

Oak Park Historic Preservation Commission
June 8, 2017 Meeting Minutes
Oak Park Village Hall, Council Chambers, 7:30 pm

ROLL CALL

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

AGENDA APPROVAL

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

NON-AGENDA PUBLIC COMMENT

Denise Wells Palfy, 738 Woodbine Avenue, stated that she has been an Oak Park resident for 53 years and has an American Studies degree. She has an interest in Art Deco, Art Moderne and historic preservation, and she is a member of the National Trust for Historic Preservation. Over the last year or so she has noticed that the main post office looks very dingy. Now that Unity Temple has been restored, this beautiful Art Deco post office will be seen by so many people. Maybe it could even just be power washed. It's embarrassing. She doesn't know who to talk to.

Commissioner Sokol stated that it was built in 1938. He met with the Post Master about this. This Commission's Education Committee has discussed this. He has talked with the Village Manager about this. They have addressed including help fill up the empty second floor. Find funds to earmark towards maintenance of the building. So they are working on this. He has the name of the person in Danny Davis's office, and he is reaching out to him. The new chair of the committee is the Congressman from Salt Lake City. They talked about cleaning the outside, maintenance control. They are with you 100% and they are working on it. The Post Office is regulated by the Federal Government but is not owned by it. The only thing controlled by the GSA is the murals.

MINUTES

Motion by Jordahl to approve the minutes of the May 11, 2017 meeting as submitted. Second by Tadic. Motion approved 8-0.
AYE: Bridge, Gurski, Jordahl, McLean, Sokol, Tadic, Weidner, Chair Payne
NAY: None

REGULAR AGENDA

- A. **HPC 2017-33: 127 S. East Avenue (Ungaretti)** – Certificate of Appropriateness to reconstruct a masonry fireplace and chimney on the south façade (*Ridgeland/Oak Park Historic District*) Property owners Paul and Carol Ungaretti and architect Chris Goode were present.

Chris Goode, Architecture and Conservation, stated that there was a fire behind the fireplaces. The chimney and walls were damaged. The insurance company recommend building up a larger chimney, which would add depth to the fireplace and extend the masonry out one foot to make the firebox deeper. All of the chimney will be one color and one line of projecting brick at various points (eave, water table, etc.).

Planner Kaarre provided the staff report. The house at 127 S. East Avenue is a Contributing Resource within the *Ridgeland/Oak Park Historic District*. The house was constructed c. 1900 in the

Prairie style. The house is on the Commission's Potential Landmark Inventory. A fire started on the interior of the fireplace and spread up the interior of the wall. The chimney needs to be removed above the roof line and also rebuilt on the interior. However, to meet code it needs to be built larger in order to be usable, and so needs to extend to the exterior. The applicants have provided examples of other similar houses where the chimney extends up the side of the house, and can show that this is not only a common architectural feature of the period, but also of the style. Staff recommends approval of the Certificate of Appropriateness application to reconstruct a masonry fireplace and chimney on the south facade, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Motion by Jordahl to open the application for discussion. Second by Bridge.

Commissioner Tadic asked if it could be stucco below the roof line.

Chris Goode stated that it could, but they also want differentiation with the brick.

Commissioner Sokol stated that its not on the front. It's not ideal, but he supports it.

Chair Payne stated that this house has a nice, stark façade, and the brick chimney provides differentiation in materials. Changing it to stucco won't make it a better design. The proposal meets the Guidelines.

Motion by Sokol to approve the Certificate of Appropriateness to reconstruct a masonry fireplace and chimney at 127 S. East Avenue as submitted. Second by Tadic. Motion approved 8-0.

AYE: Bridge, Gurski, Jordahl, McLean, Sokol, Tadic, Weidner, Chair Payne

NAY: None

B. **Oak Park Village Hall: 123 Madison Street (Village of Oak Park)**: Review proposal to install elevators in two locations (*National Register of Historic Places*)
Vic Sabaliauskas and Fred Gutierrez, Village of Oak Park, and Eric Martin, Ross Barney Architects, were present.

Vic Sabaliauskas, Village of Oak Park, stated that he has been tasked with replacing the existing lift with an elevator. Staff has recommendations and funds, but will consider the historic preservation standards and recommendations. The funds probably will run into 2018. The Village Manager decided to look at the front entrance too. The chair rail ramp doesn't work well. The Lombard Street elevator lift is the only one in the building, and you have to enter through the staff area. The Council Chambers elevator is the priority as the Police Department may end up moving out of the building in the near future.

Eric Martin, Ross Barney Architects, provided an overview of the plans for the three options at the south location (front entrance). It would be a dual opening (pass-through) elevator. Option A would widen the stairs. Option B would be constructed in the Cashier's office and down in the parking garage. Option C would make the stairs narrower. All three options would stay below the roofline.

He then provided an overview of the plans for three options at the east location (council chambers). Option A would be located where the janitors closet/storage is currently located. Option B would be located where the storage and firing range are located. The firing range is no longer in use. Option C would be an exterior glass elevator constructed between the main building and the council chambers, and attached to the connector. Option C1 would be the same but eliminate the front stairs. All of these options would require going above the roofline.

The Commission, staff and Mr. Martin walked around the building to visit both the sites for each option and view the potential impact from the courtyard. They returned to discuss the proposal.

Vic Sabaliauskas stated that the proposed cost range was \$750,000-\$1,500,000.

The Commission had the following comments:

- It was recommended that they look for examples or case studies of other historic buildings that have added or integrated an elevator to the exterior
- They will concentrate on the east (Council Chambers) elevator as it is the Village priority
- There does not seem to be a way to integrate it, even if they wanted to
- Options A and B are more integrated, Option C is adding on
- Options A and B are more of a burden from a construction standpoint
- Option C is more of a burden on the appearance of the building
- They need more time to digest the proposal. They would like to see some exterior design elevations or sketches of the roof tops.

Vic Sabaliauskas stated that they will take to the Board for approval of concepts, put together plans. Staff is leaning towards Option C1 and Option B on the south location.

Planner Kaarre stated that the project will require Section 106 review as the project will include CDBG funds.

CONSENT AGENDA

None

OTHER BUSINESS

- Architectural Review Committee – Chair Payne provided an update regarding the May 30 meeting. They met with the owner of 834 Columbian to discuss rebuilding his sunporch. They met with the building manager of the Mid-Century Modern landmark at 1515 N. Harlem to discuss replacing the marble cladding.
- Education Committee: Commissioner Bridge stated that they submitted a grant application to the National Trust for Historic Preservation to assist in funding for the new Guide Book to the FLW Historic District.
- Project Updates: Planner Kaarre provided updates on completed projects that were approved by the Commission.

ADJOURN

Motion by Sokol to adjourn. Second by Tadic. Motion approved 8-0.

AYE: Bridge, Gurski, Jordahl, McLean, Sokol, Tadic, Weidner, Chair Payne

NAY: None

The meeting adjourned at 9:00 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.