

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
November 28, 2018 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm

A. ROLL CALL

PRESENT: Christopher Payne and Sandra Carr
ABSENT: Aleksandra Tadic, Noel Weidner, and Laura Jordahl
STAFF: Susie Trexler, Historic Preservation Urban Planner

B. MINUTES

Approval of minutes from the October 24, 2018 meeting delayed until next ARC meeting due to Committee attendance of two.

C. 326 N Cuyler Ave (Steve and Audrey Dormanen): Discuss restoration of porch original to house but later removed (Ridgeland-Oak Park Historic District).

Homeowners Steve and Audrey Dormanen and architect David Walker were present.

David Walker, the architect, distributed updated plans to the Committee and described the project, explaining that it meets setback requirements. Chair Payne asked if the door would be retained and Walker verified that it would. The Committee requested material types and asked that they be added to the plans prior to the Historic Preservation Commission meeting.

D. 204 S Scoville Ave (Iv and Mary Ashton): Discuss addition of entry roof, removal and redesign of porch ceiling (Ridgeland-Oak Park Historic District).

Architect Tom Bassett-Dilley was present.

Tom Bassett-Dilley, the architect, introduced the project to the Committee, explaining that the side entry roof design was based on the corbels located on the front porch but scaled down. Bassett-Dilley asked for recommendations on whether to keep the entry roof hipped or make it flat. The Committee did not express a strong opinion and recommended that the current design is acceptable.

Chair Payne expressed concern about the beams exposed on the front porch ceiling and recommended a design that is more minimal. Committee member Carr recommended a continuous tray for the ceiling would be preferable. Bassett-Dilley indicated that the existing color scheme is high contract as well and they may use something more

monochromatic. Bassett-Dilley said that the homeowners will be doing some exploratory work on the porch about may need to do more restoration, including the railing. The building code for historic railing height requirements was requested. Planner Trexler said this will be supplied to the architect.

- E. 1017 Home Ave (Mony Ruiz-Velasco and Steve Biddle):** Discuss two-story, rear addition (Gunderson Historic District).

Homeowner Steve Biddle and architect Drew Nelson were present.

Drew Nelson, the architect, introduced the project to the Committee, explaining that it consists of an added mudroom and kitchen expansion on the first floor and a master suite addition on the second floor. Some windows will also be moved and one window will be replaced. All new materials will match existing.

Chair Payne expressed interest in providing better differentiation between the house and the addition. It was noted that the addition is set back on the north elevation and the roof is slightly lower. The skylight was also addressed but it was determined the visibility of the skylight from the street would be minimal.

The Committee requested that all materials be labeled on the submission to the HPC and that the square footage of the increase be provided.

- F. 304 Clinton Ave (Baronger Development LLC):** Two-story, rear addition and complete window replacement reflecting interior renovation (Ridgeland-Oak Park Historic District).

Applicant Mitch Goldstein was present.

Mitch Goldstein, the applicant, explained the current state of the house and the proposed project. They will be keeping the siding but replacing all windows and demolishing the existing rear addition to make way for the new rear addition. Goldstein requested more information about retaining a low railing height on the front porch; Planner Trexler to provide.

The Committee explained general HPC concern about the size of the addition in comparison the existing house and indicated the addition roof height and bump-out. The Committee requested that square footage of the increase be provided. Goldstein commented that the adjacent houses are larger and size and this house with the proposed addition will be in keeping with the neighborhood. The Committee recommended that materials be provided for the Commission to illustrate this.

The Committee requested additional labels showing materials as well as heights (e.g. ground, floor, midpoint of roof, roof).

The Committee discussed differentiation between the existing house and the addition, particularly on the north elevation. Suggestions made to step the addition back four inches on the north elevation or add a vertical piece of trim board. Preference against a bump-out expressed. It was determined that a difference in roof height would not make a substantial difference. Committee Member Carr requested that the chimney be shown on plans.

The Committee discussed the previous application for an addition at this property that was approved by the HPC in 2014. Staff will provide this application to the applicant and the HPC prior to the December HPC meeting.

E. Adjourn

Meeting adjourned at 8:15 PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.