

**Oak Park Historic Preservation Commission  
ARCHITECTURAL REVIEW COMMITTEE  
August 25, 2022 Meeting Minutes  
Remote Participation Meeting, 7:30 pm**

**A. ROLL CALL**

PRESENT: Chair Noel Weidner and Lou Garapolo  
ABSENT: Andrew Elders  
STAFF: Mike Bruce, Zoning Administrator

**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 July 28, 2022. Second by Weidner. Motion approved 2-0.*

*AYE: Garapolo and Weidner  
NAY: None*

**D. Advisory Review: 629 Fair Oaks Ave (Thomas & Lisa Stukel): Advisory Review for construction of addition to an existing landmark garage (Frank Lloyd Wright-Prairie School of Architecture Historic District).**

Mr. Bruce introduced the project.

Kimberley Smith, Architect and Mark and Dianne Weiner, the homeowner, are present.

Kimberley Smith indicates that the addition to the landmark garage will be on the north side of the existing garage and the addition will not be visible from the street. Ms. Smith says that the existing garage will be kept completely intact. She indicates that it could be necessary to add a foundation to the existing garage.

Chair Weidner has questions about how the load of the new garage will be transferred. Ms. Smith says that the load will be transferred onto the studs of the new foundation and thus not transferred to the north wall of the existing structure.

Commissioner Garapolo congratulates the owner and the architect for pursuing an addition to the existing garage instead of requesting to demolish the existing garage. He says that the new addition mirrors the house and the existing garage and that he is in favor of the proposal. Chair Weidner agrees.

- E. **Advisory Review: 228 S. Humphrey Ave (Raymundo Najera & Alisa Liddle):** Advisory Review for addition of solar panels on a primary façade that faces a street (Ridgeland-Oak Park Historic District).

Mr. Bruce introduced the project.

Andy Beckett, Trons Solar, is present.

Mr. Beckett says that the proposal meets all applicable fire and building code regulations and the panels are designed to be removable.

Chair Weidner indicates that Tron Solar's stamped plans has a picture of the wrong house. Mr. Beckett agrees that the Street View is not the correct house.

Commissioner Garapolo says that he is all for solar panels and new energy sources, but says that this installation does not meet the Architectural Review Guidelines or the relevant standards from the Secretary of the Interior's Standards for Rehabilitation. Commissioner Garapolo asks the applicant whether another configuration could work? Mr. Beckett says that a ground mount installation would not work, citing that there is not enough property.

Chair Weidner asks about the slope of the panels on the roof. Mr. Beckett says that the panels are raised about 4" above the roof and are flat against the slope of the roof. Chair Weidner points out a specific panel that he feels would stand out among the other panels. Mr. Beckett indicates that this panel can be removed. Chair Weidner says that he understands why the panels are placed where they are on the roof. He says that he wishes the owners of the property was here tonight so that they could understand how these panels impact the historic house. How attractive will the panels be to the next owners, he says.

Commissioner Garapolo asks why a ground mount system is not possible. Mr. Beckett discusses why he feels a ground mount system is not feasible. However, he says that it would be up to the owners to make that decision. A discussion ensued about the feasibility of a ground mount. Mr. Beckett says that he can explore that option with the owners.

Commissioner Garapolo again says that I encourage you to look at a ground mount system at this property and possibly create a solution that works within Oak Park's Historic Districts.

Chair Weidner says it is important that the owners understand that green energy can be purchased and that should be a factor in their decision. A discussion about purchasing green energy ensued.

Mr. Beckett says that he will talk to the owner regarding a ground mount system.

- F. **Discussion: 238 Forest Ave (Alexander Harris & Carollina Song):** Discuss project to insulate under the roof by installing air vents (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Scott Stack, Von Dreele Freerksen Construction is present.

Mr. Stack explains that the project is a continuation of an ongoing roof project removing existing asphalt shingles and installing clay tile roof on the house and garage. He says that the house has flat roof sections that have never been insulated. As part of the insulation plan, Mr. Stack proposes to add grilles to flat roof sections. Mr. Stack indicates that the tiles are from France.

Chair Weider asks how will you circulate air through the flat roof?

Mr. Stack explains that there are seven flat roof areas of which two are in the front of the house. A conversation ensues regarding the details of adding a grille on the underside of the eave that will allow air flow over the insulated section of the flat roof to the ridge. There are several areas under the eave where the trim assembly would make a grille discreet.

Chair Weidner ask could you use a long, skinny grill? Commissioner Garapolo asks how many grills would he need or the linear footage? Mr. Stack says one grill per corner and that each grill would be approximately 4" x 32". He said he would start in the rear of the building, and if successful, he would do the front of the building.

A discussion ensued about repairing the chimney caps. Commissioner Garapolo agrees with the proposal. Chair Weidner agrees. Commissioner Garapolo says that he would love to see the house. Mr. Stack says he would love for the Commission to view the property. Chair Weidner asks Mr. Bruce to connect the three via email for a site visit.

- G. **Other Business**

None

H. **Adjourn**

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

*AYE: Garapolo and Weidner*

*NAY: None*

Meeting adjourned at 8:35PM.

Minutes prepared by Mike Bruce, Zoning Administrator.