

Oak Park Historic Preservation Commission
September 14, 2017 Meeting Minutes
Oak Park Village Hall, Council Chambers, 7:30 pm

ROLL CALL

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

AGENDA APPROVAL

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

NON-AGENDA PUBLIC COMMENT

MINUTES

Motion by Houze to approve the August 10, 2017 meeting minutes as submitted. Second by Bridge. Motion approved 8-0.
AYE: Bridge, Carr, Gurski, Houze, Jordahl, Sokol, Tadic, Chair Payne
NAY: None

REGULAR AGENDA

- A. **HISTORIC LANDMARK: Preliminary Determination of Eligibility (Essex Foley Family LLLP)**
- 644 Madison Street: *Hill Motor Sales Company* (1924/1927) – request 6-month extension of consideration: Continued from March 9, 2017

Chair Payne provided a brief overview. This review used to be annual but due to the recent development interest they reviewing more frequently.

Planner Kaarre noted that the letter from the property owners requests an extension only to December 31, 2017.

Chris Donovan, 733 S. Elmwood Avenue, stated he is active with Madison Street. He reviewed the March 9 minutes. He stated that the historic preservation ordinance does not require owner consent for landmark designation, which he feels is wrong. The consideration of the owner should be foremost. He provided handouts that included information from the Madison Street and Oak Park Avenue RFP, a letter from Jupiter Realty to the Village dated November 9, 2016, Cook County tax information for 640-646 Madison, a letter from Chris Donovan to the Village (undated), and a letter from Chris Donovan to the Wednesday Journal dated October 15, 2013. He noted that the HPC should stop the landmark nomination. He reviewed the criteria for designation and noted that he did not feel the building was significant. He stated that he felt the preservation of building would prevent economic development.

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

The Commission discussed deferring to the owner's request of December 31 rather than six months.

Motion by Sokol to approve an extension on the consideration of the preliminary determination of eligibility for the Historic Landmark nomination of 644 Madison Street until December 31, 2017. Second by Bridge. Motion approved 8-0.

AYE: Bridge, Carr, Gurski, Houze, Jordahl, Sokol, Tadic, Chair Payne

NAY: None

B. HISTORIC LANDMARK: Preliminary Determination of Eligibility (Ryan)

- 414 Augusta Street: *Edgar Rice Burroughs House no. 1 (1911-1912)*

Motion by Sokol to table the consideration of the preliminary determination of eligibility for the Historic Landmark nomination of 414 Augusta Street until October 12, 2017. Second by Jordahl. Motion approved 8-0.

AYE: Bridge, Carr, Gurski, Houze, Jordahl, Sokol, Tadic, Chair Payne

NAY: None

C. HPC 2017-53: 847 S. Ridgeland Avenue/414 Harrison Street (Hameister): Certificate of Appropriateness to demolish a one-story coach house and construct a one-story garage (Gunderson Historic District)

Property owners Gretchen and Brian Hameister and contractor Rick Easty were present.

Gretchen Hameister provided the background on the structure, which used to be rented out but is now in too deteriorated a condition to be utilized. It was fine when they bought it 23 years ago. They would like a new structure to use as a garage. The existing is too close to the alley and is in a low spot for flooding. The new structure will be similar in appearance.

Planner Kaarre provided an overview of the application. The rear one-story coach house was originally constructed as a store in 1909, also by S. T. Gunderson & Sons. It was used as a millinery and dressmaking shop. In 1942 the store was converted to an apartment, and the storefront windows facing Harrison were replaced with double-hung windows, according to the building permit. The cost estimates for repairing the structure, moving it to the west, and altering it into a garage are \$63,000-\$72,000. The cost estimates for demolishing the structure and rebuilding it as a garage in a similar appearance and location, though slightly smaller (24x20 instead of 24x24), are \$47,150. Staff recommends approval of the Certificate of Appropriateness application to demolish the structure, per Section 7-9-13(E) of the Historic Preservation Ordinance. The proposed replacement garage meets the Architectural Review Guidelines as it is compatible in size, design and materials with the existing garage and the house.

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

The Commission discussed the application and noted that although the building has a unique social history, the condition and expense doesn't make rehabilitation of the building into a garage viable. The applicants followed the recommendations of the Architectural Review Committee.

Rick Easty provided an overview of the condition of the building. He assessed whether the building could be moved and rehabbed. They felt it was too fragile to move due to its construction and previous remodeling. The new garage keeps the look of the garage and matches the siding on the house.

Chair Payne recommended they use wood siding instead of vinyl on the garage in case future owners remove the vinyl siding from the house.

Motion by Jordahl to approve the Certificate of Appropriateness for the demolition of the garage at 847 S. Ridgeland Avenue/414 Harrison Street as submitted. Second by Tadic. Motion approved 8-0.

AYE: Bridge, Carr, Gurski, Houze, Jordahl, Sokol, Tadic, Chair Payne

NAY: None

D. 2018 Historic Preservation Commission Work Plan:

Planner Kaarre noted that the draft work plan was reviewed by the Education Committee and is based on the 2017 work plan. The cost of the guide book is in the Planning Division's budget.

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

The Commission discussed the CAMP training and felt they were worthwhile. They suggested adding one to the 2018 work plan. The \$10,000 cost would need to be covered at 70% by a Certified Local Government grant. They discussed the various subjects that could be included.

They noted that the Architectural Review Guidelines will hopefully be adopted by the Board in January. They suggested adding a line item to provide outreach and education on the new Guidelines.

Motion by Sokol to approve the 2018 Work Plan as amended. Second by Houze. Motion approved 8-0.

AYE: Bridge, Carr, Gurski, Houze, Jordahl, Sokol, Tadic, Chair Payne

NAY: None

CONSENT AGENDA

None

OTHER BUSINESS

Architectural Review Committee: Chair Payne provided an update on the meeting which was held on August 23. They discussed 847 S. Ridgeland, and several other projects which will come before the HPC in the future.

Education Committee: Commissioner Bridge provided an update on the meeting which was held on September 5. They discussed the 2018 Work Plan, upcoming newsletter items, the alley S.T.O.P. tiles and the guide book.

National Alliance of Preservation Commissions CAMP Training (Commission Assistance and Mentoring Program): Update from Commissioner Jordahl on her attendance at this training in Bloomington, IL on September 9, 2017.

State Historic Preservation Office: This office is not part of the Department of Natural Resources, the Illinois Historic Preservation Agency was dissolved and the museum is now separate. There is a new liaison between the two offices.

Oak Park Post Office: Commissioner Sokol stated that he will reach out to the Post Office Committee, which includes members of the House of Representatives.

Historical Society Museum: Their grand opening is Saturday, September 16.

Commissioner Greg Battaglia: It was noted that last month was his last meeting.

Commissioner Sandra Carr: She was recently appointed to the commission. She works as an architect at Sullivan-Goulette with Chris Payne, has lived in Oak Park for three years and graduated from the architectural program at the University of Notre Dame

ADJOURN

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

AYE: Bridge, Carr, Gurski, Houze, Jordahl, Sokol, Tadic, Chair Payne

NAY: None

The meeting adjourned at 8:35 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.