

**Oak Park Historic Preservation Commission**  
**November 10, 2016 Meeting Minutes**  
**Oak Park Village Hall, Council Chambers – Room 201, 7:30 pm**

**ROLL CALL**

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

**AGENDA APPROVAL**

*Motion by Sokol to approve the meeting agenda as submitted. Second by Moroney. Motion approved 9-0.*  
*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Weidner, Chair Payne*  
*NAY: None*

**NON-AGENDA PUBLIC COMMENT**

None

**MINUTES**

*Motion by Jordahl to approve the minutes of the October 13, 2016 meeting as submitted. Second by Houze. Motion approved 9-0.*  
*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Weidner, Chair Payne*  
*NAY: None*

**REGULAR AGENDA**

- A. **HISTORIC LANDMARK: Public Hearing for the designation of 317 N. Euclid Avenue:** *Charles Roberts Stable (c. 1896, Frank Lloyd Wright – attributed / 1929, Charles E. White, Jr.)*

Chair Payne stated that documentation of owner consent is on file with Staff. Staff provided an overview of the nomination. The Charles Roberts Stable is thought to have originally been constructed by architect Frank Lloyd Wright as a stable for Charles Roberts, and constructed behind his house at 321 N. Euclid in 1896. At the time, Wright was overseeing a significant remodeling of the interior of the Roberts House, which was originally designed by Burnham & Root. While there is no primary documentation to prove Wright's involvement, sufficient secondary documentation exists to indicate he oversaw its design and construction. The stable was originally commissioned by Charles Roberts, a noted industrialist, inventor and patron of Frank Lloyd Wright. The Stable was moved south one lot to 317 N. Euclid in 1929 and remodeled for use as a single family residence by Chapin Roberts, the son of Charles Roberts, who was an executive with the Sears, Roebuck and Company. The Stable was significantly remodeled into a single-family residence by noted architect Charles E. White, Jr. in 1929, and is designed in the Tudor Revival style. The house is over 50 years old and meets four of the criteria for designation.

Chair Payne asked for a motion to accept the nomination report as the Findings of Fact.

*Motion by Sokol to accept the nomination report for 317 North Euclid Avenue as the Findings of Fact under criteria (1), (3) (5) and (6) as submitted. Second by Jordahl.*

Staff read the list of exhibits into record, which included only the nomination form and report.

Chair Payne asked if the owners were present and wished to make a statement.

Property owners Peter Varga and Linda Piccinini were present but did not testify.

There was no testimony in support or opposition to the nomination.

Chair Payne stated that they appreciated the owners agreeing to landmark their property, which is spectacular. He appreciates how well it is kept up.

*Motion approved 9-0.*

*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Weidner, Chair Payne*

*NAY: None*

*Motion by Moroney to forward a Resolution and the Findings of Fact for 317 N. Euclid Avenue to the Village Board of Trustees for approval. Second by Nally. Motion approved 9-0.*

*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Weidner, Chair Payne*

*NAY: None*

*Motion by Sokol to close the public hearing. Second by Houze. Motion approved 9-0.*

*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Weidner, Chair Payne*

*NAY: None*

**B. HPC 2016-77: 647 Linden Avenue (Ruff/Elahi): Certificate of Appropriateness to replace an iron fence with an aluminum fence (Historic Landmark)**

Property owner Richard Ruff was present.

Planner Kaarre presented the staff report. The Architectural Review Committee reviewed and approved a number of site improvements at their meeting on October 26, including a new veranda, stone sidewalks, and a new in-ground swimming pool. The building code states that swimming pools must have a specific safety fence around it. The current historic wrought-iron fence along August Street does not meet that code as it is not tall enough and the spacing between the pickets is too wide. The applicants originally sought to replace it with a similar black aluminum fence, but the ARC recommended a secondary fence placed behind the historic fence that meets the building code. The applicants are looking at several options, which include aluminum and mesh. Staff recommends allowing a secondary fence behind the historic fence, rather than replacing the historic fence. There are arguments to be made for both fences. One is very similar to the existing historic fence, while the other has little ornament or vertical supports to try and minimize its visibility.

