Oak Park Historic Preservation Commission
September 8, 2016 Meeting Minutes
Oak Park Village Hall, Room 215, 7:30 pm

ROLL CALL

PRESENT: Acting Chair Regina Nally, Greg Battoglia, Rebecca Houze, Dan Moroney, Christopher Payne, David Sokol, Aleksandra Tadic
ABSENT: Laura Jordahl, Don McLean
STAFF: Douglas Kaarre, AICP, Urban Planner/Historic Preservation

AGENDA APPROVAL

Motion by Sokol to approve the meeting agenda as submitted. Second by Tadic. Motion approved 7-0.
AYE: Battoglia, Houze, Moroney, Payne, Sokol, Tadic, Acting Chair Nally
NAY: None

NON-AGENDA PUBLIC COMMENT

None

MINUTES

Motion by Battoglia to approve the minutes of the August 11, 2016 meeting as submitted. Second by Payne. Motion approved 7-0.
AYE: Battoglia, Houze, Jordahl, Payne, Sokol, Tadic, Acting Chair Nally
NAY: None

REGULAR AGENDA

A. HPC 2016-54: 228 Clinton Avenue (Woodworth): Certificate of Appropriateness to demolish a one-story 3-car garage and construct a two-story 4-car garage (*Ridgeland/Oak Park Historic District*)
Property owner Randi Woodworth and architect Frank Heitzman were present.

Planner Kaarre presented the staff report. The project as proposed appears to meet the Garage Policy and staff recommended that the Commission approve the Certificate of Appropriateness application as submitted, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Frank Heitzman provided an overview of the application. He noted that they first hoped to save the garage but it would cost more. The owner needs additional space above. The dormers help to break down the scale. The second floor will be used for studio space or rented out. There will be two parking spaces for each unit.

Motion by Battoglia to open the application for discussion. Second by Houze.

The Commission had the following comments:

- The footprint of the garage is almost as large as the house.
- The huge garage has very small eaves because it is only set back from the lot line 1 foot.
- The distance from the street helps to mitigate the massing.
- The Architectural Review Committee discussed the gable roof vs. hip roof. It loses too much usable space with a hip roof.
- It is compatible overall, and you can only see one-third to one-half of the structure from the street.

Motion by Sokol to approve the Certificate of Appropriateness at 228 Clinton Avenue to allow the demolition of the existing garage and approve the construction of a new garage as proposed. Second by Tadic. Motion approved 7-0.
AYE: Battoglia, Houze, Moroney, Payne, Sokol, Tadic, Acting Chair Nally
NAY: None

B. HPC 2016-51: 163 N. Lombard Avenue (Linarez): Certificate of Appropriateness to replace 63 wood windows with aluminum (*Ridgeland/Oak Park Historic District – Village Housing Programs*)
The applicant was not present.

Planner Kaarre presented the staff report. The proposal to replace wood windows with aluminum does not meet the Window Policy of the Architectural Review Guidelines, which call for repairing rather than replacing – or replacing with wood or aluminum-clad wood windows. Also, windows should be replaced to match their appearance, such as 6/6. This recommendation is only for those windows that are visible from the street (front and sides). Glass block is not permitted where visible from the street. This property was significantly altered in 1941 with the removal of the front porch and the installation of brick veneer and alteration of several window openings. It is the staff recommendation that this property does not contribute to the character of the historic district and that it be reclassified within the local historic district as a Non-Contributing Resource. The applicants did not officially request the reclassification of the property, which was the opinion of Staff based on research and review. If the Commission is not inclined to agree with the Staff opinion on Item (b) above, it is not required to vote on the matter. However, if the Commission does wish to reclassify the property, it may do so following a formal motion and vote. A public hearing is not required.

Motion by Battoglia to open the application for discussion. Second by Sokol.

The Commission discussed whether the property was a Contributing or Non-Contributing Resource based on the fact that a brick veneer had been added. The massing and scale of the house remains intact. There has been no request from the owner to change the status of the property, so the Commission feels there is no need for them to challenge the status at this time. Some felt that there would be support to change the status if there was a request.

The replacement windows should meet the Guidelines.

Motion by Battoglia to approve the Certificate of Appropriateness for 163 N. Lombard to replace 63 wood windows with the following conditions:

- *Those windows that are visible from the street may be replaced with windows that meet the Window Policy of the Architectural Review Guidelines (wood, aluminum or vinyl-clad wood, composite)*
- *Submit a window schedule and drawing showing the proposed appearance, configuration and operation for those windows visible from the street.*

Second by Tadic. Motion approved 7-0.
AYE: Battoglia, Houze, Moroney, Payne, Sokol, Tadic, Acting Chair Nally
NAY: None

C. 2017 HPC Work Plan: Finalize and Approve the 2017 Work Plan

The Commission discussed the work plan and made some minor amendments.

Motion by Sokol to approve the 2017 Historic Preservation Commission Work Plan as amended. Second by Payne. Motion approved 7-0.
AYE: Battoglia, Houze, Moroney, Payne, Sokol, Tadic, Acting Chair Nally
NAY: None

CONSENT AGENDA

OTHER BUSINESS
Oak Park Post Office: Commissioner Sokol
Commissioner Fred Brandstrader: His first three-year term was up in September and he did not renew due to conflicts in his schedule. The Commission thanked him for all of his great efforts and participation the last three years. He will continue to volunteer on the Education Committee.

ADJOURN
Motion by Sokol to adjourn. Second by Battoglia. Motion approved 7-0.
AYE: Battoglia, Houze, Moroney, Payne, Sokol, Tadic, Acting Chair Nally
NAY: None

The meeting adjourned at 9:00 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner/Historic Preservation.