris Payne, Tom Sundling  
**ABSENT:** Dan Moroney, Tony Quinn  
**STAFF:** Douglas Kaarre, AICP – Urban Planner/Historic Preservation

**AGENDA APPROVAL**

*Motion by Sundling to approve the meeting agenda as submitted. Second by Palese. Motion approved 7-0.*

*AYE: Battoglia, McLean, Nally, Palese, Payne, Sundling, Chair McGrath*

*NAY: None*

**NON-AGENDA PUBLIC COMMENT**

None

**MINUTES**

*Motion by Battoglia to approve the April 10, 2014 meeting minutes as submitted. Second by Palese. Motion approved 7-0.*

*AYE: Battoglia, McLean, Nally, Palese, Payne, Sundling, Chair McGrath*

*NAY: None*

Commissioner Albrecht arrived.

**REGULAR AGENDA**

- A. HPC 14-17: 1012 Augusta Street (Enlow): Certificate of Appropriateness to construct a two-story side/rear addition (Frank Lloyd Wright-Prairie School of Architecture Historic District)**  
Property owner Sara Enlow and architect Steve Ryniewicz were present.

Planner Kaarre provided an overview of the project, which involves construction of a two-story side/rear addition clad in stucco to match the house. The existing side driveway will be eliminated. Staff recommends approval as the project meets the Guidelines.

Steve Ryniewicz, Studio R Architecture, presenting a project rendering and overview of the design. He noted that the two art glass windows on the west elevation of the house will be relocated to the west elevation of the addition.

*Motion by Albrecht to approve the Certificate of Appropriateness application for a two-story side/rear addition as submitted. Second by Palese.*

Chair McGrath asked why the addition wraps the corner of the house rather than being located wholly on the rear.

Steve Ryniewicz stated that it is mostly due to the interior layout and retention of more of the back yard. The garage can be accessed from the alley. They explored setting the addition back behind the two art glass windows, but the interior layout and roofline made it difficult.

Commissioner Nally suggested eliminating the front driveway remnant and repaving with brick to make more of a landscape feature.

*Motion approved 8-0.*

*AYE: Albrecht, Battoglia, McLean, Nally, Palese, Payne, Sundling, Chair McGrath*

*NAY: None*

Commissioner Brandstrader arrived.

- B. HPC 14-18: 145 S. East Avenue (Massie): Certificate of Appropriateness to demolish a frame garage and construct a new frame garage (Ridgeland/Oak Park Historic District)** Property owner Amanda Massie and architect Errol Kirsch were present.

Planner Kaarre provided an overview of the project, which involves demolishing the existing garage constructed in 1929, with the side wings added in 1976. The proposed new garage will be slightly larger but will be very similar in design and materials to the existing garage. The garage has significant structural issues. Staff is recommending approval of the application as the project meets the Guidelines.

Errol Kirsch, Errol Jay Kirsch Architects, stated that they had originally planned to rehab and add onto the garage, which was reviewed by the Architectural Review Committee in 2013. However, the functionality and condition of the garage, including its lack of foundation prohibited that. They propose to demolish the garage and construct a new garage that mostly replicates the existing.

*Motion by Albrecht to approve the Certificate of Appropriateness application for the demolition of a garage as submitted. Second by Battoglia.*

Errol Kirsch noted that they are adding one gable on the east to match the existing, and reusing several wood windows. They are also moving the south garage door to the alley.

*Motion approved 9-0.*

*AYE: Albrecht, Battoglia, Brandstrader, McLean, Nally, Palese, Payne, Sundling, Chair McGrath*

*NAY: Palese*

- C. HPC 14-19: 850 N. Elmwood Avenue (McHugh) – Certificate of Appropriateness to demolish a frame garage and construct a new stucco garage (Frank Lloyd Wright-Prairie School of Architecture Historic District)** Architect Errol Kirsch was present.

Planner Kaarre provided an overview of the project, which includes demolishing an existing two-car frame garage and constructing a new stucco garage. The site plan shows the garage moved closer to the house connected to a rear addition by a deck; however, the design of the addition has not yet been submitted. Staff had recommended holding off on the garage submittal and have the entire project reviewed at one time, but the applicant insisted on moving forward with the demolition first. The existing garage does not appear to be contemporary with the house and is not compatible in terms of design. The proposed new garage will be compatible with the size, style, roof profile, materials and appearance of the house. Staff is recommending approval of the application as the project meets the Guidelines.

Errol Kirsch, Errol Jay Kirsch Architects, stated that the owner wants to move the garage closer to the house for convenience. He noted the deteriorated condition of the garage and that repair was not realistic.

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*Motion by Palese to approve the Certificate of Appropriateness application for the demolition of a garage as submitted. Second by Battoglia.*

Chair McGrath noted that it is difficult to approve a new location for the garage without first reviewing the elevations of the proposed rear addition.

Errol Kirsch noted that there are no zoning issues, and that the addition and garage will be connected by a covered walk. He discussed the relationship of the garage and addition on the site.

Commissioner Brandstrader asked how the proposed site plan and new garage location impacts the neighboring property to the south.

Commissioner Albrecht suggested they approve the demolition subject to future evaluation of the siting and design of the new garage and addition.

*Motion by Palese to amend the approval of the Certificate of Appropriateness application for the demolition of the garage subject to future review of the new garage design and location in relation to the proposed addition. Amendment to motion seconded by Battoglia. Motion approved 9-0.*

*AYE: Albrecht, Battoglia, Brandstrader, McLean, Nally, Palese, Payne, Sundling, Chair McGrath*

*NAY: Palese*

### **CONSENT AGENDA**

### **OTHER BUSINESS**

**Staff Approvals:** Planner Kaarre provided a report on the 125 Staff permit approvals for April 2014.

### **ADJOURN**

*Motion by Palese to adjourn. Second by Battoglia. Motion approved: 9-0.*

*AYE: Albrecht, Battoglia, Brandstrader, McLean, Nally, Palese, Payne, Sundling, Chair McGrath*

*NAY: None*

Meeting adjourned at 8:20 p.m. Minutes prepared by Douglas Kaarre.

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