

**Oak Park Historic Preservation Commission
Architectural Review Committee
October 23, 2013 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm**

A. ROLL CALL

PRESENT: Chair Rosanne McGrath, Greg Battoglia, Garret Eakin, Tom Sundling
ABSENT: Frank Heitzman
STAFF: Douglas Kaarre, Urban Planner/Historic Preservation

B. MINUTES

Motion by Eakin to approve the September 25, 2013 meeting minutes as submitted. Second by Sundling. Motion approved 4-0.

Aye: Battoglia, Eakin, McGrath, Sundling

Nay: None

C. 124 S. Taylor Avenue (Baronger Group): Proposal to remove the side entrance from a two-flat and open the enclosed front porch and add stairs and railings (*Ridgeland/Oak Park Historic District*)

Mitch Goldstein, Baronger Group, presented the proposal. He is converted the two-flat to a single-family home. All the other homes on the block have a front porch entrance. He would like to remove the side entrance and open the enclosed front porch for safety. It will be a nice modification.

Planner Kaarre noted that the original permit states the building was constructed as a two-flat. There are no indications of any modifications to the side or front porches.

Commissioner Battoglia stated that there is a context on the block of open front porches. However, the Commission's charge is to preserve historic character and integrity. He understands the safety issue. Consider adding the stairs to the side of the front enclosed porch to retain the street façade.

Commissioner Sundling stated that a front porch would bring out the character of the building more. There is a lot of stucco on the front.

Commissioner Battoglia stated that a side entrance would be a softer balance. The Commission approved something similar at 723 N. Ridgeland. The building was never meant to be accessible from grade.

Chair McGrath stated that the existing front porch has charm and integrity. A side entrance seems a good compromise.

Commissioner Sundling noted other examples at 140 and 209 S. Taylor.

Commissioner Eakin stated that an open front porch design is not in keeping with the character of the building. A side entrance can still have a single-family look.

Chair McGrath noted that the windows could remain or it could be open with a side entry.

Commissioner Battoglia stated that technically the Guidelines would not allow the removal of the original side porch.

Commissioner Sundling stated it does not make sense to move the porch forward.

Chair McGrath suggested rearranging the interior entry hall and moving the side porch forward towards the front and not open the front porch. That way you retain the historic street façade and side porch entry as viewed from the street.

Commissioner Battoglia agreed that would be a good adaptive reuse.

D. 719 N. Marion Street (Strauss): Proposal to construct a rear two-story addition, front dormer addition and replace siding (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)

Property owner Jonathan Strauss and architect Robert Lizzo were present.

Robert Lizzo provided an overview of the project, which includes a rear two-story addition, rebuilding the front dormer and connecting it to the rear addition, and some exterior window and siding work.

Jonathan Strauss stated that they just purchased the property and did not realize until recently that it was in the newly expanded area of the historic district. He just recently met with HPC staff so the submitted drawings have not been revised. They want to fit in with the character of the area.

Chair McGrath stated that it is a charming house. The existing front shed dormer is a character-defining feature of the Dutch Colonial Revival style. Changing it to a gable would not meet the Guidelines. The plate line of the rear addition should be lowered so that it is not taller than the house.

Robert Lizzo stated that they can keep the existing front dormer.

Commissioner Battoglia stated that they could consider doing a gambrel/shed combination on the rear addition.

Robert Lizzo stated that they don't normally do that on additions.

Commissioner Eakin stated that the rear addition won't be visible from the street, so they don't need to focus on it.

Planner Kaarre noted that the original building permit stated that the house was stucco. The existing wood shakes were added later, though there is no documentation. The owner stated that there is stucco underneath.

Robert Lizzo stated that they are proposing wood cornerboards and fascia trim with a textured vinyl that looks like wood.

Commissioner Sundling noted it would be nice to know what is underneath before approving siding. Maybe the top was shake and the bottom stucco. They look to be a different age.

Jonathan Strauss stated that they really do not want a stucco house.

The Committee discussed various siding options. They suggested looking at pricing options for stucco, vinyl and cedar siding and present them to the HPC. They also discussed repairing the

original wood French casement and double-hung windows. They agreed on allowing the removal of one south side-facing second floor window.

Jonathan Strauss stated that he is currently investigating repair quotes.

Commissioner Sundling stated that window restoration costs are typically the same as replacement window costs – about \$1,000 per window.

Chair McGrath stated that the original historic windows visible from the street should be repaired in order to meet the Guidelines. If replacement is necessary, the Guidelines allow for aluminum-clad wood windows.

The Committee recommended the following:

- 1) Investigate further the three siding options and pricing
- 2) Investigate further the pricing options to repair the historic wood windows
- 3) Revise the elevations to retain the front shed dormer and lower the height of the rear addition to match that of the existing house.

ADJOURN

Motion by Eakin to adjourn. Second by Sundling. Motion approved: 4-0.

Meeting adjourned at 8:50 p.m. Minutes prepared by Douglas Kaarre, Urban Planner.

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