

**Oak Park Historic Preservation Commission**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**May 22, 2019 Meeting Minutes**  
**Oak Park Village Hall, Room 215 – 7:30 pm**

**A. ROLL CALL**

PRESENT: Christopher Payne, Sandra Carr, Lou Garapolo, Aleksandra Tadic, and Noel Weidner  
ABSENT: None  
STAFF: Susie Trexler, Historic Preservation Urban Planner

**B. MINUTES**

*Motion by Garapolo to approve minutes of the April 24, 2019 meeting with the edit that Lou Garapolo was present for the April 24 meeting. Second by Weidner. Motion approved 5-0.*  
*AYE: Carr, Garapolo, Tadic, Weidner, Chair Payne*  
*NAY: None*

**C. 312 S Kenilworth Ave (James and Margaret Murphy):** Advisory Review for proposed new garage (Ridgeland-Oak Park Historic District). There is currently no garage on the property.

James and Margaret Murphy, the homeowners, and Dave Krecek, the contractor, were present.

Committee member Garapolo said that the proposed garage is a standard garage and does not appear to be compatible with the unique, brick house. The garage location is to the south of the lot where it will be visible from the street. He would be less concerned about the design if it was shifted north so as to be less visible. Committee members Weidner and Tadic agreed and said that the garage would ideally be brick with a flat roof, similar to the house.

Chair Payne summarized the recommendations of the Committee: build a brick garage with a flat roof, place the current garage further north so it is less visible, or add a detail that is appropriate for the style of the house like a turned eave.

Planner Trexler explained that the applicant would be provided with an advisory review letter following the meeting, the applicant is welcome but not required to take the recommendations of the Committee, and the permit will be approved for Historic.

**D. 312 N Ridgeland Ave (Federal Home Loan Mortgage Corp):** Discuss project to replace the historic front porch with railings that meet the height recommended in the building code (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Christopher Krohe, the applicant, was present.

Committee member Weidner asked for a project background including why the porch was removed. Mr. Krohe explained that the inspector told them the porch would have to be replaced. He said that the new porch would match the historic porch with the exception of additional support under the porch, a higher railing height, and an added railing for the front stairs.

The Committee discussed the required railing heights and the wait periods for painting wood. It was noted that many porches have gone unpainted; Committee member Carr said that some woods have a longer wait period before you can paint them.

*Motion by Weidner to approve the Certificate of Appropriateness with the condition that the drawings dated 5/15 be used. Second by Tadic. Motion approved 5-0.*

*AYE: Carr, Garapolo, Tadic, Weidner, Chair Payne*

*NAY: None*

Committee member Garapolo said porches should be repaired if possible and expressed concern about the fact that the porch was demolished. The Committee discussed the timing of permit processing.

**E. 1111 Erie St (Tonya Zamula):** Discuss rehabilitation project including a rear addition that will increase the building from a 2-flat to a 4- or 6-flat (Frank Lloyd Wright-Prairie School of Architecture Historic District).

The applicant was not present. The Committee decided to discuss the proposal and Planner Trexler will provide their recommendations to the applicant.

Chair Payne and Committee member Weidner agreed that the addition should be behind the existing building. Committee member Carr suggested that entrances to the added units could be located on the side. The Committee agreed that the addition could add 50%, doubling the existing building inside, provided that it is located at the rear. Committee member Weidner said that masonry and a flat roof are preferred. The Committee agreed that there should not be an addition above the existing building.

**F. 607 Forest Ave (Sead Havalic):** Certificate of Appropriateness amendment to alter roof on previously-approved side addition from a shed roof to a gable roof (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Sead Havalic, the homeowner and contractor, was present. Mr. Havalic explained that he is proposing to change the roof shape of a previously approved addition. It was originally

designed to have a shed roof but he would like to add a gable at the rear. He presented a sketch to the Committee.

The Committee reviewed the sketch and discussed the proposal with Mr. Havalic. The Committee agreed that the proposal may be appropriate but they need to review measured drawings and elevations. They requested that Mr. Havalic submit plans and elevations and recommended he attend the Historic Preservation Commission meeting on June 13.

**D. Adjourn**

*Motion by Weidner to adjourn the meeting. Second by Tadic.*

Meeting adjourned at 8:20PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.