

**Oak Park Historic Preservation Commission**  
**February 12, 2015 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers/Room 201, 7:30 pm**

**ROLL CALL**

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

**AGENDA APPROVAL**

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

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

*NAY: None*

**NON-AGENDA PUBLIC COMMENT**

None

**MINUTES**

*Motion by Albrecht to table the minutes until March 12 to verify the wording of the motion for 1013 Superior Street. Second by Nally. Motion approved 7-0.*

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

*NAY: None*

**REGULAR AGENDA**

- A. HPC 2015-12: 134 S. Ridgeland Avenue (Hosek): Certificate of Advisory Review to install solar panels on the south facing roof slope (Ridgeland/Oak Park Historic District)**

Planner Kaarre introduced the application. The two-story frame house built in the Queen Anne style is listed as a Contributing Resource within the *Ridgeland/Oak Park Historic District*. The house was constructed in 1906 by Louis Gorenson for F. D. Curtiss. The proposal involves installing 20 solar panels on the south-facing roof slope of the house. The scope of work does not meet the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Advisory Review.

*Motion by Albrecht to discuss the Certificate of Advisory Review application for 134 S. Ridgeland Avenue. Second by Nally. Motion approved 8-0.*

Dorian Breuer, Ailey Solar Electric, provided an overview of the application.

The Commission discussed requirement for Certificate of Appropriateness review vs. Advisory review. They discussed the current and proposed Guidelines regarding the installation of solar panels, and location on the garage vs. the house. The garage is too shaded to install them. They noted that the proposal, although visible from the street, will not damage or remove any historic materials and will be reversible. They provided a positive recommendation under the current Guidelines.

Chair McGrath noted that the HPC Education Committee will be tasked with creating a Solar Policy handout and ensure existing and proposed solar guidelines are in line.

Commissioner Brandstrader arrived at 7:55 p.m.

**B. HPC 2015-06: 167 Forest Avenue (Austin Gardens – Park District): Certificate of Advisory Review to construct a new building in the park to house an environmental education center (Frank Lloyd Wright-Prairie School of Architecture Historic District)**

Planner Kaarre introduced the application. The property at 167 Forest is located within Austin Gardens, a public park. The park was added to the *Frank Lloyd Wright-Prairie School of Architecture Historic District* in 2009 (National Register) and in 2012 (local district). The new two-story building will be listed as a Non-Contributing Resource). The scope of work does not meet the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Advisory Review.

Carol Yetken, project manager and landscape architect, provided an overview of the project. She referred to the Park 2002 Master Plan, \$400,000 ASLAD grant, and its sustainable features including solar panels and geothermal heating and cooling. They are applying for LEED Platinum.

Tom Bassett-Dilley, project architect, provided an overview of the building design and program, which includes space for Festival Theater, skating, eco-range camp, classrooms, restrooms and possibly day care. They may qualify for net zero construction.

*Motion by Albrecht to discuss the Certificate of Advisory Review application for 167 Forest Avenue. Second by Nally. Motion approved 8-0.*

The Commission discussed the proposed design and location and provided positive recommendations under the current Guidelines.

**C. HPC 2015-07: 875 Lake Street (Unity Temple Unitarian Universalist Congregation) – Certificate of Appropriateness for Exterior and Interior restoration and replacement (Historic Landmark/Interior Landmark)**

Gunny Harboe, Harboe Architects, provided an overview of the project. He reviewed the contributing elements of the building, the exterior and interior scope of work, and the proposed project timeline. The scope of work includes restoration of the exterior shotcrete, interior paint color restoration, roof repair/removal of interior ceiling, skylight protection, and geothermal heating and cooling. IHPA and Landmarks Illinois have already reviewed the project.

Project team includes:

Architecture: Harboe Architects

Landscape: Carol Yetken

Concrete: Zera Construction and Ward

Paint Colors: Evergreen Studios

General Contractor: Bergland Construction

Project Manager: Project Management Advisors

Brad White, Alphawood Foundation, noted that they are providing a \$10 million grant towards the project, but that the congregation and Unity Temple Restoration Foundation are continuing to raise additional donations and financing.

Jack Tribbia, Bergland Construction, stated that the building will be closed to the public from June 2015 through October 2016.

*Motion by Albrecht to discuss the Certificate of Appropriateness application for 875 Lake Street. Second by Nally. Motion approved 8-0.*

The Commission discussed the application. It was suggested that some visitor information be placed on site due to the long period of closure and high number of tourist visits, possibly with a QR code linked to a website.

