

Oak Park Historic Preservation Commission
October 13, 2016 Meeting Minutes
Oak Park Village Hall, Room 101, 7:30 pm

ROLL CALL

PRESENT: Chair Christopher Payne, Greg Battoglia, Jennifer Bridge, Laura Jordahl, Don McLean, Dan Moroney, Acting Chair Regina Nally, David Sokol, Aleksandra Tadic
ABSENT: Rebecca Houze
STAFF: Douglas Kaarre, AICP, Urban Planner

Chair Payne introduced new member Jennifer Bridge.

AGENDA APPROVAL

Motion by Sokol to approve the meeting agenda as amended. Second by Jordahl. Motion approved 8-0.
AYE: Bridge, Jordahl, McLean, Moroney, Nally, Sokol, Tadic, Chair Payne
NAY: None

NON-AGENDA PUBLIC COMMENT

None

MINUTES

Motion by Jordahl to approve the minutes of the September 8, 2016 meeting as amended. Second by Tadic. Motion approved 8-0.
AYE: Bridge, Jordahl, McLean, Moroney, Nally, Sokol, Tadic, Chair Payne
NAY: None

REGULAR AGENDA

- A. **HPC 2016-70: 323 S. Taylor Avenue (Kilavos):** Certificate of Appropriateness to alter front porch windows (*Ridgeland/Oak Park Historic District*)
Property owner Zoe Kilavos was present.

Planner Kaarre presented the staff report. The applicant is proposing to replace wood casement windows with aluminum-clad wood double-hung windows that will fill the existing openings with one window each, flanking a set of French doors which will remain, significantly altering the appearance of the building. The applicant is looking to match the look of the windows on the second floor porch, which was enclosed many years earlier. The Architectural Review Guidelines clearly state that wood windows should be repaired or replaced to match the existing size, shape, appearance and opening size, and shall look like the existing historic window from the street. The original casement windows should be maintained in their historic configuration either through repair with the use of storm windows or be replaced with casement windows that meet the Guidelines. The applicant met with the Architectural Review Committee on October 5, 2016. The Committee noted that the Guidelines require that replacement windows operate in the same manner as those they are replacing, and match in size, shape and glass configuration. They recommended that the windows be repaired or replaced in-kind. They noted that replacement in-kind using aluminum-clad wood windows could be approved administratively. They also recommended that the owner present cost estimates of repair vs. replacement. The applicant noted that the windows have already been ordered by the contractor. Staff recommends that the Commission take no action on the Certificate of Appropriateness application, per Section 7-9-13(F) of the Historic Preservation Ordinance.

Motion by Moroney to open the application for discussion. Second by Tadic.

The Commission noted that the Architectural Review Guidelines distinguish between infilling or enclosing an open porch vs. replacing casement windows with double-hung windows. An enclosed porch within an existing opening is a reversible change. Replacing a historic window with a different type changes the character. The existing windows seem to be original based on their age. They recommended getting some window restoration contractors to provide estimates on repair. They noted that the options included repairing the windows, replacing the casements with new casements that swing in or out, or enclosing the porch.

Chair Payne called for a motion. No motion was made and the Commission took no action on the application.

- B. **HPC 2016-64: 127-133 S. Harvey Avenue (Cagan Management)**: Certificate of Appropriateness to alter front porch windows (*Ridgeland/Oak Park Historic District*)
The applicant was not present.

Planner Kaarre presented the staff report. The applicants are proposing to replace wood windows which are reported to be in varying condition and styles. The applicant has reportedly looked at wood clad replacement windows using casements but considered that too expensive and not reasonable for rental use, though documentation has been submitted showing this the condition of the windows or the cost estimates. The current proposal is to use aluminum double-hung windows that will fill the existing openings with three windows on the front on two on each side, significantly altering the appearance of the building. The Architectural Review Guidelines clearly state that wood windows should be repaired or replaced to match the existing size, shape, appearance and opening size. The appearance shall look the existing historic window from the street. Although these are not original windows, because the porches would have originally be open, they are likely historic, and should be maintained in their historic configuration either through repair or replacement that meets the Guidelines. Staff recommends that the Commission take no action on the Certificate of Appropriateness application, per Section 7-9-13(F) of the Historic Preservation Ordinance.

