

**Oak Park Historic Preservation Commission**  
**July 15, 2020 – Meeting Minutes**  
**Remote Participation Meeting, 7:30 pm**

**Roll Call**

Present: Interim Chair Rebecca Houze and Commissioners Jennifer Bridge, Sandra Carr, Lou Garapolo, David Sokol, and Noel Weidner  
Absent: Commissioner Chase  
Staff: Susie Trexler, Historic Preservation Urban Planner  
Attorney: Greg Smith, Klein, Thorpe & Jenkins

**Agenda Approval**

Chair Houze said that the applicant for item B, 809 N Marion St, has withdrawn their application.

*Motion by Commissioner Sokol to approve the agenda. Second by Commissioner Weidner.  
Motion approved 6-0.*

**Non-Agenda Public Comment**

None

**Minutes**

Commissioner Garapolo said on page 2 under item B, it says the addition was “built by the Village,” but it should be “approved by the Village.”

*Motion by Commissioner Garapolo to approve the minutes for June 17, 2020, with the edits mentioned.  
Second by Commissioner Bridge. Motion approved 6-0.*

**Regular Agenda**

**A. HPC2020-18: 213 S Euclid Ave (Frank Heitzman):** Certificate of Appropriateness for interior elevator addition requiring the addition of two exterior stairs on side elevations: stairs to the basement on the north elevation and stairs from the second to third floor on the south elevation (Ridgeland-Oak Park Historic District).

Interim Chair Houze introduced the application. Planner Trexler gave an overview.

Frank Heitzman, the architect and homeowner, was present. Mr. Heitzman explained that an elevator is needed on the interior to access his third-floor office.

*Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Weidner.*

Commissioner Garapolo asked about the railing for the stairs to the basement. Mr. Heitzman said their will be a minimal, pipe railing. Commissioner Garapolo asked if the spiral stair is an acceptable option as an exit and Mr. Heitzman confirmed.

Commissioner Sokol said it is a creative solution to the access problem and he has no issues. Chair Houze said the addition will not be visible and the spiral stair works well with the style of the building.

*Motion by Commissioner Carr to approve the Certificate of Appropriateness for the alterations as proposed. Second by Commissioner Garapolo. Motion approved 6-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Garapolo, Commissioner Sokol, Commissioner Weidner, and Interim Chair Houze*

*NAY: None*

Chair Houze clarified voting requirements when six commissioners are in attendance. Attorney Smith said that a COA may be approved by a majority of a quorum, which would be four of the six members in attendance.

- B. HPC2020-19: 809 N Marion St (Jennifer Ricks):** Certificate of Appropriateness to demolish the existing garage and build a new garage (Frank Lloyd Wright-Prairie School of Architecture Historic District).

*The applicant withdrew their application prior to the meeting.*

- C. HPC2020-20: 403 N East Ave (Jakob Eriksson & Natasha Devroye):** Certificate of Appropriateness to add windows on the rear of the roof (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced the application. Planner Trexler gave an overview.

Jakob Eriksson, the homeowner, was present. He explained that they are renovating their attic into a bonus room and it is very dark in this space. Adding the roof windows would improve the space. They will be doing this as part of a remodel, including adding insulation. He said he took a walk around the historic district and found that skylights are very common in the district.

*Motion by Commissioner Weidner to open for discussion; Second by Commissioner Garapolo.*

Commissioner Garapolo said skylights are not allowed but noted that there are a number of examples provided. He asked for guidance from staff. Planner Trexler said the current Guidelines were approved in 1994; before this there would have been a different approval process. Furthermore, the HPC may have approved skylights as part of larger projects in the past.

Commissioner Weidner said he does not have an issue. The visibility will be minimal. Commissioner Carr agreed. She said it is hard to see. Chair Houze said perhaps the Guideline “not visible from the street” seems to be what the Commission previously worked with. She said skylights often don’t look good. These would be minimally visible but may detract from the existing windows. She noted the existing windows and whether the north would be a better location. Mr. Eriksson said there is not enough room on the north. He said that staff asked about creating additional windows that match, but this would not work as they cut so far into the existing room.

