



EXISTING CONDITIONS ASSESSMENT: GARAGE

R.246 Schmuck Bruemmer Residence

424 Pleasant St. Oak Park, IL 60123

Date: 12/08/2022

Oak Park Historic Preservation Commission Public Hearing

TBDA inspected the garage at 424 Pleasant Street to prepare this report as part of our HPC application. This report is an expansion of one initially prepared in August 2022. Our approach here is to understand how the garage has weathered over time, in order to suggest how repairs would have to be made to extend the life of the garage, and whether such repairs are feasible. See following sheets for figures.

History and Appearance (Figures 1 and 2)

From Sanborn maps and from a historic permit obtained from the Village, it appears that the garage was built around 1921-1922, about 17 years after the house. It is a frame building on a concrete slab with stucco finish that runs down to grade. Given the rough stucco appearance with large aggregate, it appears the stucco is a recoat, not original to the garage, as it does not match the house or appear as any historic stucco finish we have encountered. The hip roof has wide overhangs, is framed of 2x4s and shingled. The walls are framed with 2x4s. Trim around the garage door is rotting at the bottom.

Siting (Figures 3 and 4)

The garage slab elevation is 618.62, only about $\frac{3}{4}$ " above adjacent grade (el. 618.55). Building code requires wood framing to be minimum 6" above grade to prevent rot. The slab elevation is below the crown of the alley by about 1.5", meaning that water drains towards and into the garage. Accumulated silt was observed at the southeast corner of the garage, indicating where water stands on site (figure 4).

Slab Without Foundation (Figures 5-8)

The existing slab is about 4" thick and unreinforced, as evidenced by the large cracks with settlement. Exploratory digging at the perimeter of the slab showed that there is no foundation, nor a thickened edge to the concrete, just a slab that ends at the edge, so the bottom of the slab is about 3" below grade. Building code requires footings (i.e. thickened slab edges) to be at least 12" into

undisturbed soil. Two primary cracks run the entire length of the garage east to west, with the displacement toward the interior, indicating that the north and south walls settled, and the slab cracked as they did so. We measured about 1" displacement at the largest of the cracks, which prevent the door from being able to close fully against the alley. In addition to the continuous east-west cracks, there are smaller cracks that run from these main cracks to the exterior walls (Figure 6), indicating that the corners have settled more, most likely due to the concentrated load from the hip roof, and from concentration of water draining to those points.

Framing (Figures 9 and 10)

The wall framing is of 2x4s, probably old-growth lumber, sitting on a 2x4 sill plate which is within 1" of grade all around. There are areas of rot on the sill plate, as would be expected given its contact with ground moisture; modern lumber would probably be completely rotten, a testament to the quality and longevity of the old-growth lumber, plus the wide roof overhangs. The sill plate in the southwest 4' was damp, and there was evidence of insect infestation in the southeast last two stud bays.

Finishes (Figures 11-13)

As mentioned above, the stucco finish is unlike any we or the contractor have seen, very rough, with large aggregate. Vertical cracks in the stucco correlate to the settlement seen in the slab. It is likely that these are recent cracks in a recoat covering older cracks. Stucco is a "[reservoir cladding](#)," meaning it stores water. Given that it's in contact with the ground, it has a steady source to deliver water through capillary action to the substrate and framing.

Summary

Our observations and conclusions in summary:

1. The existing garage is too low on the site to avoid continued water damage that has led to rotting of the sill plate. Given that the alley drains to the garage, the floor level needs to be raised to prevent further damage.
2. The garage has no foundation beyond the old 4" cracked slab. Settlement is exacerbated by concentrated water such as is happening here, and water in the soil can lead to [frost heaving](#), when water in the soil freezes, expands, and lifts slabs above. The existing slab will only get worse, and already it is such that the garage door cannot fully close; we suspect that standing water in the garage is likely during heavy rains, with the possibility of freezing.
3. The sill plate, attaching framing to the slab, is rotten intermittently.
4. The framing lumber above the sill appears in good shape, and is excellent material.

Solutions

The three possibilities for the garage are:

- let it continue to deteriorate, perhaps with superficial treatment;
- attempt to fix the underlying problems so the historic garage framing can remain;
- demolish it and build a new garage.

The first option is not acceptable; we will discuss what would be entailed with a repair scenario:

1. Given that the foundation-less slab is failing, it should be replaced with a new concrete foundation at an appropriate (code-required) elevation to avoid water intrusion and rot.
2. This would require lifting the frame portion of the garage off the garage and moving it away from the slab so a new foundation and slab could be built. Given the size of the site, this would delay work on the addition since space is needed for foundation overdig and material staging. (The garage couldn't happen after the addition given the patio site work associated with the new work.)
3. The existing sill plate, beyond areas of rot, would likely be damaged upon removal from the slab, so with the garage raised, the sill should be removed and a new treated sill plate installed. Approximately 6" of stucco would need to be removed from the base of the wall to make attachment possible. One potential problem would be if the endgrain of the studs have soaked up water and have rotted as well, in which case they would need to be replaced, potentially leading to reframing of sections of wall, if additional sill plates would not be sufficient to replace damaged material.
4. Once the new foundation and slab is placed and sufficiently cured (to withstand the load of moving the old garage over it), the old garage with the new sill plate would be moved back to it and lowered onto the new curb. The new curb would be poured level, but over time the old garage weathered to well out of level. In conversation with the movers, we predict that there will be significant stucco cracking when old meets new, so our estimate for stucco includes a range from repair to a full stucco replacement.
5. Finishing a garage repair would include a new apron between garage and alley, new access door and garage door, new electrical connections and lighting, new roof, and repairs of the interior finish, beyond stucco repairs mentioned above.

Cost Estimates and Proposed New Garage

See attached estimate by Bosi Construction for repairs, \$90,690 on the low side, \$99,650 on the high side. In addition to construction costs, TBDA would have additional design and permitting costs estimated at \$7,500. Additional engineering costs that may be required for moving and replacement are unknown. Given that the garage would hold up work on the house, and the owners bear the cost of carrying two mortgages until construction is completed, an additional \$3,852 per month, to the cost of garage repair is added \$7,704-15,408 for 2-4 months extension of construction time.

Total Repair Cost: \$105,894-122,558

TBDA presented a proposed garage to the ARC on 09.22.2022; it was designed with a shed roof to maximize a solar PV array to offset the house's annual energy use. This garage did not satisfy the majority of commissioners who commented, due to its non-historical shape and prominence of the solar array. While there was limited conversation about alternate garage designs, TBDA studied options for solar and roof shapes, and revised the design as shown on the attached drawings: the east-west facing gable roof with hip returns has a much lower profile, more typical of historic garage

shapes, and allows a PV array with 15.8% reduction in output from the shed design. Potential future solar PV on the flat roof of the previously approved house addition could allow the owners to match the target solar output required.

While we realize that the design of the new garage is not pertinent to the demolition review, we include it here so the Commission can know what the cost estimate is based on.

Total New Garage Cost: \$59,695

Summary

Given the cost and uncertainty of the garage repair, our recommendation is to salvage all intact old-growth lumber, demolish the remaining existing garage, and replace it with the new garage.

Sincerely,

A handwritten signature in black ink, consisting of a series of vertical lines on the left, a horizontal line extending to the right, and a stylized, looped signature on the far right.

Tom Bassett-Dilley, AIA CPHC NCARB
Principal, TBDA, Ltd.

Attachments:

Illustrations (8.5x11, 4 sheets)

Bosi Cost Estimates (8.5x11, 5 sheets)

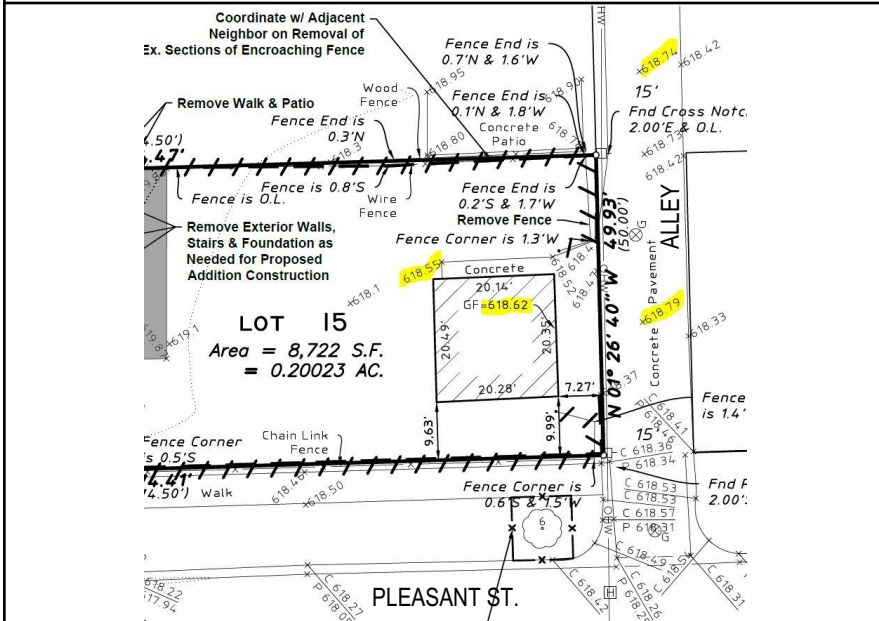
TBDA proposed garage drawings (11x17, 4 sheets)