*Motion by Albrecht to approve the Certificate of Appropriateness application for 875 Lake Street as submitted and outlined in the presentation dated January 2015 and the drawings (50%) dated January 26, 2015. Second by Brandstrader. Motion approved 8-0.*

*AYE: Albrecht, Battoglia, Brandstrader, McLean, Nally, Payne, Sundling, Chair McGrath  
NAY: None*

- D. HPC 2015-09: 142 N. Harvey Avenue (Mariottini/Kitsos)** – Certificate of Appropriateness to construct a rear second-floor addition, replace the front porch, and repair/replace original wood siding (*Ridgeland/Oak Park Historic District*)

Planner Kaarre introduced the application. The two-story frame Gable-and-Wing house built in the Folk/Traditional Style is listed as a Contributing Resource within the *Ridgeland/Oak Park Historic District*. The house was constructed ca. 1885 based on its form and style. The house appears on the 1895 Sanborn Fire Insurance Map. The existing asphalt shingle roof dates to 1996. There are no other permits on file for any later alterations or additions. The scope of work meets the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Appropriateness.

*Motion by Albrecht to discuss the Certificate of Appropriateness application for 142 N. Harvey Avenue. Second by Brandstrader. Motion approved 8-0.*

The Commission noted that after reviewing the proposal as submitted, including Options A and B for the front porch, the project using Option A for the front porch is in keeping with the character of the house and surrounding neighborhood. They also noted that if other historic evidence regarding the front porch is uncovered indicating Option B may have been in place historically, Staff may approve porch revisions in keeping with the Guidelines.

*Motion by Sundling to approve the Certificate of Appropriateness for 142 N. Harvey Avenue as submitted using Option A for the front porch in plans prepared by Ducar Associates Architects dated January 11, 2015. Second by Moroney. Motion approved 8-0.*

*AYE: Albrecht, Battoglia, Brandstrader, McLean, Nally, Payne, Sundling, Chair McGrath  
NAY: None*

- E. HPC 2015-10: 215 S. Grove Avenue (Papke)** – Certificate of Appropriateness to to demolish a rear one-story addition and construct a rear two-story addition, stair tower and rear porch (*Ridgeland/Oak Park Historic District*)

Planner Kaarre introduced the application. The two-story frame house built in the Queen Anne style is listed as a Contributing Resource within the *Ridgeland/Oak Park Historic District*. The house was constructed ca. 1890 based on its form and style. The house appears on the 1895 Sanborn Fire Insurance Map. The proposal involves replacing a rear one-story frame addition with a two-story frame addition, stair tower and porch. The scope of work meets the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Appropriateness.

Robert Steffen, project architect, provided an overview of the project.

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*Motion by Brandstrader to discuss the Certificate of Appropriateness application for 215 S. Grove Avenue. Second by Albrecht. Motion approved 8-0.*

The Commission discussed the application. It was noted that the proposal meets the Guidelines as submitted.

*Motion by Battaglia to approve the Certificate of Appropriateness for 215 S. Grove Avenue as submitted in plans prepared by Steffen Schwerin Architects dated as received on February 5, 2015. Second by Brandstrader. Motion approved 8-0.*

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

*NAY: None*

### **CONSENT AGENDA**

**HPC 2007-52: 644 Madison Street (Essex Foley Family LLLP)** – Preliminary determination of eligibility for Historic Landmark designation – request 1-year extension of consideration. Continued from June 12, 2014.

*Motion by Nally to approve the Consent Agenda as submitted. Second by Albrecht. Motion approved 8-0.*

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

*NAY: None*

### **OTHER BUSINESS**

**Solar Panel Policy:** The Commission discussed the need to create a solar panel policy to deal with the potential high volume of future applications due to several incentive programs. Although there are concerns about the collective impact of multiple applications, there is also support for reduced footprint. The work was forwarded to the Education Committee to determine a) what to say and allow, b) include intent of current guidelines and match to proposed guidelines, and c) create a separate handout.

**2015 Work Plan:** The Commission discussed the timeline and workflow for the three major initiative they will be working on in 2015: a) Completion of the revisions to the Architectural Review Guidelines, b) outreach for and potential creation of a Hulbert Historic District, and c) revisions to the Historic Preservation Ordinance. Commissioner Nally volunteered to manage the workflow chart.

**Education Committee:** Update on January 26, 2015 meeting.

**Architectural Review Committee:** Update on January 28, 2015 meeting.

**Staff Approvals:** December 2014 and January 215 Staff permit approval reports

### **ADJOURN**

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

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

*NAY: None*

The meeting adjourned at 10:10 p.m.

Minutes prepared by Douglas Kaarre, Urban Planner.