

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
January 23, 2019 Meeting Minutes
Oak Park Village Hall, Room 201 – 7:30 pm

A. Roll Call

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

B. Minutes

Motion by Carr to approve minutes of the October 24, 2018 meeting as submitted. Second by Tadic. Motion approved 3-0.

AYE: Carr, Tadic, Chair Payne

NAY: None

C. 832 S Elmwood Ave (Pat and Sarah Gibbs): Two-story addition on the rear elevation including a new ground-level entrance (Gunderson Historic District).

The architect, Bob Bell, was present.

The architect explained that there are two sets of plans, one for a two-story addition and one for a one-story addition. The homeowners are assessing the cost of both before deciding which they want to build. The architect also noted that in the two-story version, they will not create new brackets. The siding is not original but the addition will be clad with siding to match existing. There is a trim piece to show where the new addition starts.

Chair Payne requested that all materials be labeled on the drawings submitted to the Commission. He asked if there will be changes to the original home and the architect said the only change to the existing building will be the addition of a fireplace in the family room, which is not original to the house. It was expressed that the depth of the fireplace bump-out should be provided. Chair Payne said that the massing and roof slope of the 1-story addition are appropriate.

The Committee asked about the stone foundation and the architect explained that the existing house has a stone foundation but this will not be continued on the addition.

The Committee discussed the brackets and suggested an option of saving any removed brackets and reusing them but not creating new ones. It was expressed that the Commission may have

differing opinions on the brackets but the plans may be submitted as preferred and the Commission may approve with conditions.

D. 851 Columbian (New Age Ventures): Two story rear addition and renovation including side addition for stairs and new entryway, rebuilding of existing porch, new windows and doors, and possible rear deck (Frank Lloyd Wright-Prairie School of Architecture Historic District).

The owner, architect, and contractor were present.

The architect explained the proposed project, noting that the front porch will be retained and additions will be built at the back of the house. They are interested in adding a rear deck off the kitchen and asked for feedback on that and siding in particular.

Chair Payne explained the siding policy and said that the stucco can be repaired or replaced in kind but cannot be replaced with an alternative material. It was advised that the addition be done in stucco to match and if any decorative elements are removed, they should be put back. If they are to be replaced with a different material, this should be noted in the submission. Chair Payne also said it is best to retain existing entries and adding a new front entry would not follow the Architectural Review Guidelines.

The Committee discussed windows and advised that original window sizes and locations be retained. Windows should be repaired when possible. If the windows are replaced, the replacements should be wood or vinyl/aluminum-clad wood. The windows on the front porch were identified as not original; as such, these can be replaced with new windows as proposed. Egress requirements were discussed; building code may allow smaller windows to be retained if they already exist.

Chair Payne noted that the chimney addition may come up as an issue due to its location near the front of the house. Committee member Carr suggested it be moved to the back third of the house. It was noted that this is not a rule in the Architectural Review Guidelines but has been used before as a general recommendation.

The Committee discussed the door location and the South elevation. It was suggested that the proposed entry be simplified.

Chair Payne and Committee member Tadic agreed that which typically some delineation between old and new is made, in this case it would complicate where the design should be simplified.

The architect asked for feedback on adding a rear deck. Chair Payne outlined the rear deck guidelines. Given that the house is on a corner lot, the Guidelines state that a deck would have

to be characteristic of the style of the building. Chair Payne recommended wide piers, a square balustrade, and stucco cladding to be consistent with the Prairie style house. The architect asked about replacing the front porch piers and Chair Payne advised that replacing the piers acceptable from a historic preservation standpoint but options may depend on the structural integrity of the porch.

E. 811 N East Ave (Kimberlee Smith): 2-story rear addition, demolition of one window, and addition of one window (Frank Lloyd Wright-Prairie School of Architecture Historic District).

The architect and homeowner, Kimberlee Smith, was present.

Chair Payne confirmed with the architect/homeowner that there will be no changes on the front (east) or south elevations. There will be one window change on the north elevation: a window will be removed and replaced with a smaller window near the rear of the house, on the second floor.

Committee member Tadic asked about the siding and the architect explained that the existing house is clad in stucco but the addition will have Hardie board siding. The Committee agreed that in this case, the Hardie board is acceptable and differentiates the existing house from the addition. The Committee additionally agreed that the step down of the roof is appropriate.

F. 628 S Elmwood Ave (John Koberstine): Window and siding replacement. Historic windows featuring diamond pattern were removed without a Certificate of Appropriateness (Gunderson Historic District).

The contractor, Brian Leicht, was present.

The contractor explained the recent history of the property. The windows have already been removed but a majority of them were broken or rotten and didn't open or close. They intend to recreate the diamond pattern in the replacement windows. The historic windows were a single pane of glass with a diamond placed behind; the replacement windows will be created in the same way.

Chair Payne explained that two parts of the Ordinance apply in this case: the Window Policy and the Siding Policy. Repair or restoration of original siding is generally recommended but in this case, since the existing siding is non-historic, new siding may be placed on top of the existing. This should be done in a way that will not harm historic materials that may be underneath. The proposed new windows will match the historic windows so are appropriate.

Motion by Tadic to approve the Certificate of Appropriateness for window and siding replacement. Second by Carr. Motion approved 3-0.

AYE: Carr, Tadic, Chair Payne

NAY: None

G. 600 N Ridgeland Ave (David Phelps): Replacement of clay tile roof with asphalt or alternative (Frank Lloyd Wright-Prairie School of Architecture Historic District).

The homeowner, David Phelps, was present.

The homeowner explained the project. Replacing the clay tile roof with clay tile is out of budget but the homeowner would like to replace the tile with something that has more texture than a basic, flat, asphalt shingle. There may be rotten boards beneath the clay tile. An assessment from in the attic crawlspace indicated that a total roof replacement will be necessary. The homeowner has found that few manufacturers offer roofing products in a green color. The current selection is a textured asphalt shingle in “weathered wood,” which features green specks.

Chair Payne expressed that the current selection is not a good match for clay tile. This material has not been previously approved as an acceptable alternative for clay tile. The concern is the appearance, which reflects a shake material. This material is not appropriate for a Prairie style house. A more regular patterned shingle would be preferable.

The homeowner said that they would prefer a more thick, quality shingle. Chair Payne reiterated that the Ordinance does not allow shake as a replacement for clay tile.

D. Adjourn

Meeting adjourned at 9:15PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.