1. EXTERIOR FROM ALLEY



2. EXTERIOR NORTH



3. SURVEY



4. VIEW FROM ALLEY





5. SLAB FROM ALLEY



6. SLAB NORTH-EAST CORNER INTERIOR



7. SLAB EDGE



8. SLAB CRACK

R.246

SCHMUCK-BRUEMMER RESIDENCE

424 PLEASANT STREET

OAK PARK, IL 60302

PLOTTED 12/1/2022

TBD
 TOM BASSETT-DILLEY ARCHITECTS
 216 HARRISON STREET OAK PARK ILLINOIS 60304
 TBDARCHITECTS.COM P. 708.434.0381

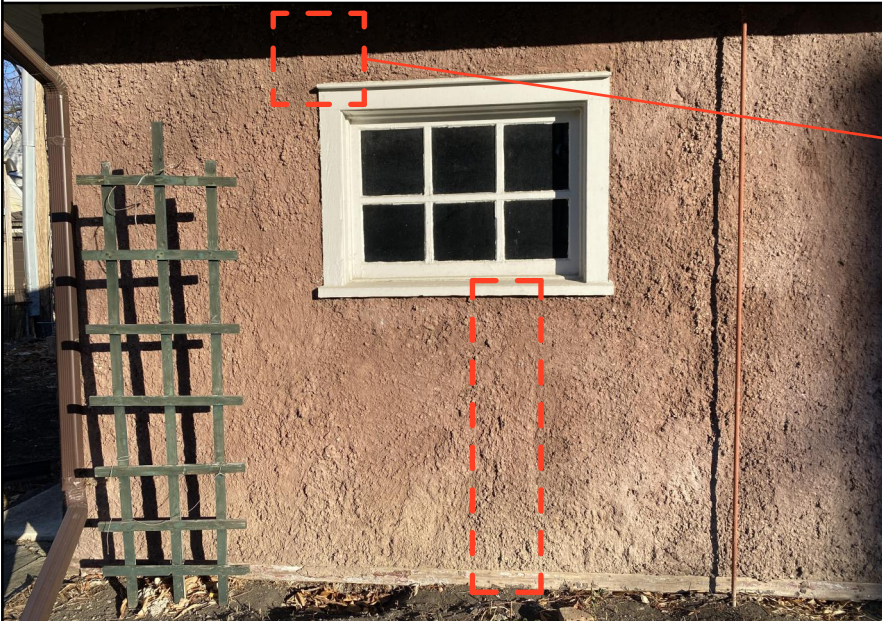




9. ROTTEN SILL 1



10. ROTTEN SILL 2



11. STUCCO CRACK 1



12. STUCCO CRACK 2



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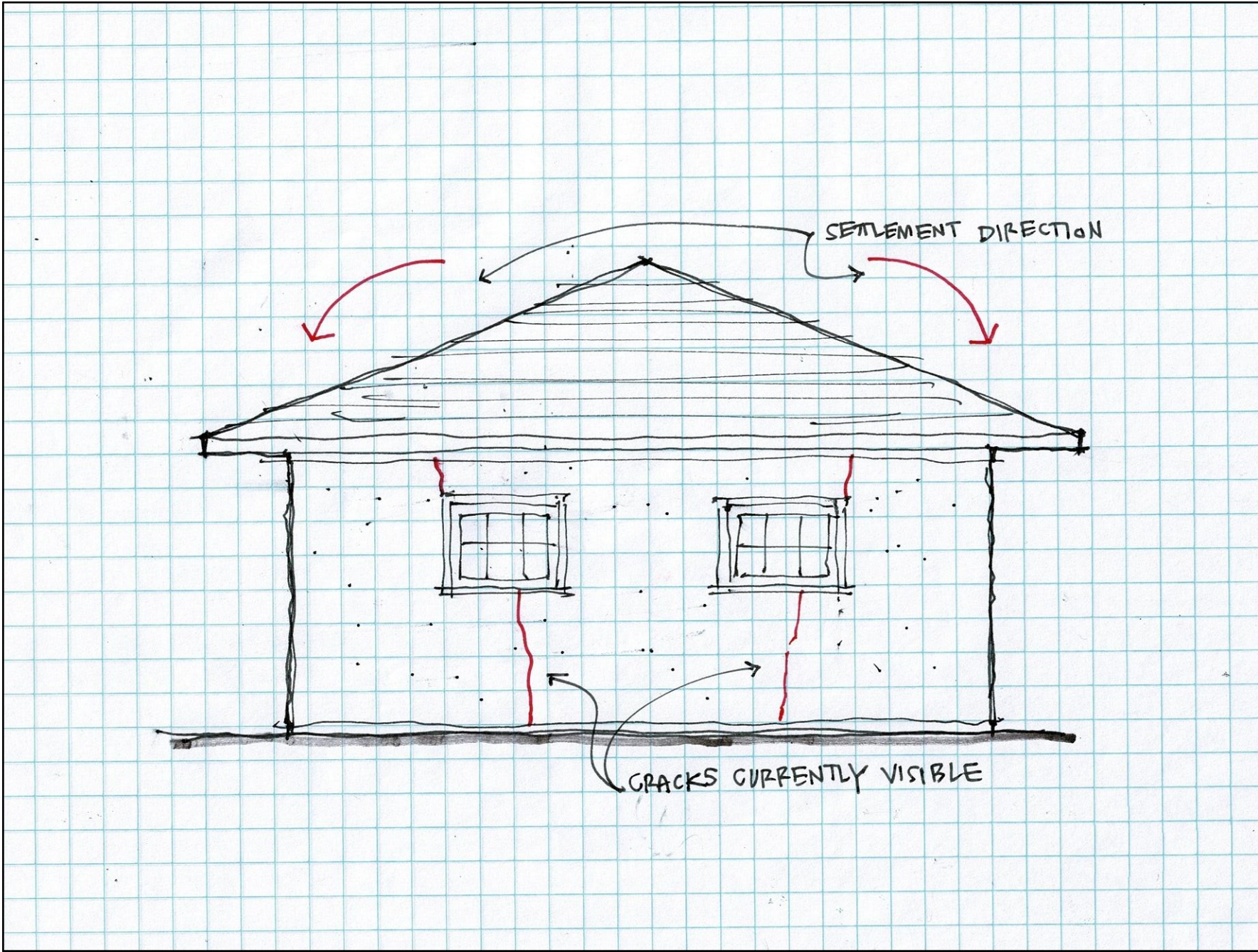
SCHMUCK-BRUEMMER RESIDENCE

424 PLEASANT STREET

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 (612) 385-0444
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 424 Pleasant St, Oak Park, IL 60302, USA

PROPOSAL DETAILS

424 Pleasant St, Oak Park, IL 60302, USA

SCOPE OF WORK:

Restoration and repair of existing garage structure, consisting of an elaborate process of decoupling the wood-framed stucco clad structure from a failing and inferior concrete slab, moving and temporarily staging framed structure on bracing and supports in adjacent area of property, and secondary move onto new concrete slab and footings. Also includes required repairs and updates to bring the structure code compliant and address any damages and repairs needed as a result of the structure moving process.

Plan drawings to be provided by Tom Bassett-Dilley Architects, with the following clarifications and specifications:

Contractor portion of permit will be applied for by Bosi Construction Co., actual permit fees to be paid for by Owner.

We are covered by Workers Compensation Insurance and Liability Insurance. We will provide a Certificate of Insurance, if requested, prior to start of work.

Electric and bathroom facilities to be provided by Owner during project.

Any Architectural and Engineering work, if required, to be provided by Owner.

