

Oak Park Historic Preservation Commission
June 28, 2016 Meeting Minutes
Oak Park Village Hall, Room 215, 7:30 pm

ROLL CALL

PRESENT: Chair Rosanne McGrath, Greg Battoglia, Fred Brandstrader, Rebecca Houze, Dan Moroney, Christopher Payne, David Sokol

ABSENT: Laura Jordahl, Don McLean, Regina Nally, Aleksandra Tadic

STAFF: Douglas Kaarre, AICP, Urban Planner/Historic Preservation

ALSO

PRESENT: Gary Palese

NON-AGENDA PUBLIC COMMENT

None

REGULAR AGENDA

A. **Architectural Review Guidelines**

Chair McGrath stated that the Commission has been working on updating the Guidelines for over six years, both on its own and with the consultant Dominique Hawkins of Preservation Design Partnership. They are almost done. The issue with bungalow floor additions has really bubbled up recently and it was thought that they would come back and discuss it again. The Guidelines update has really been about amending the wording rather than completely re-doing them. They are making them more user-friendly and adding photos, and they are adding more informative and educational information. She provided an overview of the process to date. Following the first draft, a focus group reviewed the documents, which resulted in the current two-park format of the two-page requirements followed by the educational information – or the Requirements and Guidelines.

Accessory Structures

Loss of garages plus new large coach houses triggered the idea of taking another look at the subject. Commissioner Moroney stated that as the Education Committee was first tasked with this, he put together the *Requirements for Accessory Structures* section based on the HPC's 2002 version of the accessory guidelines. The Committee made a number of minor edits to the document.

Planner Kaarre provided an overview history of the *Guidelines for the Demolition of Accessory Structures* which were created by the HPC in 2002. These guidelines outline what makes an accessory building a Contributing Resource, and then goes one step further to determine if that building is Significant. It was meant as a guide for owners and the HPC to help determine when a garage could be demolished and what could replace it. These are all incorporated into the new document.

Chair McGrath asked if there was support for accepting the Requirements for Accessory Structures as amended. The support was unanimous.

The Committee discussed the size of coach houses and looked through photo examples provided by Chair McGrath. A true historic coach house should be one- and one-half stories tall. They agreed this should be the maximum height. They should look at what the new zoning ordinance will say about use or allowing one-quarter the size of the principal structure. The height and roof form should be compatible with the house. The definition of coach house should include 1-1/2 stories. They discussed compatibility to adjacent properties in terms of size, scale and footprint.

Bungalows

They discussed whether the Guidelines should even allow the addition of a floor. The Committee determined that floor additions should still be allowed in the Guidelines. They reviewed photographs provided by Chair McGrath of additions she felt were appropriate and inappropriate.

The Committee reviewed the following language and determined that it should be incorporated into the new Guidelines:

When adding an additional floor to a structure, any resultant change in roof form should be stylistically compatible with the style of the structure. In the case of a bungalow, the resultant roof form is limited to a story and a half in height when viewed from the street and any dormers are subject to the requirements listed under the Roofing section.

The Committee reviewed the following language and determined that it should not be incorporated into the new Guidelines:

When adding an additional floor to a structure, maintain an appropriate amount of the original roof form so that the original roof configuration is apparent when viewed from the street.

The Committee will leave with the following ideas to think about for next time:

- Should a portion of the original roof be required to remain?
- The addition should be stylistically appropriate with the house
- Should bungalows be called out specifically in the Addition section of the Guidelines?

OTHER BUSINESS

None

ADJOURN

Motion by Payne to adjourn. Second by Moroney. Motion approved 7-0.

AYE: Battaglia, Brandstrader, Houze, Moroney, Payne, Sokol, Chair McGrath

NAY: None

The meeting adjourned at 9:45 p.m.

Minutes prepared by Douglas Kaarre.