

Oak Park Historic Preservation Commission
Architectural Review Committee
June 25, 2014 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm

A. ROLL CALL

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

B. MINUTES

Motion by Nally to approve the minutes from May 28, 2014 meeting as submitted. Second by Battoglia. Motion approved: 3-0.

C. HPC 2014-37: 310 Lake Street (Lickton): Certificate of Advisory Review to rebuild a portion of the exterior front facade (*Ridgeland/Oak Park Historic District*)

Property owner Bob Lickton was present. He provided an overview of the proposal. The building dates to 1890 or 1893. A metal panel, which he believes was added in the 1930s, was falling off due to deterioration of the brick, and he removed it and threw it out. He believes it was originally sandstone and is proposing a band that looks like stone but with modern materials matching the color of the brick. He also proposes to rebuild the curved brick pillars.

Chair McGrath noted that the demolition of the metal panel occurred without a permit or review, and would have required a Certificate of Appropriateness, not an Advisory Review. This should be reviewed and approved by the full Commission. The Committee agreed.

Staff will investigate whether the Historical Society has any historic photos of the building.

The Committee discussed the potential for using alternative materials, and suggesting looking at cast stone rather than concrete. They suggested that applicant investigate materials and provide the Commission with one or more specific alternatives. There are aesthetic and technical concerns with this project, and they recommended contacting an architect familiar with older buildings.

D. HPC 2014-38: 11 Elizabeth Court (Mickus): Certificate of Advisory Review to construct a one-story addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)

Property owner Chris Mickus and architect Mark Filoramo were present. They noted that the house is a Non-Contributing Resource as it was built in 1947 in the Cape Cod style. The garage is likely original but the breezeway may have been added. It is a great location and they propose replacing the garage and breezeway with a one-story addition in a modern design and a detached garage. The site and zoning dictated the location.

The Committee discussed noted that they had issues with the compatibility of the design of the addition, including the street rhythm, setbacks and materials. It is not the modern design that is an issue, but how the design of the addition relates to the original structure, such as eave lines, window lines, height and proportion. The modern design is somewhat disparate with the context of the neighborhood.

Mr. Filoramo stated that it appears more severe in the drawings that it actually will be due to perspective views, landscaping and lighting. They discussed siting, massing and scale.

Mr. Mickus stated that the original house is unlike any in the area. He is uncomfortable trying to mimic historic architecture and their main concern are views from Kenilworth. The addition is placed towards Elizabeth, is at the end of the street and faces another garage across the street. This is a modest addition in reality. This is a small house and they have no need for a second floor.

The Committee recommended providing perspective drawings, and addressing how the addition meets the Architectural Review Guidelines. They recommend review by the full Commission based on the prominence of the location.

ADJOURN

Motion by Nally to adjourn. Second by Battoglia. Motion approved: 3-0.

Meeting adjourned at 9:00 p.m. Minutes prepared by Douglas Kaarre, Urban Planner.

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