DESCRIPTION

TOTAL

DESCRIPTION	TOTAL
Garage Preservation & Repairs	\$90,690.00-
	\$99,650.00
Supervision and Project Management Supervision and Project Management	\$5,700.00
Structure Movers Multi-step structure move process: Separate existing garage structure from failing concrete slab. Relocate and temporarily stage structure in an adjacent area of property. Rework staging and bracing supports to allow for removal and replacement of rotted wood bottom plate in sections while remaining braced and elevated for carpenter access. Move into final position on new cured concrete slab and footings.	\$19,500.00
Demo & Hauling Remove bottom 6" of stucco around entire perimeter of garage structure. Demo bottom plate and all rotted sections of wood framing. Demo and haul away existing cracked up and failing concrete slab.	\$6,240.00
Earthwork and Grading Grade and flatten area of property to allow for move and temporary placement of garage structure while existing slab is removed, and new concrete with proper footing/foundation or thickened slab is poured and cured.	\$3,900.00
Concrete Excavate and pour new garage concrete reinforced slab with required footings, at proper elevation, and with new apron to alley with proper pitch to prevent water from entering garage.	\$15,600.00

Stucco	\$12,800.00-
Repair cracks and apply new stucco over lathe at bottom 6" where old, rotted wood bottom plate was removed and new treated wood bottom plate installed.	\$21,760.00
As the existing "stucco" is an extremely rough, uneven, and full of large, coarse aggregate unlike any stucco finish we have ever encountered, it is not possible to patch and repair in sections in any sort of professional manner where the new stucco blends with old. It is required to thorocoat entire stucco façade after repairing cracks and damaged areas for a uniform finish.	
If level of deterioration and damage from the moving and staging process is severe enough, demo and remove all stucco entirely and replace with new stucco over metal lathe.	
Please select 1 option	
Framing	\$3,600.00
Install new treated wood bottom plate and new framing where replacing rotted framing. Not included - any additional wall or roof framing if required.	
Roofing & Flashing	\$5,400.00
Strip existing shingle roof and replace with new asphalt shingle to match new shingles on house. Install new aluminum K-style gutters and downspouts.	
Exterior Doors	\$6,750.00
Replace aged and failing overhead and access doors with new. Includes new motorized garage door opener.	
Electrical	\$6,700.00
Disconnect electric feeds to garage for relocation. Supply new electrical feeds from house to garage as aged lines are not run properly.	
Update all electrical wiring in garage to meet code minimum standards along with new lighting.	
Finish Carpentry	\$4,500.00
Repairs to interior wall finishes.	
Replace rotted door trim at overhead door and service entrance. Replace any rotten window trim.	
	SUBTOTAL
	\$90,690.00-
	\$99,650.00
	TAX
	\$0.00
	TOTAL
	\$90,690.00-
	\$99,650.00

EXCLUSIONS:

The following work is not included:

- All painting and decorating, interior or exterior.
- Replacing or relocating any existing mechanical lines except as specified.
- Replacing of headers or any other structural changes to existing framing.
- Removal or replacement any existing underground utilities or subsoil obstructions, including sprinkler systems.
- Any repair to existing landscaping or finished grading.
- Relocating any landscaping items that Owner desires to keep.
- Added work or details not shown on plan or required by Village of Oak Park during permit process.
- Any added cost for compliance with 2010 EPA Lead-based Paint Rule is not included in this Proposal. This Rule applies to any homes built before 1978, but homeowners can "opt-out" of this Rule if there are no pregnant women or children under the age of 6 living in the home.
- Any other work not specified in this proposal.

Terms:

Deposit of \$15,000 is necessary with signed contract to schedule work.

Additional payments may be required for material deposits and advanced ordering as necessary to align with project schedules and timelines.

Progress payments will be due upon receipt of invoice and submitted at approximate two-week intervals. Final payment due upon completion of work!

All construction material included in scope of work based on market pricing at time of proposal issuance. Material pricing subject to change to reflect market pricing at time of purchase and issued in form of a change order for the credited or added costs.

This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

The above specification, costs, and terms are hereby accepted.

CUSTOMER SIGNATURE

DATE



PREPARED BY

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PREPARED FOR

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424 Pleasant St, Oak Park, IL 60302, USA

PROPOSAL DETAILS

424 Pleasant St, Oak Park, IL 60302, USA

SCOPE OF WORK:

Cost Alternate for New Garage Construction:

Demolition of existing garage structure and construction of new wood framed garage structure, approx. 26'9" x 22'.

The scope of work for this option coordinates with the house renovation and addition projects and does not contribute to any overall project schedule delays.

Plan drawings to be provided by Tom Bassett-Dilley Architects, with the following clarifications and specifications:

Contractor portion of permit will be applied for by Bosi Construction Co., actual permit fees to be paid for by Owner.

We are covered by Workers Compensation Insurance and Liability Insurance. We will provide a Certificate of Insurance, if requested, prior to start of work.

Electric and bathroom facilities to be provided by Owner during project.

Any Architectural and Engineering work, if required, to be provided by Owner.

DESCRIPTION

TOTAL

New Garage Construction

\$59,695.00

Supervision and Project Management
Supervision and Project Management

\$2,470.00

Demo & Hauling
Initial demo and haul away.
Demolish and haul away existing garage structure including concrete slab.

\$7,100.00

Concrete - Subcontractor
Excavate and pour new garage concrete reinforced slab with required footings, at proper elevation, and with new apron to alley with proper pitch to prevent water from entering garage.

\$15,600.00

Framing - Labor (Sub)
Build new wood framed garage structure with gable roof design.

\$10,150.00

Roofing & Flashing
Provide and install new asphalt shingle roofing to match new shingles on house.
Install new aluminum K-style gutters and downspouts.

\$3,575.00

Exterior Siding & Trim
Clad exterior with LP SmartSide paneling and trim or equivalent.

\$8,250.00

Exterior Doors & Windows
Provide and install new overhead garage door and service entrance door. Repurpose salvaged windows from house for new garage windows.

\$6,750.00

Electrical - Subcontractor
All new electric in garage

\$5,800.00

SUBTOTAL	\$59,695.00
TAX	\$0.00
TOTAL	\$59,695.00

EXCLUSIONS:

- The following work is not included:
- All painting and decorating, interior or exterior.
 - Replacing or relocating any existing mechanical lines except as specified.
 - Replacing of headers or any other structural changes to existing framing.
 - Removal or replacement any existing underground utilities or subsoil obstructions, including sprinkler systems.
 - Any repair to existing landscaping or finished grading.
 - Relocating any landscaping items that Owner desires to keep.
 - Added work or details not shown on plan or required by Village of Oak Park during permit process.
 - Any added cost for compliance with 2010 EPA Lead-based Paint Rule is not included in this Proposal. This Rule applies to any homes built before 1978, but homeowners can "opt-out" of this Rule if there are no pregnant women or children under the age of 6 living in the home.
 - Any other work not specified in this proposal.

Terms:

Deposit of \$15,000 is necessary with signed contract to schedule work.

Additional payments may be required for material deposits and advanced ordering as necessary to align with project schedules and timelines. Progress payments will be due upon receipt of invoice and submitted at approximate two-week intervals. Final payment due upon completion of work!

All construction material included in scope of work based on market pricing at time of proposal issuance. Material pricing subject to change to reflect market pricing at time of purchase and issued in form of a change order for the credited or added costs.

This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

The above specification, costs, and terms are hereby accepted.

