

Oak Park Historic Preservation Commission
August 13, 2015 Meeting Minutes
Oak Park Village Hall, Council Chambers/Room 201, 7:30 pm

ROLL CALL

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

AGENDA APPROVAL

Motion by Albrecht to approve the meeting agenda. Second by Palese. Motion approved 8-0.
AYE: Albrecht, Battoglia, McLean, Moroney, Nally, Palese, Payne, Chair McGrath
NAY: None

NON-AGENDA PUBLIC COMMENT

None

MINUTES

Motion by Battoglia to approve the July 9, 2015 meeting minutes as submitted. Second by Albrecht. Motion approved 8-0.
AYE: Albrecht, Battoglia, McLean, Moroney, Nally, Palese, Payne, Chair McGrath
NAY: None

REGULAR AGENDA

- A. **HPC 2015-27: 201 N. Scoville Avenue (Oak Park and River Forest High School): Certificate of Appropriateness to demolish a 155-foot tall round brick chimney (Frank Lloyd Wright-Prairie School of Architecture Historic District)**
Todd Altenburg, Chief School Business Official, and Fred Preuss, Director of Building and Grounds, were present representing the property owners.

Chair McGrath stated that the Village Attorney has determined that this project does not require a building permit or approval by the Village's Permit Processing Division. Therefore, it does not require a Certificate of Appropriateness.

Planner Kaarre stated that although the high school is a Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*, building permits for local school districts are reviewed by the State of Illinois and not the local municipality. The preservation ordinance requires HPC review for local building and demolition permit applications, which exempts the schools. However, the Village does have purview over zoning.

Commissioner Nally stated that this element helps to define the high school as an institutional building. She understands the construction situation

Commissioner Albrecht disagreed that it would have a major impact on the building from the horizon. Many people do not even notice it.

Mr. Altenburg stated that he understands their concerns, but the School Board has voted to demolish the chimney and that is the direction they wish to go. He asked if the Village could provide them with a letter stating that building permits do not fall under the purview of the preservation

ordinance and local review. When asked about reusing the brick, he stated that they are looking into a marketing/fundraising option where they might sell the bricks.

- B. **HPC 2015-42: 301 S. Elmwood Avenue (Piper): Certificate of Appropriateness to replace original clay tile roof on garage with asphalt shingles (Ridgeland/Oak Park Historic District)**
Jim Falkiewicz, All Roofs, was present representing the property owners

Planner Kaarre provided an overview of the application. The house at 301 S. Elmwood is listed as a Contributing Resource within the Historic District. The Albert J. Pixley House and garage were constructed in 1911 in the Prairie style and designed by architect Frank DeMoney. According to the applicant, the condition of the plywood base underneath the tiles is in poor condition, and a number of the tiles are chipped, broken or have fallen off. The applicant has submitted estimates from All Roofs to replace the tile with asphalt shingles (\$3,850), replace/repair the existing tile roof (\$7,490) and to replace the tile with new matching tiles (\$11,400). All Roofs has stated that any tile which is chipped or broken must be replaced. The Architectural Review Guidelines state that *“If replacement of roofing materials is necessary, replacement materials shall be the same color, texture, and type of material as that which is being replaced, or the original historic roofing materials, unless it is technically infeasible to do so. Technically Infeasible: Not possible to accomplish something due to substantial additional cost in comparison to approved alternative methods that meet these guidelines.”*

Mr. Falkiewicz stated that the new shingles will match those on the house in terms of color and appearance. They did look at repairing, but they could not find enough matching tiles.

Motion by Battoglia to open the application for discussion. Second by Albrecht. Motion approved 8-0.

Commissioner Battoglia stated that the project meets the Guidelines and it is an ancillary structure.

Commissioner Albrecht agreed but is less hesitant to approve due to the fact that the tile roof on the main house has already been replaced with asphalt shingles. They were meant to work together as an ensemble.

Motion by Battoglia to approve the Certificate of Appropriateness to replace the clay tile roof on the garage at 301 S. Elmwood Avenue with asphalt shingles as submitted. Second by Palese. Motion approved 8-0.

