

Oak Park Historic Preservation Commission
January 9, 2020 – Meeting Minutes
Oak Park Village Hall, Room 101, 7:30 pm

Roll Call

Present: Acting Chair Rebecca Houze and Commissioners Jennifer Bridge, Sandra Carr, Monique Chase, Lou Garapolo, Aleksandra Tadic, and Noel Weidner
Absent: Commissioners Derrick Gurski and David Sokol
Staff: Susie Trexler, Historic Preservation Urban Planner
Attorney: Brian Gorka, Klein, Thorpe & Jenkins

Agenda Approval

Commissioner Weidner requested that their realtor event plans be discussed under Other Business. Acting Chair Houze agreed and said she would also like to mention the Landmarks Illinois Endangered Buildings list.

Motion by Commissioner Tadic to approve the agenda with the above to items added to Other Business. Second by Commissioner Garapolo.

Motion approved 7-0.

Non-Agenda Public Comment

None

Minutes

Motion by Commissioner Garapolo to approve the minutes for December 12, 2019. Second by Commissioner Weidner. Motion approved 7-0.

Regular Agenda

- A. HPC2020-1: 327 Home Ave (Mazola Family, LLC):** Certificate of Appropriateness to enlarge basement window on side elevation to allow egress as part of larger interior renovation project (Ridgeland-Oak Park Historic District).

Acting Chair Houze introduced the application. Planner Trexler gave an overview and said the applicant was unable to attend the meeting this evening but requested that the HPC still consider the application. Acting Chair Houze agreed to have the application considered.

Motion by Commissioner Weidner to open for discussion; Second by Commissioner Sokol.

Commissioners Garapolo said it is unclear how one gets out of the window and there may be need for a window well, which would change the appearance. Commissioner Tadic noted that landscaping will shield the view.

Acting Chair Houze said it is not clear what the windows will look like. The Commission discussed whether a second egress window would be needed and determined it likely wouldn't be. Acting

Chair Houze said there are a number of questions and recommended inviting the applicant to the Architectural Review Committee (ARC) for final approval.

Motion by Commissioner Weider to approve the Certificate of Appropriateness for the project as proposed with the condition that the applicant respond to the HPC's questions at the next Architectural Review Committee meeting. Second by Commissioner Garapolo. Motion approved 7-0.

AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Weidner, and Acting Chair Houze

NAY: None

- B. HPC2020-2: 424 S Austin Blvd, Unit 2S (Vivian Tedford):** Certificate of Appropriateness to replace vinyl double-hung sash windows on the rear and side elevations with clad wood double-hung sash windows (Oak Park Landmark).

Acting Chair Houze introduced the application. Planner Trexler gave an overview. Acting Chair Houze said the applicant was unable to attend the meeting this evening but she agreed to have the application considered.

Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Tadic.

Commissioner Weidner confirmed that the new windows will be the same size. The Commission had no additional questions.

Motion by Commissioner Bridge to approve the Certificate of Appropriateness for the project for window replacement as proposed. Second by Commissioner Carr. Motion approved 7-0.

AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Weidner, and Acting Chair Houze

NAY: None

- C. HPC2020-3: 325 S Scoville Ave (Paul and Nicole Raidl):** Certificate of Appropriateness for side addition to accommodate rear stairs to basement as part of a larger renovation project (Ridgeland-Oak Park Historic District).

Acting Chair Houze introduced the application. Planner Trexler gave an overview.

Errol Kirsch, the architect, was present. Mr. Kirsch said they previously added a hip roof dormer to the house [in 2014]. This project will include an addition near the rear on the side elevation. It will have a shed roof, matching the existing chimney bump-out. The rear addition is a replacement of an existing rear sunroom addition. The house is clad in vinyl siding and they will match the new siding to that. The stairs will replace the existing interior stairs, which are narrow and unsafe.

Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Tadic.

Commissioner Garapolo said the shed roof is better than the gable on the addition. He asked if there is enough room for a car in the driveway. Mr. Kirsch confirmed that it was narrow but said there is room and there is open space to the north. He said they will add some sort of bollard at the base.

Commissioner Carr confirmed that they are not reviewing the rear addition because it is not visible from the street. Acting Chair Houze asked if the whole house is currently clad in vinyl siding and Mr. Kirsch confirmed.

Commissioner Tadic said she has no issues with what's presented. Acting Chair Houze said the rear addition is an improvement and the side addition will be minimally obtrusive. Commissioner Bridge said she supports the project.

Motion by Commissioner Garapolo to approve the Certificate of Appropriateness for the side addition project as proposed. Second by Commissioner Tadic. Motion approved 7-0.

AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Weidner, and Acting Chair Houze

NAY: None

- D. HPC2020-4: 532 Fair Oaks Ave (Richard Van Der Molen):** Certificate of Appropriateness to replace enclosed porch on south side of the house with new covered porch, remove one story addition on east side (rear), and construct new one-story mudroom and two-story elevator addition on the northeast side (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Acting Chair Houze introduced the application. Planner Trexler gave an overview, stating that the applicant attended the Architectural Review Committee meeting on December 18, 2019. The applicant submitted the materials requested by the ARC. Additional research also shows the porch was likely built in the 1950s, outside the period of significance for the historic district. A historic photograph shows that the proposed design is very similar to the porch originally at this location.

