

**Oak Park Historic Preservation Commission**  
**March 9, 2017 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers – Room 201, 7:30 pm**

**ROLL CALL**

**PRESENT:** Chair Christopher Payne, Greg Battoglia, Jennifer Bridge, Rebecca Houze, Laura Jordahl, David Sokol, Aleksandra Tadic, Noel Weidner  
**ABSENT:** Darrick Gurski, Don McLean, Dan Moroney  
**STAFF:** Douglas Kaarre, AICP, Urban Planner

**AGENDA APPROVAL**

*Motion by Jordahl to approve the agenda as submitted. Second by Sokol. Motion approved 8-0.*  
*AYE: Battoglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*  
*NAY: None*

**NON-AGENDA PUBLIC COMMENT**

None

**MINUTES**

*Motion by Jordahl to approve the minutes of the February 9, 2017 meeting as submitted. Second by Tadic. Motion approved 8-0.*  
*AYE: Battoglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*  
*NAY: None*

**REGULAR AGENDA**

- A. **HPC 2007-52: 644 Madison Street (Essex Foley Family LLLP) – Preliminary determination of eligibility for Historic Landmark designation – request 1-year extension of consideration: Continued from February 11, 2016.**  
The property owner was not present.

Planner Kaarre provided the staff report. The one and two-story commercial building at 644 Madison Street, known historically as the *Hill Motor Sales Company* and until 2007 as *Foley-Rice Cadillac*, was identified in the Potential Landmark Inventory (2002) and the Madison Street Corridor Plan and Architectural Historical Survey (2006) as “Significant (National Register),” defined as:

*A significant property that has potential to be eligible for listing on the National Register of Historic Places. Generally, National Register Criterion C, relating to architectural design or character, has been considered in making this designation. Other properties may be eligible for the National Register under other criteria; however, more detailed research on the individual property would be required. All properties in this category are also eligible for listing as Oak Park Landmarks.*

The Village Manager provided direction to the Historic Preservation Commission to begin the historic designation process for this building in 2007. Commission Staff prepared a nomination which was reviewed by the HPC on November 8, 2007. At that meeting the property owner requested that the HPC table voting on the property’s Preliminary Determination of Eligibility until a buyer could be found for the property. The HPC agreed to table their vote, the last of which was on February 11, 2016. During this time the property owner has continued to agree to make no interior or exterior alterations to the building.

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Landmarks Illinois also listed the building on its [2007 Chicagoland Watch List](#). The Chicagoland Watch List identifies potentially threatened historic resources around the Chicagoland area. The property owner is again requesting that the Commission extend the moratorium on the Preliminary Determination of Eligibility for a 1-year period.

Chair Payne noted that he would like the Commission to revisit the time-frame of the extension from one year to six months, due to the recent activity on the site.

Commissioner Tadic asked if the proposal to bend Madison Street would affect the building.

Chair Payne stated that there has been no formal presentation, but the demolition of the west half of the building has been shown in the plans that were published in the newspaper.

Commissioner Tadic asked if designation of the building as a Historic Landmark preserve the entire building?

Chair Payne stated that the issue of when to designate the building is tricky because the process ultimately goes before the Village Board. It would be better to wait and find out what the plans for the building are.

Commissioner Tadic stated that she supports doing whatever they can that gives the Commission the most power to preserve the building.

Planner Kaarre noted that the property owner indicated that they have no problem shortening the extension to six months.

Commissioner Houze asked what the greater risk would be, waiting to designate the building, or moving forward with a designation without owner consent.

Commissioner Battoglia felt that moving forward now without owner consent would be a greater risk of not gaining support from the Village Board.

Commissioner Sokol stated that he sees no advantage to moving forward now and no downside to granting a six-month extension.

