

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
February 28, 2018 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm

A. ROLL CALL

PRESENT: Christopher Payne, Sandra Carr, Laura Jordahl, Aleksandra Tadic, Noel Weidner
ABSENT: None
STAFF: Douglas Kaarre, AICP, Urban Planner

B. MINUTES

Motion by Carr to approve minutes of the January 24, 2018 meeting as submitted. Second by Jordahl. Motion approved 5-0.

AYE: Carr, Jordahl, Tadic, Weidner, Chair Payne

NAY: None

C. 312 S. Kenilworth Avenue (Murphy): Paint masonry, replace wood with vinyl windows, alter front door openings, restore front porch design (*Ridgeland/Oak Park Historic District*)

Property owner Jim Murphy and designer Caren Isopo were present.

Planner Kaarre provided an overview of the revisions that were made since the January meeting.

Caren Isopo, Safe & Sound Investments, provided an overview of the porch restoration, painting, front door alteration, rear second-floor addition and window alterations, and noted that the existing windows are not original.

Chair Payne noted that when going before the Commission in March, the painting of the masonry should be removed from review, as it does not require review and is not something they would approve anyway. The Certificate of Appropriateness would be limited to the front porch, front door and side window alterations.

The Committee discussed the proposal to infill the north door opening with a window and partial enclosure. It was recommended not to make the opening narrower, but to infill the entire opening with a window, which could be frosted, and line up the bottom with the existing banding. Do not add trim to the opening as it does not exist elsewhere.

Altering windows on the side facades towards the rear is acceptable due to the narrow view in the side yards. Matching the details of the porch on the identical neighboring building, which appears to be original, is appropriate.

- D. 201 S. Scoville Avenue (Miller):** Replace original front and rear shed dormers with larger shed dormers to match roof slope and materials (*Ridgeland/Oak Park Historic District*) Property owner Amanda Miller was present.

Amanda Miller stated that they are expanding the third floor space to add a full bathroom. They met with the Committee in 2015 and have taken your recommendation to change the roof slope from gable to shed. They will put back leaded glass windows affixed to the interior.

The Committee noted that the existing dormers appear to be unusually small. While the new dormers will be very visible from the street, and will slightly change the scale, they meet most of the guidelines found in the New Addition Policy in regards to dormer design, setback, character and materials. They recommended that the applicant provide additional information on how the increased size of the dormer is in keeping with the character of the house and neighborhood context.

E. Other Business

HPC Committee Structure: Village staff has requested that the Commission consider combining the Architectural Review Committee and the Education Committee, rather than requesting formal approval to reinstate the Education Committee. The Committee discussed the pros and cons and was not in support of combining the committees for the following reasons:

- The Architectural Review Committee is made up of architects or commissioners who are more knowledgeable about materials, design and construction techniques. The Education Committee is made up of the remaining commission members, who have more of an interest in history and education or are interested homeowners. Having two committees allows all commissioners to participate. Also, putting the two committees together would involve the entire Commission, resulting in a Committee of the Whole scenario.
- The Architectural Review Committee meets with property owners and would need to be first on a combined agenda. This would result in the Education Committee portion of the meeting not beginning until 8:30-9:00 p.m. This is one of the main reasons that the Education Committee was formed in 2002, to avoid long meetings.
- A combined committee with fewer members would result in some commission members meeting more than others.

F. Adjourn

Motion by Weidner to adjourn. Second by Carr. Motion approved 5-0.

Meeting adjourned at 9:00 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.