

**Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
November 20, 2019 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm**

A. ROLL CALL

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

Acting Chair Rebecca Houze attended to observe.

B. MINUTES

Motion by Carr to approve minutes of the October 23, 2019. Second by Garapolo. Motion approved 3-0.

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

C. 710 S Elmwood Ave (Stephan Casper and Karen Casper-Strauss): Provide final review of project to rebuild and remodel rear portion of house, including adding a corner tower and side deck (Gunderson Historic District).

Planner Trexler gave an overview, stating that the applicant attended the November 14, 2019, Historic Preservation Commission meeting. The HPC requested that the applicant submit a rendering of the updated corner tower design for final approval from the ARC. The applicant submitted this, along with a plan and elevation.

Steve Casper and Karen Casper-Strauss, the homeowners, were present.

The Committee discussed the roof. Mr. Casper said that the house has a witch's hat curve to the roof. The flat appearance in the rendering is an artifact and not an accurate representation. The Committee agreed that the updated tower is appropriate and looks like the bay window from the front.

Motion by Committee member Carr to approve the Certificate of Appropriateness for the project as depicted in the plans submitted for the November 20 ARC meeting, as directed by the HPC 11/14/19. Second by Committee member Garapolo. Motion approved 3-0.

AYE: Carr, Garapolo, and Weidner

NAY: None

- D. 512 N Ridgeland Ave (Ronald Chew):** Advisory Review for solar panels to be placed on front slope of roof (Ridgeland-Oak Park Historic District).

The homeowner, Karla Chew, was present.

Committee member Carr said the roof has a low slope so the panels will be minimally visible. Committee member Weidner said the Committee generally recommends not placing solar panels on the front slope of the roof but in this case, the side slope has the same visibility. He said he has no issues with the project as proposed. Committee member Garapolo confirmed with Ms. Chew that the mechanical equipment will be located at the rear of the house.

- E. 329 N Cuyler Ave (P. B. Turnock):** Certificate of Appropriateness to infill one window and add one window on the side elevation and to demolish a secondary chimney (Ridgeland-Oak Park Historic District).

Amanda Miller, of Amanda Miller Design Studio, was present on behalf of the applicant. She said the house suffered a fire and they are rebuilding and renovating the interior. They will remove the chimney to alter the window to accommodate this renovation.

Committee member Garapolo asked if the new window will align with the window on the first floor and Ms. Miller said they can do this. She said the main reason they need to move the window is to accommodate a bunk bed.

The Committee discussed whether the sill or window casing of the window to be removed should be retained. The Committee ultimately agreed that in this case, as the window is not centered, there is no existing string course, and the window is not a character defining feature, retaining elements of the window would not be appropriate.

- F. 261 Washington Blvd (Ambrosia Homes):** Discussion about new construction planned for 261 Washington Blvd (Ridgeland-Oak Park Historic District).

Tim Pomaville, of Ambrosia Homes, and Dennis Kulak, the architect, were present. Mr. Pomaville explained the project and asked the Committee for any recommendations.

The Committee discussed the materials. Mr. Pomaville said the first floor is required to be masonry but the building above that will be frame construction. The Committee

recommended using more masonry and suggested tying in masonry by using brick to express the bump-outs.

Committee member Carr said she likes the windows on the first floor and asked if there will be a film on the ones into the parking garage. Committee member Garapolo agreed that the window size is appropriate but the glass should be frosted or spandrel glass.

Committee member Carr said the massing and height are not a concern as they are similar to the previous building, but she recommended varying the roof height to add visual interest. It was agreed that the variations in height could align with the bump-outs.

The Committee discussed the possibility roof deck and agreed that it would not be visible from the street once it meets Zoning requirements and accommodates mechanical equipment.

Mr. Pomaville asked the Committee if they have color preferences. The Committee said the color is up to the applicant. It was discussed that black and white are popular colors but Committee member Carr expressed concern about how these will weather. She said she thinks Chicago common brick is appropriate and she would recommend something that won't look dated.

Committee member Garapolo asked about the windows and Mr. Pomaville explained that they are double-hung sash windows with 3-light, fixed windows above. He said they will also have 3-light fixed windows above the doors. Committee member Garapolo said he approves of these windows.

The Committee agreed that incorporating more masonry is their primary concern and the applicant should focus on the elevations that front Washington Blvd and S Cuyler Ave. Mr. Pomaville asked about the use of Hardie board. Committee member Carr said the Historic Preservation Commission generally does not approve of Hardie board but this case is different because the building will be new construction. Committee member Weidner agreed and said new construction should be differentiated from old.

The Committee discussed the Advisory Review process with the applicant.

G. Other Business

Planner Trexler asked for Committee availability on December 18, as the next ARC meeting is currently scheduled for Christmas Day.

818 N Euclid Ave: Planner Trexler said the homeowner said they are having difficulty finding someone who will repair their door and replace their screen door. Committee member Carr said she had some recommendations and would email them.

818 N Elmwood Ave: Planner Trexler said the homeowner said they are having difficulty finding a 5-light sidelight as requested by the Commission and asked for recommendations. The Committee agreed that a 5-light sidelight can be created for this location and recommended some resources.

H. **Adjourn**

Motion by Committee member Garapolo to adjourn. Second by Committee member Carr.

Meeting adjourned at 8:40 PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.