

**Oak Park Historic Preservation Commission
December 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, Darrick Gurski, Noel Weidner, and Laura Jordahl, Tom Abrahamson, Sandra Carr, and Rebecca Houze
Absent: David Sokol, Aleksandra Tadic, Jennifer Bridge
Staff: Susie Trexler, Historic Preservation Urban Planner
Attorney: Gregory Smith, Klein, Thorpe & Jenkins

Chair Payne stated that item E. (426 S Austin Blvd) will be removed from the agenda as the applicant has removed their application.

Agenda Approval

Motion by Commissioner Houze to approve the agenda as amended; Second by Commissioner Gurski; Motion approved 7-0.

Minutes

Motion by Commissioner Abrahamson to approve draft minutes for November 8, 2018; Second by Commissioner Jordahl; Motion approved 7-0.

Regular Agenda

- A. HPC 2018-50: 326 N Cuyler Ave (Steve and Audrey Dormanen):** Restoration of porch original to house but later removed (Ridgeland-Oak Park Historic District). Applicant attended the November 28, 2018, ARC meeting.

Chair Payne introduced the application. Planner Trexler gave an overview of the project.

Planner Trexler presented the staff's report including that the project was previously reviewed by the Architectural Review Committee (ARC) on November 28, 2018. The Committee asked for details on the materials to be used and those details have been provided.

Dave Walker, architect for the project, explained the proposal including the choice to return the house to the Queen Anne style that was likely original (currently the house features French Revival elements that are not historic).

Motion by Commissioner Jordahl to open the discussion; Second by Commissioner Houze

Commissioner Houze requested elaboration on the materials discussion. Walker explained that they synthetic materials will be used for their durability but they will be painted to look like wood. The ARC requested that materials be labeled but did not express concern about the specific material choices.

Commissioner Abrahamson commended the architect

Motion by Commissioner Jordahl to approve the Certificate of Appropriateness for the porch restoration as presented; Second by Commissioner Houze; approved by Roll Call Vote as follows:

*Commissioner Abrahamson—yes
Commissioner Carr—yes
Commissioner Gurski—yes
Commissioner Houze—yes
Commissioner Jordahl—yes
Commissioner Weidner—yes
Chair Payne – yes*

- B. HPC 2018-51: 204 Scoville Ave (Iv and Mary Ashton):** Addition of entry roof, removal and redesign of porch ceiling (Ridgeland-Oak Park Historic District). Applicant attended the November 28, 2018, ARC meeting.

Chair Payne introduced the application. Planner Trexler gave an overview of the project.

Timothy Eberline, the project architect, was present. He explained that this is part of a larger project that was previously approved by the Historic Preservation Commission. Tom Bassett-Dilley attended the ARC meeting and they have redesigned the porch ceiling to reflect comments received from the ARC. Specifically, the ceiling design has been simplified following ARC concern about exposed beams.

Motion by Commissioner Jordahl to open the discussion; Second by Commissioner Houze

Commissioner Carr said that she attended the ARC meeting and she thinks the redesign of the porch ceiling looks better as now proposed. She added that she thinks the roof over the side door is appropriate.

Commissioner Weidner asked for reasoning behind the side door roof design. Eberline explained that the design draws from the hip roof of the house and design elements seen on the front porch. The intent was a design that would be relevant but minor.

Chair Payne explained the ARC thoughts on both items. He further explained that the raised ceiling will conceal the proposed ceiling fans and the changes will be minimally visible. Chair Payne expressed that he is in favor of approving the project as proposed.

Motion by Commissioner Carr to approve the Certificate of Appropriateness for the addition of a roof over the side entry and the removal and redesign of the porch ceiling as proposed; Second by Commissioner Jordahl; approved by Roll Call Vote as follows:

*Commissioner Abrahamson—yes
Commissioner Carr—yes
Commissioner Gurski—yes
Commissioner Houze—yes
Commissioner Jordahl—yes
Commissioner Weidner—yes
Chair Payne – yes*

- C. HPC 2018-52: 1017 Home Ave (Mony Ruiz-Velasco and Steve Biddle):** Two-story, rear addition (Gunderson District). Applicant attended the November 28, 2018, ARC meeting.

Chair Payne introduced the application. Planner Trexler gave an overview of the project.

Drew Nelson, the architect for the project, explained that the trim and siding will match and the second-story addition will line up with the existing house.

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

Commissioner Houze asked how the ARC found the proposed design to meet the guidelines in differentiating between the existing house and the addition. Chair Payne explained the ARC's conclusion on differentiation and stated that due to the location and design, the usual methods of differentiation (like a trim board or step-back) would likely draw more attention to the addition. Commissioner Carr elaborated that the side that doesn't have a step back already has a one-story addition so a step-back or trim board would not work. She further noted that the roofline does differentiate the addition.

Motion by Commissioner Carr to approve the Certificate of Appropriateness for the two-story, rear addition at 1017 Home Ave as proposed; Second by Commissioner Abrahamson; approved by Roll Call Vote as follows:

Commissioner Abrahamson—yes

Commissioner Carr—yes

Commissioner Gurski—yes

Commissioner Houze—yes

Commissioner Jordahl—yes

Commissioner Weidner—yes

Chair Payne – yes

- D. HPC 2018-53: 304 Clinton Ave (Baronger Development LLC):** Two-story, rear addition and complete window replacement reflecting interior renovation (Ridgeland-Oak Park Historic District). Applicant attended the November 28, 2018, ARC meeting.