AYE: Albrecht, Battoglia, McLean, Moroney, Nally, Palese, Payne, Chair McGrath

NAY: None

- C. **HPC 2015-43: 226 Home Avenue (Papier): Certificate of Appropriateness to construct a dormer addition (Ridgeland/Oak Park Historic District)**
Tim Eberline, Tom Bassett-Dillley Architect, was present representing the property owners.

Planner Kaarre provided an overview of the application. The house is listed as a Contributing Resource within the Historic District. The house was constructed in 1883 in the Queen Anne style. The proposal involves constructing a dormer addition on the north-facing roof slope to expand the attic space. The design of the proposed dormer will have a flat roof and design elements taken from the front porch. The Architectural Review Guidelines state that, *“Dormers: Limit size of new dormers to 1/2 of roof area visible from the street. Dormer roof design shall match the slope of main roof and shall be constructed in the same materials. Dormer windows shall be similar to that of main house.”*

Motion by Albrecht to open the application for discussion. Second by Palese. Motion approved 8-0.

Chair McGrath noted that there were three items of discussion, the scale and size of the dormer, the materials and details, and the roof configuration. The proposed dormer has a flat roof, which does not meet the Guidelines. The house has siding with simple corner boards and the dormer has a column design to match the porch, which calls attention to it. The size of the dormer is appropriate.

Mr. Eberline stated that they looked at shed and gable roof versions, but they felt that another gable created a water problem. He agrees with the vernacular of the dormer; they could simplify the design. The house does not have any other dormers for guidance.

There was discussion regarding whether the proposed dormer meets the Guidelines. A few commissioners agreed that it met the Guidelines, while a majority did not. There was consensus that the dormer should be permitted but that it should not stick out architecturally, but blend in with the roof lines. They discussed changing the size, roof line and details, before agreeing to allow the Architectural Review Committee to review any revisions.

Motion by Nally to approve the Certificate of Appropriateness to construct a dormer at 226 Home Avenue with the conditions that the massing and location may remain as shown, that the detailing for the roofline and sidewalls be revised, and that the revisions be reviewed and approved by the HPC Architectural Review Committee. Second by Albrecht. Motion approved 8-0.

*AYE: Albrecht, Battaglia, McLean, Moroney, Nally, Palese, Payne, Chair McGrath
NAY: None*

D. HPC 2015-44: 226 N. Taylor Avenue (Callow-Wright): Certificate of Appropriateness to construct a rear two-story addition (Ridgeland/Oak Park Historic District)

Property owner Katie Callow and Drew Nelson, WDN Architecture, were present.

Planner Kaarre provided an overview of the application. The house is listed as a Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The house was constructed in 1910 by William Holderness and is an American Foursquare in the Prairie style. The proposal involves demolition of the rear porch and rear wall and construction of a two-story rear frame addition that will extend into the rear (east) yard, the side (south) yard. The Architectural Review Guidelines state that, “*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; Shall not remove significant character-defining features or historic material visible from the street; Shall be constructed on a secondary or tertiary façade; Shall not change the historic character of the building; and Shall protect the historic significance of the building by making a visual distinction between old and new.*”

Mr. Nelson stated that although it is a good-sized addition, they are maintaining the historic character of the house with the massing, matching details and siding materials, and its rear location.

Motion by Albrecht to open the application for discussion. Second by Palese. Motion approved 8-0.

The Commission discussed the application and agreed that although there was no setback on one corner where the addition meets the house, that the overall project meets the Guidelines as the massing and details are compatible and the addition is well-proportioned.

Motion by Albrecht to approve the Certificate of Appropriateness to construct a rear two-story addition at 226 N. Taylor Avenue as submitted based on plans drawn by WDN Architecture dated July 29, 2015. Second by Palese. Motion approved 8-0.

August 13, 2015 Minutes of the Historic Preservation Commission

AYE: Albrecht, Battoglia, McLean, Moroney, Nally, Palese, Payne, Chair McGrath

NAY: None

E. HPC 2015-47: 317 N. Ridgeland Avenue (La Porte) – Certificate of Appropriateness to demolish a rear one-story garage and construct a rear two-story garage (Ridgeland/Oak Park Historic District)

Property owner Damon LaPorte and Drew Nelson, WDN Architecture, were present.

