

**Oak Park Historic Preservation Commission
November 14, 2024 at 7:30PM – Meeting Minutes**

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 Lou Garapolo and Commissioners David Bates, Scot Mazur, Ron Roman, Amy Peterson, and Mark Weiner
Absent: Commissioners Paul Ribera, Jessica Paul, Asha Andriana, and Rachel Michelin
Staff: Atefa Ghaznawi, Urban Planner

Agenda Approval

Motion by Commissioner Roman to approve the agenda. Second by Commissioner Peterson. Motion approved 6-0.

Minutes

Motion by Commissioner Weiner to approve the minutes from October 10, 2024. Second by Commissioner Roman. Motion approved 6-0.

Non-Agenda Public Comment

None.

Regular Agenda

HPC2024-25 - CERTIFICATE OF APPROPRIATENESS: 213 S Euclid Ave (Frank Heitzman, Architect & Homeowner) Tower addition to accommodate an elevator – Certificate of Appropriateness previously approved 2023 and expired (*Ridgeland-Oak Park Historic District*).

Chair Garapolo introduced the item. Urban Planner Ghaznawi provided an overview of the application.

Urban Planner Ghaznawi indicated that the applicant previously attended an HPC meeting on March 15, 2023, and received a Certificate of Appropriateness for this project. The proposal remains the same but the COA has expired. Homeowner Frank Heitzman provided an overview of the project. The Commission asked why constructing the elevator was delayed. Mr. Heitzman said he was planning to build the elevator for his wife a couple of years ago, and she passed away. By adding the elevator, he wants to plan for the future.

The Commission indicated that the project meets the requirements for a Certificate of Appropriateness for demolition of historic material and a tower addition to accommodate an elevator.

Commissioner Weiner made a motion to approve the demolition of historic material and a tower addition to accommodate an elevator. Second by Commissioner Mazur. Motion was approved by a roll call vote as follows:

*AYE: Commissioners Weiner, Mazur, Bates, Peterson, Roman, and Chair Garapolo
NAY: None*

HPC2024-26 - CERTIFICATE OF APPROPRIATENESS: 200 S Grove Ave (Alec Thornton, Architect & Mark Woodworth, Homeowner) Demolition of an existing historic side porch, construction of a new two-story side addition to accommodate an elevator, and a new covered walkway (*Ridgeland-Oak Park Historic District*)

Chair Garapolo introduced the item. Urban Planner Ghaznawi provided an overview of the application.

Architect Alec Thornton provided an overview of the project. The Commission asked why the existing north facade has two second-story windows and the new elevation will have one window. Mr. Thornton said due to the elevator shaft the window was removed. The Commission recommended matching the cornice detailing of the roof for the covered walkway with the yellow cornice detailing of the roof and porch of the historic house. The Commission asked if it was possible to move the walkway to the south side of the house to connect the main house and coach house rather than the proposed location. Homeowner Woodworth said they have geothermal installed underneath the south lawn and moving the walkway will not be feasible. The Commission asked why a square window was proposed on the first-floor north façade while the rest of the house has rectangular windows. Mr. Thornton said the new window will match the existing square window. They will salvage the existing window and use it for the new addition. Also, the proposed bathroom at that location will require a higher window sill.

The Commission indicated that the project meets the requirements for a Certificate of Appropriateness for demolition of historic material, a new two-story side addition to accommodate an elevator, and a new covered walkway.

Commissioner Peterson made a motion to approve the demolition of historic material, a new side addition to accommodate an elevator, and a new covered walkway. Second by Commissioner Roman. Motion was approved by a roll call vote as follows:

AYE: Commissioners Peterson, Roman, Mazur, Bates, Weiner, and Chair Garapolo

NAY: None

HPC2024-27 - CERTIFICATE OF APPROPRIATENESS: 211 Clinton Ave (Christina Townsend, Consultant) Demolition of historic material, addition of new windows, and windows replacement with size change (*Ridgeland-Oak Park Historic District*).

Chair Garapolo introduced the item. Urban Planner Ghaznawi provided an overview of the application.

Architect Christina Townsend provided an overview of the project. The Commission asked what is the relationship between the first-floor window width and height and second-floor window on east side of the bay facing the street. Does the window need to be narrower or it can match the window width on the second-floor? Ms. Townsend said she will match the windows width on first and second floors on east and west sides on the bay, and in terms of functionality matching the windows width will not affect the proposed interior layout.

The Commission said they don't have any concerns regarding raising the sill height of the new windows compared to the existing windows. The Commission appreciated the applicant's efforts in matching the material and design of the new windows with the existing windows, and requested the applicant to match the width of the first-floor windows on the east and west sides of the bay with the width of the second-floor window on the east side of the bay.

Commissioner Peterson made a motion to approve with condition the demolition of historic material, addition of new windows and windows replacement with size. Second by Commissioner Mazur. Motion was approved by a roll call vote as follows:

AYE: Commissioners Peterson, Roman, Mazur, Bates, Weiner, and Chair Garapolo

NAY: None

Other Business

Discuss 2025 HPC Work Plan:

The Commission discussed the 2025 HPC Work Plan. Commissioner Roman requested to include Ridgeland and Gunderson Historic Districts in the *Public Education Item: Strategic HP Plan Recommendation*. Commissioner Weiner requested to increase the budget for the *Day in Our Village Event* from \$150 to \$420 to accommodate the printing cost of necessary material, which will increase the total 2025 HPC budget from \$1,230 to \$1,500. Commissioner Roman requested to update the list of 2024 Speaker Series. The Commission suggested to have more public education programs in Historic Preservation in 2025. Commissioner Peterson said she will work on a roadmap with deliverables to better help achieving the HPC goals in 2025. Chair Garapolo suggested to create a sub-committee for better coordination and implementation of the HPC goals in 2025. Chair Garapolo also suggested the Commission to inform the staff liaison in advance if they would like to add the Work Plan discussion as an *Other Business Item* to the regular HPC agendas. The Commission suggested to develop an application similar to Columbus Indiana, that the public can download and use to navigate the Historic Districts in Oak Park. The Commission also suggested to have a stand with printed brochures for Historic Preservation placed at the Village Hall lobby, so that the residents can refer to the guidelines for their historic houses/ properties.

Motion by Commissioner Weiner to approve the Revised 2025 HPC Work Plan. Second by Commissioner Peterson. Motion approved 6-0.

ADJOURN

Motion by Commissioner Roman to adjourn; Second by Commissioner Peterson.

The meeting adjourned at 8:40 PM.

Minutes prepared by Atefa Ghaznawi, Urban Planner.