

Oak Park Historic Preservation Commission
March 10, 2016 Meeting Minutes
Oak Park Village Hall, Council Chambers/Room 201, 7:30 pm

ROLL CALL

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

AGENDA APPROVAL

Motion by Sokol to approve the meeting agenda as submitted. Second by McLean. Motion approved 9-0.
AYE: Battoglia, McLean, Moroney, Nally, Palese, Payne, Quinn, Sokol, Chair McGrath
NAY: None

NON-AGENDA PUBLIC COMMENT

None

MINUTES

Motion by Battoglia to approve the minutes of the February 11, 2016 meeting as submitted. Second by Palese. Motion approved 9-0.
AYE: Battoglia, McLean, Moroney, Nally, Palese, Payne, Quinn, Sokol, Chair McGrath
NAY: None

REGULAR AGENDA

- A. **HPC 2015-16: 718 N. Grove Avenue (Baronger Group): Revisions to a Certificate of Appropriateness to construct a rear two-story addition and front porch alterations**
Property owner Mitch Goldstein was present.

Planner Kaarre provided an overview of the application. The Historic Preservation Commission approved a Certificate of Appropriateness on April 9, 2015 by a vote of 6-0 based on plans dated March 16 and April 2, 2015 prepared by Lindstrom Associates, with the following conditions: a) Retain the front three second-floor windows and two attic windows on the front facade in their current configuration and size; b) Match the eave returns on the addition gable to those on the front of the house. According to the applicant, they were under the impression that if they were not removing the brick façade that they could install siding over it without needing to get Historic approval. The applicant also determined during construction that in at least one location the brick siding was installed over wood clapboard siding. However, only one photograph was taken during construction and the Village was not notified of the discovery. This could mean that the house pre-dates 1902 (there is no original permit on file) and that the brick façade was added to the house at a later date. However, the extent of the wood clapboard siding underneath is unknown and the date the brick was installed is also unknown. Staff is recommending that the fiber cement board siding be removed and the brick façade exposed and that the eaves be returned to their original configuration. The porch revisions may be appropriate but should go back to using brick for compatibility.

Mitch Goldstein, property owner, addressed the Commission. He noted that they are keeping the front porch roof.

Motion by Battoglia to open the application for discussion. Second by Palese.

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The Commission discussed the application. It is clear from the photograph that the wood siding was original and the brick added over the top at a later date. Nothing in the ordinance or guidelines requires the owner to remove the brick.

Mr. Goldstein noted that it was a mistake not to submit revised plans to the Village. He apologizes for the mistake. Also, he did not notice that the eaves had been removed and they will be rebuilt.

The Commission discussed the period of significance of the district and the house, and non-original vs. non-contributing changes on the front porch and siding (brick, Hardi-board).

- There seems to be a problem with projects changing their scope of work without approval and then getting approval from the HPC after-the-fact. There is concern about precedent. The changes that were made appear to meet the Guidelines, but were done without approval.
- The Hardi-board siding doesn't meet the Guidelines as installed. It should match the original profile. It doesn't historically go down to the ground, but should have a base. Also, the original eaves with returns were removed and should be reconstructed.
- The Commission is only reviewing the Certificate of Appropriateness application and how it meets the Guidelines. Any enforcement issues are handled administratively through Village staff.

Mr. Goldstein stated that they had always intended to retain the brick, which was approved. After showing the house several times the feedback they received from potential buyers was that the brick was ugly, so they ordered Hardi-board siding and went forward with installing it. They would have discussed the siding, dimensions and trim boards if they had known they were supposed to.

Motion by Sokol to approve the Certificate of Appropriateness for 718 N. Grove Avenue as revised including the reconstruction of the eave returns and the addition of an appropriate masonry water table pending review and approval of the revised plans and elevations by the Architectural Review Committee. Second by Battaglia. Motion approved 9-0.

AYE: Battaglia, McLean, Moroney, Nally, Palese, Payne, Quinn, Sokol, Chair McGrath

NAY: None

B. HPC 2016-09: 550 Forest Avenue (Reef LLC): Preliminary review of a Certificate of Appropriateness to construct a second-floor addition on a one-story bungalow
Applicant Andrew Przybysz was present

Planner Kaarre provided an overview of the submittal. The one-story bungalow was constructed in 1908. Aluminum siding was added to the house at a much later date. There is no existing garage on the lot. The house has been vacant for about three years and the roof was damaged during Fire Department training exercises. The applicant has recently purchased the property for renovation. The applicant is proposing to construct two shed dormer additions on each side of the house to provide for second floor space and remove the side entry porch to allow a car to safely drive down the driveway. A new front entry porch will be added. The applicant originally was looking at a full floor addition.

Chair McGrath stated that this is a preliminary discussion that would normally be held with the Architectural Review Committee, but due to timing issues she agreed to place the item on the regular Commission agenda.

The Commission had the following comments;

- It is challenging to add a floor to a bungalow. The proposed bungalows in the sketches do not meet the Guidelines as they are over half of the roof area visible from the street.

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- The addition should have the same roof pitch as the house.
- The removal of the main side entry porch and the addition of a new door and porch on the front of the house does not meet the Guidelines.
- Consider ways to retain the side entry porch. Its roof is a character-defining feature of the house. Look to the existing house. Investigate architectural solutions for retaining or making smaller.
- Consider using an architect to design the addition and investigate architectural solutions to the porch that meet your needs yet retain characteristics.
- Investigate for historic evidence of original siding under the aluminum. If there is no evidence then whatever is appropriate to the style. LP Smart siding may be appropriate if a smaller reveal can be used.

CONSENT AGENDA

OTHER BUSINESS

Volunteer Appreciation Party: April 28, 2016 at Cheney Mansion

Unity Temple Tour: Commissioner Nally inquired if enough commission members would be interested in attending a tour of Unity Temple on Saturday, April 23 hosted by Berglund Construction. The response was positive.

Staff Approvals: January 2016 staff permit approval report

ADJOURN

Motion by Quinn to adjourn. Second by McLean. Motion approved 9-0.

AYE: Battaglia, McLean, Moroney, Nally, Palese, Payne, Quinn, Sokol, Chair McGrath

NAY: None

The meeting adjourned at 9:20 p.m.

Minutes prepared by Douglas Kaarre, Urban Planner.