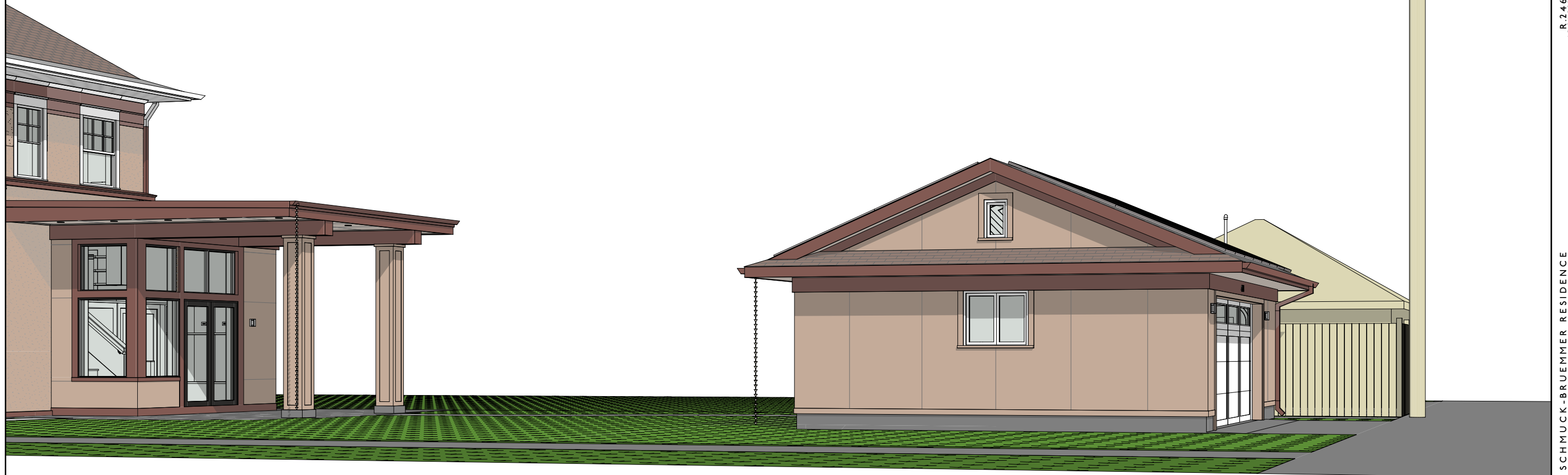
NICK SCHMUCK

NAME

Nick Schmuck

✓ Approve Proposal

VIEW FROM PLEASANT STREET



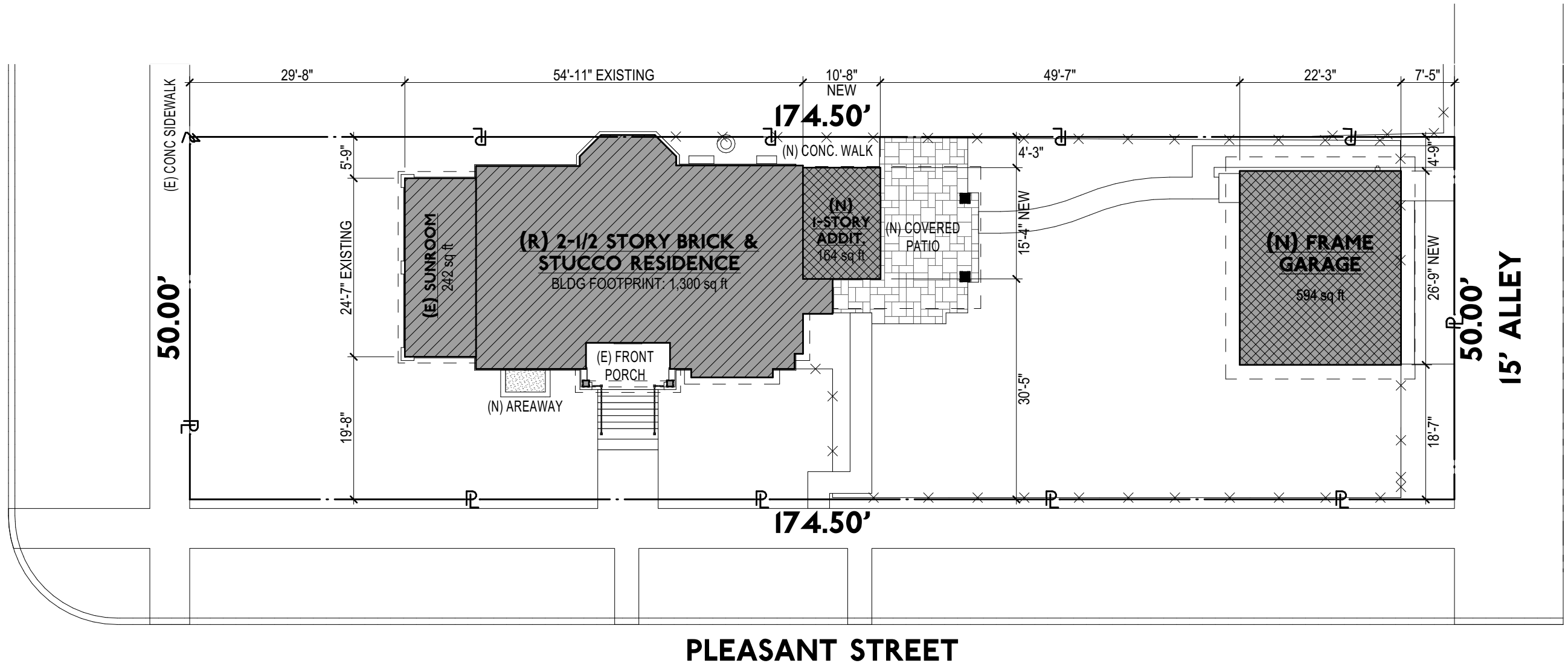
R-2-46
12.01.2022 HPC REVIEW - GARAGE
11.10.2022 HPC REVIEW - GARAGE
10.13.2022 HPC REVIEW - UPDATED
09.22.2022 APC REVIEW
03.24.2022 AS-BUILTS
PLOTTED 12/1/2022

SCHMUCK-BRUEMMER RESIDENCE
424 PLEASANT STREET
OAK PARK, IL 60302

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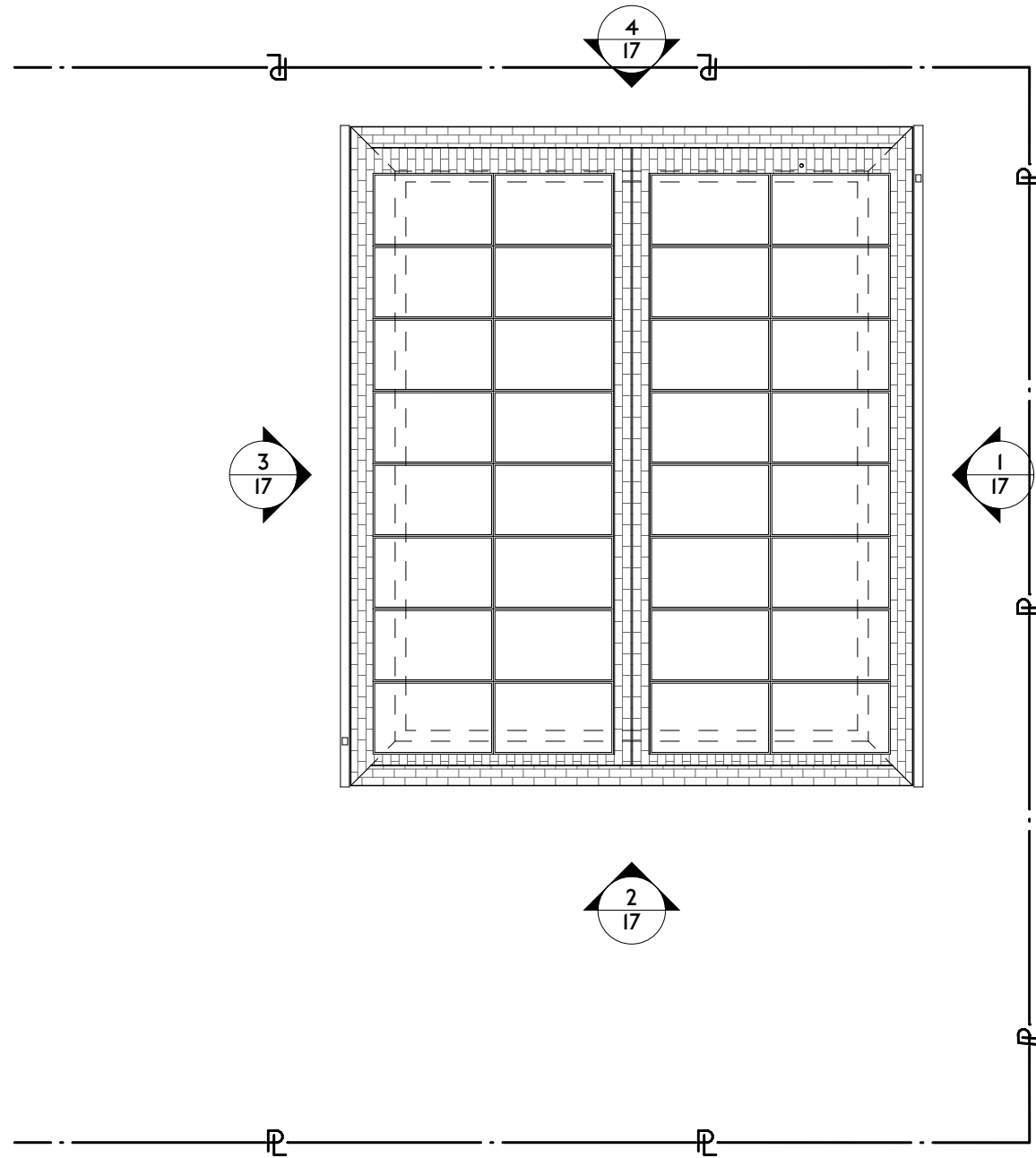
ELMWOOD AVENUE



