

**Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
May 27, 2021 Meeting Minutes
Remote Participation Meeting, 7:30 pm**

A. ROLL CALL

PRESENT: Lou Garapolo, Rachel Will, and Noel Weidner
ABSENT: None
STAFF: Susie Trexler, Historic Preservation Urban Planner

B. AGENDA

Motion by Garapolo to approve the agenda. Second by Will. Motion approved 3-0.

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

C. MINUTES

Motion by Will to approve minutes of the April 22, 2021. Second by Garapolo. Motion approved 3-0.

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

D. 328 S Grove Ave (James Kebinger): Advisory Review for a new garage (existing garage not historic) (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the project. Planner Trexler gave a summary.

Dave Krecek, the contractor, and James Kebinger, the homeowner, were present.

Committee member Garapolo said he approves of the use of LP Smartside, but recommended that the homeowner consider a profile closer to 3” rather than 7”. He said the windows should be double-hung sash windows in wood or clad wood.

Committee member Will agreed the size of the siding is not in keeping with the historic district. She said vinyl windows are not incredibly durable and she recommended

considering wood or clad wood. Chair Weidner agreed with the recommendations on the siding and windows.

Committee member Will said the drawings don't appear to show 7" siding and Mr. Krecek confirmed. He said they selected this size because it is ready to ship in multiple colors.

- E. **733 Woodbine Ave (Gharavi):** Discuss project to move stairs from front of porch to north side (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the project. Planner Trexler gave a summary.

Chris Wollmuth, the architect, was present. He described the project and said they are considering it an addition so are matching the detailing and differentiating with an offset roofline. Going off the side of the existing porch was driven by the need to have a landing without getting into the right-of-way.

Committee member Will asked about the plan for the infill. Mr. Wollmuth said they will match the existing wide plank siding and put in large, casement-style windows to match what is there.

Committee member Garapolo asked about the railings. Mr. Wollmuth said they will have a regular baluster. Committee member Garapolo said he doesn't have a problem with what is proposed but recommended that the railings be included in the rendering for the Commission.

Chair Weidner asked about the shed roof on the house and Mr. Wollmuth said it is set back from the porch. Chair Weidner recommended providing a rendering that shows this relationship and said all materials should be labeled.

Mr. Wollmuth asked if the roofline is sufficient differentiation and Committee member Will said she thinks so. She asked about the window currently on the south side of the door, and Mr. Wollmuth said there are existing small windows, like sidelights. They will be adding paired casement style windows that will match the other windows.

The Committee discussed the roof. An additional rendering from a higher vantage point was recommended. The Committee also requested that the second-floor windows be depicted in the renderings. The Committee agreed that the roof as proposed appears appropriate.

- F. **715 S Elmwood Ave (Carolyn & Clyde Lundgren):** Discuss proposal to alter windows on the front elevation as part of an attic renovation (Gunderson Historic District).

Chair Weidner introduced the project. Planner Trexler gave a summary.

Carolyn Lundgren, the homeowner, was present. She said the purpose of the window alteration is to increase light. Currently the third floor is storage only, but they are working on making it into a living space.

Chair Weidner asked about the approach with the trim. Ms. Lundgren said the proposed windows are aluminum-clad wood. She confirmed that they will be recreating the pediment, but stretched out for the wider windows.

Committee member Garapolo asked if they considered using skylights to solve the light issue. Ms. Lundgren said there are two skylights in the attic currently, on the south side. Committee member Garapolo noted that the examples show double-hung windows to match double-hung windows on the second floor. He said this house also has double-hung windows on the second floor. He recommended that the new windows should at least appear to be a double-hung sash. Committee member Garapolo said he would prefer if the casements has a horizontal mullion to give the appearance of a double-hung. He said he likes the proposed trim.

Committee member Will said the existing window is a character-defining feature and changing the height and width is drastic. She said keeping the trim helps keep the same feel, but in this case window-to-wall ratio and proportions will be off. She said she would not put a double-hung sash here as it is not historically accurate. She said the proportions will be wrong. Chair Weidner agreed and said the windows will overwhelm the gable and that there will be more window than wall.

Committee member Garapolo asked if the windows should not be increased or not be double-hung. Committee member Will said they should not be increased. Chair Weidner agreed.

Ms. Lundgren asked if the house two doors down from them came to the HPC. Committee member Will said the windows could be original to that house. They are not the same configuration. Ms. Lundgren said everything below the gable window is the same and they are similar houses from the front. The examples were discussed. Planner Trexler asked for the address and said she can look it up. Ms. Lundgren said it is 721 S Elmwood.

Chair Weidner said two of the committee members agree that alterations to the front go against the Guidelines. He recommended adding more skylights or adding windows to the rear elevation.

- G. 543 N Ridgeland Ave (Denise L. Norton):** Discuss project to restore original front porch (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the project. Planner Trexler gave a summary.

