

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
April 26, 2017 Meeting Minutes
Oak Park Village Hall, Council Chambers – Room 215, 7:30 pm

A. ROLL CALL

PRESENT: Christopher Payne (Chair), Greg Battoglia, Aleksandra Tadic, Noel Weidner
ABSENT: Laura Jordahl
STAFF: Douglas Kaarre, AICP, Urban Planner

B. MINUTES

*Motion by Battoglia to approve minutes of the March 22, 2017 meeting as submitted.
Second by Tadic. Motion approved 4-0.*

- C. 835 N. Grove Avenue (Cultra):** Discuss condition of original wood siding revealed from underneath vinyl siding removed from the house (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Property owners Dan and Mindy Cultra were present.

The Cultras reviewed their contractor siding repair and replacement estimates.

- Two bids for restoring siding on house/new siding on addition: \$70,000, \$75,000
- Remove original siding, install cedar siding on house and addition: \$51,195
- Leave original siding in place, install Hardi-board on house and addition: \$43,287
- Remove original siding, install LP Smart Side on house and addition: \$41,850
- Remove original siding, install Hardi-board on house and addition: \$37,833

The high costs for restoration were due to the labor intensive work. They were told it would take 7-8 months. The cost is twice the cost of installing new siding. The old siding is beautiful and they are glad they could see the trim and the frieze board so they can duplicate them.

Chair Payne noted that the front seems to be in the best condition, with the worst towards the rear and the soffits and fascia. The Commission has approved LP Smart siding products because you can match the profile and it is a composite wood material. Hardi-board only comes in a minimum 4-inch reveal. Any new product must match the historic profile

The Committee discussed the photos of the existing siding and the high cost of the repair quotes. It seemed very high for a siding repair job, and 7-8 months was an exceedingly long time for that type of work. They noted that the Commission could approve a project with a material that matches the existing exactly. They will need to see documentation showing the replication of the existing details that were uncovered.

Dan Cultra noted that they are frustrated by the expensive process. They would need to sacrifice something, like removing a bathroom from the addition, to accomplish the Village's

needs. The Village should provide grants or low-interest loans to help owners in historic districts.

Commissioner Battaglia stated that the owners are showing that they want to do the right thing. They just need to provide the appropriate alternatives.

The Committee discussed other projects where they approved replacement siding, and what types they were. They were 618 Forest, 518 N. Marion and 841 N. Euclid. Staff will check the files and get back with the applicants.

- D. 1020 Superior Street (Pantazopoulos + Beckenhauer):** Discuss future siding replacement on the house (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Architect Christopher Wollmuth was present.

Chris Wollmuth stated that they are maintaining the stucco on the main house. The underside of the eaves are stucco, but that is not viable long-term. The addition will have a stucco base, and board and batten siding. They had to add a new stairway on the west side and are removing the second-floor cantilevered addition on the east façade. They transition to the new materials at the back of the bay on the east. The stucco base ties it together.

Commissioner Battaglia stated that it meets the Architectural Review Guidelines. They are replicating details, the additions are on secondary facades, and he has put thoughtful consideration into the Committee's feedback.

Chair Payne asked what the new soffits and fascia would be. That is his main concern.

Chris Wollmuth stated that he had not thought that out. They are minimal in size. The house will also have a new roof.

Chair Payne stated that this is a good direction.

- E. 109 S. Scoville Avenue (Daniel):** Discuss demolishing roof and gables and rebuilding and new and larger roof and gables, removing chimney, replacing siding and windows (*Ridgeland/Oak Park Historic District*)
Property owner Nicole Daniel and architect Ryan Hardy were present.

Ryan Hardy stated that it is not a huge house. There had previously been an illegal renovation in the attic. They were looking at how they could maintain the space. They are salvaging the front decorative pieces and reinstalling them at 3.5 feet higher. They are restoring the front windows and replacing the attic windows, which are not original. They will use storm windows. They will replace all the other windows with aluminum-clad wood windows. The front siding will stay and they will remove the asbestos siding and restore the

original wood siding. They will replace any damaged siding with engineered wood. The big issue is adding a master bedroom and bathroom on the third floor by raising the roof 3.5 feet. They are also adding a new roof.

Commission Weidner asked if they explored leaving the front and only raising the rear.

Ryan Hardy stated that they did explore but it leaves a lot of dead space in the corners.

Chair Payne stated that if they can maintain the front, he would allow more leeway on the sides and back in terms of height. The front Palladian windows and gable are character-defining features of the house.

The Committee discussed raising the side gables higher than the front gable.

Commissioner Tadic agreed that the front façade is the most important feature on the house and its historic proportions should be maintained.

Ryan Hardy stated that he provided several options, and Option B shows them moving the interior stair and raising the side gables, but leaving the front façade in place.

The Committee agreed that they would allow large side dormers/gables centered over the side windows as a compromise for restoring and maintaining the front façade.

- F. **109 S. Taylor Avenue (Franken)**: Discuss demolition of rear two-story stucco coach house and construction of one-story frame garage (*Ridgeland/Oak Park Historic District*)
Property owner Beth Franken was present.

Beth Franken stated that she bought the property at short sale within the last year. The previous family owned it for 60 years. The coach house had a one-bedroom apartment above renting for \$600/month. The inspectors stated that it has nothing going for it. She highlighted the issues that were included in the inspection report she submitted. You can't see much of it from Taylor. She feels bad for wrecking it, but the estimates for rehabbing it were over \$100,000.

Chair Payne stated that the cost estimates are for renovating a house, which this practically is, versus just a garage. They will also need to see a structural analysis. He doesn't physically see that it is structurally unsound. They will need a cost breakdown of the garage vs. apartment which you can separate out. Compare to demolition and new construction.

- G. **804 Forest Avenue (Daniel):** Discuss construction of rear two-story addition, removal of a non-contributing attached garage, construction of new detached garage, and replacement of second-floor siding (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Architect Drew Nelson was present.

Drew Nelson stated that the tandem garage was constructed in 1954. They have no alley. They will demolish it and construct a new detached garage. The side setback and driveway constrains the area for an addition. They will replace the rear porch and the north elevation is longer before they step back. The asbestos siding on the second floor will be removed. The owners really want to put up siding and not stucco. They will do cedar or engineered wood or Hardi-board. They will replace the vinyl front porch windows with aluminum-clad wood windows. He will check to see if there are any original windows on the house.

The Committee discussed the north side setback.

Drew Nelson stated that he will try to get the owners to remove a larger section of the asbestos siding to see what's underneath it.

The Committee discussed the siding options. The siding needs to match whatever the original siding is underneath. Staff will check the original permit to see if it's mentioned.

Other Business

Architectural Review Guidelines

Adjourn

Motion by Battaglia to adjourn. Second by Tadic. Motion approved 4-0.

Meeting adjourned at 9:45 p.m. Minutes prepared by Douglas Kaarre, AICP, Urban Planner.