

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
January 25, 2017 Meeting Minutes
Oak Park Village Hall, Council Chambers – Room 201, 7:30 pm

A. ROLL CALL

PRESENT: Christopher Payne, Aleksandra Tadic, Laura Jordahl, Greg Battoglia

ABSENT: Noel Weidner

STAFF: Douglas Kaarre, AICP, Urban Planner

B. MINUTES

Motion by Jordahl to approve minutes of the October 26, 2016 meeting as submitted.
Second by Tadic. Motion approved 4-0.

- C. 211 N. Oak Park Avenue (Bushouse):** Preliminary discussion regarding bricking up windows on the front façade of a five-story hotel (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Property owner James Bushouse was present.

Mr. Bushouse provided some history of the property. It was constructed in 1925 as a fireproof building with 115 rooms. He bought the building in the 1980s and it was restored and now has 70 rooms. He restored the Hotel sign. It took six years to restore the building, one floor at a time and \$400,000. He bricked-in four window openings in the mid-1980s that were bathrooms and a few on each of the sides. The windows are wood on the front and galvanized aluminum on the sides.

He has insurance issues with the windows at grade. Options he is considering are adding metal grilles that are anchored underground in front of the windows, or he could add a retaining pond or make the windows shorter. The insurance is concerned about a car driving into them. He also discussed a design for a 1920s era awning that is open at the ends with lighting above the first floor windows.

The front rooms on the hotel are noisy and hard to heat because they have so many windows. They can do more with the interior with less openings.

Commissioner Battoglia explained the preservation concept of reversibility.

Chair Payne noted that infilling windows that face the street would not meet the Architectural Review Guidelines, and would require a Certificate of Appropriateness.

Mr. Bushouse stated that he also plans to replace all of the wood windows on the front of the building, but would replicate them with new wood windows, and would brick in the interior windows facing the street.

Commissioner Battoglia asked if he considered retaining the windows but building a wall behind it in order to retain the exterior character of the building.

Mr. Bushouse stated that he doesn't believe in fraud. A window is a window.

Commissioner Battoglia stated that replacement windows provide good thermal and sound barriers.

- D. 630 N. East Avenue (Gillispie):** Advisory Review for a second-floor addition and first-floor remodel on a non-contributing resource (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Architect Kim Smith was present.

Planner Kaarre provided an overview of the application. The existing house is a non-contributing resource within the historic district. The proposal is to construct a second floor addition, and transform the house from a one-story, mid-century Ranch style house into a two-story Tudor-style house. The preservation ordinance allows 30-days to provide Advisory Review comments.

Kim Smith noted the context of the house and the block. She compared the height with those to the north and south. The house to the north is 3-stories (the Frank Lloyd Wright William Martin House) and the house to the south is 2-stories. It will be shorter than both, and shorter than the house to the south by 5 feet.

Chair Payne stated that the Architectural Review Committee does not have any official comments. The design as submitted is fine for its context. If the next full Commission meeting falls within the 30-day review period, then the permit will be forwarded for review.

- E. 612 N. Kenilworth Avenue (MacKinnon):** Advisory Review for a one-story rear garage addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Property owner Kenna MacKinnon was present.

The Committee noted that the garage and the new addition are not very visible from the street. The design is appropriate and the existing garage was built in 2004. The Architectural Review Committee does not have any official comments.

Other Business

Preservation Ordinance – Advisory Review Process: The Committee discussed the Advisory Review process in general. New construction should be reviewed by the full commission, rather than the Architectural Review Committee, if the meeting is within 30 days of the submittal of the building permit application. That appears to be the intent of the ordinance.

Architectural Review Guidelines: The Education Committee will plan the public outreach process. The Commission will begin using the Guidelines to review projects at the February and March meetings to test them out. Staff will prepare a schedule and outline for approval.

Adjourn

Motion by Battaglia to adjourn. Second by Tadic. Motion approved 4-0.

Meeting adjourned at 9:10 p.m. Minutes prepared by Douglas Kaarre, Urban Planner.