

Oak Park Historic Preservation Commission
January 14, 2016 Meeting Minutes
Oak Park Village Hall, Council Chambers/Room 201, 7:30 pm

ROLL CALL

PRESENT: Chair Rosanne McGrath, Fred Brandstrader, Laura Jordahl, Don McLean, Dan Moroney, Chris Payne, Tony Quinn
ABSENT: Greg Battoglia, Regina Nally, Vice Chair Gary Palese, David Sokol
STAFF: Douglas Kaarre, Urban Planner/Historic Preservation

AGENDA APPROVAL

Chair McGrath added several items under Other Business.

Motion by Quinn to approve the meeting agenda as revised. Second by Payne. Motion approved 6-0.

AYE: Jordahl, McLean, Moroney, Payne, Quinn, Chair McGrath

NAY: None

NON-AGENDA PUBLIC COMMENT

None

MINUTES

Motion by Payne to approve the minutes of the November 12, 2015 meeting as submitted. Second by McLean. Motion approved 6-0.

AYE: Jordahl, McLean, Moroney, Payne, Quinn, Chair McGrath

NAY: None

Commissioner Brandstrader arrived.

REGULAR AGENDA

- A. HPC 2016-01: 1042 Chicago Avenue (Showalter): Certificate of Advisory Review to construct a 3-1/2 story mixed-use building to replace a one-story non-contributing brick commercial building (Frank Lloyd Wright-Prairie School of Architecture Historic District)**
Architect Drew Nelson and property owner Jill Showalter were present.

Planner Kaarre provided an overview of the application. The proposed development is located at 1042 Chicago Avenue, on the north side of the street where Marion forms a "T" at Chicago Avenue. The existing one-story building was constructed in 1950 and is a Non-Contributing Resource within the historic district. The demolition of the building has already been approved. In addition, the applicants received a zoning variance for open space and parking. The Commission's review is mandatory for Oak Park Historic Landmarks, projects involving demolition of a Contributing Resource, and those using Local, State or Federal funding. The application does not meet any of these requirements; therefore, the Commission's review is Advisory.

The proposed new development will be comprised of retail on the first floor, two apartments above, and surface parking in the rear. The design of the building is a modern interpretation of Prairie School architecture. The proposed exterior materials will be stucco and metal panels.

Drew Nelson, WDN Architecture, provided an overview of the proposal. They will move the building back 5 feet to line up with adjacent buildings. The new building will be more in character with the block in terms of scale and massing. The stucco and metal panels will be in earth-tone colors.

The Commission had the following comments based on the New Building Policy of the Architectural Review Guidelines:

- Setting the building back to align with the adjacent buildings would be appropriate and compatible with the character of the block.

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- The new building appears to be compatible with the size, scale, massing, materials and character of the nearby historic buildings.
- The new building will not change the historic character of the block.
- The new building is compatible yet provides a visual distinction from other nearby historic buildings.

B. Discussion of Coach House Requirements

Chair McGrath provided an overview of the discussion item. She is proposing a work effort for the Commission to formalize its position on garage and coach house preservation and demolition. There are a finite number of secondary historic resources. There is precedent for numerous garage demolitions. She would like to see some type of hand-out or brochure that provides the history and background of coach houses, outlines the issues and provides the Guidelines. The Architectural Review Committee will discuss the Commission's stance on particular issues of preservation, demolition and new construction, while the Education Committee will design the handout and create a plan on how to disseminate the information. Commissioner Payne has agreed to oversee this effort.

Planner Kaarre suggested utilizing the format of the new Guidelines and create a new Guidelines section.

Commissioner Moroney suggested including photos of coach houses to be preserved. He also suggested that in some cases the coach house should be replicated.

CONSENT AGENDA

OTHER BUSINESS

Architectural Review Guidelines: Planner Kaarre noted that the work by the consultant Preservation Design Partnership has been completed. All that remains is the completion of the Definitions and Preamble sections.

NAPC CAMP: Commissioner Payne provided an overview of the Commission Assistance and Mentoring Program that he attended on November 14 in Geneva. The workshop was sponsored by the National Alliance of Preservation Commissions. The topics were very informative and interesting, and included preservation and the law, guidelines, Secretary of the Interior's Standards for Rehabilitation, how to run public meetings, how to read plans, etc. The Commission noted that this would be something useful to host in Oak Park. Planner Kaarre suggested applying for a CLG grant.

IAHPC Annual Meeting: Chair McGrath provided an overview of the meeting held on December 5 at Pleasant Home and hosted by the Illinois Association of Historic Preservation Commissions. She provided introductory comments, and then the group heard from the Historic Preservation Commissions in Berwyn, Maywood and River Forest about some of their recently successful projects.

St. Edmund's School: Chair McGrath stated that the school recently closed and she would like the Commission to reach out to the Village President and/or the Archdiocese to relay the importance of the preservation of this building. It is protected within the *Ridgeland/Oak Park Historic District*.

Staff Approvals: November and December 2015 Staff permit approval reports

ADJOURN

Motion by Jordahl to adjourn. Second by Brandstrader. Motion approved 7-0.

AYE: Brandstrader, Jordahl, McLean, Moroney, Payne, Quinn, Chair McGrath

NAY: None

The meeting adjourned at 10:10 p.m.

Minutes prepared by Douglas Kaarre, Urban Planner.