*Motion by Moroney to open the application for discussion. Second by McLean.*

Richard Ruff stated that the mesh fence was less visible, especially if they used Boston ivy or a hedge would create a wall of green.

Commissioner Moroney stated that he did not think they should dismiss the idea of replacing the fence with a new one that matches the old one but meets the code.

Commissioner Nally stated that both fences are transparent elements.

The Commission discussed the merits of replacement vs. allowing a secondary fence. If replacement were allowed, they discussed the merits of wrought iron vs. aluminum. Any secondary fence approval would come with staff administrative approval.

- C. **HPC 2016-77: 1045 Wesley Avenue (Reiter)**: Certificate of Appropriateness to replace a wood garage door (*Historic Landmark*)  
Laura Reiter was present representing the property owner.

Planner Kaarre presented the staff report. The applicants have looked at repairing the wood garage door, replacing it with a new wood door, and replacing it with a more appropriate steel door that almost exactly matches their existing wood door. Their contractor noted that while the wood door could be repaired, it would be a short-term repair, and they would have to completely retro-fit the door for an automatic opener. The new steel door matches the existing door (which is not historic), and can be painted to match the existing door. Staff recommends approval of the Hormann Tucana 5250 Series Design Davenport thermal insulated steel overhead garage door as proposed, as it is very similar in appearance to the existing door. The project as proposed appears to meet the Garage 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.

Laura Reiter provided an overview of the condition of the doors and the difficulty of opening them as they are manual lift doors. Her mother did extensive research in finding the Davenport door which is very similar to what they have.

*Motion by Sokol to open the application for discussion. Second by Jordahl.*

The Commission noted that the applicants did a great job in finding similar doors and preparing their materials for review.

*Motion by Moroney to approve the Certificate of Appropriateness for 1045 Wesley Avenue as submitted. Second by Jordahl. Motion approved 9-0.*

*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Weidner, Chair Payne*

*NAY: None*

- D. **HPC 2016-76: 1113 Paulina Street (Mapa)**: Certificate of Appropriateness to construct a rear and side second-floor addition (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Architect Patrick Magner was present.

Planner Kaarre presented the staff report. The proposal is to construct a partial second-floor rear frame addition and two side dormers. The proposed rear second-floor addition and two side dormers are compatible with the house in size, scale, set-back, materials, and character. They are of frame construction and clad in wood siding to match the house. The proposed dormers will be gabled to match to roof slope of the house, though there is a concern with the visual connection on the west with the shed dormer and the addition of a gabled dormer above. The floor addition is located at the rear of the house and is mainly hidden behind the two side dormers. It will not change the character of the house. 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.

Pat Magner stated that the roof height required the need for dormers and the change in plane.

*Motion by Moroney to open the application for discussion. Second by Bridge.*

The Commission discussed the bump out on the west, which appears to be original based on the stone foundation matching the house. The dormer addition is somewhat awkward. They reviewed all of the design options, which Mr. Magner had already reviewed during his design phase.

Commissioner Moroney stated that this is an early and small house but not an architectural jewel, and this expansion should be allowed.

Chair Payne stated that these worker's cottages should not be minimized in their importance, but the additions are setback.

*Motion by Jordahl to approve the Certificate of Appropriateness for 1113 Paulina Street as submitted. Second by Moroney. Motion approved 8-0-1.*

*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Weidner, Chair Payne*

*NAY: None*

*ABSTAIN: Sokol*

- E. **HPC 2016-80: 304 N. Scoville Avenue (Erickson)**: Certificate of Appropriateness to replace a cement tile front porch roof with asphalt shingles (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Daniel Amer of Cerny Construction was present representing the property owner.