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

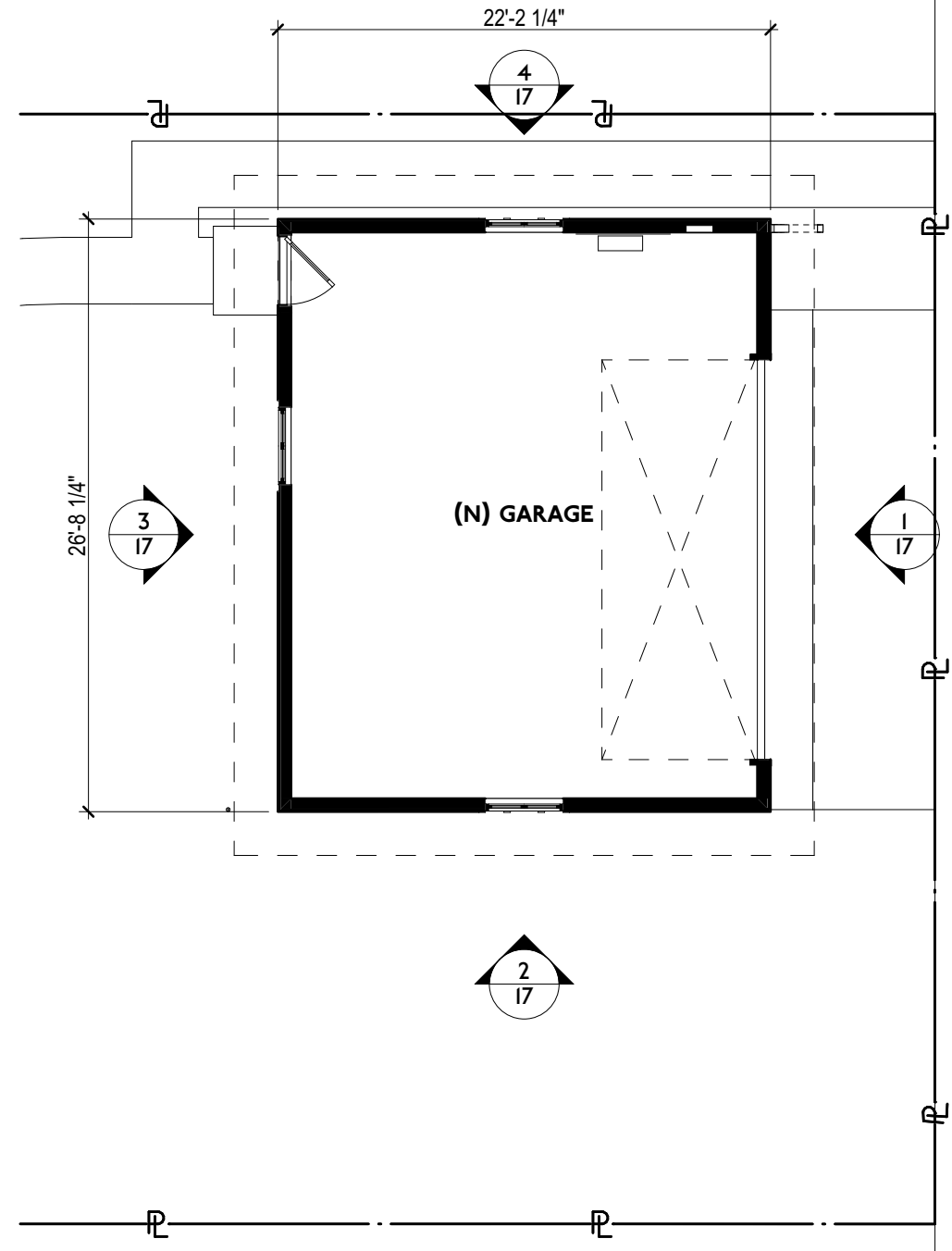
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PROPOSED GARAGE ROOF PLAN
SCALE: 1/8" = 1'-0"

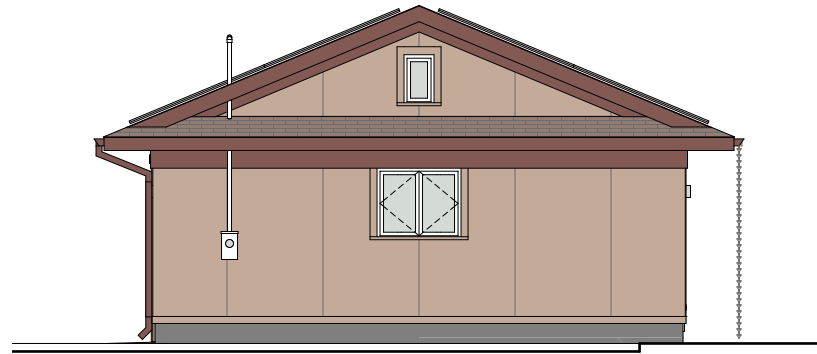
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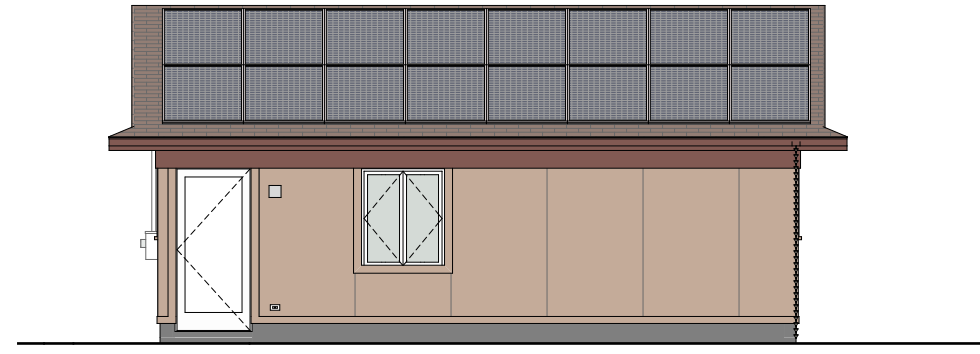
PROPOSED GARAGE PLAN
SCALE: 1/8" = 1'-0"

1

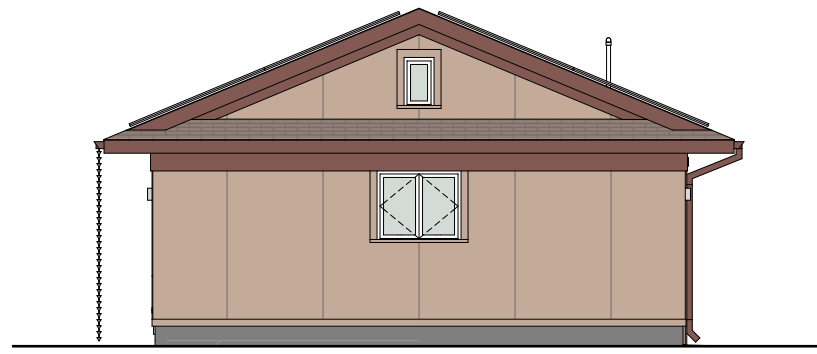




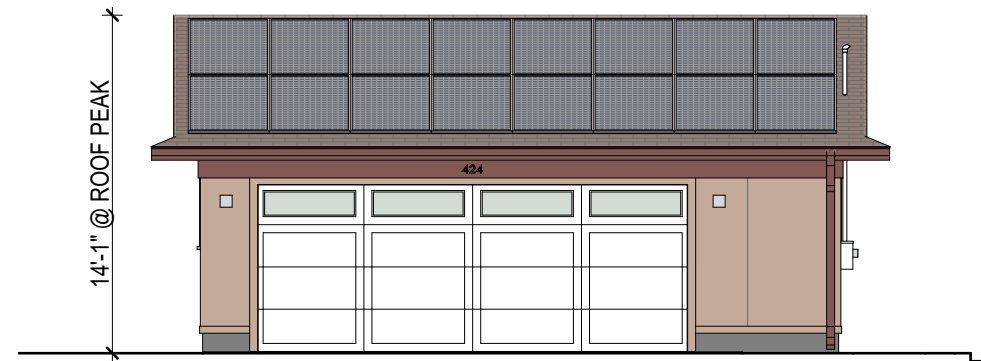
PROPOSED NORTH GARAGE ELEVATION
SCALE: 1/8" = 1'-0" 4



PROPOSED WEST GARAGE ELEVATION
SCALE: 1/8" = 1'-0" 3



PROPOSED SOUTH GARAGE ELEVATION
SCALE: 1/8" = 1'-0" 2



PROPOSED EAST GARAGE ELEVATION
SCALE: 1/8" = 1'-0" 1

PROPOSED GARAGE ELEVATIONS

**Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
September 22, 2022 Meeting Minutes
Remote Participation Meeting, 7:30 pm**

A. ROLL CALL

PRESENT: Andrew Elders, Lou Garapolo, and Noel Weidner
ABSENT: None
STAFF: Mike Bruce, Zoning Administrator

B. AGENDA

Motion by Elders to approve the agenda. Second by Garapolo. Motion approved 3-0.

*AYE: Elders, Garapolo, and Weidner
NAY: None*

C. MINUTES

Motion by Elders to approve minutes of the August 25, 2022. Second by Garapolo. Motion approved 3-0.

*AYE: Elders, Garapolo, and Weidner
NAY: None*

D. Advisory Review: 1016 Erie Street (Brian and Tanya Taylor): Advisory Review for construction of new roof line. (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the project and Mr. Bruce gave an overview.

Brian Taylor, the architect and homeowner, was present. He explained that the porch and flat roof are done by them when they purchased the house. Now they was to make the roof more sloped on the porch and the single-story wing. He explained the issues with the flat roof.

