

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
August 4, 2020 Meeting Minutes
Remote Participation Meeting, 7:30 pm

A. ROLL CALL

PRESENT: Committee Members Sandra Carr, Lou Garapolo, and Noel Weidner
ABSENT: None
STAFF: Susie Trexler, Historic Preservation Urban Planner

Acting Chair Rebecca Houze attended to observe.

B. AGENDA

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

AYE: Carr, Garapolo, and Weidner
NAY: None

C. MINUTES

Motion by Garapolo to approve minutes of the February 26, 2020. Second by Carr. Motion approved 3-0.

AYE: Carr, Garapolo, and Weidner
NAY: None

D. 207 S Ridgeland Ave (Brewer): Discuss proposal to enlarge existing front porch (Ridgeland-Oak Park Historic District).

Planner Trexler introduced the application.

Debbie Kent, the architect, and Patti and Parke Brewer, the homeowners, were present. Ms. Kent said the homeowners are interested in extending their porch and are willing to work with the Historic Preservation Commission.

Committee member Garapolo said the proposal looks nice and he does not have a problem with bumping the porch forward. He said he is concerned about the expansion to the side as it is not in keeping with the Guidelines, which say a new porch should be similar to the

historic porch. He said he does not have a problem with composite material for the flooring but he does have an issue with composite materials for the railings and vertical elements.

Committee member Weidner agreed and noted that the example porches do not wrap around. Committee member Carr said adding onto the front will work and you may be able to go forward further. She noted that the porch as proposed does not frame the bay. Committee member Garapolo said as you go through the Village, you do see porches that have been expanded, but he has not seen any in the historic district.

Ms. Kent said there is a wrap-around porch on the corner of this block. She said one reason that they moved the column over is to have equal bays on both ends. She said the roof is currently sagging. Committee member Garapolo said it will be a new roof anyway, so the column could be moved. Ms. Kent said she could move the column but each bay would be a different size. Committee member Garapolo asked if the existing bays are equal in size. Ms. Kent said they are not. Committee member Garapolo said the porch can be made larger toward the street and that should be considered over expanding to the side. Committee member Carr said coming forward more may make affect the roof slope.

Mr. Brewer said they don't want to go too far forward as they are on Ridgeland, which creates increased noise and dirt. Ms. Brewer said there are several wrap-around porches in their neighborhood. She said there is also room on the side of the house.

Committee member Weidner said this application will have to go to the full Commission and these are items that should be considered. He recommended submitting pictures of similar houses nearby with wrap-around porches. He said usually the porches are centered on the house and only as wide as the house. The extension makes the house a lopsided. These are likely things to come up in front of the Commission.

Committee member Garapolo asked about the material type. Ms. Brewer said as they are on Ridgeland, they get a lot of traffic. She said the composite material always looks painted and clean, but painted elements always need to be repainted. She also would prefer synthetic as it is more eco-friendly than the paint as it can be recycled materials. She said from the street it will look good. Committee member Garapolo recommended including samples or photos of the proposed materials. He said what he has seen is not acceptable for the historic district.

Chair Houze recommended including photos of houses with wraparound porches that they are considering as comparisons.

Ms. Brewer said the house already has vinyl siding that is in good condition. She said the crisp white from a Trex or Azek is more likely to match the vinyl but wood will make the vinyl siding stick out. Committee member Garapolo recommended submitting a sample.

Ms. Brewer asked if the Commission meeting will be in person. Planner Trexler said meetings are currently all remote participation. Ms. Brewer asked about the photos and Planner Trexler said they should be emailed a week in advance of the meeting.

Ms. Brewer said this is a large expense, particularly in comparison to the cost of the house. She said they are committed to this but they want to make sure it's done correctly. Chair Houze mentioned the tax incentive programs and Planner Trexler said she would send additional information to the applicant.

E. 1111 Erie St (Sergiy Zamula): Discuss potential rear addition (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Planner Trexler introduced the project and said the applicant attended the HPC in June for ARC feedback. They have now provided an updated plan.

Victor Drapszo, from Red Architects, was present. Victor said they scaled the rear addition evenly and presented a new feature in the front. He said the matched the brick to the existing Chicago common brick.

Committee member Weidner clarified the height of the addition. Mr. Drapszo said the front has a one-story addition and the rear will be a three-story addition.

Committee member Garapolo said changing to the brick from the concrete block is a major step forward. He said the problem he has is that the building is a very nice scaled building. The third-floor addition dramatically changes the historic character of the building. He said if the third-floor addition was not included in the front, it would make a big difference. He said the rear addition does not concern him as it is far back from the street. Mr. Drapszo asked if they can push back the third-floor addition. Committee member Weidner recommended pushing it back to the bay and said there could be a porch on the roof for that unit. Committee member Garapolo said that could work. Committee member Carr said that would make it a one-bedroom with a nice front porch. She said this would help hide the addition. She said this is a great improvement overall over what was presented the first time.

Committee member Weidner asked that a rendering from the street or sidewalk be submitted. Mr. Drapszo clarified that he means an angled view and Committee member

Weidner confirmed. Committee member Garapolo said something like a 3D view. Committee member Carr agreed.

Committee member Carr said the site plan is also useful. The lot is 50 feet wide and it's helpful to see that the proposed addition is not covering the full lot. Mr. Drapszo said that they are meeting parking and open space requirements.

Committee member Weidner asked if there are comments on the windows. Committee member Garapolo said it looks like they are matching. Committee member Carr said previously the addition was on grade so didn't match the existing floor line. This helps a lot. Committee member Garapolo recommended having something specific addressing what the windows will be: the type of window, how it operates, does it have a trim, what the sill is. Committee member Carr said they should make sure there is a soldier course or other visual element above the windows. Mr. Drapszo said this is true of some of the existing windows but not all. He said he can provide photos of the existing windows and better explanation of what they are proposing.

F. **Other Business** - None

G. **Adjourn**

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

AYE: Carr, Garapolo, and Weidner

NAY: None

Meeting adjourned at 8:20PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.