

**Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
June 23, 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 Elders to approve the agenda. Second by Garapolo. Motion approved 3-0.

*AYE: Elders, Garapolo, and Weidner
NAY: None*

C. MINUTES

Motion by Elders to approve minutes of the May 26, 2022. Second by Garapolo. Motion approved 3-0.

*AYE: Elders, Garapolo, and Weidner
NAY: None*

D. HPC2022-31: 732 N Kenilworth Ave (Patricia Aeschleman): Certificate of Appropriateness to alter a window on the side elevation (Frank Lloyd Wright-Prairie School of Architecture Historic District).

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

Chris Bremer, the architect, and Sarah Lawton, the homeowner were present.

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

Committee member Elders asked for clarification on whether the sills are brick or limestone. He said the photos show brick. Mr. Bremer said they will match what is there.

Committee member Garapolo asked how the brick will be matched and if it will be reused. Mr. Bremer said they will try to salvage all the brick they can. If they come up short, they can match it close enough to not be noticeable from the sidewalk. He said they will tooth in the new bricks. Committee member Garapolo asked about the new window and Mr. Bremer said the goal is to center the new window over the new free-standing tub. The bottom sash will be tempered. They can add a film that gives the effect of it being frosted, but they might just use a window treatment like curtains.

Committee member Elders asked if the window is 3-over-1 or 1-over-1 and Mr. Bremer said it is 1-over-1. Committee member Elders recommended using any new bricks for the sill first as this will be less noticeable.

Chair Weidner asked if the brick veneer will be full brick and Mr. Bremer confirmed that it will.

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

- E. HPC2022-32: 311 N Grove Ave (William & Lindsay Farley):** Certificate of Appropriateness to infill two windows on the side elevation as part of a kitchen renovation (Frank Lloyd Wright-Prairie School of Architecture Historic District).

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

Elizabeth Smolcich, the designer, was present. The homeowners, William and Lindsay Farley, were also in attendance. Mr. Smolcich said it's far back so won't really be visible from the street. They have existing siding in the garage that can be reused. She said they can keep the sills and cover the windows with shutters if needed.

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

Committee member Garapolo said it is good to hear they found wood siding on the property. He asked about the approach for patching it in. Ms. Smolcich said it will be staggered like the rest of the house.

Committee member Elders thanked Ms. Smolcich for the suggestion to infill with shutters. He said they don't know what has happened over time and he's alright with either solution. He said he would prefer covering them to look like shuttered windows but it's not necessary

He asked about the fireplace chimney. Ms. Smolcich said the back of the house is a newer addition; there are multiple floors and finishes. Their goal is to tie everything together cohesively. Committee member Elders said the chimney is more jarring than what is proposed for the windows. He said he doesn't have any issue with the windows.

Chair Weidner said usually when they ask to keep the sill, it is a brick building with a limestone sill. The idea is reversibility if someone reworks the house in the future. Ms. Smolcich said they can put shutters over the window but there is a hood vent that will be located by the rear window so she would like to cover that one over. Committee member Elders said he doesn't have a problem just infilling them. There are no shutters on the rest of the house.

Ms. Smolcich suggested they leave the rough framing and side over them. The drawings can also be passed on at the next sale. Committee members Garapolo and Elders said this is a good idea. Chair Weidner agreed and said as these are punched openings, it doesn't make sense to leave the trim.

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. Advisory Review: 925 Chicago Ave (Frank Lloyd Wright Trust):** Advisory Review for alteration of porch railing (Frank Lloyd Wright-Prairie School of Architecture Historic District).

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

Present on behalf of the project were: Mary Brush, the architect, and from the Frank Lloyd Wright Trust, Celeste Adams, Arthur Vogt, and Michael Fus. Ms. Brush said she is available to answer questions.

Committee member Elders asked if the change will be to a square baluster and Ms. Brush said they are a little more elaborate. She said the rear porch has nice chamfer details that they will replicate but to the current height. She confirmed they will be carrying the verticals down for the skirt. Committee member Garapolo asked about the decision to change the design. Ms. Brush said the turned railings are not original to the house and as they don't know what was originally there, so they are matching what is elsewhere on the building. The back porch has the lower railing height typical of the era and the chamfer details are also typical.

