

Oak Park Historic Preservation Commission
October 8, 2009 Meeting Minutes
Oak Park Conservatory, 615 Garfield Street – 7:30 pm

ROLL CALL

PRESENT: Chair Tom Bassett-Dilley, Joerg Albrecht, Chris Morris, Carmen Vitello, Jeff Limberg, Drew Niermann
ABSENT: Kristen Diamond, Garret Eakin, Frank Heitzman, Kyle Hickman, Bob Lempera
STAFF: Doug Kaarre, Urban Planner

MINUTES

*Motion by Albrecht to approve the September 10, 2009 meeting minutes as submitted.
Second by Morris. Motion approved 6-0.*

NON-AGENDA PUBLIC COMMENT

None

CONSENT AGENDA

- A. **HPC 07-52: 644 Madison Street (Foley-Rice Cadillac)** – Preliminary determination of eligibility for Historic Landmark designation – Request to table consideration for 180 days: **Continued from April 9, 2009.**

*Motion by Niermann to approve the Consent Agenda. Second by Vitello.
Motion approved 6-0.*

REGULAR AGENDA

- A. **HPC 09-32: 742 Linden Avenue (Revsine)** – Certificate of Appropriateness for a garage demolition and two-story rear addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*): **Forwarded from the Architectural Review Committee**
Architect Jon Hague was present representing the property owners.

Planner Kaarre introduced the application. He provided revised elevations to the Commission based on recent issues with the rear-yard setbacks. The storage shed on the east elevation of the addition was moved to the back yard where it is not visible from the street.

Jon Hague, Hague Architecture, stated that they are proposing a 1-1/2 story addition to a 2-1/2 story house. The house is on the corner of Linden and Thomas. They need a new garage as the existing garage is not salvageable. They didn't really need any additional first floor space, so they have a mudroom/breakfast area. The second floor is a master bedroom suite. This scenario resulted in an attached garage. They will utilize the same gambrel roof form as on the house. There is a distinct transition between the main and new gambrels. They are proposing to use the same details and materials. The Architectural Review Committee asked for more of a distinction in the design of the connector. They changed the stucco to wood and added a window on the second floor.

Chair Bassett-Dilley inquired about the window, roofing and garage door materials in the addition.

Mr. Hague stated that they would match the house and use wood windows. The roof will be asphalt shingles in the same design and color to match the house. He is not proposing to use wood garage doors as he would like them to be insulated metal doors.

Commissioner Morris noted that the Architectural Review Guidelines state that new garages must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot. It doesn't specify what the material should be.

Chair Bassett-Dilley noted that the proposed garage door panel design is difficult to find on metal doors.

Commissioner Niermann stated that they make wood doors with a composite overlay.

Chair Bassett-Dilley stated that he supports the design. They should be notified if any changes are proposed to the garage door design. He also inquired about the detail of the soffits in relation to the house.

Mr. Hague stated that the existing soffits are framed out and the main house is really just a simple hip roof. The addition will be a true gambrel and will be framed differently. They will use stucco in the soffits to match the house.

Planner Kaarre noted that Commissioner Lempera had submitted his comments in writing to be read at the meeting. He thought the new window on the connector was a plus. He recommended a sketch of the proposal due to the complexity of the surfaces and roof lines.

Mr. Hague stated that the main concerns at the ARC meeting was whether the overhangs looked applied or had real substance. The gambrel on the addition will stick out 18 inches.

Chair Bassett-Dilley stated that it is a skillful transition. The setbacks are obvious. A sketch would be nice but he supports the project as revised.

Commissioner Morris appreciated how the applicant's submittal referenced the Guidelines.

Commissioner Niermann noted that it is a nice plan that is well done.

Motion by Albrecht to approve the Certificate of Appropriateness for 742 Linden Avenue as submitted with the condition that the roof, siding, soffit and window materials and design on the addition shall match those on the existing house and that any revisions to the materials or design, including the garage doors, shall be submitted for review prior to construction. Second by Niermann. Motion approved 6-0.

OTHER BUSINESS

Architectural Review Committee: Report on September 23, 2009 meeting. The meeting notes were provided to the Commission. The next meeting will be on Wednesday, October 28, 2009. Planner Kaarre provided an overview of the projects discussed.

ADJOURN

Motion by Morris to adjourn. Second by Vitello. Motion approved: 6-0.

Meeting adjourned at 8:00 p.m. Minutes prepared by Doug Kaarre, Urban Planner.