Chair Weidner asked if it's just a straight ridge down to the corner and Mr. Taylor confirmed. Committee member Elders asked why they made it flat previously and Mr. Taylor said he was looking for a clean roofline. He said there is a parapet around the main

roof but not on the porch. Committee member Elders asked if they will remove the parapet and Mr. Taylor said they will built on top of the parapet. Committee member Elders asked why they wouldn't remove the parapet and Mr. Taylor said they can do that. Committee member Elders asked about extending the bay above the roofline and said this would be a more significant change.

The Committee discussed the siding. Mr. Taylor said the siding is historic wood cut to look like stone and he restored it. It was covered with aluminum. The quoins on the corner were not present but they could see the silhouette and recreated those. The dentil molding on the main portion of the house was all existing and was restored. The portion on the west was recreated.

Committee member Elders said the sloped roofs are appropriate. Committee member Garapolo agreed and asked about the roof design previously and Mr. Taylor said it was in poor shape and not well-defined. Committee member Garapolo asked if the wing is historic. Mr. Taylor said it did not have the historic siding but was there when they purchased the house.

Committee member Elders said the Commission may be concerned about raising the bay over the door. He recommended doing a hip on the side of the porch roof rather than a shed roof.

Committee member Elders said the house is in the Sanborn maps and the porch originally wrapped around the south front of the house but not on the west addition. That went as far back as 1895, including the west addition. He said it does not show the bump-out for the front door so that was added or it could be missing from the Sanborn. He said there was a studio in the back. Mr. Taylor said that was a painter's studio, where 1014 was built. Before they bought the house, the property it was 1014, 1016 and 1018. Now their property is 1016 and 1018. It's very tight on the east side of the house and jogs over.

The Committee asked for next steps. Mr. Bruce said it would be Advisory Review if Mr. Taylor eliminates the bay above the door. Otherwise the project will go to the Commission.

- E. **Advisory Review: 644 Woodbine Avenue (Barbara Gonzalez):** Advisory review for installation of solar panels by Kyle Benyamin, Sunrun. (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the project and Mr. Bruce gave an overview.

Kyle Benjamin, from Sunrun, was present. He explained the panel locations they selected. Chair Weidner asked if the offset would just not be as much. Mr. Benjamin said ComEd requires the panels to be where shown.

Chair Weidner asked if the panels on the north are not as efficient, e.g. four-to-one in comparison to solar on the south, and Mr. Benjamin confirmed. Committee member Elders asked about which is the front and the addition. Chair Weidner said there was an old pumping station there and they built an addition to connect the buildings. Tom Bassett-Dilley, architect attending on behalf of a later project, said that was their project and that it's a jumble of different buildings stuck together. Committee member Elders said if it's an addition, maybe it doesn't matter as much. Chair Weidner said he doesn't want to set a precedent for solar panels facing the street, particularly if they are on the north. Committee member Elders said it's 1960s with a 1980s addition and Tom Bassett-Dilley agreed.

Committee member Elders asked about the flat roof and Mr. Benjamin said they don't install on flat roofs due to snow.

Committee member Garapolo said solar panels facing the street does not meet the Guidelines and Augusta is a main street. Chair Weidner said they should do what they can on the south and the other section but he does not recommend solar on the street-facing side.

F. Discussion: 424 Pleasant Street (Schmuck-Bruemmer): Discuss new addition, new dormer and garage demolition. (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the project and Mr. Bruce gave an overview. He said they are doing an addition, a dormer, fixing windows, and the garage. He said the Committee should talk through all of the issues. Mr. Bruce said it was hard to see the garage due to vegetation.

Tom Bassett-Billey and Joe Juhl, the architects, and the homeowners were present. Mr. Bassett-Dilley explained the project. He said they are seeking to do a passive house retrofit and it would be the first of its kind in Oak Park. He said the garage is 1920s era, the slab is cracked. The proposal is to tear it down, shift it north, and shape it to maximize solar gain. He said the roof of the house doesn't lend itself to solar well. The garage can be the powerplant for the house. They recognize it's not a historic form, but they are tying it in through form and scale. The distinct form is what they need to achieve their energy goals. Mr. Bassett-Dilley said many of the windows have already been replaced. He said the house is brick on the bottom and stucco above. The stair bump-out is clad with faux brick siding. They will replace with LP panel, which is a modern analogue to stucco. Stucco is an additional expense.

Chair Weidner asked about the existing covered side entry and Mr. Bassett-Dilley said they will replace that and clean it up. Historically, the rear of the house was less architectural.

Mr. Bassett-Dilley asked if they will go to the Commission. Chair Weidner said they ARC is an initial step, but this will go to the Commission. Sometimes the Commission sends projects back to the ARC as well. Mr. Bassett-Dilley asked if they can start the permit review. Mr. Bruce said the permit can be reviewed at the same time. He said this project is on the next Commission agenda.

Committee member Garapolo said he has a number of concerns. The work on the main house he doesn't have a problem with. He approves of the LP siding. The garage is an unusual element. They just talked about solar panels facing the street. He asked if they have considered ground-mount panels. He said geothermal is fine. The garage does not blend with the house. Mr. Bruce said free-mounted solar systems are not allowed in the front or corner side yard, so they would have to go through the variance process. Mr. Garapolo said solar facing the street doesn't meet the Guidelines.

Mr. Bassett-Dilley asked about the garage review. Committee member Garapolo said the Commission would have to approve the garage. Mr. Bassett-Dilley said new construction is advisory. He said there is a real conflict between Historic and the climate goals of the Village. Committee member Elders said this is one of the most exposed properties in the historic district. The garage is on the street. The design is way outside the range of what is in the district. He said he admires what they're doing, but this is going against the Guidelines and is not compatible with the Historic District.

Chair Weidner said demolishing the garage is one thing and that's the Commission's purview. The design of the new garage is not as much the purview of the Commission. He said he is conflicted. He said he thinks the historic garages contribute to the property in most cases. A lot of time they have more character than what is being built. Chair Weidner said he is happy the solar is staying on the garage and not on the house. He said he doesn't have any problems with the addition. This is something the Commission needs to be conscious of as preservationists. Mr. Bassett-Dilley said they discussed solar when he was on the Commission and the idea of reversibility. Put them on the side of the back if you can. If you can't get it somewhere else and it has to be on a more visible area, that's where it has to go; keep it in the plane of the roof. He said this will be coming up a lot. Chair Weidner said your house has been cared for and preserved because of the way it looks. If you're adding solar, you have to consider how that disturbs the way it looks and the considerations of the next owner. In some cases, it can be too much and pulls away from the aesthetic of the house that has been appreciated for years. He said the Guidelines haven't changed much. If solar faces the street, they don't recommend it.

Chair Weidner said keeping the solar to the garage is a nice solution. Committee member Garapolo said they were much pickier about a previous garage design that was much closer to the historic garage design. Chair Weidner said they have to start by voting to approve the demolition and then the new garage is advisory. Committee member Garapolo said they need to include more information about the existing garage. Chair Weidner said they will need to demonstrate to the Commission that the garage must come down and can't be saved.

Committee member Elders said the garage is a pretty big departure from the Guidelines. Mr. Juhl said for a lot like this one, there's no way to have solar panels that are not somehow visible from the street. He asked if it would be preferable to push them as far back from the street as possible. Chair Weidner said he has been waiting for solar shingles. Committee member Garapolo asked if a sawtooth roof could be an option, that would not be directly visible. He said he is thinking out loud. They depend on the architects to have a creative solution to the problem.

Chair Weidner recommended solar shingles and considering the north hip of the roof. Mr. Bassett-Dilley said a sawtooth would be shading the panels. He said they looked into solar shingles. Part of the issue is you have to commit to the entire roof. It is expensive and the output per square foot is not as good. You're committing to a weather barrier and your technology. He said he thinks this is coming.

Committee member Elders asked about the window patterns. Mr. Bassett-Dilley said the current windows are cheap plastic grills. They have a 6-over-1 photo from 1981. Committee member Elders said they should include this.

G. 128 N. Lombard Avenue (Lance Law): Advisory Review for construction of new garage (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the project and Mr. Bruce gave an overview. He said there is no existing garage on the lot so the review is Advisory. This property was reviewed in 2020 for a coach house for a prior owner. Lance Law, the homeowner, was present.

Chair Weidner said they typically ask for the design of the new garage to pick up some elements from the existing house. Committee member Garapolo said he did not see anything about the design of the existing garage. Committee member Elders said it's in the link on the Commission website. Mr. Bruce shared the plans on his screen. Committee member Elders said the design looks fine. The proportions and door are nice. It could have two gable ends but that's not too important. This is the kind of garage that looks like would have been there. Committee member Garapolo said he wouldn't put the vent facing the alley. He asked about the siding.

