

**Oak Park Historic Preservation Commission**  
**September 11, 2014 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers, 7:30 pm**

**ROLL CALL**

**PRESENT:** Chair Rosanne McGrath, Joerg Albrecht, Fred Brandstrader, Don McLean, Regina Nally, Vice Chair Gary Palese, Chris Payne, Tom Sundling  
**ABSENT:** Greg Battoglia, 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 Nally. Motion approved 6-0.*

*AYE: Moroney, Nally, Payne, Quinn, Sundling, Acting Chair Battoglia*

*NAY: None*

**NON-AGENDA PUBLIC COMMENT**

None

**MINUTES**

*Motion by Quinn to approve the July 10, 2014 meeting minutes as submitted. Second by Sundling.*

*Motion approved 6-0.*

*AYE: Moroney, Nally, Payne, Quinn, Sundling, Acting Chair Battoglia*

*NAY: None*

Commissioner Nally arrived at 7:35 p.m.

**REGULAR AGENDA**

**A. Historic Landmarks: Public Hearing for the following:**

**Edward B. Kittle House, 636 Fair Oaks Avenue, Tallmadge and Watson (1909)**

Chair McGrath opened the public hearing. She noted that owner consent was on file.

*Motion by Palese to accept the nomination report for 636 Fair Oaks Avenue as the Findings of Fact under criteria (1) (3) (5) and (6). Second by Albrecht. Motion approved 7-0.*

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

*NAY: None*

Planner Kaarre read the exhibits into the record. Exhibit A is the Historic Landmark Nomination Form and Exhibit B is the Historic Landmark Nomination Report.

Property owner Hans Lagoni stated that they have lived in the house for 20 years and were given the original drawings from the previous owners. He thanked Jack Lesniak who researched and prepared the nomination report. The house was not commonly known as a Tallmadge and Watson House due to confusing documentation, which Jack was able to clarify. They are delighted to recognize and preserve the house. There was no public testimony in support or opposition to the nomination. It was noted that houses by Tallmadge and Watson are excellent examples of the Prairie Style with very livable interior plans.

*Motion by Albrecht to forward a Resolution and the Findings of Fact for 636 Fair Oaks Avenue to the Village Board of Trustees for approval. Second by Palese. Motion approved 7-0.*

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AYE: Albrecht, McLean, Nally, Palese, Payne, Sundling, Chair McGrath  
NAY: None

**Walter S. Gerts House, 200 S. East Avenue, Frank D. Thompson (1897)**

Chair McGrath opened the public hearing. She noted that owner consent was on file.

*Motion by Albrecht to accept the nomination report for 200 S. East Avenue as the Findings of Fact under criteria (1), (3) (5) and (6). Second by McLean. Motion approved 7-0.*

AYE: Albrecht, McLean, Nally, Palese, Payne, Sundling, Chair McGrath  
NAY: None

Planner Kaarre read the exhibits into the record. Exhibit A is the Historic Landmark Nomination Form and Exhibit B is the Historic Landmark Nomination Report.

Property owner Susan O'Brien thanked Village Staff for a wonderfully researched and written nomination report. There was no public testimony in support or opposition to the nomination. It was noted that the front porch makes the house very unique and elegant.

*Motion by Palese to forward a Resolution and the Findings of Fact for 200 S. East Avenue to the Village Board of Trustees for approval . Second by Payne. Motion approved 7-0.*

AYE: Albrecht, McLean, Nally, Palese, Payne, Sundling, Chair McGrath  
NAY: None

*Motion by Albrecht to close the public hearing. Second by Palese. Motion approved 7-0.*

AYE: Albrecht, McLean, Nally, Palese, Payne, Sundling, Chair McGrath  
NAY: None

Commissioner Brandstrader arrived at 7:45 p.m.

**B. HPC 2014-60: 310 Lake Street (Lickton): Certificate of Appropriateness to rebuild a portion of the exterior front facade (Ridgeland/Oak Park Historic District)**

Property owner Bob Lickton was present.

Staff provided an overview of the application. The three-story brick building was constructed by the Ridgeland Hall Association in 1890 and designed by architect Cicero Hine. J. W. Brown was the original builder. The building was used as a community hall for the Village of Ridgeland, and is a Contributing Resource within the *Ridgeland/Oak Park Historic District*. Exterior work visible from the street requires Historic review. The scope of work meets the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Appropriateness. The proposal involves removing a historic decorative metal band from the third floor of the façade, tuckpoint the exposed brick, rebuild the five round brick pilasters on in the exposed area, and install a band of Portland Cement stucco with a finish to resemble stone. The enamel decorative metal panel was damaged and falling off the building and was removed by the owner without a permit. The vertical elements on the façade are half-round bricks, which will be rebuilt and restored. Staff recommended approval of the Certificate of Appropriateness as submitted.

Motion by Albrecht to approve the Certificate of Appropriateness application as submitted. Second by Sundling.

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The Commission discussed the previous review of the proposal by the Architectural Review Committee, who noted that a variety of materials could be accepted, that anything new should be based on historic photos, if possible, and that as it is masonry it need to be installed correctly. They suggested the applicant do additional research, consult contractors and submit a proposal. The applicant has submitted a proposal to use a band of stucco tinted red to match the façade with a finish to appear as stone. The historic photos show the building in the distance, and the band appears to have been added later and does have some sort of profile. It is unclear if what was removed without a permit was original.

The Commission discussed the proposed stucco material and design. They determined that stucco is an appropriate alternative material and that the color will match the building. They determined that a horizontal profile rather than rusticated stone would be most appropriate as that is what appears in the historic photo. The proposal for a rusticated stone look would not be compatible with the building. They discussed the Guidelines. The reconstruction of the brick pilasters is appropriate.

Amendment to motion by Payne to approve the Certificate of Appropriateness application for 310 Lake Street with the condition that the stucco band is configured with a protruding profile similar to what was removed. Second by Brandstrader. Motion approved 8-0.

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

*NAY: None*

### **CONSENT AGENDA**

#### **OTHER BUSINESS**

Architectural Review Committee: Update on August 27, 2014 meeting

Staff Approvals: Staff provided a report on the 116 Staff permit approvals for August 2014.

Commission procedures: Discussion of Open Meetings Act requirements and guidelines on how to make a proper motion.

Oak Park Village Hall: Congratulations on the building being listed on the National Register of Historic Places on August 25, 2014.

#### **ADJOURN**

*Motion by Brandstrader to adjourn. Second by Albrecht. Motion approved: 8-0.*

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

*NAY: None*

Meeting adjourned at 9:15 p.m. Minutes prepared by Douglas Kaarre.

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