

**Oak Park Historic Preservation Commission**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**September 25, 2019 Meeting Minutes**  
**Oak Park Village Hall, Room 215 – 7:30 pm**

**A. ROLL CALL**

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

**B. MINUTES**

*Motion by Garapolo to approve minutes of the August 28, 2019. Second by Weidner. Motion approved 4-0.*

*AYE: Carr, Garapolo, Weidner, and Chair Payne*  
*NAY: None*

**C. 825 Woodbine Ave (Megan Rudd):** Certificate of Appropriateness to demolish chimney (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Christopher Bremer, the architect, was present. Mr. Bremer summarized the project and explained that the chimney removal was required to create additional space in the attic.

Committee member Garapolo said he has no issues. Chair Payne agreed and noted that the chimney is not decorative and is not on a primary façade.

*Motion by Carr to approve the Certificate of Appropriateness to demolish the chimney as proposed. Second by Garapolo. Approved 4-0.*

*AYE: Carr, Garapolo, Weidner, and Payne*  
*NAY: None*

**D. 506 N Grove Ave (Elizabeth & Francis Olympio):** Certificate of Appropriateness to remove and infill a window on the side elevation to accommodate an interior kitchen renovation (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Samuel Pavlovic, the architect, was present. Mr. Pavlovic explained that the project consists of a kitchen remodel. There are two windows in the kitchen; one will remain and the smaller window will be infilled. The homeowners would like to relocate their refrigerator on that wall.

When asked by Committee member Garapolo, Mr. Pavlovic confirmed that the second window in the kitchen will not be altered. Committee member Garapolo said he has no concerns.

Committee member Weidner said they have previously asked homeowners to keep the trim when infilling windows. Chair Payne agreed that if possible, they should use an infill panel and stucco over the top. Committee member Weidner said the Commission has supported this method previously because it is reversible. The Committee discussed whether it should be required in this case. Chair Payne said that the wide trim is a common motif for Henry G. Fiddelke, the architect who designed the house. He also noted that the cost would be equivalent. The Committee agreed.

*Motion by Weidner to approve the Certificate of Appropriateness to remove the kitchen window with the condition that the trim is retained on the exterior and the window is infilled. Second by Garapolo. Approved 4-0.*

*AYE: Carr, Garapolo, Tadic, Weidner, and Payne*

*NAY: None*

**E. 641 Marion Ave (Jay Champelli):** Discuss project to demolish existing garage and build a new garage (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Jay Champelli, the homeowner, was present. Mr. Champelli explained that he recently restuccoed the house and painted the trim. He originally intended to also repair the garage but he had the garage inspected after a roof leak and the inspector identified that the garage was leaning. He said he has spoken to multiple contractors. He was unable to get plans and elevations without a contract but have selected Danley's as the builder and included their spec sheet. He showed the Committee several photographs and said that a new stucco garage is beyond his means.

Chair Payne said this project will have to go before the full Commission but they can provide recommendations. Chair Payne said the Commission prefers to see a letter from a professional stating that the garage is not sound. The design of the new garage should replicate what's there currently. Garage builders often clip eaves, but the 12" eaves are recommended. Drawings should be submitted to the Commission but they can be drawn by the homeowner as long as they show window locations, etc.

Mr. Champelli said Danley's has proposed 6" eaves. The Committee discussed the garage's proximity to the neighboring property and garage. Planner Trexler said she will speak with Zoning Administrator Mike Bruce to determine eave options.

Mr. Champelli noted that it is possible for him to get a Danley's garage and get another contractor to stucco over; this was done at 226 N Ridgeland.

The Committee discussed the proposed roof. Chair Payne said 4 and 12 looks appropriate. The Committee recommended 12" eaves. Committee member Garapolo said he would like to see a cost estimate for the stucco. He suggested getting a proposal before attending the Commission meeting. He noted that the garage is visible so important. Chair Payne said he considered other materials similar to stucco but they would all be similar in cost.

**F. 1023 Erie St (Donna Myers):** Certificate of Appropriateness to repair front porch using composite materials rather than wood (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Donna Myers, the homeowner, was present. Ms. Myers explained that a number of the porch elements are rotten and she would like to use a composite material to replace them. They will match everything and will leave all existing pieces possible. They will replace all floorboards with composite.

Committee member Garapolo asked what material will be used. Ms. Myers said they will use Azek and confirmed that they will replace the stairs but keep most of the railing as is. Committee member Weidner said he has no issue with the decking but is concerned about the combination of old and new caps and balusters. Ms. Myers said they will use Trex for the railing elements. The Committee discussed Trex railings and baluster spacing, noting that the current balusters are tightly spaced. Chair Payne said Azek also makes a trim material that comes in the same trim profiles as wood.

Committee member Garapolo said he understands the decking but asked why the other elements cannot be replaced with wood. Ms. Myers said they have already replaced the post cap multiple times.

Chair Payne said this project should go to the full Commission. The Committee agreed that the statement provided by the contractor is sufficient to explain that the new items will match and they just request material samples.

**G. 115 S Kenilworth Ave (Charles and Christi Ramond):** Certificate of Appropriateness to replace front porch elements with Trex (Ridgeland-Oak Park Historic District).

There was no representative of the project present. The Committee determined to discuss the project and have staff provide recommendations to the applicant.

Committee member Weidner said they need to show the sizes of the elements. Committee member Carr said she prefers that if composite materials are used, they should be paintable, like Azek or Hardie board.

Committee member Garapolo said having samples is important. Samples were provided for the decking but not for other elements.

Committee member Weidner asked why they are replacing the porch. The Committee agreed the porch looks to be in good repair and it is unclear what they plan to do. Chair Payne recommended that they submit drawings. The ARC reviewed the decking samples. No concern was expressed on the decking but more information was requested about the railings. Committee member Carr said square balusters are appropriate by they need to have narrower spacing (for example, 2") and must go column to column with no added posts. The Committee asked if the columns will remain and agreed the applicant needs to provide a reason for replacement.

#### **H. Other Business**

The Committee discussed the upcoming Historic Preservation Commission awards.

#### **I. Adjourn**

*Motion by Garapolo to adjourn. Second by Weidner.*

Meeting adjourned at 8:30 PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.