

**Oak Park Historic Preservation Commission**  
**Architectural Review Committee**  
**March 25, 2015 Meeting Minutes**  
**Oak Park Village Hall, Room 215, 7:30 pm**

**A. Roll Call**

PRESENT: Chair Rosanne McGrath, Greg Battoglia, Chris Payne  
ABSENT: Regina Nally, Tom Sundling  
STAFF: Douglas Kaarre, Urban Planner/Historic Preservation

**B. Minutes**

*Motion by Battoglia to approve the January 28, 2015 meeting minutes as submitted. Second by Payne. Motion approved 3-0.*

- C. **814 N. Grove Avenue (Baronger Group)**: Advisory Review to demolish and construct new second floor and rear two-story addition to a Non-Contributing Resource (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Property owner Mitch Goldstein was present.

The existing house was originally a one-story Bungalow which underwent a second-floor addition in 1941. The house is listed as a Non-Contributing Resource. The applicant is looking to remove the second floor and construct a new second floor and rear addition, creating a gable front and wing appearance with wrap-around front porch. The siding will be fiber cement board and the windows aluminum-clad wood. The Committee discussed the new design and how it fits into the character of the block and historic district. They recommended various design solutions to improve the building's proportion.

- D. **327 Home Avenue (GLA Management)**: Preliminary review of Planned Development to construct two townhomes over a new parking lot and reconstruct front porch and dormers on the existing house (*Ridgeland/Oak Park Historic District*)  
Architect Errol Kirsch was present representing the property owners.

The planned development includes the c. 1890 Johnson House, a large side yard and two rear garages. The proposal is to restore the Johnson House by reconstructing the front porch and front dormers based on 1896 photograph, demolish the south garage and construct a parking lot with two townhomes raised over the parking lot. The Committee discussed COA vs. Advisory Review on the existing house and new construction. The Committee discussed alternative design solutions to allow for the removal of parking spaces and new curb cut from the front yard. They also discussed other design solutions such as adding a wall to the first floor on the front façade and considering simpler forms on the townhomes. Mr. Kirsch asked the Committee to look at two other completed projects at 413 Wisconsin and 320 S. Maple. Mr. Kirsch will return at the next meeting with revisions.

**E. Architectural Review Guidelines**

The Committee discussed where they are in the current process, the upcoming contract amendment with Preservation Design Partnership to complete the Guidelines revisions, and a chart of review dates for the new sections.

**F. Other Business**

**ADJOURN**

*Motion by Battoglia to adjourn. Second by Payne. Motion approved: 3-0.*

Meeting adjourned at 9:40 p.m. Minutes prepared Douglas Kaarre.