

**Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
July 1, 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 Will to approve the agenda. Second by Garapolo. Motion approved 3-0.

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

C. MINUTES

Motion by Garapolo to approve minutes of the May 27, 2021. Second by Will. Motion approved 3-0.

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

D. HPC2021-31: 304 N Scoville Ave (Jonathan and Lauren Talbert): Certificate of Appropriateness to infill one basement-level window on the side elevation (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary.

The applicant was not present. The Chair agreed to consider the application without the applicant in attendance.

Motion by Committee member Garapolo to open for discussion. Second by Committee member Will.

Committee member Garapolo said he assumes the soldier course above the window will remain. He said the proposal seems to meet the Guidelines and he doesn't have any other

objections. Chair Weidner agreed and said the applicant should confirm that the soldier course will remain.

Motion by Committee member Garapolo to approve the Certificate of Appropriateness application as proposed with the condition that the applicant confirm the soldier course will remain. Second by Chair Weidner. Motion approved 2-0 (Committee member Will missing for vote).

AYE: Garapolo and Weidner

NAY: None

Committee member Will dropped off the call temporarily during this item but the Committee agreed to vote and she was updated following the vote.

- E. 133 S East Ave (Keely Stauter and David Halsted):** Certificate of Appropriateness to infill two double-hung sash windows and create a paired casement window on the side elevation near the rear (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary.

Damian Bird, the contractor, and the homeowners were present. Mr. Bird said he had nothing to add.

Motion by Committee member Garapolo to open for discussion. Second by Committee member Will.

Committee member Garapolo said the proposal says the window will be wood interior and fiberglass exterior. He asked for additional information about the fiberglass. Mr. Bird said it's a Marvin window. The outside is fiberglass, fused with a wood interior. New wood is poor quality and this provides a more resilient exterior.

Committee member Garapolo asked about the trim and Mr. Bird said the trim will exactly match what is existing on the house. The Committee discussed saving the sill but agreed with the staff report that it's not important in this case and will create a busy elevation.

The Committee discussed the stucco infill with the applicant. Mr. Bird said the owners plan to do a stucco refresh on the entire house so it will all match. The texture of the stucco was discussed. The Committee recommended that it appears to be pebble-dash stucco, which is harder to replicate. Effort should be made to replicate the historic texture when they re-stucco.

Motion by Committee member Will to approve the Certificate of Appropriateness application as proposed. Second by Committee member Garapolo. Motion approved 3-0.

AYE: Garapolo, Will, and Weidner

NAY: None

- F. 205 N Taylor Ave (Matt and Farah Speer):** Certificate of Appropriateness to alter windows on the rear elevation of a house on a corner lot, including infilling one window and altering two (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary.

Bill Scholtens, the architect, described the project. He said all brick will be repurposed, existing brick. The existing kitchen window, which we think was added in 1954, is a rusting bay window. He said the proposed renovation is repairing this non-historic bay addition with a window that is more sensitive but differentiated.

Motion by Committee member Garapolo to open for discussion. Second by Committee member Will.

Committee member Garapolo said he likes the approach. It's a great idea to remove the non-historic window and create something in-keeping with the rest of the house. He said he has no objections.

Committee member Will agreed that the new window is more sensitive. She said her only concern is that currently, the headers and keystones are still there from previous windows. She said she likes the opening and the new window but she is not a huge fan of taking out the existing flat arches.

The Committee discussed the other arched windows present and Mr. Scholtens confirmed that the porch has two arched windows, both original. He confirmed that the proposed new arch lines up with the arch on the porch. Committee member Will said she did not think the porch arched window was original so this makes her feel better.

Chair Weidner asked if the soldier course would be replicated to match, not just one brick tall, and Mr. Scholtens confirmed.

Motion by Committee member Will to approve the Certificate of Appropriateness application as proposed. Second by Committee member Garapolo. Motion approved 3-0.

AYE: Garapolo, Will, and Weidner

NAY: None

- G. 931 Lake St (Calvary Memorial Church):** Discuss project to repair/replace historic tile roofing (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary.

Edwin Chung and Tim Clark were present on behalf of the Calvary Memorial Church. Mr. Chung described the proposed project to the Committee.

Motion by Committee member Garapolo to open for discussion. Second by Committee member Will.

Committee member Garapolo asked about the cost analysis and said the cost is fairly similar. He asked what is driving the decision to go with the synthetic material. Mr. Chung said the composite tile system is lighter so is easier to install and replace. He said the savings are over 40,000, which is not a small number for the church, and they also have to consider phase two and future maintenance costs. He said a lot of the roof area is not accessible and repair requires costly and disruptive scaffolding. He said the church wanted a material that is durable and easier to maintain. Mr. Clark said they are currently unable to insure the roof as there has been significant hail damage. The composite appears to sustain hail better than clay.

Committee member Garapolo said page 12 of the submission states that a portion of the roof is in acceptable condition. He asked if portions will be replaced. Mr. Chung said the phase 1 portion would be full replacement. Any salvaged tile will be used to repair the phase 2 areas. Phase 2 needs repair but doesn't require full replacement.

Mr. Chung said they will replace not just the tile but all the copper flashing. Committee member Will said that doesn't require replacing all the tile, just the tile adjacent to the flashing. She said that's usually where the leaks are.