Committee member Garapolo asked about the siding and Mr. Law said it will be a basic vinyl to match the color house. Committee member Garapolo said they don't recommend vinyl. He recommended LP Smartside siding. He said stucco would be ideal. Chair Weidner recommended adding some windows similar to those on the house, especially on the yard side. Committee member Elders said it wouldn't be visible unless you were in the alley and it could be a security concern. He recommended putting the vents on the east and west sides.

Committee member Garapolo agreed the proportions are fine. Committee member Elders agreed and said he likes the garage door. He said he doesn't have any concerns and this is a nice design.

H. Other Business

None

I. Adjourn

Motion by Elders to adjourn. Second by Garapolo. Motion approved 3-0.

AYE: Elders, Garapolo, and Weidner

NAY: None

Meeting adjourned at 8:50PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.

**Oak Park Historic Preservation Commission
October 20, 2022 – Meeting Minutes
Remote Participation Meeting, 7:30 pm**

Roll Call

Present: Acting Chair Daniel Roush and Commissioners Asha Andriana, Monique Chase, Sarah Doherty, Andrew Elders, Lou Garapolo, and Scot Mazur
Absent: Commissioner Nicole Napper and Chair Noel Weidner
Staff: Susie Trexler, Historic Preservation Urban Planner

Agenda Approval

*Motion by Commissioner Garapolo to approve the agenda. Second by Commissioner Chase.
Motion approved 7-0.*

Non-Agenda Public Comment

None

Minutes

Motion by Commissioner Doherty to approve the minutes for September 8, 2022. Second by Commissioner Garapolo. Motion approved 7-0.

Regular Agenda

- A. HPC2022-48: 424 Pleasant St (Nick Schmuck & Cora Bruemmer):** Certificate of Appropriateness for the demolition and expansion of a side porch, building addition to the rear, demolition of a garage and construction of a new garage. (Ridgeland–Oak Park Historic District).

Acting Chair Roush introduced the application. Planner Trexler gave an overview.

Architects Joe Juhl and Tom Bassett-Dilley, and homeowner Cora Bruemmer, were present on behalf of the project. Mr. Bassett-Dilley described the project. He said they are looking at not just preservation but sustainability. This would be a certified passive house. He said they heard from the Architectural Review Committee (ARC) that the garage is not the shape of the existing garage, but their goal is to get enough solar panels on the garage to offset the energy of the house. The existing house is not well-suited to solar. They are proposing translucent panels to break up the massing of the garage.

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

Commissioner Elders said he doesn't think the garage is appropriate and he said so at the ARC. He said he thinks the same about the side addition. They are a bit too much for the historic district. Commissioner Garapolo said he said something similar about the garage at the ARC. They had a lot of discussion about solar panels facing the street and he is not in favor. He said the existing garage looks like it's in good shape, but he trusts the professional who looked at it.

Mr. Bassett-Dilley asked if the garage review is a COA or Advisory. Commissioner Garapolo and Planner Trexler confirmed that it is a COA.

Commissioner Garapolo said the shutters should be maintained. He asked why the windows are not wood. Mr. Bassett-Dilley said they are seeking triple-glazed, insulated frames and there is no wood option for this. The profile will be similar to Marvin windows. Commissioner Chase asked about the changing light pattern and Mr. Bassett-Dilley said the current windows are from the 1980s. They based the proposed windows on a historic photo. Commissioner Garapolo asked about the diamond pane windows and Mr. Juhl said these will be retained and the storm panes will be replaced with fixed windows.

Acting Chair Roush said he is amenable to this project. They need to find ways to straddle sustainability challenges. He said the integrity of the house is maintained and there is a clear distinction between the old and the new. He said he supports the project.

Commissioner Chase asked if anything will disguise the side lot. Mr. Bassett-Dilley said fences and landscaping. Cora Bruemmer, the homeowner, said they want a taller privacy fence as this is their backyard.

Commissioner Elders said this is not historic district material. Commissioner Garapolo agreed. Commissioner Chase said she is willing to approve the addition but not the garage.

Motion by Commissioner Garapolo to approve the Certificate of Appropriateness with the condition that the garage demolition and new construction is not included. Second by Commissioner Doherty. Motion approved 6-1.

AYE: Commissioner Andriana, Commissioner Chase, Commissioner Doherty, Commissioner Garapolo, Commissioner Mazur, and Acting Chair Roush

NAY: Commissioner Elders

- B. HPC2022-47: 224 N. Elmwood Ave (Donald & Kimberly Vander Griend):** Certificate of Appropriateness to move an art-glass window higher on the same wall which includes demolition and infill of a portion of the wall visible from the street. (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Acting Chair Roush introduced the application. Planner Trexler gave an overview.

Don and Kim Vander Griend, the homeowners, were present. Mr. Vander Griend explained that the window would be blocked by the new landing so they've moved it up to the first floor to be visible.

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

Commissioner Elders said the project looks great. He asked if there is any indication that the window is historic. Mr. Vander Griend said their builder believes it is historic and was relocated here. Commissioner Elders said it would be more historically appropriate to have it higher. Commissioner Doherty agreed and said she really likes this project. Commissioner Garapolo said he applauds the homeowners and doesn't have a problem. He asked about the trim line. Acting Chair Roush clarified that they're seeing the crown line that was under the roof before but will move up.

Motion by Commissioner Doherty to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Elders. Motion approved 7-0.

AYE: Commissioner Andriana, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Mazur, and Acting Chair Roush

NAY: None

- C. HPC2022-49: 711 Woodbine Ave (Jason Wright)** Certificate of Appropriateness to demolish a garage and construction of a new garage. (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Acting Chair Roush introduced the application. Planner Trexler gave an overview.

Brian Crothers, the contractor, and Jason Wright, the homeowner, were present.

Motion by Commissioner Elders to open for discussion. Second by Commissioner Chase.

Commissioner Garapolo said he does not support vinyl. The Commission typically recommends wood or a wood-like product. Overall the garage shape and design are not a problem.

Mr. Crothers said they will use a 3-inch profile siding to match the house. The cost of the LP is a big added expense. The neighboring garages have 4-inch vinyl siding. They will use 12" eaves to mimic the old garage.

Acting Chair Roush said he concurs with the dislike of vinyl. Commissioner Chase said she is not against vinyl on something so minimally visible. It's facing the back of the house and is contained. Mr. Wright pointed out photos of the neighboring garages with 4" vinyl siding and said the garage is located at the back of the lot. The cost difference may be minimal to some but not to others.

Commissioner Chase asked the applicant to confirm that they will use a 3" profile. Mr. Crothers confirmed.

Motion by Commissioner Elders to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Chase. Motion approved 4-2.

AYE: Commissioner Andriana, Commissioner Chase, Commissioner Doherty, Commissioner Elders, and Commissioner Mazur

NAY: Commissioner Garapolo and Acting Chair Roush

- D. HPC2022-51: 1016 Erie St (Brian Taylor)** Certificate of Appropriateness to modify an existing roof style from flat to sloping. (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Acting Chair Roush introduced the application. Planner Trexler gave an overview.

Bryan Taylor, the architect and homeowner, was present. He said they made some revisions based on comments from the Architectural Review Committee.

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

Acting Chair Roush asked about the existing siding. Mr. Taylor said it is wood siding made to look like stone. They found it when they removed the aluminum siding. They recreated the quoins. They could see the shadow of them but they were removed when the aluminum was added. Mr. Taylor said the flat roofs have become maintenance nightmares. The snowdrifts have been getting worse and going over the parapet on the west side of the house. He said the small addition will add a closet to the master bedroom. The Commission clarified that this was originally proposed as a higher ceiling in the vestibule but will now be used as a closet.

Commissioner Elders said he's concerned about adding the extra volume, but it's not a major concern. Commissioner Garapolo said the applicant took the comments of the ARC into consideration and he doesn't have a problem with the project. Commissioner Elders agreed. Commissioner Chase asked if the new siding will match. Mr. Taylor said it will. He said after they found the original siding, he manufactured about half the siding for the house and he's ready to do it again for this small addition.

Motion by Commissioner Garapolo to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Doherty. Motion approved 7-0.

AYE: Commissioner Andriana, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Mazur, and Acting Chair Roush

NAY: None

- E. HPC2022-52: 604 Woodbine Ave (Robert Picchiotti)** Certificate of Appropriateness to add a dormer and skylights. (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Acting Chair Roush introduced the application. Planner Trexler gave an overview.

Bob Picchiotti, the homeowner, was present. He said they originally proposed a larger dormer but scaled back the project. They just need headroom for a stairway as they want to use the attic as storage space. This is the most economical way to do it.

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

Commissioner Elders asked about the siding and Mr. Picchiotti confirmed it will be stucco. He said the originally considered clapboard. Commissioner Garapolo said this is a revision from the first proposal and he thinks it is much improved. He said he likes that it is stucco and doesn't have a problem with the roof shape because it is so small. Acting Chair Roush said typically the Commission would expect it to be a gable but he agrees with Commissioner Garapolo.

