

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
March 28, 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 Mazur to approve the agenda. Second by Weiner. Motion approved 3-0.

AYE: Mazur, Weiner, and Garapolo
NAY: None

C. MINUTES

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

AYE: Mazur, Weiner, and Garapolo
NAY: None

D. 229 N Ridgeland Ave (Stephen & Katelyn Schuster): Certificate of Appropriateness to alter windows on the side elevations as part of interior renovation (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Garapolo introduced the project. Planner Trexler provided an overview. She recommended the Committee focus on the window towards the front on the north side elevation and said the rest of the window work would have limited or no visibility. The north window has a decorative casing, and the Committee has previously recommended preserving these in some way.

Greg Brehm, the architect, was present for the project. He said there's only one bathroom on the second floor and they're adding one. The window in question is at the location of the existing bathroom, which they are reworking to work better. The back windows are at the location of the new bathroom and the enclosed rear porch, which was not well done. He said staff brought up the option to retain the window trim and infill with a panel. This is easier than infilling with siding, so this is what they propose.

Motion by Weiner to open for discussion. Second by Mazur.

Committee member Weidner said he likes the idea of keeping the detail of the window. Chair Garapolo said they've approved solutions like this in the past. He said he likes that they're keeping the detail over the window and asked for a description of the work. Mr. Brehm said they'll keep the casing with the trim. The panel will get inset. The interior will be drywall. Chair Garapolo said that's a good solution. He said it's pretty hard to see the side in relation to the new building that's there and he doesn't have a problem with this. He said he likes that they're keeping the detail over this window.

Motion by Committee member Weiner to approve the project as proposed. Second by Committee member Mazur. Approved 3-0.

AYE: Mazur, Weiner, and Garapolo

NAY: None

- E. 931 Chicago Ave (Frank Lloyd Wright Trust):** Certificate of Appropriateness to remove bay window on second floor east elevation due to structural concerns (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Garapolo introduced the project. Planner Trexler provided an overview. She said the bay window is considered historic as it was built prior to 1941 based on a 1939 photo. However, the original window was likely a singular double-hung sash window as suggested by the 1873 birds eye view map. She recommended the Committee discuss the two alternatives: replacing with a new, different bay or a set of sash windows. She noted the Secretary of the Interior's Standards, which recommend avoiding conjectural features.

Doug Freerksen was present on behalf of the project, sitting in for the architect, Dan Roush. Mr. Freerksen said spaces get filled and it's not always done well or appropriately. This bay was probably installed without a permit and is supported on a box beam of the porch below. The framing has deflected. It has been repaired many times. It was probably built around 1939, not much before then. He said his first thought was to put a simple double-hung here. Just because something is old doesn't mean it's historic. However, a new bay would give a nod to the old bay. The new bay would be appropriate, supported, and well-built. Mr. Freerksen said something has to be done because the bay leaks and the wood is rotting. It's an eyesore because its proportions are not right. He said the new bay would be custom made to be appropriate for the structure.

Motion by Mazur to open for discussion. Second by Weiner.

Committee member Weiner asked about the depth of each bay and staff showed the drawings. Chair Garapolo said they are several feet different.

Chair Garapolo asked about the flush window option. Mr. Freerksen said this would allow enough light and vent to make the room legitimate. Chair Garapolo said if they're casements, they should have a horizontal muntin to give the appearance of a double-hung window. Mr. Freerksen agreed.

Chair Garapolo said there is a two-story bay on the other side, which is probably original. He said his initial thought was that a bay would go back on the east side, but staff raised the concern about conjecture. He said he's not thinking the two windows as shown would work as well. Committee member Weiner asked if the Trust had a preference. Mr. Freerksen said it took him a moment to embrace putting the bay back, but it could be a nod to the historic one. However, the bay would cost more. He said he can't say which would look more original.

Committee member Weiner said he has no problem with the flat window option. Chair Garapolo said he initially preferred the bay, but in light of the Secretary of the Interior's Standards, the two windows with a horizontal muntin would be fine.

Motion by Committee member Weiner to approve the project with the condition that either option is appropriate but the new windows must have horizontal muntins. Second by Committee member Mazur. Approved 3-0.