The Committee discussed the lifespan of the proposed material and asked if there are projects where it has been installed for a long time. Committee member Garapolo said information from the company, particularly about other projects, would be helpful. Committee member Will agreed and asked for similar climate applications to see how the material will hold up to snow and ice in Chicago.

Chair Weidner asked for additional information about salvage options, including what percent of the existing tile may be salvaged. He also asked for images of detail elements in

the proposed Brava tile, such as where the ridges meet, to see how they compare to the original details.

Mr. Clark provided additional discussion of the issues. Chair Weidner said the existing clay tile has lasted 120 years and suggested the cost comparison be reconsidered with this in mind. He urged considering the historic clay tile material. He said no one can say what this synthetic material will look like in 20 or 40 years but we already know what clay tile will look like in 120 years. Committee member Garapolo agreed.

Committee member Garapolo asked when phase two would be completed and Mr. Chung said there is no timeline yet and it will be done when funding is available.

Mr. Clark said funding wasn't the only consideration, they are also considering climate change and hail. He said the roof is currently uninsured. Mr. Chung said it was insured until the church had to file a claim on damage from the hail storm. The church did receive a settlement but that is on the record of the church so insurance agents are shying away. This was discussed and the Committee said additional information should be provided. Committee member Will asked if it will be insurable if repaired or new tiles installed.

Committee member Will said the costs are comparing full tile replacement vs. full composite replacement. She said salvage and repair might help bring those costs more in line. Mr. Chung said to salvage the tile, they have to account for extra labor. Committee member Will said if they are salvaging for phase two, they would be doing that anyway. She asked for a specific number.

H. 134 S Taylor Ave (Peter Byer and Deepa Gupta): Discuss project to demolish existing garage and build a coach house (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary.

Chris Goode, the architect, and Deepa Gupta, the homeowner, were present. Mr. Goode described the project and the issues with the current garage.

Committee member Garapolo said he doesn't have a problem with the proposal and the scale looks appropriate. He said his only issue is the railing, which is visible from the street. He suggested a more solid, stucco element as more appropriate. Mr. Goode explained his concerns that the railing must be three feet high and stucco would limit light and views. He said he understands there aren't any historic railings on the house so it's a new detail.

The Committee discussed the scale. Mr. Goode said it is a little more than eight feet lower than the house at the peak.

Chair Weidner said he appreciates the details, especially the eaves. He said it is clear they are trying to do as much as they can to relate to the house and that is appreciated.

Committee member Will agreed with the comments made. She said the deep lot is helpful and she appreciates the reference to a lot of the historic details. She asked if it will truly be frame and stucco and Mr. Goode confirmed that it will match the existing stucco.

- I. **602 Forest Ave (Cheryl Honesty):** Discuss project to build an addition on the front of the house (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary.

Chair Weidner asked if there has been anything similar reviewed by the Commission and Planner Trexler said she would look into it. Committee member Will recommended the homeowner explore a zoning variance first to see if there's another option rather than the an addition on the front. Chair Weidner agreed and said otherwise they are setting a precedent that goes against the Guidelines.

Committee member Garapolo asked if the area described as a gazebo is a finished space or open. Planner Trexler said it was likely originally an open porch but she does not know the current state. Committee member Garapolo recommended if that area is not finished, that remodeling it may be a way to satisfy the need for more room without any modifications other than to the crosshatch material.

Committee member Will said the homeowner should evaluate the zoning variance, evaluate precedent, and consider the options of turning the gazebo into an interior space if it is not already. Chair Weidner said the homeowner should also be warned that this is unique and may require more than one review.

- J. **606 Forest Ave (Luis Pagan and Diana Derige):** Discuss options to expand second-floor space including raising the existing roof height (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary.

Keith and Kristin Jones, the architects, were present.

Chair Weidner said a street elevation showing how it relates to the adjacent houses would be helpful.

Mr. Jones explained the challenges and goals of the project. He described some of the alternative options they considered, including adding 1-4 dormers. He said the dormers still left a sloped roof in a lot of the rooms, which kept the rooms very small. He discussed the precedent photos submitted in the packet.

Chair Weidner said neighboring properties aren't necessarily precedents. He asked if there are precedents where the roof has been raised as proposed. Mr. Jones was not aware of any.

Committee member Garapolo asked if the intent would be to match the height of the house in the top, middle photo. Mr. Jones said that one is taller as they have a shallower roof.

Committee member Will asked how much square footage would be gained with the proposal. Mr. Jones said an additional 30% of the existing floorplan would be made usable. Committee member Will said she is worried about the precedent this would set. She said she understands the want and need, but this is a historic district. She said this would significantly change the house. While other houses may look like this, that's not how this house was constructed. From a historic preservation standpoint, it's not good preservation.

Chair Weidner said he is concerned about the precedent this might set. He suggested looking into dormers and options on the rear of the house. Committee member Will suggested looking at the deck space. Mr. Jones said digging a foundation is a massive increase in cost. He said dormers make it better but don't solve the problem.

Ms. Jones asked about precedent and how they can find out if this has been done before. Planner Trexler said she would look into it. Ms. Jones asked about anything beyond the dormer option and Committee member Will said additions should be not visible from the street or minimized from the street. She said they may be able to do something relative to the existing garage. She said she appreciates all the schemes and evaluations that have been done.

K. Other Business

None

L. Adjourn

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

AYE: Garapolo, Will, and Weidner

NAY: None

Meeting adjourned at 9:30PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.