William Scholtens, the architect, was present. Mr. Scholtens said they believe the porch was constructed 1950-54, so is not historic. Mr. Scholtens explained the state of the enclosed porch, noting that it is hazardous and has not been used by the homeowner for approximately 15 years. It would be impossible to recreate the porch with today's building codes. Mr. Scholtens discussed the hip roof proposed for the porch, stating that it will reference the clipped gables on the roof of the house. He said the exterior materials will match existing, including a lannon stone foundation and wood windows. The eave bracket details will be continued on the addition.

Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Bridge.

Commissioner Carr said the hip roof looks better because it is lower than the shed roof, which creates a reverse dormer at the second floor. Commissioner Garapolo said the comments and revisions are response to the ARC. Commissioner Tadic said she appreciates the attention to detail and Commissioner Weidner said he likes the use of the bracket detail on the addition.

Acting Chair Houze said this is a sensitive solution. She said her only concern was the addition being designed by Perkins & Will. It is worth noting that the historic district excludes midcentury architecture and the Commission should consider this moving forward. Acting Chair Houze recommended the applicant consider submitting additional photos of the porch for future scholarship purposes. Mr. Scholtens said he would be willing to do that.

Commission Carr noted that the existing porch is a structural concern but is interesting. Mr. Scholtens agreed, stating that they have the 1941 floor plans but they have very minimal information about the porch's actual design. Commissioner Bridge said the porch may be inspired by but not designed by Perkins & Will.

Motion by Commissioner Garapolo to approve the Certificate of Appropriateness for the side porch and rear addition project as proposed. Second by Commissioner Tadic. Motion approved 7-0.

AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Weidner, and Acting Chair Houze

NAY: None

- E. Oak Park Street Resurfacing and Upgrades (Public Words):** Project including ADA ramp and sidewalk upgrades (Frank Lloyd Wright-Prairie School of Architecture and Ridgeland-Oak Park Historic Districts; Oak Park Ave Landmarks).

Acting Chair Houze introduced the application. Planner Trexler gave an overview.

Byron Kutz, Assistant Village Engineer, was present. He introduced staff members from Terra Engineering in attendance: Dustin Erickson, David Landeweer, and Jamil Bou-Saab. Mr. Kutz explained the project, stating it would be done in three stages. He showed a plan view and materials to the Commission. Mr. Kutz said that sidewalk work will not include sandstone squares and that the nearest sandstone will be several sidewalk squares away from project work. He provided a sample of the cast iron detectable warning tiles to be used and said they are currently in use on Chicago Ave and Ridgeland Ave. Open houses will be held for residents.

Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Bridge.

Commissioners Carr and Bridge agreed that the project seems straight forward. Acting Chair Houze asked about the amount of sandstone and Mr. Kutz clarified that while there is sandstone in the vicinity, it is mostly found on the east-west streets, not Oak Park Ave, and the project will not touch any sandstone sidewalk squares.

The Commission asked for additional information on the process, including the order of work to be completed. Mr. Kutz said the first portion will include water and sewer, some resurfacing, and temporary patching. This will be followed by a larger, federally funded resurfacing project. The final portion of the project will be the streetscape.

Acting Chair Houze said she thinks the cast iron material for the detectable warning tiles is appropriate and other Commissioners agreed. She said the Commission's only comments would be in relation to the handling of historic sandstone sidewalk squares.

Motion by Commissioner Carr to request a letter providing Historic Preservation Commission support of the project. Second by Commissioner Tadic. Motion approved 7-0.

OTHER BUSINESS

- Cedar roofing

Commissioner Garapolo said he has been researching cedar roofing and found the Cedar Shake & Shingle Bureau. They have technical materials. Commissioner Garapolo said he spoke with Tony Hyatt, the district manager, and Mr. Hyatt has offered to give a presentation to the Commission. Mr. Hyatt is also available as a resource for homeowners.

The Commission agreed that a presentation would be helpful. It was requested that the presentation be given a time limit, such as 30 minutes, and address aspects such as cedar roof life cycles and costs. Commissioner Tadic said they need resources like this for other roofing materials.

Commissioner Garapolo said he would reach out to Mr. Hyatt about a presentation possibly at the February or March Commission meetings. He asked that if Commissioners have any thoughts on what, specifically, they would like to hear, that they reach out to Planner Trexler.

- Realtor event

Acting Chair Houze said she and Commissioner Weidner have been working on developing an event for realtors with former Commissioner Tom Abrahamson. Commissioner Weidner said they will host their first event on January 24 to meet with a select group of realtors. The goal is to have buyers more prepared for what to expect living in a historic district. They intend to offer future events for larger groups. Two Commission members will be present at this event, Commissioner Weidner and Acting Chair Houze.

The Commission discussed the strategy for the event. Commissioner Bridge recommended putting resources for realtors online. She also recommended reaching out to Landmarks Illinois as they may have run similar workshops in the Chicago area previously.

- Landmarks Illinois

Acting Chair Houze reminded the Commission that the deadline for nominating endangered buildings for the Landmarks Illinois Most Endangered Historic Places list is coming up. The Commission discussed 644 Madison St, which was on the 2019 list, and whether buildings have been listed for multiple years. The Commission discussed whether there are other potential candidates in the Village. The Commission determined that individuals might nominate buildings on their own if they are interested.

ADJOURN

Motion by Commissioner Tadic to adjourn; Second by Commissioner Weidner.

The meeting adjourned at 9:00PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.