Motion by Nally to open the application for discussion. Second by Battoglia.

The Commission discussed whether the property was a Contributing or Non-Contributing Resource based on the fact that a brick veneer had been added. The massing and scale of the house remains intact. There has been no request from the owner to change the status of the property, so the Commission feels there is no need for them to challenge the status at this time. Some felt that there would be support to change the status if there was a request.

The Commission discussed whether the existing windows were installed within the period of significance of the historic district. They felt that they appeared to be old enough to be so. They agreed the current proposal does not meet the Guidelines and that the current windows should be repaired or replaced in kind.

Chair Payne called for a motion. No motion was made and the Commission took no action on the application.

- C. **HPC 2016-66: 301 N. Ridgeland Avenue (Knitt/Pozorski)**: Certificate of Appropriateness to construct a rear two-story addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Property owners Matt Pozorski and Laura Knitt and architects Tom Bassett-Dilley and Andrew Arkell were present.

Planner Kaarre presented the staff report. The proposed rear two-story addition is compatible with the house in size, scale, set-back, materials, and character. It is constructed of brick corner piers to match the house, with wood clapboard siding between. The gabled dormers on the house and front porch, while currently clad in vinyl siding, will be brought back to its original wood clapboard, and the addition will tie in nicely. The addition will also have a hip roof to match the house. The addition is located on the rear of the house, will not change the character, and makes a visual distinction through its use of wood clapboard siding. The project as proposed appears to meet the New Addition Policy and staff recommends that the Commission approve the Certificate of Appropriateness application as submitted, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Motion by Battaglia to open the application for discussion. Second by Moroney.

The Commission noted that the proposed addition meets the Guidelines. It is sensitive in its scale and design.

Motion by Moroney to approve the proposed two-story rear addition at 301 N. Ridgeland Avenue as prepared by Tom Bassett-Dilley Architect in drawings dated October 4, 2016. Second by Tadic.

Motion approved 9-0.

AYE: Battaglia, Bridge, Jordahl, McLean, Moroney, Nally, Sokol, Tadic, Chair Payne

NAY: None

- D. **HPC 2016-68: 427 N. Euclid Avenue (Gancer)**: Certificate of Appropriateness to renovate enclosed second-floor south porch (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Architect Patrick Magner was present.

Planner Kaarre presented the staff report. The original drawings show that an open porch existed on the roof of the south-facing side porch. This porch was enclosed at an unknown date (there are no permits on file at Village Hall for the work). The windows hide the parapet wall of the first floor porch roof and the rafter ends of the roof. The proposal will restore the open porch appearance by exposing both of these elements again. A wall will be constructed across the opening flush with the outside wall, bringing part of that porch into the interior. The exterior will be clad with wood shingles to match the house. The new windows will match the existing wood windows on the house. The project as proposed appears to meet the Siding and Porch Policies and staff recommends that the Commission approve the Certificate of Appropriateness application as submitted, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Motion by Nally to open the application for discussion. Second by Moroney.

Commissioner Nally asked if the wall could be inset to have a slight reveal.

Pat Magner stated that it could be done. There is plenty of room. He discussed with the Commission how that would work with the two windows. They will still add the shutters.

Motion by Battaglia to approve the proposed second-floor porch renovation to include inseting the new wall to expose the existing beam and include matching shutters. Second by Sokol. Motion approved 9-0.

AYE: Battaglia, Bridge, Jordahl, McLean, Moroney, Nally, Sokol, Tadic, Chair Payne

NAY: None

- E. **HPC 2016-72: 618 Forest Avenue (Czupryna)**: Certificate of Appropriateness to replace wood windows, wood siding, front porch repair and remove brick chimney (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Property owners Mark and Gina Czupryna were present.

