

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
March 23, 2023 Meeting Minutes
Remote Participation Meeting, 7:30 pm

A. ROLL CALL

PRESENT: Sarah Doherty, Andrew Elders, Lou Garapolo, and Scot Mazur
ABSENT: None
STAFF: Susie Trexler, Historic Preservation Urban Planner

Committee member Elders arrived at 7:43PM.

B. AGENDA

Chair Garapolo said they would switch the order of the projects on the agenda.

Motion by Doherty to approve the agenda. Second by Mazur. Motion approved 3-0.

AYE: Doherty, Garapolo, and Mazur

NAY: None

C. MINUTES

The Committee agreed to delay approval of the minutes until the next meeting since Committee members Doherty and Mazur have just joined the ARC and Committee member Elders is not present to vote.

D. 422 S Lombard Ave (David Richmond & Annie Roberts): Discussion of alternate roofing materials for replacing existing tile roof (Ridgeland-Oak Park Historic District).

Chair Garapolo introduced the project. Planner Trexler provided an overview. She said the applicant previously attended the Historic Preservation Commission meeting on March 15, 2023. The HPC took no action on the alteration of the clay tile to asphalt shingle. The HPC felt the tile to be a character-defining feature of the house and did not find the proposed asphalt shingle to be an appropriate alternative. They requested further analysis of alternative materials and the applicant agreed to attend the ARC meeting to discuss other options. Planner Trexler said the Brava tile referenced in the report is a synthetic tile.

Kim Smith, the architect, was present. She said they looked at other options, but they need a yes or no as to whether they can replace the tile with asphalt shingle. She said she brought a Brava tile sample and the quote. The Brava tile is nice but too expensive.

Committee member Elders said from ground level, the Brava is convincing. It is light and resilient. Chair Garapolo asked about the material and Ms. Smith said it's a plastic material and she believes it is made in the US. Committee member Elders noted the cost for relaying the tile is less than the cost from the Brava. Committee member Doherty said the cost is almost double for the tile as the asphalt shingle. Committee member Elders said the asphalt is not a comparable material. If the argument is economic, that's not in the HPC's purview. He said if we look at it strictly as to whether it's a good replacement, he would say no. Committee member Elders said a case was recently made to replace slate with asphalt, but with this house, the roof is maybe 30-45% of the visual interest of the building. It's a perfectly lovely building. Chair Garapolo said that's what the Commission commented on; the roof is an important element. He said it sounds like the charge was to look at other options, and the Brava is a good option as is reusing what's there. He said he is not interested in the asphalt shingle option.

Committee member Doherty said the roof is the character defining feature of the house. She referenced the Commission's discussion of defining the ridgeline. Ms. Smith said this product does not exist. Committee member Elders asked about metal options and Ms. Smith said it would cost more than the Brava tile. She said she even looked at solar shingles, but those would be much more expensive. Committee member Elders recommended bringing more information regarding these options when going to the HPC. Planner Trexler confirmed that this project must be reviewed by the full HPC.

Committee member Mazur said there is a house on the 700 block of S Harvey that has a fabricated tile that is not Brava, but he doesn't know what it is. Ms. Smith said she has looked into alternative materials for other projects and as long as you can reuse a certain amount of tile, it's less expensive to relay the existing tiles. Committee member Elders asked if she has a source for tile and Ms. Smith said the roofer has enough of a supply to have a match. They can be put in randomly. Committee member Elders said if the tile is saved, they might be better served to extend the eave for the bay. Ms. Smith said the labor is more expensive than the materials and with the hip roof addition it will be easier to go back to the original.

Committee member Doherty said the original packet provided all the comps, but those were before last year's Guidelines update. Ms. Smith said they applicant just wants to move forward with the process.

- E. **720 Belleforte Ave (Liam Pegg):** Discussion of proposed two-story addition on one-story vernacular house (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Garapolo introduced the project. Planner Trexler provided an overview.

Present on behalf of the project were: Liam Pegg and Aly Gentile, the homeowners; Teman Tardy, the contractor; and Glenn and Linda Vesely, the architect and his wife. Mr. Pegg said he grew up in this house. His mom unfortunately passed away last year and he inherited the house. He said he and his fiancé are looking to eventually move in, start a family, and have a long-term home here, so they want to modernize it and add onto the back. Mr. Vesely said he tried respect and enhance what was there, carry existing rooflines and roof pitches.

