

Oak Park Historic Preservation Commission
February 9, 2017 Meeting Minutes
Oak Park Village Hall, Council Chambers – Room 201, 7:30 pm

ROLL CALL

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

AGENDA APPROVAL

Motion by Moroney to approve the agenda as submitted. Second by Tadic. Motion approved 7-0.
AYE: Battoglia, Bridge, Jordahl, Moroney, Tadic, Sokol, Chair Payne
NAY: None

NON-AGENDA PUBLIC COMMENT

None

MINUTES

Motion by Battoglia to approve the minutes of the January 12, 2017 meeting as submitted. Second by Moroney. Motion approved 7-0.
AYE: Battoglia, Bridge, Jordahl, Moroney, Tadic, Sokol, Chair Payne
NAY: None

Commissioner Sokol complimented Staff on how thorough the minutes were.

REGULAR AGENDA

- A. **HPC 2017-01: 835 N. Grove Avenue (Cultra): Certificate of Appropriateness to construct a two-story south side addition on a two-story frame house (Frank Lloyd Wright-Prairie School of Architecture Historic District)**
Property owner Mindy Cultra and architect Lance Shalzi were present.

Planner Kaarre provided the staff report. The proposed side two-story addition is compatible with the house in size, scale, set-back, materials, and character. The addition is reflective of the overall shape and massing of the main house. The addition is set back from the front façade of the house. In addition, the owners are removing the aluminum siding from the main house. The addition will be clad in fiber cement board siding to match the appearance of what one can assume would be original wood siding on the house.

The architect met with the Architectural Review Committee twice and the Committee made the following recommendations:

- *Remove the aluminum siding and repair the original wood siding.*
- *Remove the triple sliding windows from the front of the addition and redesign to prevent the addition from competing with the house*
- *Match the trim of the addition to that of the house*

The one area of the project that does not meet the Guidelines is the proposal to clad the main house with fiber cement board siding. The removal of the aluminum siding from the house meets the Guidelines and is commendable. However, the Commission cannot approve the installation of an alternative siding without first determining the condition of the original siding underneath – presumably wood clapboard – and whether it can be retained and repaired. Demolition of the

original siding requires approval by the Commission. If the proposal is to install the new siding over the old siding, it would have to be installed without removing, damaging, or obscuring character-defining architectural features or trim. The applicants had previously proposed to restore the original siding underneath, but prior to the January meeting withdrew from the agenda and are now proposing to install fiber cement board siding. In response to the Committee's recommendation to remove the triple sliding windows, they had previously altered the window design on the porch into a single door flanked by two small windows. Now they have put back two of the doors in order to let more light into the addition. They have matched the trim on the addition to that on the house. The project as proposed appears to meet the New Addition Policy, but does not appear to meet the Siding and Soffit Policy, of the Architectural Review Guidelines. Therefore, Staff recommends that the Commission take one of the following actions:

- a) Approve the Certificate of Appropriateness application pending agreement by the applicants to amend the application to investigate the retention and repair of the original siding; or
- b) Take no action on the Certificate of Appropriateness application as submitted, per Section 7-9-13(F) of the Historic Preservation Ordinance.

Lance Shalzi, Airoom Architects, stated that the design of the addition is sensitive to the farmhouse vernacular of the house. They have simplified the design of the addition at the request of the Architectural Review Committee. They changed the front dormer on the addition from a hipped roof to a gable roof to match the gable on the house. They are asking for relief on the vinyl siding. There is 2'1/4"-3" exposure white pine clapboard siding underneath the vinyl. If it is not salvageable, they are looking for recommendations.

Mindy Cultra, 835 N. Grove, stated that they are not married to the idea of using Hardi-board, but are open to using other products.

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

Commissioner Jordahl asked if they had done any probing of the siding condition under the vinyl.

Mr. Shalzi stated that they had looked under one corner. No siding has been removed from the house. That one corner looked to be in good shape. They are concerned about nail holes. The siding will need to be assessed once the vinyl has been removed.

Commissioner Moroney asked how alternative siding was allowed on other projects in the neighborhood.

Planner Kaarre explained that under the Historic Preservation Ordinance, if a project does not trigger the definition of demolition, and is not a Historic Landmark, then the project only requires Advisory Review by the Historic Preservation Commission. If someone can show that they can install vinyl siding over the original siding, and are not demolishing or significantly damaging the siding, then that is how it is allowed.

Chair Payne noted that all of the changes to the addition that have been made since the Architectural Review Committee has seen the proposal are positive.

Commissioner Sokol agreed that the project is sensitive, compatible and proportional.

Motion by Battaglia to approve the Certificate of Appropriateness for 835 N. Grove Avenue as submitted pending investigation of the condition of the original siding underneath the vinyl siding with the goal of retention and repair. Second by Moroney. Motion approved 7-0.

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

NAY: None

B. HPC 2017-04: 233 S. East Avenue (Freedman): Certificate of Appropriateness to construct a one-story south side and rear addition on a two-story stucco house (Ridgeland/Oak Park Historic District)

Property owners Ross and Joy Freedman and architect Chris Wollmuth were present.

