

Oak Park Historic Preservation Commission
August 9, 2018 Meeting Minutes
Oak Park Village Hall, Council Chambers, 7:30 pm

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

ROLL CALL

PRESENT: Chair Christopher Payne, Tom Abrahamson, Jennifer Bridge, Sandra Carr, Laura Jordahl, David Sokol, Aleksandra Tadic, Noel Weidner, Rebecca Houze
ABSENT: Adam Engle, Darrick Gurski
STAFF: Craig Failor, AICP, Village Planner
ATTORNEY: Greg Smith, Klein, Thorpe & Jenkins

AGENDA APPROVAL

Village Planner Failor indicated that the applicant for this agenda item withdrew their application: **HPC 2018-25: 158 N. Humphrey Avenue (Campos)**; Certificate of Appropriateness for Status removal – Conforming to Nonconforming. (Ridgeland / Oak Park Historic District)

Motion by Sokol to approve the agenda as amended; Second by Weidner; Motion approved 9-0.

NON-AGENDA PUBLIC COMMENT - None

MINUTES- None

REGULAR AGENDA

B. HPC 2018-26: 224 S. Marion Street (Palomo): Certificate of Appropriateness for Status removal / demolition of residence. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor detailed the demolition process and what would be necessary provided the Commission took no action on this application.

A motion was made by Commissioner Jordahl to open the discussion; Second by Commissioner Tadic.

Mr. David Lehman, contract purchaser of the subject property, provided an overview of the request for demolition of the commercially-used house at 224 S. Marion Street. Mr. Lehman stated that economic development should be the priority in the downtown commercially zoned area and that the current use was not the highest and best use for this district based on his read of the Village's Comprehensive Plan. The subject property is zoned DT-3 and located within the Pleasant District. He also felt that one less American four square building-type would not diminish the integrity of the historic district.

Several members of the Commission indicated that the subject site contributes to the Ridgeland-Oak Park Historic District; helps set the context and achieves a good diversity of building types. The Commission was interested in any attempt to retain the building and incorporate it into the proposed development. The Commission stated that their charge is to ensure the integrity of all the historic districts is up held.

The Commission took no action at this time.

C. **HPC 2018-31: 719 N. Fair Oaks Avenue: (Ho / Paulson):** Certificate of Appropriateness for change to dormer, roof modifications and window changes. (Frank Lloyd Wright Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor indicated that portions of the dormer were added in 1998 and not historic.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Jordahl.

Mr. Robert Steffen, project architect, provided an overview of the proposed changes and a review of the previous work done in 1998. He indicated that the changes are due to bad construction in 1998 creating weather issues and structural concerns.

The Commission indicated that the proposed changes seem rather straight forward and meets their standards.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Abrahamson. Motion approved 9-0.

D. **HPC 2018-32: 143 N. Lombard Avenue (Iverson):** Certificate of Appropriateness for removal of chimney. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Sokol to open the discussion; Second by Commissioner Jordahl.

Mr. Anthony Ronning, project architect, indicated that the chimney was no longer used for its original purpose. By removing the chimney additional closet space could be achieved in the interior remodel. He stated there were not defining features on the chimney.

The Commission indicated agreement with the removal of the chimney and that the request meets their standards.

A motion was made by Commissioner Abrahamson to approve the Certificate of Appropriateness; Second by Commissioner Jordahl. Motion approved 9-0.

E. **HPC 2018-33: 307 S. Elmwood Avenue (Hall):** Certificate of Appropriateness for demolition of wall sections to accommodate larger window openings. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Houze to open the discussion; Second by Commissioner Bridge.

Mr. Stan Bakulinski with SNB Remodeling, Inc. presented the application. Mr. Bakulinski indicated that they would be removing existing windows and a portion of the exterior wall to accommodate a

better more functional interior. He indicated that they would be reusing the brick that is removed from the wall to fill in other portions of the wall where the existing windows will be removed or reduced. He also stated that he could reuse the limestone sills for the new window(s). The Commission made this a condition of approval.

The Commission indicated that since he would be reusing historic materials and that the windows were toward the back of the house, the medication met there standards and guidelines.

A motion was made by Commissioner Carr to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition – the limestone sills from the existing windows shall be reused with the new window(s). Motion approved 9-0.

F. HPC 2018-34: 250 Randolph Street (Winge): Certificate of Appropriateness for the removal and replacement of historic siding, trim on and around five dormers. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor provided a sample of the proposed siding for Commission review supplied by the applicant.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Tadic.

Mr. Scott Stack with Von Dreele-Freerksen presented the application. Mr. Stack provided an overview of the pros and cons of various wood products and provided samples for review. Mr. Stack explained the merits of the proposed project material "Boral" which is made of 70% recycled content and has a 20-year limited warranty. Mr. Stack continued with an explanation of the areas of the existing siding that need replacement / repair around five dormers. Mr. Stack also discussed the use of a man-made material for window sills. The Commission was not in favor of this use.

The Commission questioned the applicant due diligence in determining the need for material replacement. Mr. Stack indicated that it was very obvious where the damage is. The commission agreed that the scope of work should only go to just below the window sills and if any proposal to exceed this area must be approved via another Certificate of Appropriateness.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition - the scope of work should only go to just below the window sills. Motion approved 9-0.

CONSENT AGENDA - None

OTHER BUSINESS

Update on Special Meeting on August 30th.
Update on Urban Planner position.

ADJOURN

The meeting adjourned at 9:00 p.m.
Motion by Sokol to adjourn; Second by Jordahl
Motion approved 9-0.

Minutes prepared by Craig Failor, Village Planner.