Present on behalf of the project were: Rosanne McGrath, the architect; Tom Walls, the contractor; and Tom and Sheri Dahl, the homeowners. Ms. McGrath presented the project to the Commission. She said there is a flat-roof addition attached at the front, south corner. She explained that they wish to extend the porch to encompass this non-historic addition. She said they plan to keep the columns and balustrade fairly simple and add new French doors on the existing addition. The addition windows will be replaced with double-hung windows to match the rest of the house and there will be a stoop off the back of the porch to access the side yard.

Chair Weidner said the Sanborn maps are helpful and the presentation answered his questions.

Committee member Will recommended finding some local examples of similar porches that are historic. Ms. McGrath said they can do this. She said they haven't picked out the balustrade and column but intend to use a simplified Victorian design. Ms. McGrath asked if there is a database of builders in Oak Park and Planner Trexler said she will look up the builder and get back to Ms. McGrath with a list of other buildings he built.

Committee member Garapolo said he has no issue with the proposal and additional research will be helpful. He recommended that 2" spacing for the balustrade is typical. He said he likes the proportions of what is proposed. Committee member Will said she agrees with the overall approach.

The Committee discussed the north portion of the roof. Ms. McGrath said she tried a hip and a shed and preferred the shed roof because the hip came almost to the bay window. Chair Weidner and Committee member Garapolo said they prefer the shed. Committee member Garapolo said it also relates to the upper roof structure.

The Committee discussed the extension of the porch across the south addition. Committee member Will said she likes that the porch incorporates the non-historic addition. Chair Weidner said the pitched roof extending over the addition will help shed water better.

- H. 316 Home Ave (Chhaya & Robert Patel):** Discuss project to demolish existing garage and build a 4-car garage with second story recreation room (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the project. Planner Trexler gave a summary.

Robert Patel, the homeowner, was present.

Committee member Garapolo asked why a four-car garage is needed. Mr. Patel said they have multiple cars. Committee member Garapolo said it creates a very large volume, which is added to by the second floor. In terms of scale, there is not much of a relationship to the house, which is part of the Guidelines. He said some of the other examples were not two stories and the visual impact is less. He mentioned that the garage that looked like two two-car garages has less of a visual impact. He asked how the design evolved. Mr. Patel said the design is similar to the house in the roof pitch and the exterior. He said he has three kids, two drive, and they own four cars. He said they also want space for bicycles and have a family member with a wheelchair.

Committee member Will agreed with Committee member Garapolo and said this will look out of place. It will be uncharacteristic of the block and this area. She said she can appreciate the need, but this house is in a historic district and this is not in keeping with the massing or infill requirements. Changing windows will not change the massing.

The Committee discussed the other four-car garages provided as examples. Chair Weidner said most don't have a second floor.

Committee member Will asked for relationship drawings between the garage and the house, specifically showing the height of the garage and house roofs. Chair Weidner agreed and said this would be good to bring to the Commission.

Mr. Patel said he would prefer four separate garage doors as parking two cars in a double door garage is difficult. He said cars are bigger now than when the house was built.

Committee member Garapolo said the architect should create a cross-section of the property showing the house and garage to compare the height and massing. An additional view would be helpful. He said the proposed second floor makes a four-car garage even bigger because it is taller. Mr. Patel said this is permitted by zoning. He asked about the Commission's requirements and said he would like a better guideline than just removing the second floor.

Committee member Garapolo said the requirements state that new garages must be compatible in size and style with the house. That's why a drawing is requested to show the garage in relation to the house. He said he does not think the proposed garage is compatible as it is far too big. Mr. Patel said there are other coach houses in the area. Committee members Will and Garapolo said these should be shown in the packet.

Mr. Patel asked if he can come back to the Architectural Review Committee. Chair Weidner and Planner Trexler confirmed. Planner Trexler asked the Committee if they had any specific design recommendations for the applicant besides the massing.

Committee member Garapolo said he needs to look at the house as a whole in order to comment on the window spacing on the garage and an elevation of the house might assist. He said on the existing front elevation of the garage, the windows don't line up with the doors below. There needs to be some design overlay that brings in the design of the house along with the design of the garage. Mr. Patel said the front of the house has six windows and asked if it should look like that. Committee member Will asked what is on the second floor of the house and said the garage windows are on the second floor. They should look to the house for the design. That can help inform what makes sense from a design perspective. Garages would have referenced the house historically. Mr. Patel said they can match the window pattern and can change the eaves to 18" to match the house. Committee member Garapolo said that is a good point. Mr. Patel asked about the stucco on the house eaves and the Committee said they do not recommend stucco eaves. Chair Weidner said there's a corner window on the house. Any elements like that can reference the house.

I. Other Business

None

J. Adjourn

Motion by Garapolo to adjourn. Second by Will. Motion approved 3-0.

AYE: Garapolo, Will, and Weidner

NAY: None

Meeting adjourned at 8:50PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.