

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

ROLL CALL

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

AGENDA APPROVAL

Commissioner Albrecht asked that the November 13, 2014 minutes be moved to the end of the Regular Agenda for discussion.

Motion by Albrecht to approve the meeting agenda as amended. Second by Quinn. Motion approved 6-0.

AYE: Albrecht, Battoglia, McLean, Payne, Quinn, Sundling

NAY: None

NON-AGENDA PUBLIC COMMENT

None

MINUTES

Motion by Albrecht to approve the February 12, 2015 meeting minutes as submitted. Second by Sundling. Motion approved 6-0.

AYE: Albrecht, Battoglia, McLean, Payne, Quinn, Sundling

NAY: None

REGULAR AGENDA

- A. HPC 2015-12: 317 S. Euclid Avenue (Stein) – Certificate of Appropriateness to alter front porch, alter window openings on north, demolish garage and construct new garage (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. A rear two-story addition, side gables, and front porch alterations likely occurred prior to 1926 – there are no permits on file. The existing garage was constructed in 1975.

The proposal involves the following:

- removing the front porch knee walls, stairs and metal railings, porch posts and wood ceiling and replace them with a wood railing system, wood columns, wood stairs and railings, and new wood beadboard ceiling.
- A significant remodeling of the interior is proposed, which will include the removal and addition of numerous window openings on the north façade.
- Replacement of all double-hung windows, and several glass block windows, with Marvin clad double-hung windows in the existing frames (where the openings remain).
- Adding four skylights – two on the north slope and two on the south slope.
- Construction of a new rear dormer and deck will not be visible from the street.

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The scope of work meets the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Appropriateness. Staff is recommending approval of the Certificate of Appropriateness with the condition to remove the skylights from visible roof slopes.

Motion by Albrecht to discuss the Certificate of Appropriateness application for 317 S. Euclid Avenue. Second by Payne. Motion approved 6-0.

Paul Wicklow, Wicklow Development Group, is the contractor for the project and provided an overview of the application. The house was previously a rooming house and currently has three apartments. The owners would like to return the interior design and layout back to a single-family home to provide a cohesive feel from front to back and on each floor. It will require the installation of an interior staircase in one location on the north elevation. This will result in the moving of window openings on the north. They will reuse some casings and are not changing the building footprint. They are restoring the front porch to its original character.

The Commission discussed the application. They discussed the Guidelines regarding windows, siding, porches and garages. They agreed that the porch is in character and that the existing north windows may not be in their original size or location. They also concurred that the skylights should be moved to a location not visible from the street or removed.

Motion by Albrecht to approve the Certificate of Appropriateness for 317 S. Euclid Avenue as submitted with the condition that the skylights be moved from view or removed based on plans dated March 6, 2015 designed by Technica Design, P.C. Second by McLean. Motion approved 6-0.

AYE: Albrecht, Battoglia, McLean, Payne, Quinn, Sundling

NAY: None

MINUTES

Motion by Albrecht to approve the February 12, 2015 meeting minutes as submitted. Second by Sundling. Motion approved 6-0.

AYE: Albrecht, Battoglia, McLean, Payne, Quinn, Sundling

NAY: None

CONSENT AGENDA

OTHER BUSINESS

2015 Work Plan: The Commission received an update on the *Hulbert Houses Historic District* public process and the Architectural Review Guidelines revision process.

Downtown Streetscape Project: Commissioner Quinn, who sits on this committee, provided an update on the process, which includes three scenarios for Lake Street between Harlem and Euclid.

Education Committee: Update on the February 23, 2015 meeting.

Staff Approvals: February, 2015 Staff permit approval report

ADJOURN

Motion by Albrecht to adjourn. Second by McLean. Motion approved 6-0.

AYE: Albrecht, Battoglia, McLean, Payne, Quinn, Sundling

NAY: None

The meeting adjourned at 8:20 p.m.

Minutes prepared by Douglas Kaarre, Urban Planner.