

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
February 22, 2024 7:30 pm
Meeting Minutes

A. ROLL CALL

PRESENT: Scot Mazur, Mark Weiner, and Lou Garapolo
ABSENT: None
STAFF: Susie Trexler, Historic Preservation Urban Planner

B. AGENDA

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

AYE: Mazur, Weiner, and Garapolo
NAY: None

C. MINUTES

Motion by Weiner to approve the minutes. Second by Mazur. Motion approved 3-0.

AYE: Mazur, Weiner, and Garapolo
NAY: None

D. Advisory Review: 317 S Elmwood Ave (Tyler Mink & Clare Taka): Advisory Review for proposed screened porch on the side elevation towards the rear of the house, replacing non-historic deck (Ridgeland-Oak Park Historic District).

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

Chris Bremer and Tina Kress, the architects, were present for the project. Ms. Kress said they are taking off a small wood deck and replacing it with this larger screened porch. They are trying to keep the look continuous from the front porch to the back. It will be enclosed on the bottom half, with low walls and screening above.

Chair Garapolo asked what would be below the porch and Ms. Kress said siding. Chair Garapolo asked about the choice of Hardie board and what the existing house has. Mr. Bremer said the house has wood siding but the owners like the durability and maintenance of Hardie. He said he doesn't think there's a cost savings except possibly maintenance.

Chair Garapolo recommended wood or a wood product, like LP Smartside. He said it's a big area. He said the porch is a nice design and the roof appears comparable to the front porch. The Committee discussed the shapes of the roof in the rear and Mr. Bremer explained the design choices.

Committee member Mazur said wood siding would be preferred to match the house.

- E. 330 N Taylor (Debbie Raschillo & Joe Capobianco):** Discuss project to renovate one-story bungalow including adding two dormers and altering doors and windows (Ridgeland-Oak Park Historic District).

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

Joe Capobianco, the owner, was present. He said he didn't know this was in a historic district and thought the shed roof would be fine. It's pretty far back from the street. He said he didn't want to make it too big because he doesn't want to put a sprinkler system in. He said they'll be changing windows throughout, making the kitchen larger, and creating a staircase going up. The north dormer is just for headspace.

Chair Garapolo said he was disappointed to see construction has already started. He said he doesn't believe the dormer is less than 50% of the roof slope and would like to see the calculations. He said the Guidelines say roofs of dormers should be compatible with the roof of the house and the dormers should not look like another floor. Chair Garapolo said the house is nicely proportioned. They have approved shed roofs behind more typical dormers, so that might be a solution. He said the dormer is visible from the street and it's important for it to follow the Guidelines. Mr. Capobianco suggested he could do a peak in front of the south dormer and Chair Garapolo said that's something he should study with his architect.

Mr. Capobianco mentioned the neighbor's 3-over-1 light, double-hung sash windows. Chair Garapolo said the proportion of the existing front windows is nice and recommended retaining them or replacing to match.

Mr. Capobianco asked about the 50% rule and whether it's 50% of the whole roof or just the slope. Planner Trexler confirmed it's just the slope the dormer is on, not the whole roof. Committee member Weiner recommended the architect attend the HPC meeting and Chair Garapolo agreed.

Committee member Mazur noted the rectangle window on the north dormer. He said this should match the windows on the house better. Maybe it could be two smaller windows. Mr. Capobianco agreed and said this dormer looks bigger than it should be.

F. Other Business: None

G. Adjourn

Motion by Mazur to adjourn. Second by Weiner. Motion approved 3-0.

AYE: Mazur, Weiner, and Garapolo

NAY: None

Meeting adjourned at 8:10PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.