

Oak Park Historic Preservation Commission
August 11, 2022 – Meeting Minutes
Remote Participation Meeting, 7:30 pm

The meeting can be viewed here: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

Roll Call

Present: Chair Noel Weidner and Commissioners Asha Andriana, Sarah Doherty, Andrew Elders, Lou Garapolo and Nicole Napper
Absent: Commissioner Monique Chase and Daniel Roush
Staff: Craig Failor, Village Planner

Agenda Approval

Motion by Commissioner Garapolo to approve the agenda. Second by Commissioner Andriana. Motion approved 6-0.

Non-Agenda Public Comment

None

Minutes

Motion by Commissioner Garapolo to approve the minutes for July 11, 2022. Second by Commissioner Elders. Motion approved 6-0.

Regular Agenda

- a) HPC2022-37: 400 N Kenilworth Ave (Kevin & Dianne Risch):** Certificate of Appropriateness to replace 3 windows. (LANDMARK) (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the application. Village Planner Failor gave a brief overview.

Motion by Commissioner Andriana to open for discussion. Second by Commissioner Garapolo.

Scott Stack, Van Dreel-Freerksen Construction, and Dianne Risch, the homeowner, were present. Mr. Stack reviewed the history of the remodel from 1999 which impacted the windows subject to the review. He indicated that the home owner wishes to restore the windows at their, or close to, original size by increasing the height to match other windows on the north façade

The Commissioners indicated the project was straight forward and they had no issues. There were question regarding the reason for the modifications and questions about the history of the previous remodel.

Motion by Commissioner Napper to approve the Certificate of Appropriateness as proposed. Second by Commissioner Andriana. Motion approved 6-0.

AYE: Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Napper and Chair Weidner

NAY: None

- b) **HPC2022-38: 544 N Grove Ave (Margaret Anderson):** Certificate of Appropriateness to replace the existing bay window with French doors on the rear elevation (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the application. Village Planner Failor gave a brief overview.

Motion by Commissioner Andriana to open for discussion. Second by Commissioner Garapolo.

Ms. Margaret Anderson, homeowner, was present. This item was reviewed previously by the Architectural Review Committee of the Historic Preservation Commission. The Commission asked questions regarding the lower-level door access after removal of the bay window and installation of the French doors and deck. The homeowner indicated there would be ample access to the existing door. It was recommended that the homeowner include a cover over the new French door entry way, but did not make it a condition of approval.

Motion by Commissioner Doherty to approve the Certificate of Appropriateness as proposed. Second by Commissioner Napper. Motion approved 6-0.

AYE: Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Napper and Chair Weidner

NAY: None

- c) **HPC2022-39: 842-844 N East Ave (Judy Hembling):** Certificate of Appropriateness to add a front terrace/porch on the front elevation (Frank Lloyd Wright-Prairie School of Architecture Historic District). *This item was withdrawn.*

- d) **HPC2022-40: 606 N East Ave (Jessica Paul):** Certificate of Appropriateness to rebuild existing porch and add an addition to the south side of the porch. (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the application. Village Planner Failor gave a brief overview.

Motion by Commissioner Garapolo to open for discussion. Second by Commissioner Andriana.

The applicant, Architect Chris Bremer and homeowner Jessica Paul were present. This item was first reviewed by the Architectural Review Committee of the Historic Preservation Commission. Comment and questions were stated. They included a review of those items discussed at the ARC. The Commission asked about the following; the column style, snow loads on the roof, reason for the extended porch, curved edge of the new porch extension and positioning of the front stairs. Mr. Bremer indicated that their structural engineer has determined there will be no issue with the snow load on the roof. He responded that the proposed column is the same design as what exists today. He stated the reason for the extension of the porch was mainly to hide the 1990's side addition, establish a cohesion to the front of the house, add additional out door space for the homeowner and ensure more consistency with the existing residences in the immediate neighborhood. The rounded end design was taken from an existing house feature found above the second-floor

windows on the front of the house. Mr. Bremer indicated that the stairs are slightly moving due to the need to add an additional column and create a better balance. Material usage was discussed which concluded with agreement that all proposed materials were acceptable.

Motion by Commissioner Andriana to approve the Certificate of Appropriateness as proposed. Second by Commissioner Napper. Motion approved 6-0.

AYE: Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Napper and Chair Weidner

NAY: None

- e) **HPC2022-41: 615 Garfield Ave (Park District of Oak Park):** Certificate of Appropriateness to repair and replace north glazing wall and add new windows and vents replacing deteriorated area. (LANDMARK)

Chair Weidner introduced the application. Village Planner Failor gave a brief overview.

Motion by Commissioner Garapolo to open for discussion. Second by Commissioner Doherty.

Applicant Chris Lindgren with the Park District of Oak Park, Park District Executive Director Jan Arnold and Park District Commission member Chris Wollmuth were present. Mr. Lindgren provided a detailed review of the proposed improvements necessary. He indicated that due to the poor condition of the window frames and window operation mechanisms, they needed to be replaced to allow for full operation of the window system and seal the structure. He indicated that aesthetically, there will be no change.

Motion by Commissioner Napper to approve the Certificate of Appropriateness as proposed. Second by Commissioner Andriana. Motion approved 6-0.

AYE: Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Napper and Chair Weidner

NAY: None

- f) **HPC2022-42: 178 Forest Ave (Nineteenth Century Charitable Association):** Certificate of Appropriateness to replace rear door on east elevation. (LANDMARK) (Frank Lloyd Wright-Prairie School of Architecture Historic District)

Chair Weidner introduced the application. Village Planner Failor gave a brief overview.

Motion by Commissioner Andriana to open for discussion. Second by Commissioner Garapolo.

The applicants, Mr. Ingo Schaeffer and Mr. Robin Wienke were present.

Mr. Schaeffer indicated that their reason for modifying the rear door was due to a fire inspection of the existing double-door access which didn't pass. He stated that their architect, Mr. Frank Heitzman, reviewed the rear door and recommended a single door that minimally swings into the abutting alley. The Commission discussed the fact that the applicant had not provided documentation regarding their proposed door. The applicant stated that what they needed from the Commission was direction on whether or not a single door would be acceptable. It was confirmed that it would be acceptable. Village

Planner Failor indicated that upon receipt of the selected door, staff would conduct a review relative to code approval and would seek confirmation on allowing the door to swing into the alley before returning to the Commission. This item was not acted upon except to ask that the applicant return.

g) HPC2022-43: 701 S Ridgeland Ave (Adam Smith): Certificate of Appropriateness to remove a non-functioning chimney. (Ridgeland-Oak Park Historic District)

Chair Weidner introduced the application. Village Planner Failor gave a brief overview.

Motion by Commissioner Garapolo to open for discussion. Second by Commissioner Andriana.

The applicant, contractor Paul Kelsey and homeowner Ms. Smith were present. It was stated by the Commission that the chimney was not decorative and was, according to the applicant, non-functioning. The Commission has supported similar applications in the past. There were no concerns with this request.

Motion by Commissioner Garapolo to approve the Certificate of Appropriateness as proposed. Second by Commissioner Andriana. Motion approved 6-0.

AYE: Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Napper and Chair Weidner

NAY: None

OTHER BUSINESS

None.

ADJOURN

Motion by Commissioner Garapolo to adjourn; Second by Commissioner Andriana. Motion approved 6-0.

AYE: Commissioner Andriana, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Napper and Chair Weidner

NAY: None

The meeting adjourned at 8:37PM.

Minutes prepared by Craig Failor, Village Planner.