

**Oak Park Historic Preservation Commission**  
**April 9, 2015 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers/Room 201, 7:30 pm**

**ROLL CALL**

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

**AGENDA APPROVAL**

*Motion by Sundling to approve the meeting agenda as amended. Second by Quinn. Motion approved 6-0.*  
*AYE: Battoglia, McLean, Moroney, Payne, Quinn, Sundling*  
*NAY: None*

**NON-AGENDA PUBLIC COMMENT**

None

**MINUTES**

*Motion by Moroney to approve the March 12, 2015 meeting minutes as submitted. Second by Sundling. Motion approved 6-0.*  
*AYE: Battoglia, McLean, Moroney, Payne, Quinn, Sundling*  
*NAY: None*

**REGULAR AGENDA**

- A. HPC 2015-16: 718 N. Grove Avenue (Baronger Group) – Certificate of Appropriateness to construct a two-story addition and front porch alterations (Frank Lloyd Wright-Prairie School of Architecture Historic District)**  
Property owner Mitch Goldstein was present.

Planner Kaarre presented the staff report. The two-story brick gable front house is listed as a Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The house was constructed ca. 1925 based on its form and style. There are no original permits on file. The front porch appears to have been altered with an enclosed section in brick and vertical boards, concrete stoop and stairs, brick wall and metal railings. 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 altering the front porch by removing the vertical boards and metal railings and adding new brick wall and posts, and constructing a rear two-story addition that projects into the south side yard. Staff opinion is that the proposal meets the Architectural Review Guidelines and is recommending approval of the Certificate of Appropriateness application as submitted.

*Motion by Moroney to discuss the application. Second by Sundling.*

The Commission discussed the application with applicant Mitch Goldstein.

*Motion by Moroney to approve the Certificate of Appropriateness for 718 N. Grove Avenue based on plans dated March 16 and April 2, 2015 prepared by Lindstrom Associates, with the following conditions:*

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- *Retain the front three second-floor windows and two attic windows on the front facade in their current configuration and size.*
- *Match the eave returns on the addition gable to those on the front of the house.*

*Second by McLean. Motion approved 6-0.*

*AYE: Battoglia, McLean, Moroney, Payne, Quinn, Sundling*

*NAY: None*

**B. HPC 2015-17: 1025 Erie Street (Stroiman) – Certificate of Appropriateness to construct a side and rear two-story addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)**  
Property owner Jen Stroiman and architect Christopher Wollmuth were present.

Planner Kaarre presented the staff report. The two-story house is listed as a Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The house was constructed ca. 1880 based on its form and Stick style of architecture. There are no original permits on file. 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 demolishing the two-story east gabled wing and rear half of the house and constructing a two-story frame addition that includes extending the gabled wing out from the house from 4 feet to 11 feet. The addition will be flush with both side walls, and a separate, taller gable is being added to the back of the existing/new gable. The existing decorative wood trim is being recreated in the new gable end.

Staff opinion is that the proposal does not meet Items 1, 2, 4 and 5 of the New Addition Policy of the Guidelines and is not recommending approval of the Certificate of Appropriateness application as submitted.

Christopher Wollmuth, of CW Design, provided an overview of the project. He discussed the primary and secondary features of the house, the Stick style, the evolution of changes to the home over time, the existing and proposed floor plans, and the existing and proposed elevations. He discussed how the proposal meets the New Addition Policy of the Architectural Review Guidelines. He noted that the proposal is a reasonable evolution of the house which allows the house to better serve the owners in an important way, and recognizes and preserves the historic character of the house and neighborhood.

*Motion by Moroney to discuss the application. Second by Payne.*

The Commission discussed the application, how it does or does not meet the Architectural Review Guidelines, and how the proposal would alter the house when viewed from the street. They discussed the proposed floor plans and elevations, scale, massing, height and placement of the addition, and replication of details. It was noted that the design and appearance of the addition were appropriate and compatible. They suggested looking at ways to accomplish a rear addition without the removal of the east bay or the significant alteration of its scale and massing.

The Commission noted two areas where they felt the application did not meet the New Addition Policy of the Architectural Review Guidelines. These two areas are as follows:

1. ***New additions in historic districts must be compatible with the size, scale, set-back, massing, material, and character of the building to which it is attached.*** The concern with this Guideline was the enlargement of the historic east bay and how that, along with the larger two-story

massing of the addition behind it, including the proposed roofing solution, impacted the historic character of the house. The set-back, materials and overall character of the proposal appeared to meet the Guidelines.

- 2. *New additions shall not remove significant character-defining features or historic material visible from the street.*** The Commission indicated that the east bay was a character-defining feature of this particular house, and this style of house in general. Removing the bay and replacing it with a larger bay extending out further from the house did not meet this Guideline in their opinion.

*Motion by Moroney to approve the Certificate of Appropriateness application for 1025 Erie Street as submitted based on plans prepared by CW Design dated March 25, 2015. Second by Payne. Motion was denied 1-5.*

*AYE: Moroney*

*NAY: Battaglia, McLean, Payne, Quinn, Sundling*

As a result per Section 7-9-13.F of the Historic Preservation Ordinance, the Commission took no action on the application.

**C. HPC 2015-20: 151 N. Elmwood Avenue (Steketee) – Certificate of Appropriateness to construct a rear two-story addition and restore siding (Frank Lloyd Wright-Prairie School of Architecture Historic District)**

Property owner Tina Steketee and architect Mark Zinni were present.

Planner Kaarre presented the staff report. The two-story frame house is listed as a Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The house was constructed in 1904 by Henry Hogans for Varden Peterbough and has Queen Anne and Prairie style influences. The scope of work meets the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Appropriateness. Staff opinion is that the proposal meets the Architectural Review Guidelines and is recommending approval of the Certificate of Appropriateness application as submitted.

*Motion by Sundling to discuss the application. Second by Quinn.*

Mark Zinni, of Mark Zinni Architects, provided an overview of the application.

The Commission discussed the application.

*Motion by Payne to approve the Certificate of Appropriateness application for 151 N. Elmwood Avenue as submitted based on plans prepared by Mark Zinni Architects dated March 31, 2015. Second by Sundling. Motion was approved 6-0.*

*AYE: Battaglia, McLean, Moroney, Payne, Quinn, Sundling*

*NAY: None*

Tina Steketee noted that they are also proposing to add a curb cut and driveway in the front, which will require a Zoning Variance. They need the additional parking for accessibility and guest parking as they are near the High School, Farmer's Market and Ridgeland Commons. There is one other driveway on the block.

The Commission discussed the idea and encouraged retention of the Gingko tree in the front yard.

**CONSENT AGENDA**

**OTHER BUSINESS**

2015 Work Plan: The Commission received an update on several ongoing projects.

Architectural Review Committee: Minutes of the March 25, 2015 meeting were provided.

Staff Approvals: March, 2015 Staff permit approval report

2015 Illinois Main Street and Historic Preservation Conference: Staff encouraged Commission members to consider attending this conference, to be held June 23-25 in Carbondale. CLG scholarship funding is available to reimburse travel and registration costs.

**ADJOURN**

*Motion by Payne to adjourn. Second by McLean. Motion approved 6-0.*

*AYE: Battoglia, McLean, Moroney, Payne, Quinn, Sundling*

*NAY: None*

The meeting adjourned at 8:45 p.m.

Minutes prepared by Douglas Kaarre, Urban Planner.