Planner Kaarre presented the staff report. The existing house, front and side porches have concrete tile roofs that are likely 96 years old, as the house dates to 1920. The front porch tile roof is proposed to be removed due to age and condition, though no inspection report has been submitted which indicates that the roof is too deteriorated to be economically repaired. Photographs show substantial growth on the roof tiles and some damage. One estimate for repair/reuse was submitted at a cost of \$4,500 vs. the cost of new shingles at \$2,100. This proposal is twice the cost of replacement, which would indicate that repair is not economically feasible; however, not enough estimates were provided to make a sound decision. In addition, the shingles that are proposed do not appear to match "as closely as possible" the historic tile roofing material in size, profile and texture. Also, other options such as artificial tile do not seem to have been investigated, which would more closely match the tile, which still remain on the house and over the entry porch. The decision of what replaces this roof is important not only because this is the most visible portion of the tile roof, but also because it will likely dictate what will be used on the remaining portions of the roof moving forward. A comprehensive investigation of the options rather than a hurried decision is warranted. Staff would not recommend approval of the application as submitted at this time as not enough information has been supplied.

Daniel Amer stated that they have found a matching salvaged cement tile that is a slightly different color but is the same tile as what is on the house. The current owners have already moved to Boston and just want to get the roof done so they can sell it. They would rather just replace it with asphalt due to cost, but will use the salvaged tile if they must.

*Motion by McLean to open the application for discussion. Second by Sokol.*

Commissioner McLean asked what the percentage of tiles is that remain on the roof that could be saved and reused.

Mr. Amer stated that they won't know for sure until they are removed, though at least 50 percent will need to be replaced.

Commissioner Moroney stated that financially it makes sense to match the tile, because in the long run the house will keep its value both historically and financially with the tile roof.

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Chair Payne stated that they should save and reuse as much of the tile as possible and use the salvaged tile they found. Having a different color is okay.

Commissioner Weidner stated that they need to reuse the coping and finial as well.

Commissioner Sokol stated that can look at mitigating the color change by blending the salvaged and reused tiles together.

*Motion by Sokol to approve the Certificate of Appropriateness for 304 N. Scoville Avenue with the following conditions:*

- *The existing tiles may be removed and those that are salvageable shall be reused.*
- *The matching salvaged replacement tile shall be installed, regardless of color. Every effort shall be made to mitigate the color change by blending the salvaged and reused tiles on the roof.*

*Second by McLean. Motion approved 9-0.*

*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Weidner, Chair Payne*

*NAY: None*

- F. **HPC 2016-81: 801 Woodbine Avenue (Gaze/Young)**: Certificate of Appropriateness to replace a cement tile roof with asphalt shingles (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Property owners Catherine Gaze and Jonathan Young were present.

Planner Kaarre presented the staff report. The existing house has concrete tile roofs that are likely 95 years old, as the house dates to 1921. The contractor submitted a permit on November 1 to re-roof the house. Staff checked the photo database and determined that the roof was tile, and that a COA was required. (Apparently this was not done when the garage roof was applied for in 2011, and this permit was mistakenly approved. As with this permit application, that one also did not call out the fact that a tile roof was being removed). Staff verbally met in person with the contractor at the permit counter and informed him that a COA and HPC approval was required to remove a tile roof. Later that day Staff visited the site and discovered half of the roof had been removed. A STOP WORK ORDER was issued by the Village that day. The property owners have indicated that they were not aware that their contractor did not have the proper permits. They have since submitted paperwork providing information on the condition of the roof, as well estimates from the garage as examples of the cost, as they do not have estimates for the house roof. Tile roof repair = \$11,560 vs. asphalt shingles = \$2,760. Their current contractor did provide a roof inspection report outlining the deteriorated condition of the tiles, as well as estimates for a new tile roof = \$49,980 and new asphalt shingle roof = \$12,010. It appears that it would not be economically feasible to replace with a new tile roof or repair the existing roof. No information on what asphalt shingles are proposed has been submitted. The shingles are required to match "as closely as possible" the historic tile roofing material in size, profile and texture. Also, other options such as artificial tile do not seem to have been investigated, which would more closely match the tile, which still remain on the house and over the entry porch. A sample of the roofing material should be brought to the meeting. Staff would not recommend approval of the application as submitted at this time as not enough information has been supplied.