Chair Payne introduced the application. Planner Trexler gave an overview of the project.

The architect explained the project and noted that they kept existing rooflines as well as overhangs, and the addition is modest which will allow more greenspace.

Motion by Commissioner Abrahamson to open the discussion; Second by Commissioner Jordahl

Commissioner Weidner asked for details about the windows. The architect explained that the only change to windows will be some widening to meet egress requirements. Decorative windows, including the eyebrow window in the front gable, will be kept. The existing windows are not historic, but were probably double-hung wood windows originally.

Commissioner Carr asked if the existing chimney will be demolished. The architect verified that it will be and a new chimney will be added on the rear addition. The Commission asked if the existing chimney top can be reused on the new chimney as it has decorative features. The architect agreed that it could be reused.

Commissioner Jordahl noted that the window policy in the Architectural Review Guidelines recommends that replacement windows match what is historically accurate. Commissioner Jordahl asked if it would be possible to replace the windows with double-hung windows that are historically accurate to the house. The architect responded that this could be done.

Motion by Commissioner Abrahamson to approve the Certificate of Appropriateness for rear addition with two conditions: that the decorative chimney top is reused on the new chimney and that windows are replaced with double-hung wood windows historically accurate to the house; Second by Commissioner Jordahl; Approved by Roll Call Vote as follows:

Commissioner Abrahamson—yes

Commissioner Carr—yes

Commissioner Gurski—yes

Commissioner Houze—yes

Commissioner Jordahl—yes

Commissioner Weidner—yes

Chair Payne – yes

CONSENT AGENDA - None

OTHER BUSINESS – None

A. Hill Motor Sales Company Building (640-644 Madison Street)

Frank Lippo and Frank Heitzman, citizens of Oak Park, both attended.

Lippo requested that the Historic Preservation Commission advance the subject property to make it an Oak Park Landmark. Lippo expressed concern there is a misunderstanding in the Madison Street Plan about significant properties and that a Village trustee indicated the building is not significant. Lippo requested that stronger steps be made towards Landmark status. Lippo said he feels there has not been proper due diligence. There are public funds involved and the property has not been considered fully.

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

Planner Trexler gave an overview of the building.

Chair Payne requested details on the status, particularly whether a public hearing would be the next step. Chair Payne noted that aside from the Landmark process, the Historic Preservation Commission should discuss levels of preservation that can be proposed to the Board. Currently the building is facing demolition and the Commission should provide guidance.

Frank Lippo noted that the Village is giving money to this project, including the demolition. Lippo asked if there might be an opportunity to reach out to the developer, perhaps by the Commission Chair. Lippo also noted that there are financial incentives to save the building. Chair Payne expressed agreement that the developer should be made aware of options including financial incentives. Commissioner Carr noted that there are preservation options aside from preservation of the entire building, including preservation of just the façade. Chair Payne said that the worst case scenario would be to lose the entire building and at worst, some element should be retained.

Commissioner Weidner requested more details about the current ownership. Attorney Smith and Chair Payne agreed that additional fact finding is needed. It was recommended that the staff liaison, Susie Trexler, obtain more details on that status of the building. Attorney Smith provided details on the Landmark process as described in the Historic Preservation Ordinance 7-9-6. Commissioner Houze asked if a nomination can be submitted by the Commission. Attorney Smith said that the Commission does not need to vote to submit a nomination form. Commissioner Abrahamson asked if citizen Frank Lippo could submit the nomination. Attorney Smith verified but said that staff should first check existing materials to see where the project stands.

Commissioner Houze asked about outreach options and explained that there is already opposition to the demolition. Chair Payne agreed that there should be outreach done immediately and someone should reach out to the owner. Frank Lippo said there is some urgency as a demolition permit can be pulled at any time.

The Commission discussed the difference between a National Register nomination and the Oak Park Landmark nomination and the protections they would each afford.

Commissioner Jordahl asked why the Commission would go through with the Landmark nomination if it is likely to fail when it reaches the Village Board. Chair Payne responded that it would provide education and communication with the public.

Commission members noted that a "preliminary determination of eligibility" has been deferred due to an agreement with the owners trying to sell the property. It is unknown how long it was deferred but Commission members agreed that the agreement may have expired in September 2018.

Planner Trexler will determine status and provide a memo to the Commission.

Chair Payne asked how the Commission can proceed with outreach. Payne said that involvement from local preservation architects and members of the Commission would be desired. Attorney Smith said that such a meeting would have to take place outside the Commission since the Commission will be judging the landmark status. The Commission needs to not act as a group prior to this decision to remain unbiased.

B. ARC meeting, December 26: discuss move or cancelation of meeting

Delay and cancelation were discussed. Due to the holidays and the timing of the January Historic Preservation Commission meeting, it was determined that cancelation of the meeting would be best.

The December 26 ARC meeting was canceled.

Motion by Jordahl to adjourn; Second by Carr

ADJOURN

The meeting adjourned at 8:45 p.m.

Minutes prepared by Susie Trexler, Urban Planner Historic Preservation.