*Motion by Sokol to approve a six month extension on the consideration of the preliminary determination of eligibility for the Historic Landmark nomination of 644 Madison Street. Second by Battoglia. Motion approved 8-0.*

*AYE: Battoglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*

*NAY: None*

- B. HPC 2017-07: 115 S. Harvey Avenue (Boehm): Certificate of Appropriateness to demolish a rear two-story coach house (Ridgeland/Oak Park Historic District)**  
Property owner Jake Boehm was present.

Planner Kaarre provided the staff report. The house at 115 S. Harvey is a Contributing Resource within the *Ridgeland/Oak Park Historic District*. The house was constructed in 1889. The two-story detached frame coach house was likely constructed at the same time or soon after. The proposal is to demolish the coach house due to its seriously deteriorated condition. Although there are plans to replace it, those plans have not yet been submitted. The applicants are recent owners of the

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property, and are not responsible for the long-term deterioration of the coach house. The owner plans to salvage as much of the lumber, as well as the siding from the east facade.

The applicant submitted an inspection report which was prepared by Collins Architects & Engineers Inc, dated November 16, 2016. The conclusion of the report is as follows: *“That the structure has sustained considerable decay and deterioration to the extent that it does not economically warrant the structural repairs needed. Further, the condition of the coach house cannot be described as being structurally sound.”*

The applicant met with the Architectural Review Committee at its meeting on February 22, 2017. The Committee reviewed the inspection report and agreed that there was sufficient evidence to warrant demolition of the coach house.

The coach house is visible from the street, and is a Contributing Resource as its design and age are contemporary with the house, and the structure is significant to the character of the property. Therefore, Staff has forwarded the Certificate of Appropriateness application to the Historic Preservation Commission for review.

Although the garage is a significant accessory structure, contemporary in design and age with the 1889 house, it is seriously deteriorated, and stabilization and rehabilitation would be cost prohibitive. Therefore, Staff recommends approval of the Certificate of Appropriateness application to demolish the structure, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Jake Boehm, 115 S. Harvey Avenue, stated that are currently working on a smaller structure to replace this one.

*Motion by Battaglia to open the application for discussion. Second by Houze.*

Commissioner Houze asked the owner if their new garage was going to look like the photos in the structural report.

Jake Boehm stated they would not build one of that scale. It would be a one-story 24x24 garage.

Commissioner Sokol stated that it was a responsible report. They can't subject the current owners to the cost of repair.

Chair Payne stated that it is an unfortunate loss because it is such a significant structure. He agrees that the current owners cannot be held responsible for the demolition by neglect of the coach house. The Architectural Review Committee agreed that it would be a significant cost.

*Motion by Sokol to approve the Certificate of Appropriateness for the demolition of the coach house at 115 S. Harvey Avenue as submitted. Second by Bridge. Motion approved 8-0.*

*AYE: Battaglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*

*NAY: None*

C. **HPC 2017-08: 163 N. Lombard Avenue (Linarez): Request by property owner to reclassify the property from Contributing to Non-Contributing status (Ridgeland/Oak Park Historic District)**

Property owner Esteban Linarez was present

Planner Kaarre provided the staff report. The proposal is to reclassify the property from Contributing status to Non-Contributing status within the *Ridgeland/Oak Park Historic District*. The E. A.

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Cummings House was constructed c. 1878. Cummings was involved in real estate. The house was significantly altered in 1941 when the front porch was removed, the front gable was sheared off to create a flat surface, eliminating the decorative brackets and arched alcove balcony. Following these alterations a brick veneer was added to the entire house. Additional side and rear porches to the second and third floors were added in 1960 and 1969. When you compare the current and historic photo above, it appears that the overall shape and massing of the historic house remain intact, but the appearance and materials, architectural style, and even window openings on the front gable end, have been significantly altered. These alterations were made after the period of significance of the historic district, and an argument could be made the property no longer contributes to the character of the historic district.

