

**Oak Park Historic Preservation Commission**  
**March 13, 2014 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers, 7:30 pm**

**ROLL CALL**

**PRESENT:** Chair Rosanne McGrath, Joerg Albrecht, Greg Battoglia, Garret Eakin, Frank Heitzman, Regina Nally, Gary Palese, Tom Sundling  
**ABSENT:** Fred Brandstrader, Drew Niermann, Tony Quinn  
**STAFF:** Douglas Kaarre, AICP – Urban Planner/Historic Preservation

**AGENDA APPROVAL**

*Motion by Albrecht to approve the meeting agenda as submitted. Second by Battoglia. Motion approved 7-0.*

*AYE: Albrecht, Battoglia, Eakin, Heitzman, Palese, Sundling, Chair McGrath*

*NAY: None*

**NON-AGENDA PUBLIC COMMENT**

None

**MINUTES**

*Motion by Sundling to approve the February 13, 2014 meeting minutes as submitted. Second by Albrecht. Motion approved 7-0.*

*AYE: Albrecht, Battoglia, Eakin, Heitzman, Palese, Sundling, Chair McGrath*

*NAY: None*

**REGULAR AGENDA**

**A. Historic Landmark: Preliminary Determination of Eligibility for the Purcell-Yager House, 300 Forest Avenue (1893)**

Property owner Allison Meyer was present.

Planner Kaarre provided an overview of the Historic Landmark Nomination Report. The *Purcell-Yager House* was constructed in 1893 for Charles and Anna Purcell. He was a wealthy grain merchant (maltster). The second owners, who lived in the house for 23 years, were Louis and Narcissa Yager. She was a philanthropic figure in the civic music movement. They hired architect Charles E. White, Jr. to design additions and alterations in 1923. The house is designed in the Queen Anne style and is nominated under the following four criteria for designation:

- (1) *Significance as an example of the architectural, cultural, economic, historic or social development or heritage of the Village of Oak Park, the State of Illinois, or the United States;*
- (3) *Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State of Illinois, or the United States;*
- (5) *Embodiment of those distinguishing characteristics of a significant architectural type, or style, or engineering specimen;*
- (6) *Identification as the work of a builder, designer, architect, craftsman, engineer or landscape architect whose individual work is significant in the development of the Village of Oak Park, the State of Illinois, or the United States.*

*Motion by Albrecht that the property at 300 Forest Avenue is eligible for Historic Landmark designation under criteria (1) (3) (5) and (6) as presented in the Nomination Report. Second by Sundling. Motion approved 7-0.*

*AYE: Albrecht, Battoglia, Eakin, Heitzman, Palese, Sundling, Chair McGrath*

*NAY: None*

- B. HPC 14-06: 711 Belleforte Avenue (Baronger Development): Certificate of Appropriateness to construct a rear two-story addition, add two dormers, re-open the front porch, replace windows, and modify/add several window openings (Frank Lloyd Wright-Prairie School of Architecture Historic District)**

Property owner Mitch Goldstein was present.

Planner Kaarre presented the Staff Report. The building is a Contributing Resource within the historic district. The two-story frame house was constructed ca. 1900. The proposal involves re-opening the front porch, constructing a rear two-story addition, removing the asphalt siding and repairing the original siding underneath, replacing the vinyl windows with aluminum-clad wood windows, adding and removing several window openings on the north and south sides, and adding two dormers – one on each side. The proposal meets the Architectural Review Guidelines and staff is recommending approval.

Mitch Goldstein stated that the front porch railings will connect between the columns rather than in front of them. The existing windows are vinyl and are not historic. The front windows will be replaced, but the opening sizes and locations will remain the same.

*Motion by Palese to approve the Certificate of Appropriateness application for 711 Belleforte Avenue as submitted based on plans by Mark Lindstrom, stamp-dated as received on March 4, 2014. Second by Battoglia.*

Commissioner Nally arrived at 7:55. The Commission noted that the eave line in the existing south-facing gable will be raised to match the eave line of the new dormers. The changes to the north elevation addition create a good visual distinction.

*Motion approved 8-0.*

*AYE: Albrecht, Battoglia, Eakin, Heitzman, Nally, Palese, Sundling, Chair McGrath*

*NAY: None*

- C. HPC 14-10: 321 S. Elmwood Avenue (Brisben) – Certificate of Appropriateness to demolish an existing one-story garage and construct a new two-story garage (Ridgeland/Oak Park Historic District)**

Property owner Sandy Brisben and architect Drew Nelson were present.

Planner Kaarre presented the Staff Report. The house is a Contributing Resource in the historic district. The existing frame garage is minimally visible from the street and has structural issues. The proposed new garage is compatible with house in terms of style, size, material, roof profile and details and staff is recommending approval.

Sandy Brisben stated that they purchased the house in October 2013 with the hopes of constructing a new garage. They cannot fit their existing cars due to support beams, making it non-functional. The second floor of the new garage will be a train room for her husband. The existing garage is dilapidated and the new garage is compatible with the house. They have agreed to use stucco to match the house.

*Motion by Albrecht to approve the Certificate of Appropriateness application for 321 S. Elmwood Avenue as submitted based on plans by Drew Nelson, WDN Architecture, dated February 27, 2014. Second by Sundling.*

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The Commission discussed the skylights and recommended they be symmetrical. They discussed the belt course trim, and recommended it be raised or lowered so it did not evenly divide the façade. They discussed the proposed roof pitch of the new garage. The project was considered to meet the Architectural Review Guidelines.

*Motion approved 8-0.*

*AYE: Albrecht, Battoglia, Eakin, Heitzman, Nally, Palese, Sundling, Chair McGrath*

*NAY: None*

The Commission noted that they encourage the Village to allow full use of secondary structures to allow for additional affordable housing and the adaptive reuse of historic coach houses.

### **CONSENT AGENDA**

*Motion by Sundling to approve the Consent Agenda. Second by Palese. Motion approved: 8-0.*

*AYE: Albrecht, Battoglia, Eakin, Heitzman, Nally, Palese, Sundling, Chair McGrath*

*NAY: None*

### **D. Approval of the annual Certified Local Government Report for 2013.**

#### **OTHER BUSINESS**

Presentation to the Plan Commission: Chair McGrath and Commissioner Nally updated the commission on their presentation to the Plan Commission on March 6 where they discussed finding opportunities for greater collaboration. They encouraged staff and chairs to be notified early in the process to determine proper commission involvement.

Architectural Review Guidelines: Planner Kaarre provided an update on the process.

Staff Approvals: Planner Kaarre provided a report on the 33 Staff permit approvals for February 2014.

#### **ADJOURN**

*Motion by Albrecht to adjourn. Second by Sundling. Motion approved: 8-0.*

*AYE: Albrecht, Battoglia, Eakin, Heitzman, Nally, Palese, Sundling, Chair McGrath*

*NAY: None*

Meeting adjourned at 8:30 p.m. Minutes prepared by Douglas Kaarre.

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