

Oak Park Historic Preservation Commission
September 13, 2018 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, Jennifer Bridge, David Sokol, Aleksandra Tadic, Noel Weidner
ABSENT: Sandra Carr, Laura Jordahl, Darrick Gurski, Rebecca Houze
STAFF: Craig Failor, AICP, Village Planner
ATTORNEY: Greg Smith, Klein, Thorpe & Jenkins

AGENDA APPROVAL

Motion by Commissioner Sokol to approve the agenda as amended with additional conversation regarding the Guidebook; Second by Commissioner Tadic; Motion approved 6-0.

NON-AGENDA PUBLIC COMMENT - None

MINUTES-

Motion by Commissioner Weidner to approve draft minutes for July 25, 2018; August 9, 2018 & August 30, 2018; Second by Commissioner Tadic; Motion approved 6-0 for all.

REGULAR AGENDA

- A. **HPC 2018-35: 303 Linden Avenue (Nohalty);** Certificate of Appropriateness for the demolition of a portion of the rear and side walls for new windows and installation of a new rear porch. (Frank Lloyd Wright Prairie School Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor detailed the proposal and the reason for HPC review.

Motion by Commissioner Tadic to open the discussion; Second by Commissioner Bridge

The architect, Ms. Kimberly Smith provided a brief overview of the proposed changes to the house. She indicated that the windows that are being replaced are not original. The homeowner, Mr. Nohalty, stated that he believes the new windows will enhance the house and make it more contextual with the existing historic windows.

The Commission discussed this and agreed there was no concern with the demolition of a portion of the walls since they were not prominent locations. There was no issue with the deck replacement. The Commission supported this application.

Motion by Commissioner Sokol to approve the application; Second by Commissioner Abrahamson; approved by a Voice Vote as follows:

Payne - yes
Abrahamson - yes
Bridge - yes
Sokol - yes
Tadic - yes
Weidner - yes

- B. **HPC 2018-37: 109 S. Scoville Avenue: (Daniel):** Certificate of Appropriateness for removal of original siding and installation of new cedar siding. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor detailed the proposal and the reason for HPC review.

Motion by Commissioner Weidner to open the discussion; Second by Commissioner Bridge

Ms. Nicole Daniel, homeowner, presented the application details. Ms. Daniel indicated their desire to remove the historic cedar siding due to damaged and missing siding. The proposal was to replace the siding with in-kind cedar siding – replicating the original in size, material and profile.

The Commission indicated that the proposed changes seem rather straight forward. The applicant may want to consider the retention of the original siding on the front of the house as a cost savings. The Commission supported this application.

Motion by Commissioner Tadic to approve the Certificate of Appropriateness; Second by Commissioner Weidner; approved by a Voice Vote as follows:

Payne - yes

Abrahamson - yes

Bridge - yes

Sokol - yes

Tadic - yes

Weidner - yes

- C. **HPC 2018-38: 324 N. Oak Park Avenue (First United Methodist Church):** Certificate of Appropriateness for removal of a portion of the rear chimney. (Frank Lloyd Wright Prairie School Historic District – Landmark)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor detailed the proposal and the reason for HPC review.

Motion by Commissioner Sokol to open the discussion; Second by Commissioner Tadic

Mr. Douglas Gilbert, architect of record, presented the application. Mr. Gilbert detailed the issues with preserving the alley-side chimney and requested that the deteriorated portions (5-10 courses) be removed completely and re-capped with a new concrete cap.

The Commission indicated agreement with the removal of a portion of the chimney as it is not a prominent chimney. The Commission supported this application

Motion by Commissioner Bridge to approve the Certificate of Appropriateness; Second by Commissioner Abrahamson; approved by a Voice Vote as follows:

Payne - yes

Abrahamson - yes

Bridge - yes

Sokol - yes

Tadic - yes

Weidner - yes

D. **HPC 2018-40: 620 N. Euclid Avenue (Rose):** Certificate of Appropriateness for the reconstruction and widening of the existing porte-cochere. (Frank Lloyd Wright Prairie School Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor detailed the proposal and the reason for HPC review and indicated that this modification would require a side yard setback variance from the Zoning Ordinance, which the applicant was processing.

Motion by Commissioner Sokol to open the discussion; Second by Commissioner Weidner

Mr. Michael Rose, homeowner, presented the application. Mr. Rose stated that the porte-cochere restricted vehicular access to the rear of the property and the proposal was to widen it by shifting the south portion further south. The applicant indicated that the porte-cochere needed repair and as part of the repair a beam or beams would be installed strengthening the porte-cochere. The applicant also indicated the preservation of as much of the original design as possible.

The Commission indicated that the proposed changes would be conducted in a manner as to not be identifiable by an untrained professional. If the applicant could preserve all of the original features, such as the tire guards, it would be appreciated. The Commission supported this application.

Motion by Commissioner Abrahamson to approve the Certificate of Appropriateness; Second by Commissioner Weidner; approved by Voice Vote as follows;

*Payne - yes
Abrahamson - yes
Bridge - yes
Sokol - yes
Tadic - yes
Weidner - yes*

CONSENT AGENDA - None

OTHER BUSINESS

Work Plan: The Commission approves the work plan on a vote of 6-0 with one modification regarding the Village Guidebook development.

Pleasant District Event; The Commission voted 6-0 to support the Pleasant District event in October.

ADJOURN

The meeting adjourned at 8:40 p.m.
*Motion by Sokol to adjourn; Second by Weidner
Motion approved 6-0.*

Minutes prepared by Craig Failor, Village Planner.