Committee member Elders asked about the columns and Ms. Brush said the existing posts and brackets will stay. Committee member Elders asked the Committee about precedent for a picket enclosure this early and said he associates it with the 21st century. Committee member Garapolo said the architect has done more research on the building. Chair Weider asked why they selected the vertical rather than a lattice. Ms. Brush said the existing lattice is newer and this creates a more solid, unified design. Committee member Garapolo agreed. Committee member Elders said he recommends a vertical lattice but it looks nice.

Committee member Garapolo asked about the roof and the details above the porch. Ms. Brush said the roofing will be replaced with cedar shingles. The brackets are remaining but will be painted a more neutral color.

Committee member Elders said he is happy to see investment going into the property and thanked the applicant.

Chair Weidner said he is concerned that the north facing window may have some decorative elements behind the storm. He suggested staff provide additional review and recommended against demolition.

- G. Discussion: 154 N Elmwood Ave (Gina Santangelo & Michael Nickels):** Discuss proposal to alter windows on the side elevations and alter entry wall (Ridgeland-Oak Park Historic District).

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

In attendance were: Dori Betancur and Daniel Roman, architects, and homeowners Gina Santangelo and Mike Nickels.

Ms. Betancur said she welcome's everyone's feedback. She explained some of the proposed changes. She said she is not sure if the brick wall is original to the house. Chair Weidner agreed and said they could explore more design options. Committee member Elders said the brick may be original, since it's also used at the water table at the base of the house. Chair Weidner agreed with this observation. Committee member Elders said they can still go with something lighter; for example, they can extend out the brick base and put a railing on top. He said the current design may also be fine. The Committee agreed there is not concern about losing the basement window in this location.

There was further discussion on the railing design. Committee member Elders suggested they run the base course with the historic brick first. He said they can also do a stucco wall with a brick base.

Chair Weidner asked about the arched window replacement. Ms. Betancur said she sees they would want to include mullions. She said they are dealing with sourcing—there are high prices and long lead times. Chair Weidner said the Guidelines say decorative windows should be repaired rather than replaced. It may be quicker and less expensive to repair. They can add an interior storm to get efficiency. Mr. Nickels said the window is rotting and multiple people have told them it is too costly to repair. It is also costly to rebuild an operable window. Chair Weidner asked about the material and Mr. Nickels said Anderson 100 series fiberglass. Chair Weidner said it would be important to match the divided lights. That is a character-defining feature of this house. Mr. Nickels asked about the location of the mullions and Committee member Elders said they should be external. Otherwise you get a solid reflection on the glass.

Chair Weidner said the Commission has previously approved replacement of decorative windows only if the new windows will match exactly and mullions are externally applied. The preference is wood or aluminum clad wood, but composite has been approved. Ms. Santangelo said there are supply chain issues with wood and clad wood. They are able to get the composite faster and the price for wood is five times higher so it becomes a cost issue.

Committee member Elders said his greater concern is the proposed changes to the window configuration on the south elevation. He said the shutters are helpful and they could fill the first-floor window with shutters. He recommended framing out the second-floor window so it looks like a third of the window that is there. Otherwise there will be a huge expanse of stucco. Chair Weidner said they are typically most concerned with the front, but this is very exposed. They should also consider reversibility. He recommended leaving the frames and everything in place and closing them so they are easily reversible. Committee member Garapolo agreed.

Ms. Betancur said the top window is a transom above a tub. Chair Weidner suggested using a window treatment. Shades can come half way up the window to let light in but no one can see in. He asked about the first floor and Ms. Betancur said this will be a working wall in the kitchen. Chair Weidner suggested leaving the exterior as is and closing it up to be weather-tight. He said there is good symmetry on the south elevation. Ms. Santangelo said they're trying to elevate it on the interior while being thoughtful on the exterior. They would like to keep the transom window but are willing to retain the shutters.

Chair Weidner recommended the architect draw the options so the Commission can see what it will look like. Committee member Garapolo agreed and said if the architect can present several studies, that would be helpful. Ms. Betancur agreed.

Mr. Nickels said the basement window on the south elevation will be expanded as they are losing light due to the lose of the window on the north wall. Chair Weidner said he doesn't see any issues with that.

Ms. Betancur asked if the color of the windows matters and Chair Weidner said the color is not in the purview of the Commission.

H. **Other Business**

None

I. **Adjourn**

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

AYE: Elders, Garapolo, and Weidner

NAY: None

Meeting adjourned at 8:30PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.