

**Oak Park Historic Preservation Commission**  
**Architectural Review Committee**  
**April 22, 2015 Meeting Minutes**  
**Oak Park Village Hall, Room 215, 7:30 pm**

**A. Roll Call**

PRESENT: Chair Rosanne McGrath, Greg Battoglia, Regina Nally, Chris Payne, Tom Sundling  
ABSENT: None  
STAFF: Douglas Kaarre, Urban Planner/Historic Preservation

**B. Minutes**

*Motion by Sundling to approve the March 25, 2015 meeting minutes as submitted. Second by Battoglia. Motion approved 5-0.*

- C. **1045 Division Street (Casey)**: Demolish a one-story brick/frame garage and construct a one-story brick/frame garage (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Property owner Brian Casey was present.

The existing house brick house and brick/frame garage were constructed in 1939. The applicant is looking to demolish the garage and construct a new garage further back on the property. The Committee discussed the proposal and recommended additional information on the condition of the existing garage, such as photos and in writing. They also recommended revisions to the proposed design of the new garage which would retain some character-defining features and materials and make the new garage compatible with the house.

- D. **201 S. Scoville Avenue (Miller)**: Demolish a one-story stucco garage and construct a two-story garage, add a shed dormer (*Ridgeland/Oak Park Historic District*)  
Property owner Amanda Miller and architect Drew Nelson were present.

The two-story frame and stucco house is listed as a Contributing Resource within the Historic District. The house was constructed in 1904 in the Craftsman style by contractor C. Foss for owner Abraham Edmunds. The two-car frame and stucco garage was constructed in 1913 for P. S. Edmunds. The scope of work meets the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Appropriateness. The proposal involves replacing the front-facing shed dormer with a gabled dormer, demolishing the existing one-story two-car garage and constructing a two-story frame and stucco garage. The Committee discussed the application and recommended additional information on the condition of the existing garage, including photographs and in writing, to support the request for demolition.

The Committee had concerns that the proposed gabled dormer was too large and changed the character of the front of the house. They recommended investigating the feasibility of retaining the front shed dormer as existing and instead enlarging the rear dormer to allow for attic

expansion, while maintaining the original character of the front façade, or consider using a shed dormer on the front. The Committee also had concerns regarding the scale and design of the proposed 2-story garage in that it would read more as a house than a coach house. They recommended investigating design alterations to the proposed new garage which would result in the structure reading more as an accessory building than a competing residential building.

The Committee recommended investigating the removal of the skylight feature on the proposed new garage or provide additional information that supports their inclusion in the design within the Architectural Review Guidelines.

- E. **327 Home Avenue (GLA Management)**: Preliminary review of Planned Development on a vacant lot to construct two townhomes cantilevered over a new parking lot (*Ridgeland/Oak Park Historic District*)  
Architect Errol Kirsch was present representing the property owners

The house at 327 Home Avenue is listed as a Contributing Resource within the *Ridgeland/Oak Park Historic District*. The Johnson House was constructed ca. 1890 in the Neo-Classical style. The wide side yard to the south is vacant except for one rear two-bay, 4-car garage. An identical garage is located behind the Johnson House. The overall project involves a Planned Development application to include the existing house and the new construction. The Johnson House will undergo restoration based on an 1896 photograph at a later date – that work will require a Certificate of Appropriateness.

The current scope of work involves the demolition of two rear Non-Contributing garages and construction of one three-bay, 6-car garage, the construction of an open 17-car parking lot and the construction of two 2-story townhomes which will be cantilevered over the ground level parking. The scope of work does not meet the definition of demolition in the preservation ordinance, and therefore the project will require a Certificate of Advisory Review.

The Committee reviewed the revised application following their meeting on March 25 and noted positive improvements to the proposal. The Committee recommended looking at eliminating parking spaces in the front yard and providing a wall around the first floor to screen the parking lot from the street.

F. **Architectural Review Guidelines**

The Committee tabled discussion on the guidelines to the next meeting.

G. **Other Business**

**ADJOURN**

*Motion by Battaglia to adjourn. Second by Nally. Motion approved: 5-0.*

Meeting adjourned at 9:45 p.m. Minutes prepared Douglas Kaarre.