AYE: Mazur, Weiner, and Garapolo

NAY: None

- F. 830 Woodbine Ave (Jerzy Muszynski):** Discuss renovation project including second-floor addition, opening the enclosed front porch, restoring the lap siding, and altering windows on side elevation (Frank Lloyd Wright-Prairie School of Architecture Historic District).

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

Chris Wollmuth, the architect, was present. He said the north side of the porch floor slopes away from the house dramatically, suggesting it was originally an open porch with a floor meant to drain. He discussed the second-floor addition option and said they will be adding a small dormer to give it more character and scale to match the building.

Chair Garapolo asked about height. Mr. Wollmuth said it's 30 feet to the midpoint of the roof. The peak is just over 34 feet. Chair Garapolo said it's a pretty major addition, vertically. He said he's concerned about the bulk. Option B is a much better solution. Mr. Wollmuth

said the owner and staff also preferred Option B. He said he understands the Commission has approved second-story additions. Chair Garapolo said that's correct and maybe what's adding to his reaction is the side addition. Mr. Wollmuth said the proposed new dormer will help give the side addition scale. He said it's set back almost 37' from the porch. He said they are making a second-floor space compromise, bringing the roof down to the first floor rather than making it a double-height wall. Chair Garapolo said it will be pretty obvious and asked why it is needed. Mr. Wollmuth said the owner consulted a realtor to see what a normal house size is for this area. This is actually a bit under-sized based on the realtor's recommendation. He said they're trying to balance the addition with leaving some greens space in the back. Large side yards are really unusable. The side addition has a mudroom on the first floor and a master closet upstairs. It is functional space.

Chair Garapolo asked if they will lose the big tree in the back and Mr. Wollmuth said he thinks they can keep it. Chair Garapolo asked about the three windows on the side addition and why they're square. Mr. Wollmuth said the mudroom is at grade so these windows aren't reachable.

Chair Garapolo asked about the siding profile. Mr. Wollmuth said it will be narrow, but this didn't show correctly in the rendering. Chair Garapolo recommended fixing this for the Commission meeting.

Mr. Wollmuth described the porch and said they will see what they find under the existing porch elements and restore it.

Chair Garapolo recommended providing the existing and proposed dimensions for the Commission. Committee member Weiner asked if they are doubling the square footage. Committee member Mazur said it is not quite doubling. Committee member Weiner said the scale will be the main concern. Chair Garapolo said it would be helpful to know the heights of the buildings next to it. Mr. Wollmuth said he can't get the exact heights but will see what he can find out.

- G. 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. She said the applicant previously attended the Architectural Review Committee meeting on February 22, 2024. At that meeting the ARC recommended providing calculations regarding the dormer size as dormers must be less than 50% of the roof slope on which they sit. The ARC recommended dormers must be compatible with the existing roof and shed roofs are generally not appropriate. They also recommended altering the window on the north

dormer to be more consistent with the windows on the house. She said the applicant has provided updated drawings and some sample photos. However, the drawings include an east-west gable they do not intent to build.

Joe Capobianco, the owner, and Robert Radziszewski, the contractor, were present. Mr. Capobianco said the architect drew an extra gable. He showed pictures of examples. The north dormer will be a shed roof to create headroom for the stair. Mr. Radziszewski said the south dormer will have a gable roof with a 12/4 pitch. The roof will go three feet above the original ridge.

Committee member Weiner asked about the existing chimney and Mr. Capobianco provided a paper photo of a Ravenswood bungalow with a similar dormer design and a chimney. Chair Garapolo said the photo looks much better than the architectural drawings. Mr. Radziszewski said the house doesn't need a second floor, the dormer is sufficient. Committee member Weiner agreed and said less bulk is good. Chair Garapolo said it would be helpful to have the architect at the next meeting, but the photo captures more of what they would hope to see. He said they really need drawings to respond to.

Mr. Radziszewski asked about the north dormer and Mr. Capobianco said they just need two feet to incorporate the stair. Committee member Weiner said he prefers the shallower slope to what they saw previously. Chair Garapolo said it sounds okay but it would be helpful to see the drawing.

H. **Other Business:** None

I. **Adjourn**

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

AYE: Mazur, Weiner, and Garapolo

NAY: None

Meeting adjourned at 8:45PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.