

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
August 26, 2021 Meeting Minutes
Remote Participation Meeting, 7:30 pm

A. ROLL CALL

PRESENT: Lou Garapolo and Noel Weidner
ABSENT: Rachel Will
STAFF: Susie Trexler, Historic Preservation Urban Planner

B. AGENDA

Motion by Garapolo to approve the agenda. Second by Weidner. Motion approved 2-0.

AYE: Garapolo and Weidner
NAY: None

C. MINUTES

Motion by Garapolo to approve minutes of the August 26, 2021. Second by Weidner. Motion approved 2-0.

AYE: Garapolo and Weidner
NAY: None

D. 200 S Ridgeland Ave (Nicholas Niedospial): Discuss project to add doors and a deck at the rear on a corner lot, including the replacement of a leaded glass window with doors (Ridgeland-Oak Park Historic District).

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

Nick Niedospial, the architect and homeowner, was present.

Committee member Garapolo asked for elaboration on the project and Mr. Niedospial explained. He said the center is currently a fixed window. The side windows are separate and operable, and will be reinstalled. He said they are trying to limit the amount being removed. Committee member Garapolo said he doesn't have any problems with the project. Chair Weidner said he doesn't have any big concerns. He said it would be helpful to have a perspective from the lot line or the sidewalk to help show the change. He said the

heights and casings are different. Mr. Niedospial said the elevations aren't exact and they haven't finalized the door. Ideally the door would be as close to the original window measurements as possible. Mr. Niedospial said a perspective would be difficult due to the fence and Chair Weidner recommended a perspective from the sidewalk assuming the fence is not there. Chair Weidner said he likes the replication of the pattern on the doors from the windows but the lines should line up.

- E. 224 N Elmwood Ave (Kim and Don Vander Griend):** Discuss proposal to restore the original porch and wood clapboard siding as part of project to restore an existing 2-family house to the original single-family use (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary. She recommended that the porch enclosure and conversion from clapboard to stucco siding likely occurred in 1914 when the building was converted to a multi-family dwelling. Therefore, the changes are considered historic. However, if the changes are found to not be significant or character-defining, restoration to the original appearance may be appropriate.

Bill Scholtens, the architect, was present. Mr. Scholtens explained the project details. He said the porch restoration will reveal the original stained glass and original wood front door with transom. He directed the Committee to some images of similar buildings with turrets and explained the choice of the gable opposite the turret. He said they would restore the decorative brackets on the house and the current second floor door would be converted into a double-hung sash window. He explained the alterations to the current entrance location including the added windows.

Committee member Garapolo said the porch enclosure does not appear to be significant and looks like a rear addition. He said he likes the proposal and agrees with the 3" reveal for the clapboard. He asked about the added arched window on the front. Mr. Scholtens said that there is an existing arched window on the north and they also drew from the historic photo provided of a similar house (230 Clinton).

Chair Weidner said the project is aesthetically. However, the stuccoing is a "Prairie-ization" of the original Queen Anne, a trend that the Commission has previously found to be significant. The Commission will have to discuss that. He asked about the second-floor openings, what is currently existing. Mr. Scholtens explained. Chair Weidner said photos of the existing second floor wall should be included in the submission, as well as photos of the eave detail.

The Committee discussed the porch roof. Chair Weidner said the other examples have more of the porch roof visible. Mr. Scholtens agreed to add some pitch to the roof.

Chair Weidner noted the water table and Mr. Scholtens confirmed that there is a wood water table band and stone foundation, both of which were stuccoed over. Chair Weidner said this should be labeled and included in the presentation. He said generally it's a great project but the Commission will need to discuss how they feel about the stucco coming off entirely and what that means for the period of significance.

- F. 730 Belleforte Ave (Katie Zapata):** Discuss project to replace non-historic second floor addition on one-story bungalow and a third, half-story addition (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the item and Planner Trexler gave a summary. She recommended that the discussion include the siding, as the stucco is likely original to the house, and the front porch roofline, which currently differentiates the addition from the original house. She said the garage will be included for Advisory Review by the HPC at the same time as the house so the reviews can be consistent. However, the ARC is welcome to provide recommendations. The existing garage was built in 1959, so is not considered historic; this part of the review will be Advisory only.

Katie and David Zapata, the homeowners, were present, along with Kimberlee Smith, the architect. Ms. Zapata said they bought the house seven years ago. She said the catalyst for the project is the gambrel roof. They learned they have a mold issue and need to change the roofline. She said she respects the rigor with which Oak Park looks at historic buildings and hopes they can have an end result that adds beauty to the street.

Ms. Smith said the Zapatas have hired a consultant whose focus is mold issues. She explained that the siding choices also depend on the findings by this consultant. She said they are currently showing LP Smartside, because it is a wood product, but they recently heard some people have had mold issues with LP Smartside so the siding type should be on the table for further discussion.

Chair Weidner said it would be helpful to have a comparison of existing versus proposed, particularly so they can see the size change. Ms. Smith said it will only be five feet higher. Chair Weidner asked about the chimney and Ms. Smith said it will stay in place but they will have to raise it. Chair Weidner said they should consider doing all stucco. He asked for examples of other buildings with stucco below and siding above. Ms. Smith said she knows of a couple examples and will include photos.

Committee member Garapolo said he agrees the stucco should be retained on the first floor. He said that assuming the stucco can stay, the delineation between the stucco and wood siding would be important. He said if mold is an issue with LP, he would like to see documentation. He said that it may be a backing problem; it seems strange this product

would encourage mold while wood siding is not an issue. Chair Weidner suggested it may also be a warranty problem. Ms. Smith said the example was from Louisiana and Committee member Garapolo said that is a different climate.

The Committee discussed the garage. Ms. Smith explained that there is a driveway off of Belleforte and a pool behind the garage. The second overhead door would open towards the pool for access to supplies and equipment. Committee member Garapolo said there are no issues with that.

- G. Forest and Ontario Intersection (Public Works):** Discuss traffic calming and landscaping project at Forest Ave and Ontario St, including new brick crosswalks and columns noting the historic district (Frank Lloyd Wright-Prairie School of Architecture Historic District and adjacent to the Nineteenth Century Club an Oak Park Landmark).

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

Bill McKenna, the Village Engineer, and Brenda Kiesgen, the design consultant, were in attendance. They walked the Committee through the project details including the different options for coloring and plaque design.

Committee member Garapolo said the project will be a great improvement. He asked about the funding, if the developer of Albion will cover the full cost. Mr. McKenna said the developer contributing \$330,000. The Village is also resurfacing the street so is supplementing that. Committee member Garapolo said he agrees with the staff recommendations [regarding the colors and plaque]. He said the 19th Century Club recently proposed a new interpretive sign to the Commission that will allow handicap accessibility to read from the sidewalk. He asked if these projects could be tied together. Mr. McKenna said it would not be a problem to incorporate and they will be meeting with stakeholders following the HPC review.

Chair Weidner said he doesn't have an opinion on the paving options and would let the full HPC weigh in. He said he agrees with staff regarding the plaques and asked if they can use a stained-glass pattern from Oak Park. He said overall the project is an improvement.

- H. Other Business**

None

- I. Adjourn**

Motion by Garapolo to adjourn. Second by Weidner. Motion approved 2-0.

AYE: Garapolo and Weidner

NAY: None

Meeting adjourned at 8:40PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.