Planner Kaarre provided the staff report. The architect met with the Architectural Review Committee in August, 2016. They did not make a recommendation. The proposed rear two-story addition is minimally visible from one side of the street, and will match the existing in size, scale, set-back, materials and character. The change in the front porch roof from flat to hip is a restoration to original condition and meets the Guidelines. Building permit archives from 1963 show that the roof was originally hipped, and was changed at some point after that. The side entry porch is likely original, although enclosed at some point in the past. The proposed side entry addition replacing the porch does not meet the Guidelines in terms of set-back and scale. The Architectural Review Committee recommended that the side addition be moved well back from the chimney so as not to visually or architecturally compete. While a minor setback was put in place, it does not achieve what was requested. Also, the addition is slightly too big in proportion to the house, and should be reduced in scale. The project as proposed appears to meet the Roofing Policy, but does not appear to meet all of the standards of the New Addition Policy, of the Architectural Review Guidelines. Therefore, Staff recommends that the Commission make one of the following decisions:

- A) Approve the Certificate of Appropriateness application as submitted, subject to the applicants agreeing to amend the application to reduce the entrance and set it further back from the chimney; or
- B) Take no action on the Certificate of Appropriateness application as submitted, per Section 7-9-13(F) of the Historic Preservation Ordinance.

Chris Wollmuth, CW Architects, stated that the rear addition has been reduced in size from what they are removing. The current entry porch is very small and congested. They have moved the porch back slightly from the chimney, but the window behind the porch prevents moving it further. He provided a presentation which showed the floor plans and elevations, as well as perspective drawings. He showed examples of other houses with similar side porches of a similar size and design.

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

Commissioner Battoglia stated that he felt they had incorporated the comments that were requested by the Architectural Review Committee just fine.

Commissioner Tadic agreed.

Commissioner Sokol stated that he was originally concerned based on the staff report but he is more comfortable with the proposal after seeing the presentation.

Motion by Sokol to approve the Certificate of Appropriateness for 233 S. East Avenue as submitted. Second by Jordahl. Motion approved 7-0.

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

NAY: None

C. HPC 2017-05: 515 Woodbine Avenue (Austin/Gravelly): Certificate of Appropriateness to demolish a rear two-story porch and north-facing gabled dormer and build a new rear two-

story addition, north-facing gabled dormer, and make window alterations (Frank Lloyd Wright-Prairie School of Architecture Historic District)

Property owner Randy Austin and architect Steve Ryniewicz were present

Planner Kaarre provided the staff report. The proposed rear enclosed porch is minimally visible from the street, and the new addition will match the existing in size, scale, set-back, and character. The addition will be clad in wood siding to match the original siding underneath the cementitious siding. The dimensions will be verified in the field, though they are showing 4-inches. The north-facing gabled dormer is being removed and replaced with a new north-facing gabled dormer that is larger and will be clad in wood siding. Based on the narrow angle of view, the larger width of the dormer will not impact the character of the building.

There are several window alterations that are proposed on the north and south elevations. On the north elevation, three window openings are being removed near the rear on both floors, to be replaced by two new openings. On the south elevation, two openings above each other, four rows back from the front, are being shortened due to interior kitchen remodeling. All of these window alterations are minimally visible from the street (i.e., on the sides, near the back of the house, viewed at an angle from the street), and will not significantly alter the character of the building. All new windows will be aluminum-clad wood.

The two front doors are proposed to be replaced. They are proposing to replace the existing doors with wood or fiberglass doors, "of historic character," with a fully glazed storm door. The existing doors appear to be historic wood doors with fan lights. More information on their age and condition is needed to determine if replacement meets the Guidelines.

The project as proposed appears to meet the Architectural Review Guidelines as submitted, pending information on the front doors. Therefore, Staff recommends that the Commission approve the Certificate of Appropriateness application as submitted – pending information on the doors as mentioned above, per Section 7-9-13(E) of the Historic Preservation Ordinance.

Steve Ryniewicz, Studio R Architecture, stated that the building will be maintained as a two-flat. The window alterations are in keeping with the old-house vernacular. He outlined the proposed replacement of the dormer on the north roof slope. Although larger, it won't be as visible due to the angled view from the street. The new front doors will match the existing doors. The current doors are only 30" wide, but the new doors will be 36" wide and 7' high. The wood siding on the addition will match the dimensions of the original siding underneath. The owner would like the flexibility to use alternative materials, depending on the dimensions of the siding.

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

Chair Payne noted that the brick chimney on the south elevation was missing from the elevations. He asked if that was proposed for removal.

Steve Ryniewicz stated that it was not, and he would add it back to the elevation.

Chair Payne asked if they had any historic photos of the house, and if they knew the age of the front doors.

Steve Ryniewicz stated that they do not have any historic photos. The doors are historic but likely not original.

Commissioner Tadic felt that the scale of the proposed north dormer was a bit overwhelming.

February 9, 2017 minutes of the Historic Preservation Commission

Steve Ryniewicz stated that he understood her concern, but there was a balance that was being driven by functionality on the interior.

Chair Payne stated that the dormer was on the back one-third of the home, which is less visible from the street. He is less concerned about the changes that occur there.

Motion by Sokol to approve the Certificate of Appropriateness for 515 Woodbine Avenue as submitted with the following conditions:

- *Siding profile on the addition and dormer to be determined by field investigations when the cementitious siding is removed.*
- *Proposed replacement front doors are to be approved by Staff.*

Second by Battoglia. Motion approved 7-0.

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

NAY: None

CONSENT AGENDA

OTHER BUSINESS

Architectural Review Guidelines: Staff will review project applications using the new Guidelines and provide analysis at the March meeting.

National Trust Preservation Grant: Staff was unable to apply for the preservation grant to assist in funding the update to the Guidebook, as the Village Board is required to approve all grant applications, and the timeline for applying was too short. The next round of applications is June.

ADJOURN

Motion by Sokol to adjourn. Second by Tadic. Motion approved 7-0.

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

NAY: None

The meeting adjourned at 8:45 p.m.

Minutes prepared by Douglas Kaarre, AICP, Urban Planner.