Motion by Commissioner Garapolo to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Andriana. Motion approved 7-0.

AYE: Commissioner Andriana, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Mazur, and Acting Chair Roush

NAY: None

- F. HPC2022-53: 742 N Marion St (Todd & Anastasia Valentine)** Certificate of Appropriateness to demolish residence. (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Acting Chair Roush introduced the application. Planner Trexler gave an overview. She said the Guidelines state that contributing resources shall be retained and repaired. In cases of demonstrated economic infeasibility, demolition can be considered at the discretion of the Commission through the Certificate of Economic Hardship Process. She said that as this is a contributing building, it is recommended that the Commission take on action. She recommended that the Commission discuss the building's contributing status. If the Commission feels the building is listed incorrectly, the homeowner may pursue changing its status.

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

Glenn Smutney, the architect, and Anastasia, the homeowner, were present. Mr. Smutney said the family is in a significant amount of duress and has been out of their home for over 15 months. He said this is not led by profit and the homeowner has lived in Oak Park her whole life and this house for 25 years. He noted that this building was at the very end of the period of significance. The permit was received on June 23, 1941. They have not been able to establish if the home was built immediately or in the next building season. The homeowner has documents from the original purchase that state the home was constructed in 1942, in which case it would not be within the period of significance.

Mr. Smutney discussed the attributes of the house. He said it was a minimalist, war-era home and the builder built more in Westchester. He said it does not follow the Foursquare designs of the rest of the block and there is no unique craftsmanship. Mr. Smutney said the structure has been modified and what little detail does exist was added by the Valentines prior to its incorporation into the historic district.

Mr. Smutney explained the issues with the house and potential renovation. He detailed the interior changes that would be required in order to meet current building standards and said this would result in a loss of space and would detract from the historic character. A number of masonry bearing walls would have to be moved. This would be extremely expensive. An addition would be necessary and they will not be able to match the historic brick. He said putting good money after bad money doesn't make sense.

Anastasia Valentine, the homeowner, explained her predicament and asked the Commission to help her find a way forward. She said this was a horrible insurance accident and they have lost everything. Acting Chair Roush said they are here to help discuss and asked the Commissioners to comment on the building's contributing status.

Commissioner Elders said based on the 1941 building permit, it is contributing, and the Commission cannot debate this. Commissioner Garapolo said he is sorry to hear the homeowners' story and the direction is difficult. He said he understands an addition was approved last year and that would be a way forward. They can remodel the existing house, maybe move around the rooms. He said there would be nothing you can build in four months. In his opinion, the contributing decision was made before his time but it certainly fits into the neighborhood.

Commissioner Andriana agreed with the previous Commissioners. She said it's in the historical time period and is a contributing structure. She agreed that nothing could be built in four months. Ms. Valentine said it's not about the four-month timeline, they just need a path forward. She said the addition drawings were an almost \$900K rebuild. If you were to walk into the house, there's nothing there. She said she's not sure how anyone can rebuild it, it is complete devastation.

Acting Chair Roush said what would be preserved is the unique character of Marion St and the unique identity of this structure, which he finds absolutely contributing. Commissioner Chase said we know it's contributing and she's more worried about the fastest way forward. Commissioner Doherty said she wants to understand the Commission's role. Planner Trexler explained the options: the Commission can take no action, after which the homeowner will be able to withdraw, alter the project, or request a public hearing. Following denial at a public hearing, the homeowner may appeal to the Village Board or request a Certificate of Economic Hardship. Mr. Smutney asked if they can preserve the front elevation only. Acting Chair Roush said that would be a conversation for an Architectural Review Committee meeting.

The Commission took no action.

- G. HPC2022-54: 547 Linden Ave (Angie West)** Certificate of Appropriateness for multiple modifications to existing residence.

Acting Chair Roush introduced the application. Planner Trexler gave an overview.

Duane Kleczewski, the architect, was present. He said he thought the garage doors were original but now doesn't believe they are. The top portion is fixed glass panels that were painted at some point. The goal would be to bring them back to the carriage-style doors that would have been there originally.

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

Commissioner Garapolo asked about the garage doors and their material. Mr. Kleczewski said they are shown in the drawings. They would be wood or painted metal to look like wood. Commissioner Garapolo said what's proposed is in keeping with the scale of the house and he doesn't see any problems.

Commissioner Elders asked about new brick and Mr. Kleczewski said they won't be adding brick, just losing brick. Commissioner Elders said this is off-topic, but painting brick is a problem. Mr. Kleczewski said paint has come a long way. He said the painting occurred before he joined the project and painting brick does present some issues.

Acting Chair Roush said projects in Chicago consider curb cuts. I said he is uncomfortable talking about this project without knowing if the curb cut will be approved. Everything else is appropriate. Commissioner Garapolo said the curb cut is going to have a major impact on a beautiful tree and he is concerned. Acting Chair Roush asked if they can use the alley and Mr. Kleczewski said there is no alley, it's the neighbor's driveway. He said they were hoping for approval from the Village Engineer and Arborist at this point. He suggested they consider the project without the curb cut and gate. Acting Chair Roush said this seems like a good way forward. Commissioners Garapolo and Doherty agreed.

Motion by Commissioner Garapolo to approve the Certificate of Appropriateness for the project as proposed with the exception of the portion of work associated with the curb cut. Second by Commissioner Andriana. Motion approved 7-0.

AYE: Commissioner Andriana, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Mazur, and Acting Chair Roush

NAY: None

H. Advisory Review: 901 South Boulevard (John Schiess, Arch.) Advisory Review for new construction of a two-family dwelling. (Ridgeland-Oak Park Historic District).

Acting Chair Roush introduced the application. Planner Trexler gave an overview.

John Schiess, the architect, was present. He said the drawings speak for themselves and he'd like to focus on his client's intent. He said this is a by-right development and all zoning requirements will be followed. This drove the design to build two attached homes. The home on the north looks like a traditional townhome; the home on the south is lower-scaled. Neither is above the height limit. The lower scale to the south is starting to address the scale of the neighborhood to the south. Other than that, it is non-referential and non-contextual. He said the townhomes to the west set the stage for that.

Commissioner Chase said it is too close to the lot lines and we're missing out on a lot of greenspace with a lot of the new builds in the Village. Commissioner Garapolo asked about the siding. Mr. Schiess said they are looking at using a cement composite. Commissioner Garapolo said it seems close to the building to the west and blocks their views. Commissioner Andriana agreed with Commissioners Chase and Garapolo. She said we are losing a lot of greenspace and it is very close to the other building.

Commissioner Elders said his concern is the design. It's not a bad design but it in no way tries to reference or be compatible with the historic district. Mr. Schiess said he understands. He said they acknowledge they weren't even approaching that and he hopes that doesn't sound disrespectful.

Acting Chair Roush asked how they landed on the bulk and the units. Mr. Schiess said these are market driven. The client has a marketing and sales team which gave guidance. Commissioner Elders referenced the Guidelines and said this is jarring in the streetscape. He said he thinks they could get two luxury flats in a more historically-informed form that fits better with the neighborhood.

Commissioner Chase said she is concerned that it worked from needs of the developer, not the needs of the community. Acting Chair Roush said he was amenable to the design on [424] Pleasant but in this case agrees with Commissioner Elders. He said they can create a crisp contemporary design with references to historic form. There are versions of contemporary architecture that feel like better neighbors than this and he thinks it's possible to get there. Commissioner Elders said the colors would be better if they were natural brick or stone colors, too. This would work well in a contemporary or Art Deco district, but not in this area. Commissioner Chase said the earlier homeowner was replacing flat roofs due to snow issues. Commissioner Andriana said she agrees with everything and is more passionate because this is her neighborhood. She said this will be very jarring for this location.

Mr. Schiess thanked the Commission for their comments. He provided some history of the project and said they looked at selling it to the adjacent townhomes and creating a pocket park, but neither was successful. They found a local developer who agreed to build two units by right.

OTHER BUSINESS

- 2023 Work Plan

Acting Chair Roush introduced the item and Planner Trexler gave an overview.

Motion by Commissioner Garapolo to approve the 2023 Work Plan. Second by Commissioner Andriana. Motion approved 7-0.

AYE: Commissioner Andriana, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Mazur, and Acting Chair Roush

NAY: None

- Historic Preservation Awards

Planner Trexler asked Commissioners to submit any nominations they have by October 24.

- New Commissioner

Acting Chair Roush introduced the new Commissioner, Scot Mazur.

ADJOURN

Motion by Commissioner Garapolo to adjourn; Second by Commissioner Elders. Motion approved 7-0.

AYE: Commissioner Andriana, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Garapolo, Commissioner Mazur, and Acting Chair Roush

NAY: None

The meeting adjourned at 9:45PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.