Catherine Gaze apologized for what had happened. They had assumed that their contractor had the proper permits and this is not what was intended.

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Jonathan Young stated that the roof was in poor condition and leaked in several areas. The cost to replace with new tile was extremely high and they received a permit to replace the tile roof on their garage.

*Motion by Sokol to open the application for discussion. Second by Weidner.*

The Commission reviewed the asphalt shingle samples provided and discussed the darker color that was partially installed on the house. The makeup of the basic asphalt shingle is flatter than the cement tile and has no profile. The Architectural Review Guidelines allow for the replacement with an alternative material but only if that material matches as closely as possible in size, profile and texture. They cannot approve the current roofing material. However, they could allow Staff to approve an appropriate material.

*Motion by Nally to approve the Certificate of Appropriateness for 801 Woodbine Avenue with the following conditions:*

- *The remaining cement tiles on the roof may be removed from the house.*
- *The asphalt shingles that have already been installed on the house without a permit or approval by the Historic Preservation Commission or Staff must also be removed from the house.*
- *New replacement asphalt shingles may be installed that mimic as closely as possible the existing cement tiles in size, profile, texture and color, to be approved by Commission Staff.*

*Second by McLean. Motion approved 8-0-1.*

*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Chair Payne*

*NAY: None*

*ABSTAIN: Weidner*

- G. **HPC 2016-85: 841 N. Euclid Avenue (Gottlieb)**: Certificate of Appropriateness to construct a rear two-story addition, replace vinyl siding, vinyl windows and front door on a two-story frame house (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)  
Matt Kustusch was present representing the property owner.

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 of frame construction and though it is clad in vinyl siding it will match the house. The existing windows are 8/1 vinyl double-hung windows, and are being replaced with new vinyl to match existing. The house is currently clad with vinyl siding, which will be removed and clad with new vinyl. The property owners have been provided with all of the information regarding the Property Tax Assessment Freeze program. They have informed Staff that they assessed the program and do not wish to utilize the economic incentives in lieu of the vinyl siding and vinyl windows. The new front door will be wood that will be painted. 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 Sokol to open the application for discussion. Second by Weidner.*

Chair Payne noted that the addition was in keeping with the Architectural Review Guidelines new addition policy.

Commissioner Moroney stated that the Guidelines recommend removing artificial siding and restoring original siding unless it's technically infeasible.

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Commissioner Nally stated that they should know more about the siding underneath before making a decision.

Commissioner Moroney stated that the siding on the addition should match the house. Use of fiber cement board would be okay on the addition if the original wood siding were restored on the house.

The Commission discussed the options moving forward after investigating underneath the vinyl siding:

- Restoring the original wood siding underneath, which may involve the installation of some new wood siding
- Install new artificial siding over the original wood siding if it is not in good enough condition to repair.
- Install new fiber cement board siding on the new addition.

Commissioner Jordahl reviewed the Siding and Soffit Policy of the Architectural Review Guidelines.

Chair Payne noted that installing fiber cement board siding over the existing vinyl siding doesn't make sense, and installing it over the original wood siding would damage it. He gave several examples where that occurred on S. Grove Avenue and N. Oak Park Avenue.

Matt Kustusich stated that he will go back to the owners and discuss the options with them.

### **CONSENT AGENDA**

#### **OTHER BUSINESS**

Commission Member: Chair Payne introduced new member Noel Weidner. Noel attend the historic preservation graduate program at The School of the Art Institute of Chicago, and worked at Unity Temple Restoration Foundation. He now works at Gladding McBean (terracotta, clay and tile products)

Commission Member: Chair Payne noted that tonight is Regina Nally's last meeting. She has served on the commission for six years. She served for many years on the Architectural Review Committee and also served as Acting Chair. He presented her with a Certificate of Appreciation.

#### **ADJOURN**

*Motion by Moroney to adjourn. Second by McLean. Motion approved 9-0.*

*AYE: Bridge, Houze, Jordahl, McLean, Moroney, Nally, Sokol, Weidner, Chair Payne*

*NAY: None*

The meeting adjourned at 10:10 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.