

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
October 26, 2023 Meeting Minutes
Remote Participation Meeting, 7:30 pm

A. ROLL CALL

PRESENT: Sarah Doherty, Andrew Elders, Scot Mazur, and Lou Garapolo
ABSENT: None
STAFF: Susie Trexler, Historic Preservation Urban Planner

B. AGENDA

Motion by Mazur to approve the agenda. Second by Elders. Motion approved 4-0.

AYE: Doherty, Elders, Mazur, and Garapolo
NAY: None

C. MINUTES

Motion by Doherty to approve the minutes. Second by Mazur. Motion approved 4-0.

AYE: Doherty, Elders, Mazur, and Garapolo
NAY: None

D. **710 Augusta St (Burt & Diane Pickard-Richardson): Discuss masonry restoration project, including project to repair or reconstruct concrete planter (Landmark and Frank Lloyd Wright-Prairie School of Architecture Historic District).**

Chair Garapolo introduced the project. Planner Trexler provided an overview. She said a Certificate of Appropriateness is required because this is an Oak Park Landmark. However, the ARC and staff can approve a COA for repair or restoration. She said the homeowner just determined that they will repair, not replace, the concrete planter.

Present on behalf of the project was Will Veitch, from Marion Restoration. Mr. Veitch explained the project. He said this is routine maintenance and these are repeat clients. They will be spot tuckpointing. Concrete elements separate over time and will be filled and sealed. They will sand off crumbling material on the planter, restore the steel and match the composition and color of the concrete. He said what they're seeing most is deterioration of the exterior, where bars are corroding and spalling.

Motion by Elders to open for discussion. Second by Mazur.

Committee member Doherty said she is glad they've decided to repair the planter. She asked for a description of the work occurring under the porte cochere. Mr. Veitch said there's expanding and contracting due to vehicular traffic. The red lines indicated are where they will include expansion joints. Committee member Elders noted the small triangular pattern created by the new expansion joint. He said it is not a problem, but he recommended patching it to eliminate the diagonal line. Mr. Veitch agreed and said they can include the corner with the rest of the concrete they're replacing.

Committee member Elders said before he knew they would restore the planter, he was going to recommend donating it to the Historical Society or a place where it could be preserved. He said that he is not advocating for removing it, however. Mr. Veitch said this was a topic of discussion. They spoke with John Waters at the Frank Lloyd Wright Building Conservancy and they didn't want it, but there are places that might. The homeowners wanted it to stay with the home and there is nowhere else to put it. Committee member Elders asked about the cap on the planter and Mr. Veitch said it's a seasonal cover and has not contributed to the deterioration. The Committee discussed the drainage of the planter. Mr. Veitch confirmed that it is working correctly.

Chair Garapolo asked about the evidence of a second planter. Mr. Veitch said there was a smaller one by the driveway. The homeowner has documentation of this. Chair Garapolo referenced page 6 of the report, where it states that areas of previous repair are failing. He asked why. Mr. Veitch said it is water damage and he is unaware if this is their previous work. He said their previous work may have been limited to the planter and those areas are going well. They are seeing more areas and more cracking. He said they can see where the patch is, but they don't want repairs to be invisible. They should present as repairs.

Committee member Elders asked about the age of the driveway concrete and Mr. Veitch said likely mid-century.

Committee member Elders said the project looks good and is sensitive. Chair Garapolo said he is impressed with the report; the homeowners are well-served.

Motion by Committee member Doherty to approve the Certificate of Appropriateness for the project as proposed. Second by Committee member Elders. Motion approved 4-0.

AYE: Doherty, Elders, Mazur, and Garapolo

NAY: None

E. Other Business:

850 Fair Oaks Ave update. Planner Trexler updated the Committee on a project to replace a curved, multi-light window at 850 Fair Oaks Ave. This project was previously before the ARC and the ARC gave a number of recommendations. The homeowner has decided to get a custom replacement that will match the existing window exactly.

Porch Knee Walls. Committee member Doherty asked staff for an update on porch knee wall repairs and concerns. Planner Trexler said it is challenging to track repair projects because they can be approved administratively through the permit system. However, there was recently a porch knee wall at 241 S Elmwood Ave that required a COA for repair as it was a landmark. She said in this case, the floor was closer to ground level, and the porch walls had become warped. To fix this, the architect designed a concrete footing for the knee wall to anchor it. Committee member Doherty noted they are also adding drainage scuppers.

Preservation memo. Chair Garapolo mentioned creating summaries for the Board that have less technical language. Planner Trexler said she would follow up on this. She said she is also creating a memo for the Board describing historic review, as requested by Chair Garapolo and Trustee liaison Robinson.

F. Adjourn

Motion by Elders to adjourn. Second by Mazur. Motion approved 4-0.

AYE: Doherty, Elders, Mazur, and Garapolo

NAY: None

Meeting adjourned at 8:15PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.