

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
November 17, 2022 Meeting Minutes
Remote Participation Meeting, 7:30 pm

A. ROLL CALL

PRESENT: Andrew Elders and Daniel Roush
ABSENT: Lou Garapolo
STAFF: Susie Trexler, Historic Preservation Urban Planner

B. AGENDA

Motion by Elders to approve the agenda. Second by Roush. Motion approved 2-0.

AYE: Elders and Roush
NAY: None

C. MINUTES

Motion by Elders to approve the minutes from September 22, 2022. Second by Roush. Motion approved 2-0.

AYE: Elders and Roush
NAY: None

Motion by Elders to approve the minutes from October 27, 2022. Second by Roush. Motion approved 2-0.

AYE: Elders and Roush
NAY: None

D. **746 Gunderson Ave (Harrison Harada): Discuss project to alter a bay and windows on the side elevation of house on corner lot (Gunderson Historic District).**

Acting Chair Roush introduced the project.

Harrison Harada, the homeowner, was present. He said they recently purchased the home and are hoping to add some transom windows on top of the existing south bay window. They will also make the two windows near the rear consistent in size and line them up with

the top transoms on the bay. He said they saw some other Gunderson houses in the neighborhood that have this, including 701 S Elmwood.

Committee member Elders asked what they will do with the siding. Mr. Harada said they will replace to match. It is currently vinyl. He said they would love to replace it with wood but that is not in the budget right now. Committee member Elders said when they remove the siding, they may find the windows were originally longer. He asked if the windows are original. Mr. Harada said he doesn't know.

Committee member Elders said based on the street view, he doesn't think the bay at 701 S Elmwood was modified. Modifying this bay changes the proportion of the side of the house. Acting Chair Roush agreed and said the soffit line of the porch and bay align. The proportion of the existing bay seems right and changing it wouldn't be appropriate. Mr. Harada said the bay at 701 S Elmwood aligns with the rear porch roof and asked if they can do that. Committee member Elders said the 701 Elmwood aligns with both the front and back porches. He said having oblique angles is hard and recommended preparing a full side elevation to see how it fits within the entire façade.

Committee member Elders said he doesn't have an issue with lengthening the windows at the rear if they align with the other windows. He asked if they the placement will be moved as well and Mr. Harada confirmed the shorter one will move slightly. Committee member Elders said there shouldn't be a vertical divider and Mr. Harada said he understands. Acting Chair Roush said they would look nice without the vertical muntins. He recommended being careful as with kitchens, people often want to move the windows up. Committee member Elders said the windows feel a little narrow and recommended taking cues from the other windows on the house.

Committee member Elders said one of the characteristics of the Gundersons is the solidity, the low wide roofs, and the Prairie influences. He said the low roof is integral to the design. Acting Chair Roush said a lot of changes happen when it is moved up. The overhang relates to the windows now and is consistent with the house. The proposed roof isn't.

Committee member Elders said he wouldn't have an issue adding a window to the left of the bay over the existing basement window. Acting Chair Roush agreed that would be more palatable, would be less expensive, and would provide more sunlight in the house. He said they don't have to line up the windows in the back obsessively, but they should make sure the proportions are in keeping with the rest of the house; more squat, stocky verticals. Mr. Harada said they will go back to their designer with this feedback.

- E. **127 S Scoville Ave (Rutherford):** Discuss project including a two-story, rear addition and window changes on the side elevations as part of a deconversion to a single-family dwelling (Ridgeland-Oak Park Historic District).

Acting Chair Roush introduced the project.

Chris Bremer and Josiah Simmons, the architects, were present. Mr. Simmons explained the changes made since the previous meeting. He said they kept more existing windows, got rid of as many square windows as possible, and aligned existing head heights. The smaller window near the front is that height due to the stairway. Mr. Bremer said they want to keep the added bay near the back. He said the ARC mentioned creating false windows but he's concerned about this for building science and health reasons. Mr. Simmons said on the south elevation they are matching rectangular forms, there is built-in seating towards the rear, so that is driving sill heights. There's wood siding. They will infill one basement window. Towards the front, there is a transom-style, glass block window. They will infill that to match existing siding, shift it and add another one to create more balance toward the front end of the house.

Acting Chair Roush said this proposal broadly looks better. Committee member Elders said keeping the two windows on the north makes a big difference. Acting Chair Roush said the two windows on the south look appropriate.

Committee member Elders said he would prefer a 3-over-2 configuration on the windows at the back of the house, to match the existing windows there. That was a sleeping porch and this is an important period detail. He said he doesn't have a problem with what's proposed but this is a distinctive period look. Acting Chair Roush agreed it's a nice feature of the period, but the rear is not the jurisdiction of the ARC. At his request, Planner Trexler confirmed the historic review just covers what is visible from the street and doesn't consider that the adjacent lot is an empty lot.

Acting Chair Roush asked if a window can be added on the second floor, north elevation and Committee member Elders asked about keeping the small square window at the corner of the master bedroom. Mr. Bremer said it would have to move. He said he would rather add a window in the front bedroom, which is closer to the street. Acting Chair Roush and Committee member Elders agreed this would be appropriate. Committee member Elders said the bigger windows are better for the exterior and the interior. He said he doesn't have any issue losing the horizontal window. Some of the windows are haphazardly added and there's no reason they can't organize them better. Keeping the two windows under the gable makes a huge difference.

Acting Chair Roush said he understands there is an existing porch at the rear, but if this were an addition, would the Committee ask for the stone foundation to be continued. Mr. Bremer said having a different foundation material can be a nice way to differentiate existing from the addition. Committee member Elders said you can continue the sill course with vertical siding below to keep the horizontal flow.

Committee member Elders said he doesn't have a problem with the bay, the proportions are fine and there was no rhythm to what was there previously.

F. Other Business

G. Adjourn

Motion by Elders to adjourn. Second by Roush. Motion approved 2-0.

AYE: Elders and Roush

NAY: None

Meeting adjourned at 8:20PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.