

**Oak Park Historic Preservation Commission**  
**October 12, 2017 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers, 7:30 pm**

**ROLL CALL**

**PRESENT:** Chair Christopher Payne, Jennifer Bridge, Sandra Carr, Laura Jordahl, David Sokol, Aleksandra Tadic  
**ABSENT:** Adam Engle, Darrick Gurski, Rebecca Houze, Don McLean, Noel Weidner  
**STAFF:** Douglas Kaarre, AICP, Urban Planner  
**ATTORNEY:** Greg Smith, Klein, Thorpe & Jenkins

**AGENDA APPROVAL**

*Motion by Tadic to approve the agenda as submitted. Second by Jordahl. Motion approved 6-0.*  
*AYE: Bridge, Carr, Jordahl, Sokol, Tadic, Chair Payne*  
*NAY: None*

**NON-AGENDA PUBLIC COMMENT**

**MINUTES**

Commissioners Jordahl and Sokol provided amendments to the minutes.

*Motion by Bridge to approve the September 14, 2017 meeting minutes as amended. Second by Carr. Motion approved 6-0.*  
*AYE: Bridge, Carr, Jordahl, Sokol, Tadic, Chair Payne*  
*NAY: None*

**REGULAR AGENDA**

- A. **HPC 2017-59: 850 Columbian Avenue (Sikorski)**: Certificate of Appropriateness to remove a cement tile roof and replace it with asphalt shingles (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Property owner George Sikorski was present.

George Sikorski stated that the roof is leaking and repair of the tiles is too expensive. He solicited several bids of \$50,000 and \$52,000 to replace with new tile and \$8,600 for asphalt shingles.

Planner Kaarre noted that new bids were submitted today for shingle upgrades more in keeping with the appearance of tiles at \$10,600 and \$12,500.

George Sikorski stated that he had not seen those yet.

*Motion by Sokol to open the application for discussion. Second by Tadic.*

The Commission agreed with the information that the new proposals meet the Guidelines

*Motion by Sokol to approve the Certificate of Appropriateness for 850 Columbian Avenue to remove the cement tile roof and replace it with asphalt shingles, subject to the approved replacement shingle being either the "Belmont" or "Grand Manor" shingles from CertainTeed – to be finalized by Village staff. Second by Carr. Motion approved 6-0.*  
*AYE: Bridge, Carr, Jordahl, Sokol, Tadic, Chair Payne*  
*NAY: None*

- B. **HPC 2017-60: 201 N. Harvey Avenue (Benzkofer)**: Certificate of Appropriateness to construct a rear one- and two-story frame addition (*Ridgeland/Oak Park Historic District*)  
Property owners Stephan and Marjorie Benzkofer and architect Rosanne McGrath were present.

Stephan Benzkofer stated that the proposed addition fits the house and neighborhood

Rosanne McGrath, Studio M Architects, provided an overview of the proposal, including location scale, design and materials.

*Motion by Jordahl to open the application for discussion. Second by Tadic.*

The Commission discussed noted that the addition meets the New Addition Policy of the Architectural Review Guidelines.

*Motion by Jordahl to approve the Certificate of Appropriateness for 201 N. Harvey Avenue to construct a rear one- and two-story frame addition as submitted in plans dated September 26, 2017 by Rosanne McGrath, Studio M Architects. Second by Sokol. Motion approved 6-0.*

*AYE: Bridge, Carr, Jordahl, Sokol, Tadic, Chair Payne*

*NAY: None*

- C. **HPC 2017-62: 122 S. Elmwood Avenue (Willey)**: Certificate of Appropriateness to construct a rear one- and two-story frame addition (*Ridgeland/Oak Park Historic District*)  
Architect Errol Kirsch was present.

Errol Kirsch, architect, provided an overview of the project, including the removal of the vinyl siding to repair the original wood siding, and use of clad wood windows. He noted that it meets the Guidelines.

*Motion by Sokol to open the application for discussion. Second by Tadic.*

The Commission noted that although the addition will be visible in the side yard, it is compatible and meets the New Addition Policy of the Architectural Review Guidelines. There is no evidence to alter the design of the front porch, though it may be replaced if deteriorated.

*Motion by Sokol to approve the Certificate of Appropriateness for 122 S. Elmwood Avenue to construct a rear one- and two-story frame addition as submitted with the following condition:*

- *The design of the front porch appears to be original and shall remain the same unless documentation is provided showing earlier alterations.*

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

*AYE: Bridge, Carr, Jordahl, Sokol, Tadic, Chair Payne*

*NAY: None*

- D. **HISTORIC LANDMARK: Preliminary Determination of Eligibility (Ryan)**
- 414 Augusta Street: *Edgar Rice Burroughs House no. 1 (1911-1912)*

Planner Kaarre presented the preliminary landmark designation report. The *Edgar Rice Burroughs House no. 1* is significant for its association with Edgar Rice Burroughs during his early years as an author. The house was constructed in 1911-1912, and Burroughs and his wife Emma purchased the house on November 27, 1914. The two- and one-half story frame and stucco house is designed in the Tudor Revival style with Craftsman influences. The house was constructed by local contractor Walter C. Franck. The family lived in the house from 1914-1917, and Burroughs wrote 12 stories while residing there. The nomination meets criterion three for designation:

*Criterion 3: Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State, or the United States.*

*Motion by Tadic to open the application for discussion. Second by Jordahl.*

The Commission discussed the nomination and agreed it met at least one criteria for designation.

*Motion by Sokol to approve the Preliminary Determination of Eligibility for the Edgar Rice Burroughs House no. 1, located at 414 Augusta Street, and that the property is eligible for designation as an Oak Park Historic Landmark under criterion three. Second by Tadic. Motion approved 6-0.*

*AYE: Bridge, Carr, Jordahl, Sokol, Tadic, Chair Payne*

*NAY: None*

### **CONSENT AGENDA**

None

### **OTHER BUSINESS**

Attorney Greg Smith introduced himself. He will be attending all commission meetings moving forward on behalf of the Village. They discussed the memo from the Law Department dated October 10, 2017 regarding the HPC's authority.

### **ADJOURN**

*Motion by Jordahl to adjourn. Second by Tadic. Motion approved 6-0.*

*AYE: Bridge, Carr, Jordahl, Sokol, Tadic, Chair Payne*

*NAY: None*

The meeting adjourned at 8:55 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.