

**Oak Park Historic Preservation Commission**  
**Architectural Review Committee**  
**May 28, 2014 Meeting Minutes**  
**Oak Park Village Hall, Room 215 – 7:30 pm**

**A. ROLL CALL**

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

**B. HPC 2014-24: 800 S. Elmwood Avenue (Adams): Certificate of Appropriateness to construct a rear one-story addition (*Gunderson Historic District*)**

Architect Jim Vanderheyden was present representing the applicants. He provided an overview of the proposed rear grade level addition to act as an entry vestibule. They are maintaining the massing and character of the house. Vertical trim line was added for delineation between old and new.

Planner Kaarre noted that based on the limited amount of demolition, you could make a case that the project would not require a Certificate of Appropriateness, but fall under the Advisory Review procedures.

Chair McGrath suggested retaining the beam for exterior accent to match the front.

The Committee agreed that a Certificate of Appropriateness was not required and that their comments were Advisory.

**C. HPC 2014-26: 325 S. Euclid Avenue (Van Ermen): Certificate of Appropriateness for dormer additions, skylights, attic windows (*Gunderson Historic District*)**

Architect Troy Pavelka, Normandy Architects, was present representing the applicants. The proposal is to improve the attic space. In order to provide headroom and a bathroom they propose extending the height of the ridge on two dormers. They changed the slope to minimize impact. They are replacing the attic windows with Pella Architect series true-divided lights to match existing.

The Committee discussed alternatives to the dormer addition roof slopes – to match existing or alter the slope to lower the ridge height. The requested additional drawings showing the alternatives. The Guidelines do not allow skylights that are visible from the street. They requested photos showing the condition of the windows, cut sheets for the new windows, and the addition of notes on the elevations.

The application was forwarded to the full Commission for review.

**D. HPC 2014-28: Oak Park Oasis (JCSD, Ltd.): Review of a Planned Development proposal to construct 22 townhomes (*Ridgeland/Oak Park Historic District*)**

Architect/Owner John Schiess was present. He provided a history of the site and project overview. They are proposing to construct 22 townhomes on a square parking lot around a central courtyard. They will vacate portions of the alley, and the project site includes the single-family home at 317 Home Avenue for zoning purposes only to provide street frontage for the project. The elevations will be masonry, fiber cement board planks and battens and copper bays with a Tudor look.

Planner Kaarre provided an overview of the process. The project is already under review by the Plan Commission, and it was thought that the ARC could provide comments on behalf of the HPC due to the timing of the review. As it is new construction, the comments are Advisory in nature.

The Committee discussed the layout, design, alleys, and lighting. They noted that the development will be minimally visible from the four surrounding streets, and will have little impact on the historic character of the district. They noted that the proposed development is a good use for this underutilized property, and will be an improvement to the neighborhood and surrounding properties. Finally, they noted that the design and scale of the proposed development is in keeping with the neighborhood and surrounding properties.

E. **HPC 2014-29: 830 N. Oak Park Avenue (McHugh)**: Certificate of Appropriateness for front porch rehab and side addition alterations, siding alterations and a rear two-story addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)

Property owner Paul McHugh and architect Errol Kirsch were present. Mr. Kirsch provided an overview of the proposal. They propose the following:

- a) Replace the concrete stairs, brick sidewalls and wood columns in-kind to match
- b) Convert the first floor side porch to a screen porch, rebuild foundation, to match
- c) Replace all windows with 6-over-1 aluminum-clad wood windows for consistency
- d) Remove the aluminum siding and install Hardi-board over the original wood siding in lieu of repair and repainting

The Committee discussed the proposal and made the following recommendations:

- a) Use simulated divided light 6-over-1 aluminum-clad wood windows wherever the windows are visible from the street.
- b) Reuse the brick and stone on the front porch if possible.
- c) Recommend matching appearance of the original siding found underneath with the new siding
- d) Recommend approval of altering the 1925 side porch into a screen porch on the first floor and replacing columns to match. Keep the second floor front windows to retain character from the street.
- e) The rear two-story addition will be minimally visible from the street. They recommended removing the notch from the north elevation.
- f) Recommended retaining the front door if possible, or replacing it in kind. Keep the sidelights and retain and repair original.

The application was forwarded to the full Commission for review.

F. **MINUTES**

*Motion by Sundling to approve the minutes from April 23, 2014 meeting as submitted. Second by Nally. Motion approved: 5-0.*

**ADJOURN**

*Motion by Sundling to adjourn. Second by Payne. Motion approved: 5-0.*

Meeting adjourned at 9:55 p.m. Minutes prepared by Douglas Kaarre, Urban Planner.