The Historic Preservation Ordinance does not define a Contributing Resource, but does a Non-Contributing Resource, as follows: *NONCONTRIBUTING RESOURCE: A property and/or improvement located within an historic district that does not represent significant historical and/or aesthetic characteristics which qualified that district as an historic district under this Article.*

This property was significantly altered in 1941 with the removal of the front porch, alterations to the façade, including window openings, and the installation of a brick veneer on the entire house. It is the staff recommendation that this property meets the definition of Noncontributing Resource as defined in the Historic Preservation Ordinance, and that the Commission make a motion to reclassify the property within the local historic district as a Non-Contributing Resource.

Esteban Linarez stated that they purchased the house 1-1/2 years ago. If it remains Contributing, the cost of their repairs would increase by 50%.

*Motion by Jordahl to open the application for discussion. Second by Tadic.*

Commissioner Houze stated that she has mixed feelings. It was unfortunate that the house lost its architectural details, but she feels that it is important to keep such a large house as a Contributing Resource. It is important to the fabric of the streetscape and for its silhouette in the landscape.

Commissioner Sokol stated that when you look at the period of significance and what makes a Victorian house, the building has lost everything that identifies with the period.

Commissioner Weidner asked if the building were changed to Non-Contributing, how would future work be reviewed.

Planner Kaarre noted that all exterior work would fall under the Advisory Review process.

Chair Payne stated that he is also torn. The building is significant in size and silhouette. You would be hard-pressed today to find enough evidence to make it a Contributing resource if you were creating the district now. It would also be a mammoth effort to restore it.

Commissioner Battoglia asked the dates of creation of the historic districts.

Planner Kaarre noted that the National Register district was listed in 1983 and the local district was designated in 1994.

Commissioner Sokol noted that he was chair of the Commission at the time the Ridgeland/Oak Park Historic District was created, and it is fair to say that the concept behind this district was

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development and planning, and possibly not a lot of attention was paid to the individual buildings at the time.

Commissioner Houze asked if it would be easier to tear the house down in the future if it was a Non-Contributing Resource?

Planner Kaarre stated yes.

*Motion by Sokol to reclassify the property at 163 N. Lombard. Second by Battoglia. Motion approved 7-1.*

*AYE: Battoglia, Bridge, Jordahl, Sokol, Tadic, Weidner, Chair Payne*

*NAY: Houze*

- D. **HPC 2017-08-A: 623 Forest Avenue (Callahan)** – Advisory Review for the construction of a new rear two-story frame garage (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)

Architect James Vanderheyden was present.

Planner Kaarre provided the staff report. The existing two-car garage was constructed in 1951 and is a Non-Contributing Resource within the historic district; therefore, the Staff has provided administrative approval of the Certificate of Appropriateness for the demolition of the garage. The proposed new garage is compatible in style, size, details and materials with the house. The roof profile is hipped rather than gabled, but the appearance is similar. The block has no alley, so the garage is accessed via an existing driveway. The project as proposed appears to meet the Garage Policy, and Staff recommends that the Commission support the application as submitted.

*Motion by Weidner to open the application for discussion. Second by Tadic.*

Commissioner Jordahl stated that she agreed with the staff report and supports the proposal.

Commissioner Houze stated that she appreciates the attention to style. It was thoughtfully planned out to be complementary to the house.

Chair Payne stated that it is bit idiosyncratic for the Italianate style home, but it picks up enough details and is at the proper scale.

- E. **HPC 2017-11: 538 N. Kenilworth Avenue (Stickney)**: Certificate of Appropriateness to construct a two-story side and rear addition, new front porch and window replacement (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Architect Victor Lew and owner Sarah Stickney were present.

Planner Kaarre provided the staff report. The house at 538 N. Kenilworth is a Contributing Resource within the Historic District. The house was constructed c. 1875. The proposal will expand the house in the rear, while restoring the historic portion in the front. The existing house has a rear one-story addition that was enclosed in 1965. The proposal is to construct a second floor addition on the rear side addition, and a two-story addition behind the house.