Chair Garapolo said he's sorry to hear about Mr. Pegg's mother but it's exciting he grew up in the house and this is a great objective. He said this project will need to go before the full Commission.

Committee member Doherty asked about all the roof angles and said they're adding a lot. Mr. Vesely said the highest roof pitch is taking the existing pitch and moving that slope to the back. It tends to be higher because the addition is wider in order to fit a kitchen, dinette, and family room on the first floor. They will add a stair because the existing stair is not code-compliant. Mr. Pegg said the original master is in the middle and it's small so they will add to it. Chair Garapolo asked if they can achieve the dimensions by going back rather than wider. He said it's creating some complicated shapes. Mr. Pegg said it would eat into the backyard. Committee member Doherty said they don't want to overwhelm the house. Mr. Vesely said you won't see this view if you're in a car or walking by. Committee member Doherty said there's a lot of visibility due to the driveway.

Committee member Elders recommended lining up the ridgelines. He said they're building an entire house behind this house and it's a question of volume. He said this is too much for the existing house and will be visible; he has concerns about the bulk of it.

Chair Garapolo said it would be helpful to have a 3D view or rendering. He said it's really very complex. The ridgelines are off, the roof angles are different, and the bulk is pretty large. He said he's not sure what the Commission will do, but to present the idea, it would be helpful to have a view from the sidewalk or street as well as a comparison with what's existing vs. what's proposed.

Mr. Vesely said he doesn't really know how to remedy what's there but they can get the ridgelines to be equal. The dormer pitch was to accommodate skylights in the bathroom, but they can use a curved skylight. They would reduce one side by 2'8" to get the ridgelines the same. Committee member Elders suggested moving the kitchen to the location of the

bath so it doesn't need a bump-out. It said it will be easier to get this approved if it's not so large. This is a starter home and this addition takes it out of the starter home category. He said maybe they'll need to get a larger house at some point.

Committee member Elders said they don't have say over the back, but he recommends simplifying the window arrangement on the sides. Chair Garapolo said it's almost like two houses combined. He recommended simplifying what they're trying to achieve, still getting the areas they need, but respecting the existing house, which is quite nice. Committee member Doherty recommended looking at the Guidelines with regard to size. The Commission will be looking at the massing and the width. Mr. Vesely said this house was never meant to have a second floor. The existing second floor ceilings are about 7'3". He said he needed much deeper floor joists and a wall height of 8'. Chair Garapolo asked if they can lower the addition and Mr. Vesely said they already are. Mr. Pegg said the existing basement is 6'.

Mr. Vesely asked for further discussion about the windows. He said he was trying to light the stairway do it feeds off to the existing house, which is very dark. It's the north elevation, so no direct sunlight. He said he can replace the panels with siding. Committee member Elders said he's okay with the panels between the stacked windows at the stair but recommended getting rid of the others. He said the panels in the stair could be a nice way to differentiate from the house. The back looks find, it isn't competing with anything that's existing. Mr. Vesely said the Robie House has a lot of strips of windows and he was trying to create that. Committee member Elders said if this was a Prairie style house, he would agree, but this is a cottage. Carrying that through will better maintain the character of the house. Mr. Vesely said they can't go to bigger windows near the back because those are bathrooms, but he can remove those windows and use skylights. Committee member Doherty said this is a sweet house on a fantastic block. She said she appreciates them stewarding this house into a new phase.

Mr. Vesely asked about getting the 8' ceiling height without raising the ridge. Committee member Elders said aligning the ridgelines will go a long way. Mr. Tardy asked if the ridge can be higher but just aligned and Committee member Elders said in cottages, the wall might be much lower where the bed is since you aren't standing there. Chair Garapolo said if they make the solution more simple, that would be respectful of the house. Committee member Elders said if they have to keep the high ridge, make them symmetrical. Chair Garapolo said a 3D view and comparable elevations of the existing house would be helpful.

Mr. Vesely asked if they can use glass block in the new windows and said there is glass block existing currently. Committee member Elders said they could be appropriate. Planner Trexler said there is an item in the Guidelines that addresses glass block. She said this is

minor enough, they can keep it if they wish and the HPC can ask for them to be changed as a condition of approval if they feel strongly.

F. **Other Business**

G. **Adjourn**

Motion by Elders to adjourn. Second by Doherty. Motion approved 4-0.

AYE: Elders, Doherty, Mazur, and Garapolo

NAY: None

Meeting adjourned at 8:35PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.