

**Oak Park Historic Preservation Commission**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**February 26, 2020 Meeting Minutes**  
**Oak Park Village Hall, Room 215 – 7:30 pm**

**A. ROLL CALL**

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

Acting Chair Rebecca Houze attended to observe.

**B. MINUTES**

*Motion by Carr to approve minutes of the January 22, 2020. Second by Garapolo. Motion approved 2-0.*

*AYE: Carr and Garapolo*

*NAY: None*

**C. 320 Wesley Ave (Kate East and William Najem): Certificate of Appropriateness to raise window sill 12” on side elevation to accommodate kitchen renovation (Ridgeland-Oak Park Historic District).**

Kate East and William Najem, the homeowners, were present. Mr. Najem explained the project and said they will raise the sill of one window to accommodate a cabinet on the interior.

Committee member Garapolo asked if the new window will match the historic windows in design and Mr. Najem confirmed. Committee member Carr noted that the location of the window is near the rear on the side elevation, so minimally visible.

*Motion by Committee member Carr to approve the Certificate of Appropriateness for the window alteration as proposed. Second by Committee member Garapolo. Motion approved 2-0.*

*AYE: Committee members Carr and Garapolo*

*NAY: None*

- D. 329 N Cuyler Ave (P.B. Turnock):** Certificate of Appropriateness for window alterations to accommodate interior renovation (Ridgeland-Oak Park Historic District).

P. B. Turnock, the homeowner, was present. Mr. Turnock explained that they are doing a gut rehab of the house following a fire. They will be adding a window in the kitchen, moving a window out of a bathroom, and adding a transom window for the bathroom on the other side of the house. All window changes are on side elevations.

Committee member Garapolo said he has no comments. Committee member Carr said the project looks appropriate.

*Motion by Committee member Carr to approve the Certificate of Appropriateness for the window alteration as proposed. Second by Committee member Garapolo. Motion approved 2-0.*

*AYE: Committee members Carr and Garapolo*

*NAY: None*

- E. 530 Gunderson Ave (Tania & David Haigh):** Certificate of Appropriateness to enlarge side dormer window for egress as part of attic remodel (Gunderson Historic District).

Jayshree Shaw, the architect, was present. Ms. Shaw explained the project, stating that the attic is not currently habitable and they will be adding an egress window as part of an attic remodel. The new windows will a pair of casement windows with muntins to mimic the historic sash windows.

Committee member Garapolo clarified that the sill is being raised but will still meet egress requirements. Ms. Shaw said the window is being raised to accommodate built-ins but it will still be egress requirements. Committee member Garapolo said he approves of the use of horizontal muntins. Committee member Carr said she has no concerns about the project.

*Motion by Committee member Carr to approve the Certificate of Appropriateness for the window alteration as proposed. Second by Committee member Garapolo. Motion approved 2-0.*

*AYE: Committee members Carr and Garapolo*

*NAY: None*

- F. Nineteenth Century Club, 178 Forest Ave (The Nineteenth Century Charitable Association):** Discuss plan to add interpretive sign in front of building (Landmark and

contributing building within the Frank Lloyd Wright-Prairie School of Architecture Historic District).

Susan Roberts, President of the Nineteenth Century Charitable Association, and Robin Wienke were present on behalf of the project. Mr. Wienke presented a PowerPoint to the Committee. He said that hundreds of people pass the Nineteenth Century Club to or from the Frank Lloyd Wright Historic District but they don't know what the building is for. Mr. Wienke said they would like to add an interpretive sign for this reason. The sign will be 3 feet by 2 feet and will include the history and mission of the Nineteenth Century Charitable Association. The sign will be located in the garden in front of the building. The garden is 71 feet in length (parallel to the street) and is 17 feet deep from the sidewalk to the portico columns.

Committee member Garapolo asked for clarification on the sign's contents. Ms. Roberts and Mr. Wienke explained that there will be some text, some pictures, and a QR code that will connect to the Association's website.

Committee member Garapolo noted that there are no measurements included yet but they should make sure to meet ADA requirements. Mr. Wienke agreed. Committee members Garapolo and Carr agreed that the proposal looks good. Committee member Garapolo noted that the content of the sign is less important.

Interim Chair Houze introduced herself and asked for clarification on the approval process. Planner Trexler said a Certificate of Appropriateness from the Historic Preservation Commission is required because the Nineteenth Century Club is a Landmark.

**G. 128 N Lomard Ave (David and Monica Harper):** Advisory Review for construction of coach house behind house (Ridgeland-Oak Park Historic District).

Jim Vanderheyden, the architect, and Monica Harper, the homeowner, were present. Mr. Venderheyden explained the project and the review process. They are requesting a variance from the Zoning Board of Appeals (ZBA) next week. He said they are proposing a coach house, but if the variance is not received, they can build the same building without the kitchen as a garage.

Planner Trexler explained that Advisory Review is required from the Architectural Review Committee. The Committee should also address for the ZBA whether they feel the coach house design relates to the design of the principal structure.

Committee member Garapolo asked for clarification on the dimensions of the coach house and the specific ZBA request. Mr. Venderheyden explained that the coach house will be the

same height as the house at the ridge. However, due to how the Zoning Ordinance defines height, they have to request a variance. He noted that the dormer eave line on the house is higher than the eve of the coach house. Committee member Garapolo asked if they can make the coach house shorter so as to not require a variance. Mr. Vanderheyden said this would compromise the height of the second floor.

