

**Oak Park Historic Preservation Commission**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**October 24, 2018 Meeting Minutes**  
**Oak Park Village Hall, Room 201 – 7:30 pm**

**A. ROLL CALL**

PRESENT: Christopher Payne, Sandra Carr, Aleksandra Tadic, and Noel Weidner  
ABSENT: Laura Jordahl  
STAFF: Susie Trexler, Historic Preservation Urban Planner  
Mike Bruce, Zoning Administrator

**B. MINUTES**

*Motion by Weidner to approve minutes of the August 22, 2018 meeting as submitted. Second by Tadic. Motion approved 4-0.*

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

*NAY: None*

*Motion by Carr to approve minutes of September 26, 2018 meeting as submitted. Second by Tadic. Motion approved 4-0.*

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

*NAY: None*

**C. 200-212 S Marion St (Mike Fox):** Discuss proposal for the replacement of historic tile roof (Frank Lloyd Wright-Prairie School of Architecture Historic District).

The property owner Mike Fox was present.

The property owner explains that the roof has been leaking and the tiles are cracked and irreparable. A Da Vinci tile was originally selected but owner was advised to select a tile that better matched the shape of the existing tiles. Owner selected a synthetic tile replacement; a sample was provided to the committee.

The Committee indicates that the property owner shall attend the Historic Preservation Commission (HPC) meeting and provide a more thorough quote for replacement of the tile roof with tile. Suggestion that quotes from multiple contractors might assist.

**D. 126 Pleasant St (Laurie and Mark Jolicoeur):** Certificate of Appropriateness to repair/replace front stairs (Ridgeland-Oak Park Historic District).

The property owners, Laurie and Mark Jolicoeur, were present.

The property owners present concerns about existing stairs leading to their need to be replaced. In particular, the owners have had issues with the wood treads, including damage from snow shoveling and squirrels. The new stairs would use Trex (synthetic) for the treads and otherwise be wood like existing.

The Committee advise that the proposal could be approved at a staff level but decided to take a vote to approve the COA.

*Motion by Tadic to approve the COA for 126 Pleasant St. Second by Carr. Motion approved 4-0.*

**E. 338 S Oak Park Ave (Douglas Colber):** Discuss the construction of new garage at rear of house and addition of basement-level egress windows (Ridgeland-Oak Park Historic District).

Chair Payne notes that this could be Advisory Review. The Committee discusses the garage, notes that it will be minimally visible and the lengthwise gable presents a simple profile.

The Committee discusses the egress windows with attention to what will be visible from the street. The applicant replies that the sill will be lowered and there will be a window well. They also inform that the current windows are vinyl. Chair Payne noted that as the windows are not historic, the Committee only needs to approve the change in size.

The Committee directed that the COA be approved by staff.

**F. 132 S Humphrey Ave (Jared and Elizabeth Hamilton):** Discuss the removal and replacement of the front porch (Ridgeland-Oak Park Historic District).

The contractor, Brian Lyons, was present.

The applicant describes the project to the Committee, noting that everything will be replaced in kind except the railing, which is metal and does not meet code (too short). Also noted are the stone piers, which the applicant may want to replace with wood posts.

Chair Payne noted material of railings and corner post, asking if they will be replaced with wood. The applicant confirmed. Commission requested that the stone piers remain and the wood replacement of metal be noted in final documentation.

Chair Payne requests that the COA be approved administratively with the conditions that the stone piers remain and the railings/column be replaced with wood.

**G. 334 S Oak Park Ave (Cephas Knausenberger):** Discuss the addition of a new basement entry on the side elevation.

The architect was present.

The architect describes the project and states that the new entry door is being added so the basement-level can be rented as a separate unit.

Zoning Administrator Mike Bruce notes that the property owner has also been to the Zoning Board of Appeals and the door location is in part to accommodate zoning.

The architect confirmed for Commissioner Carr that the door height will be the same as the current window height. Commissioner Carr discussed the option of a brick wall but the Committee determines a wood fence is preferred due to the less-substantial material.

Chair Payne recommends that this project go in front of the full Commission at the next HPC meeting. The Committee raises concerns about setting a precedent as similar projects may appear in the future.

**H. 303 N Marion St (Bob Picchiotti):** Discuss additions and dormers, including side garage and porch.

The homeowners and architect were present.

Chair Payne introduces the project and comments on the reveal of historic siding.

The applicant noted that 303 N Marion St is currently a two-flat but they plan to convert it into a single-family house. Zoning Administrator Mike Bruce confirms and states that the applicant will be attending the Zoning Board of Appeals.

The Committee expresses concern about the addition of dormers, noting that they do not match the style of the historic house. The Committee expresses concern about the window pattern and lack of windows in the dormer. The applicant states that the dormers are meant to accommodate the master bedroom and that they echo the shed roof of the porch. The north elevation dormer does not have windows because it is the location of the master bath; it is on the side elevation and not visible.

The applicant states a change in plans to keep existing front porch and not redesign, due to the discovery of historic siding that the homeowner would like to restore.

Chair Payne states that generally some offset for the garage is preferred. He notes that the concerns the Committee has regarding the dormers, in particular, may be resolved once the materials are shown on the plans. The applicant was advised to provide these for the HPC meeting.

**E. Adjourn**

Meeting adjourned at 9:00PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.