In the front, the proposal is to remove the aluminum siding from the house, including the aluminum capping on the front window hoods, and restore the original wood siding. The existing concrete stoop and canopy over the front door are not original, and the proposal is to construct a full-width front porch that is loosely based on a porch that was once on the house, based on a 1952 photo. Although

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the historic porch in the photo had side walls clad with siding, the proposed new porch is “similar” enough to the historic porch to meet the Guidelines.

All of the existing windows on the house except for the two front first floor wood windows are proposed to be replaced with “*new windows resembling the original windows.*” The four windows on the front of the house are historic 2/1 wood windows, and should be retained and repaired. They are currently only proposing to retain and repair the two on the first floor. The Existing Building Code and the Village of Oak Park do not require the front second-floor windows to be replaced for egress, and they should be retained and repaired.

The side and rear addition, siding restoration, and new front porch all appear to meet the Architectural Review Guidelines. The proposed window repair and replacement needs further clarification in terms of repair, rather than replacement of the front second floor windows, and information on what the remaining windows will be replaced with.

Therefore, Staff recommends approval of the Certificate of Appropriateness application as submitted – pending clarification of the replacement window materials and revisions to the front second floor windows, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Victor Lew, Jeremy Lew and Associates, stated that they have additional cost estimates for the project. They opened additional areas of the aluminum siding and to remove the lead paint and repair the existing siding will cost \$25,000. To remove the existing wood siding and replace it with engineered wood siding will cost \$13,975. To remove the existing wood siding and replace it with new wood siding will cost \$24,251.

Chair Payne stated that they will need spreadsheets and cost estimates, along with photos of the siding.

Victor Lew stated that they looked at window restoration, and it would cost \$975 for the exterior and \$650 for the interior, or \$1,625/window. They could replace them to match with the Pella Architect Series Reserve for \$1,100 each. They are wood with a baked on paint finish. The second floor windows in the front are egress windows. He would like something in writing from the Village that they don't have to meet code.

*Motion by Battoglia to open the application for discussion. Second by Tadic.*

Commissioner Battoglia stated that labor costs for abatement are higher for removing paint than for removing siding. Regarding the egress windows, if a permit is issued then liability should be waived.

Commissioner Sokol stated that he is concerned about changes being made now and would be interested in hearing what the Architectural Review Committee thought.

Chair Payne stated that the Architectural Review Committee had no issues with the addition. The rear addition is the same height as the ridge. There is a siding issue and how it is detailed. A compromise could be to maintain the original on the front and allow replacement on the sides.

Commissioner Weidner suggested looking for a good place to break the siding on the sides.

Chair Payne asked if there are corner boards.

Commissioner Sokol stated that he does not support the use of the casement windows in front.

Chair Payne stated that maintaining the double-hung windows is critical. There is no masking a casement. They will need the pricing put into the record and on file and the window specifications given to staff.

*Motion by Battoglia to approve the Certificate of Appropriateness to construct a two-story side and rear addition, new front porch, window replacement and siding repair and replacement at 538 N. Kenilworth Avenue as submitted with the following conditions:*

- *Retain and repair the wood windows and wood siding on the west elevation.*
- *Use engineered wood siding to replace the wood siding on the north and south elevations of the existing house to match the original siding dimensions.*

*Second by Battoglia. Motion approved 8-0.*

*AYE: Battoglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*

*NAY: None*

F. **HPC 2017-12: 1020 Superior Street (Pantazopoulos/Beckenhauer):** Certificate of Appropriateness to construct a two-story side and rear addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Architect Christopher Wollmuth was present.

Planner Kaarre provided the staff report. The house at 1020 Superior is a Contributing Resource within the Historic District. The house was constructed c. 1890 and was altered in 1919 with the two front porch additions and side addition. That was likely when it was clad in stucco, giving the house a Craftsman-style appearance. The proposal involves a two-story addition on the rear and east side of the house. The only area that will be visible will be the two-story side addition stepping out behind the side bay. The addition will be clad in stucco to match the house.

