

**Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
May 26, 2022 Meeting Minutes
Remote Participation Meeting, 7:30 pm**

A. ROLL CALL

PRESENT: Andrew Elders, Lou Garapolo, and Noel Weidner
ABSENT: None
STAFF: Susie Trexler, Historic Preservation Urban Planner

B. AGENDA

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

AYE: Elders, Garapolo, and Weidner

NAY: None

C. MINUTES

Motion by Elders to approve minutes of the March 24, 2022. Second by Garapolo. Motion approved 3-0.

AYE: Elders, Garapolo, and Weidner

NAY: None

D. Advisory Review: 135 N Taylor Ave (Gregory Aldin): Advisory Review for construction of a coach house (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the project and Planner Trexler gave an overview.

Brett Williams, the contractor, and Greg Aldin, the homeowner, were present. Mr. Williams summarized the project. He said the homeowners are also planning some work on the house, which currently has non-historic aluminum siding. They borrowed the divided light windows from the house. The homeowners want a white look with black windows. They are introducing texture by adding strong bands and using a 7" reveal siding on the first floor and 4" above. This will maximize the material and is the most economically feasible.

Chair Weidner said it sounds like they're using the garage design to inform the house, but typically it's the other way around. He recommended investigating what is under the

aluminum on the house and working from that. He asked if the house has a flat roof and Mr. Williams said it's a shallow hip with no eaves. Committee member Garapolo agreed and said this is a historic district so finding out more about the historic siding is recommended over experimenting with various shapes and textures. He said Hardie board and vinyl windows are not recommended. He said black windows aren't seen in the historic district and he wouldn't encourage that.

Committee member Elders said black is a historic sash color and that doesn't concern him. As it's a garage, vinyl windows are okay. He said given the amount of changes, what's under the siding may not be cohesive or coherent. The proportions and form of the garage are good. Historically, the garage was often not built at the same time as the house, so it makes sense that it wouldn't necessarily be that close to the design of the house.

Chair Weidner said the site plan refers to the house as a "brick and stone building." Mr. Williams said that may be referring to the stone foundation. He said they looked under some of the siding at the rear and it was wood, but Susie pointed out that the bump-out was added at a later date.

Committee member Elders and Mr. Williams discussed other elements on the house, including two glass block windows which Mr. Williams said the homeowner will be removing.

Chair Weidner summarized the recommendations previously provided on the coach house and said wood windows as preferable. He indicated that black is fine but a clad wood window would last longer. He encouraged a siding material other than Hardie board, recommending either wood or LP Smartside.

Mr. Williams said he will put together some siding samples for the Commission. He said the Hardie can be layered with a 3" reveal, you just need more material to do it. He said it's hard to tell the difference between those materials in their smooth state. Chair Weidner said they would like to see this and expressed concern about the durability of Hardie board in comparison to wood.

Addressing the "brick and stone building," Committee member Elders said the 1908 Sanborn and it shows a frame building and a 1-car garage that may have just been a shed.

Chair Weidner said he would expect a narrower reveal siding under the aluminum and that would be more appropriate but this is just advisory.

- E. HPC2022-26: 312 N Euclid Ave (Abe and Sarah Coleman):** Final approval for Certificate of Appropriateness previously approved with conditions to restore original wrap-around front porch (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Weidner introduced the project and Planner Trexler gave an overview. She said this project was approved by the Historic Preservation Commission on May 12, 2022, with the condition that the ARC provide final review of the baluster shape, column material, cladding on the piers, and possible balcony addition if applicable.

Kimberlee Smith, the architect, and Sarah Coleman, the homeowner, were present. Ms. Smith said she has nothing to add.

Motion by Commissioner Elders to open for discussion; Second by Commissioner Garapolo.

Chair Weidner said this is a big change but he supports this kind of positive addition. The documentation lines up and he agrees with the Commission's previous action. He asked about the paired columns. Ms. Smith explained that historically there were paired columns at the door and at the porte cochere. As they are not restoring the porte cochere, they will just put paired columns by the door. Chair Weidner asked about the balcony. Ms. Smith said there was never a door there, always a window. They explored the balcony idea, but putting a flat roof would create a lot of flashing that could fail. They are retaining the pediment, which will be pulled out.

Committee member Elders and Chair Weidner agreed the issues identified with the balcony may have been the downfall of the original porch.

Committee member Garapolo said he appreciates the response to the Commission's comments and the end result is very positive. Committee member Elders agreed and asked if the stone to be used on the piers was found on site. Ms. Smith confirmed and said if they need more, they will match it.

Motion by Committee member Elders to approve the Certificate of Appropriateness as proposed. Second by Committee member Garapolo. Motion approved 3-0.

AYE: Elders, Garapolo, and Weidner

NAY: None

- F. HPC2022-27: 230 S Euclid Ave (Chris and Anna Knight):** Certificate of Appropriateness for addition of side entry (Ridgeland-Oak Park Historic District).

Chair Weidner introduced the project and Planner Trexler gave an overview.

Bill Scholtens, the architect, was present. He said they will be removing a non-original, rear, basement entrance and adding a mudroom. The existing water table and second-floor sill line will be continued across the addition. They selected a clear glass, clad-wood door as the house does not have mullions on the existing windows with the exception of one decorative window. On the north, they are reclaiming the existing covered porch, enclosing it, and creating a kitchen in this location. New walls will be stucco to match.

Motion by Committee member Elders to open for discussion. Second by Committee member Garapolo.

Committee member Garapolo asked about the transom above the new door. Mr. Scholtens said this was drawn from the front façade, where there is a transom above the front door and living room window. The transom window theme is also carried across the rear elevation. Committee member Garapolo said the project appears to meet the Guidelines and he doesn't have any problems.

Committee member Elders asked about the railing above the wall and Mr. Scholtens said he had used a higher stucco wall but it looked too high. So he lowered it to match the porch railing height and added a rail above to meet code.

Committee member Elders said he prefers the lower flare over the sill-level belt course but as it's on the rear, this is not applicable. Mr. Scholtens said the flare is just at the back of the house, so if introducing it on the addition, wouldn't know where to stop it. He said the flat roof section existing is not original and has a history of roof leaks.

Chair Weidner said he agrees the project meets the Guidelines and he likes how the fill line and water table are pulled around. He recommended they make sure the stucco texture is matched appropriately. Mr. Scholtens confirmed and said the homeowner is committed to this project being done well.

Motion by Committee member Elders to approve the Certificate of Appropriateness as proposed. Second by Committee member Garapolo. Motion approved 3-0.

AYE: Elders, Garapolo, and Weidner

NAY: None

G. Other Business

Committee member Elders asked about the process for siding samples. Planner Trexler said she will notify the ARC if samples are supplied. Committee member Elders asked if durability is in

the purview of the Commission and Chair Weidner said it may not be, but they should call it out. Committee member Garapolo said repair is difficult and that's a problem. Durability goes with repairability and what it ends up looking like.

H. Adjourn

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

AYE: Elders, Garapolo, and Weidner

NAY: None

Meeting adjourned at 8:20PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.