

**Oak Park Historic Preservation Commission  
Architectural Review Committee  
November 18, 2013 Meeting Minutes  
Oak Park Village Hall, Room 215 – 7:30 pm**

**A. ROLL CALL**

PRESENT: Chair Rosanne McGrath, Greg Battoglia, Garret Eakin  
ABSENT: Frank Heitzman, Tom Sundling  
STAFF: Douglas Kaarre, Urban Planner/Historic Preservation

**B. MINUTES**

*Motion by Battoglia to approve the October 23, 2013 meeting minutes as submitted. Second by Eakin. Motion approved 3-0.*

*Aye: Battoglia, Eakin, McGrath*

*Nay: None*

**C. 220 N. Euclid Avenue (Park District of Oak Park): Certificate of Appropriateness to rehabilitate the Cheney Mansion greenhouse (*Historic Landmark*)**

Jan Arnold and Poppy Vogel, Park District; Don McKay, Nagel Hartray Architects; and Omar Rihani, Project Management Advisors were present.

Don McKay, architect with Nagel Hartray, stated that they are proposing an adaptive reuse of the greenhouse as reception space, which has been approved by the Park Board. They will substantially restore the exterior. He reviewed the site plan, floor plans and elevations. The main exterior changes include a new wood door on the west, and widening the south door opening from one to two doors. They hope to reglaze the roof with safety glass, but want the option of Lexan open to them if there are cost issues.

Commissioner Eakin noted that a double door is grand for an intimate setting.

Jan Arnold, executive director of the Park District, stated that the greenhouse needs to be functional in order to save it. The double doors allow for additional flow. Without them it would be less functional as a gathering space. The building has no storage and everything would be brought from the house. They host 5-7 events every week at Cheney Mansion.

Mr. McKay stated that it won't be a greenhouse again, and to consider a new use to extend the life of the building.

Chair McGrath noted that the changes to the mullions on the south elevation need further clarification. The existing flanking mullions are wider. She agrees with the other changes.

The committee discussed the south elevation mullion pattern and changes to the door opening. They requested additional information on the design and appearance of the support mullions on the south façade, and further addressing the adaptive use aspects of the building. They supported all the other proposed changes to the building.

The application will be forwarded to the December 12 HPC meeting.

- D. **702 N. Elmwood Avenue (Kiker)**: New Certificate of Appropriateness for a rear/side porch addition, three new dormers, new two-story bay (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)

Amias Turman, Airoom Architects, was present representing the property owner.

Mr. Turman stated that the owners are still concerned about the attic space layout and want the dormer on the south roof to expand the space. Not having a dormer cuts down on how they maximize the space. They are looking for ways to find an acceptable dormer solution.

Commissioner Battoglia asked why they proposed two options to the HPC at the November 14 meeting (one with dormer, one without), if they did not want the option without a dormer.

Mr. Turman stated that they were confused on what they should present to the HPC. The ARC had suggested looking at options, so they presented several options.

Chair McGrath stated that removing the entire roof is a big deal. It was only approved because it was shown that the appearance would not change. She would like to look at the entire proposal again. The south dormer changes the roof too much in combination with the south bay and shallow roof. Individually the changes are compatible, but the composite of them all together is too much. The character of the house is lost. The intention to have 7-foot high ceilings in the attic is not reasonable or necessary for attic space.

Mr. Turman stated that they are looking for input on a way to achieve their goals.

Commissioner Battoglia suggested they prioritize with their clients on the differentiation of the application, as it does not appear there is support for everything proposed.

Commissioner Eakin stated that the house would lose its character, charm, integrity and authenticity.

Chair McGrath stated that its not about four dormers; it's about the scale of the changes – different size dormers, large south bay addition and porch addition.

The committee discussed the proposed changes and suggested they consider looking at a one-story bay addition centered on the existing bay, which may be acceptable. They are not without options. They discussed the north dormers, which were approved under the first option as the shed portion would not be visible from the street.

#### **ADJOURN**

*Motion by Eakin to adjourn. Second by Battoglia. Motion approved: 3-0.*

Meeting adjourned at 9:00 p.m. Minutes prepared by Douglas Kaarre, Urban Planner.

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