The proposal also involves the demolition of the existing one-car garage set at the back of the property at the end of the shared driveway. There is no permit on file for the garage, though it likely dates to the time of the 1919 alterations on the house. The garage has condition issues such as a cracked slab/foundation and splaying walls (see attached photos). Typically a condition assessment report is necessary to show that the demolition of an historic garage is necessary. However, the garage is minimally visible as it is at the rear of the property. They are proposing to replace it with a two-car stucco garage that would be compatible with the house, but is set closer to the street.

The applicant met with the Architectural Review Committee at their meeting on February 22, 2017. The Committee noted that the addition was compatible with the house and meets the Guidelines. The proposed additions, garage demolition and new garage appear to meet the Architectural Review Guidelines. Therefore, Staff recommends approval of the Certificate of Appropriateness application as submitted, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Chris Wollmuth, CW Design, stated that he met with the Architectural Review Committee twice, the first time back in August 2016. He went through a presentation on the proposed additions and garage. The main two-story addition that will be visible will be on the east side and it will be behind a gable, which they are preserving.

*Motion by Weidner to open the application for discussion. Second by Bridge.*

Commissioner Sokol stated that after viewing the photos submitted of this garage and its deplorable condition, they should talk to the Village about doing more inspections. You could see light coming through the wall.

Commissioners Battoglia and Tadic both support the project. It was well-vetted through the Architectural Review Committee.

Commissioner Weidner stated that he is happy to see stucco being used on the garage.

Chair Payne stated that he would encourage the retention of the stucco on the house. It is a result of the effects of Frank Lloyd Wright on the area, and the updates to the homes to the Arts & Crafts style. It tells the story of the historic district. He agrees that the garage is too far gone and a new one is necessary. He thinks it is a good idea to bring up inspections with the Village.

*Motion by Sokol to approve the Certificate of Appropriateness to construct a two-story side and rear addition, the demolition of the rear garage and construction of a new garage at 1020 Superior as submitted. Second by Tadic. Motion approved 8-0.*

*AYE: Battaglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*

*NAY: None*

- G. **HPC 2017-10: 332 N. Harvey Avenue (Merkey):** Certificate of Appropriateness to demolish a one-story, two-car frame garage and construct a one-1/2 story, three-car frame garage (Ridgeland/Oak Park Historic District)  
Contractor Brett Williams was present.

Planner Kaarre provided the staff report. The house at 332 N. Harvey is a Contributing Resource within the *Ridgeland/Oak Park Historic District*. The house was constructed in 1905. The two-story frame garage was constructed in 1913. The proposal is to demolish the garage due to its seriously deteriorated condition. The garage is a Contributing Resource as its design and age are contemporary with the house, and the structure is visible from the street as it sits on a corner. Therefore, Staff has forwarded the Certificate of Appropriateness application to the Historic Preservation Commission for review.

The applicant submitted a condition assessment report which was prepared by Brett Williams of Element Worx LLC, received on February 28, 2017. The conclusion of the report is that...*"correcting the severe leaning and warping of the existing garage framing and replacing the foundation is technically infeasible. The most cost-effective way to repair the foundation is to raze the existing structure and start anew."*

The proposed new 3-car garage will be one-1/2 stories, frame and clad with wood and fiber cement board siding. The first floor will be 3' cedar siding mitered corners to match the house. The gable ends will be 6' fiber cement board siding. The design will be compatible with the house in terms of size, materials, style, roof profile and details, despite being slightly larger.

The garage is a contributing resource in the historic district, constructed in 1913, and is seriously deteriorated. Rehabilitation would be cost prohibitive. The design of the proposed new garage is compatible with the house and meets the Guidelines. Therefore, Staff recommends approval of the Certificate of Appropriateness application to demolish the structure and build the new garage as submitted, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Brett Williams, Element Worx, stated that the important thing is to get permission to demolish the garage. He only opened one wall for the structural inspection. The new garage is a small three-car garage and is only 22% larger than the existing.

*Motion by Battaglia to open the application for discussion. Second by Weidner.*

Chair Payne stated that it is very nicely kept for a garage that is falling down.