Chair Houze asked about the historic windows and Mr. Eriksson said they will be replacing them as they are rotted but the skylights will not affect these windows. The Commission agreed that the proposed location is the most appropriate.

*Motion by Commissioner Weidner to approve the Certificate of Appropriateness for the roof windows on the rear elevation of the roof as proposed. Second by Commissioner Garapolo. Motion approved 6-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Garapolo, Commissioner Sokol, Commissioner Weidner, and Interim Chair Houze*

*NAY: None*

- D. HPC2020-21: 178 N Euclid Ave (Cathryn Steeves and Steve Perkins):** Certificate of Appropriateness to alter windows on the side and rear elevations and move a door on the rear elevation (Landmark and contributing building within the Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced the application. Planner Trexler gave an overview.

Chris Wollmuth, the architect, was present. He explained that the project is a kitchen renovation. They will open up and enlarge the kitchen space, taking up the space of an existing powder room and servants' stair. As they are enlarging in this direction, they would like to take advantage of the views toward Cheney Mansion. He explained some of the history of the building, noting that the configuration and location of windows at the rear has changed previously. They will be consistent with the historic windows.

*Motion by Commissioner Sokol to open for discussion; Second by Commissioner Garapolo.*

Commissioner Garapolo asked about the window height, noting that it is different than adjacent windows. Mr. Wollmuth said they deliberately bumped them up to match what historic photos show was historically the head height for windows in that area of the building. They used that as their reference point to make that room cohesive. He said that this façade is also set back nine feet from the rest of the side elevation so won't be as easily seen.

Chair Houze asked if the existing windows on the north elevation are historic. Mr. Wollmuth confirmed that they are, but said that they are currently within the stair and the powder room, respectively. He said the interior suggests that the powder room may have been added. Chair Houze asked if they will recreate the frame and sill as seen throughout. Mr. Wollmuth confirmed. Chair Houze said it looks like a nice design.

Commissioner Sokol said he approves of the project.

*Motion by Commissioner Bridge to approve the Certificate of Appropriateness for the alterations as proposed. Second by Commissioner Garapolo. Motion approved 6-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Garapolo, Commissioner Sokol, Commissioner Weidner, and Interim Chair Houze*

*NAY: None*

- E. HPC2020-22: 743 N East Ave (Brett Wapotish and Haley Swanson):** Certificate of Appropriateness to demolish historic garage and build a new garage (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced the application. Planner Trexler gave an overview.

Bill Scholtens, the architect, was present. He described the state of the existing garage and explained why it is infeasible to repair. He said they drew on the historic house in designing the proposed new garage. He noted the step in the roof and window bay that provides a storage area and visual interest on the street elevation. He explained design decisions made.

*Motion by Commissioner Sokol to open for discussion; Second by Commissioner Weidner.*

Commissioner Garapolo said the existing garage is clearly deteriorated and needs to be replaced. He said the new proposal is in keeping with the district and the house. He said he has no questions and he approves of the project. Commissioner Sokol said it is a very thoughtful replacement with a lot of interesting details. Mr. Scholtens said he intended to bring a bit of a residential feel to the building due to its visibility. Commissioner Weider and Carr agreed with the previous Commissioners. Chair Houze said that this is a very visible corner lot. She said the proposal is nicely matched with the house and will be a good addition to the block.

*Motion by Commissioner Carr to approve the Certificate of Appropriateness for the garage as proposed. Second by Commissioner Garapolo. Motion approved 6-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Garapolo, Commissioner Sokol, Commissioner Weidner, and Interim Chair Houze*

*NAY: None*

#### **OTHER BUSINESS**

Interim Chair Houze announced that Commissioner Sokol has been appointed to the Illinois Supreme Court Historic Preservation Commission.

#### **ADJOURN**

*Motion by Commissioner Sokol to adjourn; Second by Commissioner Garapolo.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Garapolo, Commissioner Sokol, Commissioner Weidner, and Interim Chair Houze*

*NAY: None*

The meeting adjourned at 8:30PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.