

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
January 24, 2018 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm

A. ROLL CALL

PRESENT: Christopher Payne, Sandra Carr, Aleksandra Tadic, Noel Weidner

ABSENT: Laura Jordahl

STAFF: Douglas Kaarre, AICP, Urban Planner

B. MINUTES

Motion by Tadic to approve minutes of the November 29, 2017 meeting as submitted.

Second by Weidner. Motion approved 4-0.

AYE: Carr, Tadic, Weidner, Chair Payne

NAY: None

C. 188 S. Oak Park Avenue (St. Edmund Church): Replace original wood windows, replace lead glass windows, alter arched windows (*Ridgeland/Oak Park Historic District*)

Architect Monika Benitez was present.

Monika Benitez stated that the Rectory has been vacant for a while due to environmental problems. The parish has been fundraising to remodel and move the priests back in. The interior demolition is complete. They will also be adding an elevator. The windows are in poor shape and haven't been maintained. They would like to make them more energy efficient with new windows rather than repairing the existing due to cost. They are proposing to use Pella aluminum-clad wood windows, which they feel will match fairly closely. They are also matching the arched tops on the second floor and the brickmold. There are five leaded glass windows on the east facing the alley which are also in poor condition. They propose replacing four of them with matching muntins, and filling in the middle opening for an interior wall. If the leaded glass windows are retained, they likely won't be repaired, but will continue to decline further due to other priorities and lack of budget. The east wall facing the alley has had some alterations to its window openings in the past. This façade is painted common brick.

The Committee had the following comments:

- Matching the pronounced brickmold and the arched tops is a necessity. It appears that will be done, but should be called out on the plans.
- There was discussion about repair vs. replacement of the leaded glass. Due to the fact there are only five windows, they face the rear of the property and are in poor condition, they will allow replacement windows that do not match due to cost.

Motion by Carr to approve the Certificate of Appropriateness application for 188 S. Oak Park Avenue as submitted. Second by Tadic. Motion approved 4-0.

AYE: Carr, Tadic, Weidner, Chair Payne

NAY: None

- D. 312 S. Kenilworth Avenue (Murphy):** Paint masonry, replace wood windows, alter front door openings, repair front porch, add porch lighting (*Ridgeland/Oak Park Historic District*)
Property owner Margaret Murphy was present.

Margaret Murphy stated that they are converting the two-flat into a single-family home and so want to change the two doors into double doors. The windows aren't original. They would like to paint the brick – repair on the front porch is driving the need to paint because it won't be easy to match brick. There are a handful of painted brick buildings in the historic district. The Committee had the following comments:

- Replacing non-original windows is acceptable.
- Altering windows on the side facades towards the rear is acceptable due to the narrow view in the side yards.
- Matching the details of the neighboring porch using appropriate new materials is acceptable.
- Altering the front door openings could be acceptable depending on a plausible design.
- Painting the existing masonry surfaces, especially the front façade which has face brick, does not meet the Architectural Review Guidelines and is not recommended for long-term maintenance. It can also trap moisture. It will significantly alter the character of the property. You can find similar brick and stain to match, if necessary.

E. Other Business

The Frank Lloyd Wright-designed house at 6 Elizabeth Court (Laura Gale House) is proposing to enlarge a basement window on the side into an egress window and add a below-grade light well. If this is visible from the street then it will require review by the Historic Preservation Commission. More information will be forthcoming.

F. Adjourn

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

Meeting adjourned at 8:30 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.