

Oak Park Historic Preservation Commission  
July 25, 2018 Special Meeting Minutes  
Oak Park Village Hall, Council Chambers, 7:30 pm

*A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>*

**ROLL CALL**

PRESENT: Chair Christopher Payne, Tom Abrahamson, Sandra Carr, Noel Weidner, Laura Jordahl and David Sokol  
ABSENT: Jennifer Bridge, Rebecca Houze, Adam Engle, Aleksandra Tadic and Darrick Gurski  
STAFF: Michael Bruce, Zoning Administrator  
ATTORNEY: Greg Smith, Klein, Thorpe & Jenkins

**AGENDA APPROVAL**

*Motion by Commissioner Sokal to approve the agenda as presented; Second by Commissioner Weidner; Motion approved.*

**NON-AGENDA PUBLIC COMMENT** - None

**MINUTES** - June 14, 2018

*Motion by Abrahamson to approve the June 14, 2018 meeting minutes as submitted; Second by Carr Motion approved 6-0.*

AYE: Carr, Abrahamson, Jordahl, Sokol, Weidner, Chair Payne  
NAY: None

**REGULAR AGENDA**

- A. **HPC 2018-21: 314 N. Taylor (Beluore & Davis):** Certificate of Appropriateness for second floor addition. (Ridgeland / Oak Park Historic District)

Staff provided a review of the staff's report to the Commission. Mr. Bruce indicates that the proposal is to add a second-story addition behind the front enclosed porch roof line. Mr. Bruce says that this Applicant was in front of the full HPC on June 14, 2018. The Applicant was informed that the intent is to preserve the street façade to retain the historic character and that any additions should reflect the style – roof structure, etc., of the original house. The Commission asked the Applicant to review their comments and return with plans that better reflect their recommendations and the standards. On June 27, 2018 the Applicant was in front of the ARC and presented revised drawings.

*Motion made by Commissioner Jordahl to open the discussion; Second by Commissioner Carr.*

Neither the property owner nor the architect was present at the meeting. Commissioner Carr indicates that this proposal is better than the prior proposals. This proposal maintains details on the front; the Commission feels that the house still looks like a bungalow and the architect heard the comments from the ARC.

*Motion by Jordahl to approve the COA for a second-story addition; Second by Sokol Motion approved 6-0.*

- B. HPC 2018-24: 218 Marion Court (Bell):** Certificate of Appropriateness for residential addition. (Frank Lloyd Wright Historic District)

Staff provided a review of the staff's report to the Commission. Mr. Bruce indicates that the Applicant proposes to remove an existing one-story addition toward the rear of the house on the north side and construct an 18' X 13' one and a half story addition in its place. Mr. Bruce indicates that the Applicant appeared before the Zoning Board of Appeals at a special meeting on July 18, 2018 and was granted a variation to permit an addition to the existing residential structure that would feature a maximum building coverage of approximately 41.14% of the lot.

*A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Sokol.*

Architect Debra McQueen briefly describes the proposal. The Commission discussed the addition, the bay window and siding replacement. Chair Payne indicates that he wants a list of all the new materials for final approval.

*Motion by Weidner to approve the COA for an addition, without the proposed bay window and proposed windows on the west elevation and without the proposed siding as the Commission wants to understand what is under the existing siding; Second by Carr.  
Motion approved 6-0.*

- C. HPC 2018-23: 300 N. Ridgeland Ave. (Trinity Lutheran Church):** Certificate of Appropriateness for tile roof removal and replacement with asphalt.(Frank Lloyd Wright Historic District)

Staff provided a review of the staff's report to the Commission. Mr. Bruce indicates that the contractor, for the property owner, submitted one estimate to remove and replace the existing tile roof with a new tile roof at a cost of **\$76,910.00**. In addition, the contractor submitted one estimate to remove and replace the existing tile roof with asphalt shingles at a cost of: **\$26,420.00**.

*A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Jordahl.*

The contractor briefly explains the proposal and indicates that it would cost approximately \$400 K to replace the tile roof with tile. A discussion ensued regarding looking for a shingle that would more closely match the existing tile. The Commission felt that due to low visibility of the roof and the high cost of replacing the existing tile with tile that they could support the proposal.

*Motion by Sokol to approve the COA to allow the removal of a clay tile roof and replace with an asphalt roof; Second by Abrahamson  
Motion approved 6-0.*

- D. HPC 2018-29: 718 Linden Ave. (Martin):** Certificate of Appropriateness for removal of window and replacement with smaller window and wall infill. (Frank Lloyd Wright Historic District)

Staff provided a review of the staff's report to the Commission. Mr. Bruce indicates that the Applicant proposes to replace the existing casement windows on the second floor of the south elevation and the rear elevation of the home with awning windows. The Applicant indicates that the new windows will improve energy efficiency; increase needed interior wall space as the new awning windows will be smaller than the existing casement windows; and match the existing, newer first floor windows. The proposed window will be smaller than the existing and the lower portion will need to be filled in with building material and siding.

*A motion was made by Commissioner Jordahl to open the discussion; Second by Commissioner Sokol.*

The property owner David Martin briefly discussed the proposal. He indicates that the goal is to create more wall space in the closet and to fix leaks. The Commission feels that they can support the proposal since the visible windows are on a secondary façade and located toward the rear of the building.

*Motion by Carr to approve the COA as presented; Second by Weidner  
Motion approved 6-0.*

- E. **HPC 2018-30: 201 S. East Ave. (Madeja):** Certificate of Appropriateness for removal of garage siding and installation of brick material. (Ridgeland – Oak Park Historic District)

Staff provided a review of the staff's report to the Commission. Mr. Bruce indicates that the Applicant proposes to replace the existing siding on the garage face with brick to match the house. They are also proposing to add brick to the concrete wall adjacent the garage with added entry columns and front entry improvements.

*A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Jordahl.*

The property owner John Madeja briefly described the proposal. A discussion about trying to match the existing brick ensued.

*Motion by Weidner to approve the COA to remove the existing siding on the garage and replace with brick; Second by Jordahl  
Motion approved 6-0.*

**CONSENT AGENDA** - None

**OTHER BUSINESS**- None

**ADJOURN**

The meeting adjourned at 9:00 p.m.

*Motion by Commissioner Weidner to adjourn the meeting; Second by Commissioner Carr;  
Motion approved.*

Minutes prepared by Michael Bruce, Zoning Administrator.