

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
June 28, 2017 Meeting Minutes
Oak Park Village Hall, Room 215 – Room 215, 7:30 pm

A. ROLL CALL

PRESENT: Christopher Payne (Chair), Greg Battoglia, Laura Jordahl, Noel Weidner
ABSENT: Aleksandra Tadic,
STAFF: Douglas Kaarre, AICP, Urban Planner

B. MINUTES

Motion by Jordahl to approve minutes of the May 30, 2017 meeting as submitted. Second by Battoglia. Motion approved 4-0.

C. 128 N. Oak Park Avenue (Bricks): Discuss alterations to storefronts for a new restaurant (*Ridgeland/Oak Park Historic District*)
Property owner and architect Ryan Nestor was present.

Planner Kaarre provided an overview of the project. The various storefronts on this building are not original, but are considered to be historic changes to the building. The existing storefront at 124-128 N. Marion was possibly constructed in 1929 based on a building permit that states “alterations to storefronts.”

Ryan Nestor, Barker-Nestor Architects, stated that their restaurant has been around for 20 years and they find that outdoor dining is extremely popular with their customers. He is part of a family business that owns the restaurant. This will be the 7th location in a number of suburbs. They are excited about the space in Oak Park. Their best locations have outdoor dining or operable windows. It is pivotal to their system.

The scalloped metal trim around the existing windows is likely decorative. They will need to remove it to install the brick ovens through the windows. They can easily put them back on. They can push the plane of the operable system deeper or change the color. There are many different types of operable systems. They are proposing a quality system with narrow style and rail systems. Each opening will have three doors. They can't do less than three. The inset screen required by the Health Department will be on a roller that tracks on the outside.

The committee discussed the proposal, including the decorative framing. They agree it should be maintained in place as it matches the Oberweiss storefront. It is part of the historic fabric. The plate glass can always be restored in the future. They discussed color and depth. The doors should not be pushed too deep. They agreed with the suggestion to use “Satin Anodized” to match the silver metal framing. They suggested the screen be seasonal only. They discussed jamb and sill details. The committee supports the proposal, which is Advisory since there is no demolition.

- D. **304 N. Scoville Avenue (Talbert):** Certificate of Appropriateness to replace cement tile roof with new tiles (*Historic Landmark*)
Property owner Jonathan Talbert was present.

Planner Kaarre provided an overview of the project. The existing tile roof is deteriorating, as is the underlayment, and there is a leak in the roof. They are proposing to replace the tile with new concrete tiles, and install a skylight on the rear south-facing roof slope. It is behind the chimney and won't be visible from the street.

Jonathan Talbert stated that they are making new tile to match. They will be restoring the roof to its original condition, including copper gutters. They plan to restore the wood windows next. Eventually they will replace the porch roof to match the house. The installer is PZ Construction.

Motion by Battaglia to approve the Certificate of Appropriateness application to replace the concrete tile roof at 304 N. Scoville Avenue as submitted. Second by Jordahl. Motion approved 4-0.

AYE: Battaglia, Jordahl, Weidner, Chair Payne

NAY: None

Other Business

Architectural Review Guidelines – The committee discussed the definition of “Visible from the Street.” There are suggestions of expanding the definition to view more than one lot in from side streets and viewing from rear streets when no alley is present. The committee felt that reviewing anything from the rear would be too difficult to review and manage. There was no consensus on expanding the side street view to an additional house in from the corner.

Adjourn

Motion by Battaglia to adjourn. Second by Weidner. Motion approved 4-0.

Meeting adjourned at 8:30 p.m. Minutes prepared by Douglas Kaarre, AICP, Urban Planner.