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*Motion by Bridge to approve the Certificate of Appropriateness to demolish a one-story, two-car garage and construct a one and one-half story, three-car garage at 332 N. Harvey Avenue as submitted. Second by Tadic. Motion approved 8-0.*

*AYE: Battoglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*

*NAY: None*

- H. **HPC 2017-13: 1021 Superior Street (Woodward):** Certificate of Appropriateness to construct side and rear additions and window alterations (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Architect Kimberlee Smith was present.

Planner Kaarre provided the staff report. The house at 1021 Superior is a Contributing Resource within the Historic District. The house was constructed c. 1885 at the southwest corner of Forest and Superior (see attached 1895 Sanborn map prepared by Jack Lesniak). In 1886 it was purchased by Nathan Moore, who lived there until 1894, when he moved the house to the present lot at 1021 Superior, where he and his family lived for a year, so that his new house being designed by Frank Lloyd Wright could be designed at 333 Forest. (see attached map of the development of the Moore estate prepared by Jack Lesniak). The Moore's moved into their new home in 1895.

1021 Superior has seen some alterations over the years, such as a rear one-story addition, and quite likely the front two attic windows. The proposal will add a second floor to the one-story side addition on the east, and will raise the two side bays to add additional interior height. The ridgelines of the side bays are currently lower than the roofline, and the proposal will only raise them to match the height of the roof. The west bay will retain its protruding bay feature with shingles, and the east bay will maintain its trim detail. They are also replacing the two attic windows on the front with a single window that is centered in the gable.

The change in height of the two side gables, and the rear second floor addition on the one-story wing, will not alter the historic character of the house because the two side bays are set back from the front of the house, the width of the bays is not changing, and the architectural features such as the protruding bay, siding materials, and the trim details are not changing. The side addition, bay additions, and new front window all appear to meet the Architectural Review Guidelines. Therefore, Staff recommends approval of the Certificate of Appropriateness application as submitted, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Kim Smith, Smith Architecture, stated that the Woodwards have uncovered floral details in the eaves which they are restoring. They are sorry they couldn't attend. They are great stewards of the house.

*Motion by Jordahl to open the application for discussion. Second by Sokol.*

Commissioner Weidner asked about the shingles above the windows.

Kim Smith stated that they are keeping them.

Chair Payne stated that he has no issue with changing the front windows. They are in keeping with the building type and style. The bay height change is compatible.

*Motion by Sokol to approve the Certificate of Appropriateness to construct side and rear additions and window alterations at 1021 Superior as submitted. Second by Jordahl. Motion approved 8-0.*

*AYE: Battoglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*

*NAY: None*

**CONSENT AGENDA**

None

**OTHER BUSINESS**

127-133 S. Harvey Avenue: Planner Kaarre noted that this project was denied a COA by the Commission in October 2016 to replace 168 wood windows with 84 aluminum windows on the front porches of this apartment building. It was discovered in January that this had been done anyway, and that the Village issued them a permit without Historic approval. Chair Payne has been discussing with Trustee Tucker to determine how this occurred.

Architectural Review Guidelines: The Commission reviewed the staff reports that were prepared using the proposed new guidelines. They seem to work very well and there does not seem to be any issues. Is there stronger wording than “compatible material”? Commissioner Battoglia recommended sending the staff reports out to everyone for review and comment.

Commission Vacancies: Chair Payne noted that there may be several vacancies on the Commission this year, and if you know anyone who is interested they should contact the Village Clerk’s office.

Commission Attendance: He reminded everyone that they should make every attempt to attend every meeting. It’s important to have a full Commission in attendance. The Village Board asked about attendance when reviewing the appeal.

**ADJOURN**

*Motion by Sokol to adjourn. Second by Houze. Motion approved 8-0.*

*AYE: Battoglia, Bridge, Houze, Jordahl, Sokol, Tadic, Weidner, Chair Payne*

*NAY: None*

The meeting adjourned at 9:50 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.