

**Oak Park Historic Preservation Commission**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**June 26, 2019 Meeting Minutes**  
**Oak Park Village Hall, Room 110 – 7:30 pm**

**A. ROLL CALL**

PRESENT: Christopher Payne, Lou Garapolo, and Aleksandra Tadic  
ABSENT: Sandra Carr and Noel Weidner  
STAFF: Susie Trexler, Historic Preservation Urban Planner

**B. MINUTES**

*Motion by Garapolo to approve minutes of the May 22, 2019. Second by Tadic. Motion approved 3-0.*

*AYE: Garapolo, Tadic, Chair Payne*

*NAY: None*

**C. 309 S Euclid Ave (Gabriel Plotkin):** Advisory Review for proposed new garage (Ridgeland-Oak Park Historic District). The existing garage is non-contributing.

Joe Lyzniak, the contractor, was present.

Committee member Tadic asked if the new garage will be in the same location as the existing garage and Mr. Lyzniak confirmed. Mr. Lyzniak said that the only change will be the roof, which will be changed from a hip to a gable roof. Committee member Garapolo said that the roof is very heavy in appearance. Mr. Lyzniak explained that the owners have requested this roof to allow for additional storage space. Committee member Tadic noted that the gable roof will match the house. It was confirmed that the existing siding is vinyl. Chair Payne recommended that eaves mimic the eaves of the house by extending further. The Committee had no additional comments.

**D. 635 S Elmwood Ave (Aaron Greco and Jessica Carlson):** Provide Advisory Review for renovation of non-historic rear addition; the alteration of one window on the main portion of the house will require a Certificate of Appropriateness (Gunderson Historic District).

Aaron Greco, the homeowner, was present.

The Committee discussed the proposed window and agreed that while it is narrow, its location (appearing punched in) is consistent with stucco houses. Chair Payne said that the alteration is

minor due to its location near the rear of the house. The Committee agreed that the project will have limited effect.

*Motion by Tadic to approve the COA. Second by Garapolo. Motion approved 3-0.*

*AYE: Garapolo, Tadic, Chair Payne*

*NAY: None*

**E. 607 Forest Ave (Sead Havalic):** Discuss Certificate of Appropriateness application to alter roof shape on previously approved side addition (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Sead Havalic, the homeowner, was present.

Chair Payne said the previous concern was that the project would not work as proposed. The new drawing submitted illustrates that it will work. Committee member Garapolo agreed and said it was not clear at the Historic Preservation Commission meeting how the roof would change. The Committee had no additional comments.

*Motion by Garapolo to approve the COA. Second by Tadic. Motion approved 3-0.*

*AYE: Garapolo, Tadic, Chair Payne*

*NAY: None*

**F. 1118 Wenonah Ave (Ray Martinez):** Discuss Certificate of Appropriateness application to remove existing front porch windows and create an open front porch (Gunderson Historic District).

Ray Martinez, the homeowner, was present.

Chair Payne said that the Historic Preservation Commission's concerns were how the new porch would look, how it will work structurally, and how the railings will terminate. Mr. Martinez explained that the intent is to remove the windows to create an open porch. If additional support is needed, columns will be added. However, the windows don't appear to be holding up the roof.

Chair Payne asked if the railing will be replaced and Mr. Martinez responded that it will not, it will just terminate at the stair railing. Following questions, Mr. Martinez explained that the elevation provided shows columns but these will only be added if structurally necessary. The Committee recommended that columns not be added if they aren't needed. Mr. Martinez agreed to not add elements if they aren't needed and to notify Planner Trexler if there is any deviation from the plan as proposed, as additional approvals may be needed. Chair Payne said that the demo of the portion of wall is appropriate as the wall is likely not original.

*Motion by Tadic to restore the porch to an open porch as proposed. Second by Garapolo.*

*AYE: Garapolo, Tadic, Chair Payne*

*NAY: None*

**G. 333 N Oak Park Ave (Liz Franz):** Discuss Certificate of Appropriateness application to renovate front porch, including replacing the columns with columns more consistent with the original porch design (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Liz Franz, the homeowner, and Frank Heitzman, the architect, were present. Ms. Franz explained that they previously attended an Architectural Review Committee meeting in 2018 when they were beginning the project. Mr. Heitzman described the history of the porch, including that it was originally partially recessed and smaller but was replaced likely in the 1930s. He said they are proposing smaller columns, more in keeping with the original porch design.

Committee member Tadic asked about the added small posts in between the columns. Mr. Heitzman said the posts are an aesthetic decision that follows the rhythm of the porch. The Committee asked if the porch is historic. Planner Trexler said it was likely built in the 1930s, which is within the period of significance of the Frank Lloyd Wright-Prairie School of Architecture Historic District. Chair Payne said that if the porch is historic, the line of the porch should be kept and posts should not be added. Mr. Heitzman said that they are anchoring the railing and the existing span of the railing is not possible with current building codes. Chair Payne recommended designing the new railing to be more linear, as existing.

#### **H. Other Business**

The Committee discussed a proposal to alter the porch at 843 Linden Ave. The Committee recommended that a railing may be added inside the existing porch but the porch is historic and should not be altered.

The Committee expressed concern that the property at 114 S Kenilworth Ave is exposed to the elements and work has not progressed on the project.

#### **I. Adjourn**

Meeting adjourned at 8:20PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.