Planner Kaarre presented the staff report. **SIDING**: The current sheathing and siding on the house is damaged in many places and the applicants have requested bids to replace the siding with new cedar and with new engineered wood (a treated wood product). They did not investigate repairing the existing siding as estimates showed that over 60% of the siding and sheathing were damaged. The cost estimates for the engineered wood were significantly cheaper than new cedar siding. **WINDOWS**: The applicants are also proposing to replace deteriorated windows where the sashes and jambs are rotted with new aluminum-clad wood windows. They are not proposing wholesale replacement, but only those windows that require it. However, based on the window schedule provided, it appears that all of the windows are being proposed for replacement, including the stained glass window on the front porch, though it is being reused within a new frame. **CHIMNEY**: The applicants have removed the chimney altogether without approval or a permit and do not wish to replace it. They have proposed a false chimney which could be installed if the Commission wishes a replacement. **FRONT PORCH**: The front porch columns and railings will be scraped and repainted. The porch floor will be replaced, and only rotted wood will be replaced. The applicants met with the Architectural Review Committee on October 5 to discuss the proposal. The Committee felt that a site visit was necessary to determine whether the condition of the siding, windows and chimney warranted full replacement. The site visit occurred on October 11, and the ARC will provide recommendations.

Chair Payne provided an overview of the Architectural Review Committee meeting and the October 5 site visit. He noted that the underlying sheathing was extremely damp due to the location of the gutters and downspouts, and that the windows were in various states of disrepair.

Mark Czupryna stated that there is a severe water problem. Their Home Inspection Report (4.14, 2016) stated that moisture was a problem and they needed to add a proper vapor barrier to prevent mold.

Motion by Moroney to open the application for discussion. Second by Sokol.

Commissioner Moroney stated that he agreed that the siding needs replacement. He has no issues with using engineered wood siding. (The owners passed around samples)

Mark Czupryna stated that cedar siding is much more expensive. Engineered wood siding will look the same.

Commissioner Nally asked if they could save a percentage of siding.

Mark Czupryna stated maybe, but they don't know what is underneath the siding. There could be rot or mold. Regarding the windows, they are only replacing where needed. They are restoring the stained glass windows in new wood frames.

Commissioner McLean suggested putting the best restored windows in the front of the house.

Commissioner Nally suggested talking with a few restoration contractors.

Mark Czupryna stated that the chimney was crumbling and needed to be removed. It was added to an existing permit.

Planner Kaarre stated that it was done without his knowledge.

Motion by Sokol to approve the proposal to replace wood windows as needed, replace the wood siding with engineered wood siding, remove the brick chimney, and repair the front porch as proposed. Second by Tadic. Motion approved 9-0.

AYE: Battoglia, Bridge, Jordahl, McLean, Moroney, Nally, Sokol, Tadic, Chair Payne

NAY: None

- F. **HISTORIC LANDMARK: 317 N. Euclid Avenue:** Preliminary Determination of Eligibility Property owners Linda Piccinini and Peter Varga were not present.

Planner Kaarre provided an overview. The stable was originally constructed c. 1896 behind the neighboring house at 321 N. Euclid. It is thought that the stable was constructed by Frank Lloyd Wright when he designed the alterations to the Roberts House. In 1929 the stable was moved to 317 and renovated into a single-family residence by architect Charles E. White, Jr. for Chapin Roberts, White's brother-in-law. The building is significant for its associations with Wright, White and the Roberts family.

Motion by Battoglia that the property at 317 N. Euclid Avenue is eligible for Historic Landmark designation under criteria (1) (3) (5) and (6) as presented in the Nomination Report. Second by McLean. Motion approved 9-0.

AYE: Battoglia, Bridge, Jordahl, McLean, Moroney, Nally, Sokol, Tadic, Chair Payne

NAY: None

CONSENT AGENDA

OTHER BUSINESS

Commissioner Dan Moroney: Commissioner Moroney discussed his views on development on Madison Street, in particular with the School District 97 building, the old Foley-Rice building which is being marketed as "the bend" on LoopNet.org. He discussed transparency in development and lack of involvement of the HPC. He feels that there should be more collaboration at the onset. He understood the previous Assistant Village Attorney prepared a memo on HPC conflict of interest, and he would like to request that the HPC be given a copy. Staff will make a request.

ADJOURN

Motion by McLean to adjourn. Second by Battoglia. Motion approved 9-0.

AYE: Battoglia, Bridge, Jordahl, McLean, Moroney, Nally, Sokol, Tadic, Chair Payne

NAY: None

The meeting adjourned at 9:20 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.