

**Oak Park Historic Preservation Commission
September 8, 2022 – Meeting Minutes
Remote Participation Meeting, 7:30 pm**

Roll Call

Present: Acting Chair Lou Garapolo and Commissioners Asha Andriana, Sarah Doherty, Andrew Elders, Monique Chase and Daniel Roush
Absent: Chair Noel Weidner and Nicole Napper
Staff: Mike Bruce, Zoning Administrator

Agenda Approval

*Motion by Commissioner Doherty to approve the agenda. Second by Commissioner Andriana.
Motion approved 6-0.*

Non-Agenda Public Comment

None

Minutes

Motion by Commissioner Roush to approve the minutes for August 11, 2022. Second by Commissioner Andriana. Motion approved 6-0.

Regular Agenda

- A. HPC2022-44: 703 Linden Ave (Dan and Maureen Delaney):** Certificate of Appropriateness to remove one window and infill with wall and vent. (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Acting Chair Garapolo introduced the application. Zoning Administrator Bruce gave an overview.

Dan Delaney, the homeowner, was present. Mr. Delaney says that this is the only exterior wall of the kitchen and there is no ventilation from the kitchen to the outside. The plan is to add a hood over the stove. Mr. Delaney indicates that there is no other way to complete the project. He says that the windows have already been modified in the 60's.

Motion by Commissioner Doherty to open for discussion. Second by Commissioner Roush.

Commissioner Elders wondered if there was a way to keep the window placement. Mr. Doherty says that you could possibly leave the existing frame of the window. However, Commissioner Elders says that there would be a vent coming out the middle or top.

Commissioner Elders explains that this building was built by Charles White.

Acting Chair Garapolo says that the windows are not character defining features of the home and they are located on the side. Commissioner Chase added that the windows are partially blocked by the powerlines. Commissioner Doherty agrees with Acting Chair Garapolo.

Motion by Commissioner Elders to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Roush. Motion approved 6-0.

AYE: Commissioner Chase, Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Roush, and Acting Chair Garapolo

NAY: None

B. HPC2022-45: 738 Gunderson Ave (Timothy & Trish Watts): Certificate of Appropriateness to remove and replace the front porch. (Gunderson Historic District).

Acting Chair Garapolo introduced the application. Zoning Administrator Bruce gave an overview.

Travis Newsome, the architect, was present. Mr. Newsome says the plan is to preserve the railings dependent on there condition. Also, the columns will be preserved.

Motion by Commissioner Roush to open for discussion. Second by Commissioner Andriana.

Commissioner elders asks Mr. Newsome if he is going to paint the stone columns? Mr. Newsome indicates that the stone columns are already painted. Commissioner Elders says you should explore paint removal. Mr. Newsome says that he understood and indicated that they would take that into consideration.

Commissioner Chase says the more that can be preserved the better. Mr. Newsome agrees.

Commissioner Doherty says that she is ok with the changes to the skirting as the neighbor's is more appropriate to this style of home.

Motion by Commissioner Roush to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Doherty. Motion approved 6-0.

AYE: Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Napper, Commissioner Roush, and Chair Weidner

NAY: None

C. HPC2022-46: 321 S Ridgeland Ave (Kimberly Jackewicz & Jonathan Campbell) Certificate of Appropriateness to demolish a garage. (Ridgeland-Oak Park Historic District)

Acting Chair Garapolo introduced the application. Zoning Administrator gave an overview, stating that the ARC reviewed this project on July 28, 2022.

Kim Jackewicz, homeowner and, Brian Crothers, garage builder, was present.

Mr. Crothers summarized the findings from an architect indicating that the garage should be demolished.

Motion by Commissioner Chase to open for discussion. Second by Commissioner Doherty.

Commissioner Garapolo asks Mr. Crothers how he responded to the ARC review. Mr. Crothers says that the proposed garage eaves have been increased and the pitch of the roof has been increased. A window has also been added as discussed by the ARC. Mr. Crothers says that the siding will be vinyl but it will look like wood.

Commissioner Roush argues that vinyl should not be used and wood or a wood like product should be used. Mr. Crothers says that wood or hardi-board is too expensive. Commissioner Elders says that the profile is more important than the material. Commissioner Elders says that the garage is located off of an alley and it is small. Commissioner Andriana agrees with Commissioner Elders especially when considering cost.

Commissioner Chase would like to see more pictures and evidence of the garage's condition from inside the garage.

Acting Chair Garapolo says that he is not comfortable with vinyl. He suggests LP Smart side. Mr. Crothers says the cost difference between vinyl and LP Smart side is about 10,000 dollars. Mr. Crothers says the vinyl will look like wood. Commissioner Elders says that smooth siding should be used vs wood grain. Mr. Crothers says he will look into that.

Motion by Commissioner Chase to approve the Certificate of Appropriateness as proposed. Second by Commissioner Elders. Motion approved 4-2. Acting Chair Garapolo and Commissioner Roush voted against.

D. Advisory Review: 327-329 Home Ave (327 Home Avenue, LLC) Advisory Review of rezoning request and new building. (Ridgeland-Oak Park Historic District)

Present on behalf of the project was John Schiess. Mr. Schiess indicated that there will be no advisory review tonight. He says that Bob Mifflin, the architect of record, would present to the full commission.

Acting Chair Garapolo introduced the application. Zoning Administrator gave an overview, stating that the HPC was asked to evaluate the anticipated effects of the rezoning application on the designated historic district and shall consider the long-term compatibility of the proposed rezoning with the character of the affected historic resources and the effect of any proposed rezoning on the long-range preservation of these resources.

Commissioner Chase has a concern regarding compatibility of building a multiple-family structure on a block of mostly single-family homes in terms of greenspace and setbacks. There was concern about the proposed setback for the four-unit building which would be located closer to the street than the existing structure at 327 Home and to the rest of the block of single-family homes.

A discussion regarding density ensued. Acting Chair Garapolo also has a concern about the setback. Pushing the proposed building back to match 327 Home would preserve greenspace and be more compatible with 327 Home. Commissioner Roush suggested eliminating some parking spaces in the rear so that the front setback can be increased. Commissioner Chase noted that the sanborn indicates that the large lot has been vacate for over 100 years and the greenspace is part of the fabric of the neighborhood.

OTHER BUSINESS

None.

Acting Chair Garapolo says to add to a future Agenda our activities on the post office as we have a new post master general.

ADJOURN

Motion by Commissioner Doherty to adjourn; Second by Commissioner Elders. Motion approved 6-0.

AYE: Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Chase, Commissioner Roush, and Acting Chair Garapolo

NAY: None

The meeting adjourned at 8:30PM.

Minutes prepared by Mike Bruce, Zoning Administrator.