Planner Kaarre provided an overview of the application. The house is listed as a Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The house was constructed in 1862 in the Dutch Colonial Revival style. The proposal involves demolishing the rear one-story frame 2-car garage and the construction of a rear two-story 3-car garage. The Architectural Review Guidelines state the following, “*Maintain and repair historic garages visible from the street. They may be altered to accommodate contemporary vehicles; New garages must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot; and New garages shall be accessed from the alley where alleys exist at the rear of any house.*”

Mr. Nelson stated that a previous two-story addition to the house was larger and was approved by the Historic Preservation Commission, although they are not now moving forward with that project. Instead of adding to the house they are constructing a larger garage with usable space above it. They will match the materials on the house, though they chose not to match the Dutch Colonial Revival style of the house. The shed dormer reflects one on the rear of the house. It also meets zoning.

Motion by Albrecht to open the application for discussion. Second by Battoglia. Motion approved 8-0.

The Commission discussed the application. The new garage will be more visible from the street than the existing garage. It appears that it will be a large structure and discussion included whether the size and design were compatible with the house. Some commissioners felt that it will not have much impact when viewed from the street due to the depth of the lot and its location on the alley. The Commission suggested revising the design to help reduce the massing by adding more verticality.

Mr. LaPorte stated that the garage will be 150 feet back from the street and would not be visible at all if they had constructed the large addition that was approved by the Commission. They restored the house and need additional space. This seemed to be the least intrusive means of adding space.

Mr. Nelson stated that the zoning allows a larger garage.

Planner Kaarre stated that both the Zoning Ordinance and the Preservation Ordinance requirements must be met. One does not over-rule the other.

Motion by Battoglia to approve the Certificate of Appropriateness to demolish the garage and construct a new garage at 317 N. Ridgeland Avenue with the condition that the massing and details of the new garage be revisited to be more compatible with the character of the house, and that the revisions be reviewed and approved by the HPC Architectural Review Committee. Second by Palese. Motion approved 8-0.

AYE: Albrecht, Battoglia, McLean, Moroney, Nally, Palese, Payne, Chair McGrath

NAY: None

August 13, 2015 Minutes of the Historic Preservation Commission

- F. **Architectural Review Guidelines:** Review draft of the Porches and Commercial Properties sections.

Chair McGrath provided an update on the review of the Guidelines. The section on Porches has been reviewed and they are waiting on receipt of Commercial Buildings for review.

- G. **2016 Work Plan:** Discuss proposed work plan and budget for 2016

Planner Kaarre provided an overview of the draft 2016 Work Plan. The draft was prepared based on current projects that will continue in 2016, as well as projects that recur each year. He provided a list of action items from the Strategic Historic Preservation Plan that were determined by the Commission to be priorities. The Commission discussed funding for the awards event and determined that they would review the action items and discuss at the next HPC Architectural Review Committee and HPC Education Committee meetings, with both committees sending back recommendations.

CONSENT AGENDA

No business

OTHER BUSINESS

Hulbert Houses Historic District: The postcard survey and FAQ will be mailed out to property owners upon receiving approval from the Village Manager's office.

U. S. Post Office, 901 Lake Street: A local resident and preservationist, Keith Bringe, is forming a committee to discuss ways to maintain, preserve and utilize more efficiently the historic post office on Lake Street. He requested participation of the HPC, but Staff has informed them that the Commission and Village Staff may act as resources but not participate on the committee. The post office is not currently threatened, but this is a proactive measure as many historic post offices around the country have been closed.

Staff Approvals: July 2015 Staff permit approval report

ADJOURN

Motion by Albrecht to adjourn. Second by Palese. Motion approved 8-0.

AYE: Albrecht, Battaglia, McLean, Moroney, Nally, Palese, Payne, Chair McGrath

NAY: None

The meeting adjourned at 9:20 p.m.

Minutes prepared by Douglas Kaarre, Urban Planner.