Committee member Garapolo said the windows, doors, and eave treatment on the coach house appear to match the house. Committee member Carr said the gable-end details and stucco cladding also match the house. She said the coach house appears appropriate and doesn't look too different from some of the simple historic garages and coach houses in Oak Park. Committee member Garapolo agreed.

- H. 229 N Marion St (Deaton Trust):** Discuss project to replace rear stairs and remove rear covered porch (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Mark Deaton, the homeowner, and Drew Nelson, the architect, were present. Mr. Nelson explained the project. He said they will be replacing the back porch and will be rearranging it to allow for more outdoor space. The porch will feature the same materials. The age of the existing porch is unknown. A portion of the porch does not provide legal headroom. The small enclosed portion has a sloped floor and aluminum windows; they want to remove this. Mr. Nelson said that neighboring properties have rear porches similar to what they are proposing. Mr. Deaton said the new design will be in character with the historic building. Mr. Nelson said it is the same footprint and noted that they no longer intend to have a screened in portion as previously marked.

Committee member Carr approved of the design and said it cleans up the rear porch appearance and fits in. Committee member Garapolo agreed and said he has no concerns. He said the only question is what was there originally. Mr. Deaton said he conducted research at the Historical Society but did not find any information on the original rear porch. He said that there are similar buildings nearby with porches similar to the one they are proposing. Mr. Nelson agreed to submit photographs of the similar nearby porches with the Certificate of Appropriateness application.

- I. 417 N Kenilworth Ave (Scott Residence):** Discuss proposed alterations (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Bill Murphy, the architect, was present. He said he wanted to discuss the project and make sure they aren't missing anything. He explained that they will be adding a rear addition and making some changes to windows. Looking ahead, they may add a swimming pool. Planner Trexler confirmed that a Certificate of Appropriateness is not required for the project as proposed or for a swimming pool on the property. Mr. Murphy said they may also

be adding a generator but it will likely be located behind the coach house. Planner Trexler recommended that Mr. Murphy contact the Zoning Administrator, Mike Bruce, for any restrictions on the generator location.

Committee member Garapolo said the project does not need additional review, but asked about the proportion of the windows at the rear compared to the front. Mr. Murphy explained that the front left corner is a greenhouse with full length windows. He said they hope to expand the views to the yard from the kitchen and rear of the house. These changes will be on the rear so as to benefit the interior but not be visible from the street.

**J. 7 Van Buren St (Oak Park Residence Corporation):** Discuss planned new building (within 250 feet of an Oak Park Landmark).

In attendance on behalf of the project: Trina Sandschafer, Kahler Slater; David Pope, Oak Park Residence Corporation; Tom Bassett-Dilley, TBD Architects; Greg Hollerts, Synergy Construction Group; and Wayne Pierce, Chairman of the Oak Park Residence Corporation.

Mr. Pope gave a PowerPoint presentation highlighting the design development. He said that Oak Park Residence Corporation owns to property at 7 Van Buren St and has wanted to develop it in a way that contributes to the neighborhood. He addressed the goals for height, geography, affordability, sustainability, accessibility, and beauty. He described the materials and process, noting the differences between Option A and Option B, as well as the philosophy that lead to the development of option B. Mr. Pope explained how the building will obtain net zero status.

Committee member Garapolo said he applauds the approach in terms of energy. He likes Option B more, particularly the lobby near Austin. However, he stated his concern about the solid wall on the left adjacent to the Landmark and asked if the plan can be flipped to move the mechanical room away from the landmark. Mr. Bassett-Dilley said they could punch openings in that wall. Ms. Sandschafer said that the mechanical room could tell part of the building's story.

Committee member Garapolo asked about the height, noting that it is quite a bit taller than the neighboring buildings. Committee member Carr said that the floor-to-floor height is higher. Committee member Garapolo said the pulling out of the left corner is a good idea but recommended stepping back the front elevation at the third or fourth floor to minimize visual impact. Mr. Pope said they are talking about ways to provide visual relief on the façade walls.

Committee member Carr said she likes the integration of the solar panels into the design. Committee member Garapolo asked if the panels have to be solid and Mr. Pope responded

that they are looking into options. Mr. Bassett-Dilley said the east and west facades can only have vertical shading. They can add glazing but would be to remove glazing elsewhere. He said they do not want to waste glazing on the stairwell. Mr. Bassett-Dilley asked for clarification on the massing comment; Committee member Garapolo said his concern is the mass of the building and the top two floors should be set back. Mr. Pope said a specific amount of floor space and size of solar array is needed in order for the building to be net zero. Furthermore, projecting the solar array beyond the building may start to take over the building's appearance.

Historic Preservation Commission Interim Chair Rebecca Houze introduced herself. She noted the Gothic features on the neighboring Landmark and suggested weaving in these patterns. For example, the diamond pane pattern of the windows, the materials, and the colors.

Committee member Carr said she supports the accessibility aspect and noted that she lives nearby and often walks to the park across the street.

Committee member Garapolo said it may be helpful to render the existing windows as transparent, to which Ms. Sandschafer agreed. He also said that treating the façade with vertical elements at the location of the mechanical room, which may or may not be transparent, would be helpful.

Mr. Pope said the walls will be ironspot brick, and the dark color will help base the building. Committee member Carr agreed and said it will make the windows appear more as though they are floating.

The Committee and the applicants discussed the project process. Committee member Garapolo said he would be interested in seeing more models. He said he is concerned about the massing and the applicant should provide more information about how they will address that.

K. **Other Business** - None

L. **Adjourn**

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

Meeting adjourned at 9:25PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.