

**Oak Park Historic Preservation Commission**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**March 27, 2019 Meeting Minutes**  
**Oak Park Village Hall, Room 201 – 7:30 pm**

**A. Roll Call**

PRESENT: Lou Garapolo, Aleksandra Tadic, and Noel Weidner  
ABSENT: Chris Payne, Sandra Carr  
STAFF: Susie Trexler, Historic Preservation Urban Planner

Committee Member Weidner led the meeting in the absence of Commission Chair, Chris Payne.

**B. Minutes**

*Minutes of the January 23, 2019, meeting approved as submitted.*

*AYE: Tadic, Weidner*

*ABSTAIN: Garapolo*

*NAY: None*

- C. 304 Clinton Ave (Baronger Development LLC):** Certificate of Appropriateness for alteration to proposed rear deck. The associated project including a two-story rear addition was approved by the HPC in December 2018 (Ridgeland-Oak Park Historic District).

Mitch Goldstein, of Baronger Development LLC, was present. Committee Member Weidner introduced the project and Planner Trexler provided some background.

The Committee asked for clarification on why the stairs project to the side. Mr. Goldstein explained his clients would like to maximize their outdoor space. He said that they also plan to build a fence and plant greenery that will obscure the stairs.

A triangular element was discussed on Sheet 4 of the architect's drawings; Mr. Goldstein confirmed that it was an error and would be fixed.

The Committee recommended that either the stairs be moved behind the house, so as to not be visible from the street, or the project be brought to the Historic Preservation Commission meeting.

- D. 114 S Kenilworth Ave (Baronger Development LLC):** Certificate of Appropriateness for restoration of demolished rear elevation of house. The project was previously

approved by the Historic Preservation Commission in December 2018 (Ridgeland-Oak Park Historic District).

Mitch Goldstein, of Baronger Development LLC, was present. Committee Member Weidner introduced the project and Planner Trexler provided some background.

Mr. Goldstein explained the project and that the rear of the house had been demolished due to damage but would be rebuilt according to the plans previously approved by the Historic Preservation Commission. The Committee agreed that if it was rebuilt according to the previous plans, the project is appropriate.

*Motion by Garapolo to approve the Certificate of Appropriateness to rebuild the rear of the house to match previously approved plans. Second by Tadic. Approved 3-0.*

*AYE: Garapolo, Tadic, Weidner*

*NAY: None*

- E. 534 N East Ave (Donovan):** Advisory Review for rear, two-story coach house. The existing garage is not visible from the street so demolition does not require a Certificate of Appropriateness (Frank Lloyd Wright-Prairie School of Architecture Historic District).

The architect, John Eifler, was present. Committee Member Weidner introduced the project and Planner Trexler provided some background.

The Committee agreed that the details were done in a way that is complementary to the house and the coach house is appropriate in size and design elements. The Committee had no recommended changes to the plans.

Planner Trexler will send an Advisory Review letter to the applicant with the Committee's review.

- F. 200 S Grove Ave (Woodworth):** Review of Certificate of Appropriateness application for demolition of existing coach house and construction of new coach house. The existing coach house is historic and visible due to the property's location on a corner lot (Ridgeland-Oak Park Historic District).

The architect, Denny Burke, was present. Committee Member Weidner introduced the project and Planner Trexler provided some background.

Mr. Burke explained the project. He said that about 20 years ago, structural retro-fit work was done to help hold the building together. However, it is now becoming unsafe. The new coach house will be a similar size but will be pushed back slightly to allow for more maneuverability in the alley. The colors will match the house.

The Committee agreed that it would be helpful to have a recommendation from a structural engineer and that a letter would be sufficient. It was recommended that additional photos of the structural issues be submitted as well. Committee Member Tadic inquired about the dormer window and whether details are meant to match the house. Mr. Burke explained that a similar dormer is located on the existing coach house.

The Committee recommended that all materials be called out on the drawings submitted to the Commission, including whether they were selected to match materials on the house. Mr. Burke presented a roofing sample, which will match the house. The Committee requested that Mr. Burke bring the roofing sample and a siding sample to the Commission meeting.

Mr. Burke expressed intent to attend the Commission meeting and bring the recommended items.

- G. 208-232 N Oak Park Ave (Santa Maria Condo Association):** Discussion of terra cotta balconies and potential repair/replacement options (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Three people were present on behalf of the Condo Association: Kelly Walsh, condo treasurer; Cynthia Ross, board member; and Robert Reese, of AAA Masonry. Committee Member Weidner introduced the project and Planner Trexler provided some background.

Previous projects to repair terra cotta at the Santa Maria Apartments were discussed. Ms. Walsh and Ms. Ross explained that two projects have included alternative materials: GFRC was used for the entryway ceilings, where not visible from the street, and limestone was used for some of the window headers. They are now looking to repair the Juliette balconies. They requested feedback and suggestions from the Committee on how to move forward.

The Committee recommended having a façade consultant assess the damage and what it would take to repair. It is possible that they can remove the terra cotta, repair/replace the steel underneath, and repair/replace the terra cotta. Mr. Reese noted that both the steel and terra cotta are likely not salvageable. The Committee

notes that because at least eight of the nine balconies match, it will be more cost effective to replace pieces.

Committee member Garapolo asked if there are current concerns about the safety of the terra cotta. Mr. Reese said no. The terra cotta is currently held in place by metal banding and he checks on it each year to ensure safety.

Ms. Ross asked for more direction about what type of consultant needs to be hired and if the Committee can provide a list of options. The Committee said they will provide names of several terra cotta consultants qualified for the job. Planner Trexler will send these to Ms. Ross.

**D. Other Business**

Committee member Tadic asked about the status of the Architectural Review Guidelines update. Planner Trexler will be looking into this and will notify the Committee.

**E. Adjourn**

Meeting adjourned at 8:25PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.