

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
April 25, 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 Weiner to approve the agenda. Second by Mazur. Motion approved 3-0.

AYE: Mazur, Weiner, and Garapolo
NAY: None

D. 130 S East Ave (Henry Artalejo & Sebastiaan Huijgens): Certificate of Appropriateness for new two-car garage to replace non-historic carport at Oak Park Landmark the Caldwell House (Landmark & Ridgeland-Oak Park Historic District).

Chair Garapolo introduced the project. Planner Trexler provided an overview. She said the carport was built in 2015 and is not historic. A Certificate of Appropriateness is required because this is an Oak Park Landmark. She said the garage will be minimally visible from the street and will have limited effect.

Cathy Osika, the architect, was present. She said they have renovated the house and last year the owners completely repainted the house. They've worked to ensure the house is appropriately restored. She explained the design of the garage, including that it has a small bay for storage. She said they will use double-hung windows to match the house. They are trying to find 3" siding but currently show 5". It will be painted to match the house.

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

Committee member Weiner said the carport hasn't been there long. Ms. Osika said it was not built well. It has no storage or security. The basement of the house is only 6 feet high, so they need the space.

Chair Garapolo said the paint on the house looks good. That's a lot of work. He asked about the garage siding. Ms. Osika said they're pricing out the project with several contractors. They're hearing different stories about siding availability, but they would like to use LP Smartside and are trying to find it in 3". Chair Garapolo said the 5" shown is pretty obviously different and that's his only concern. He said the trim and double-hung windows are appropriate. Ms. Osika said the 3" is available if it's textured, but they don't want that. Chair Garapolo agreed. Committee member Weiner asked what they would use if the 3" LP Smartside doesn't exist? Ms. Osika said they would use wood. Chair Garapolo said if the house has to be regularly painted, it would be a small addition to have the garage painted also.

Committee member Weiner said he agrees with the condition. Committee member Mazur agreed.

Motion by Committee member Weiner to approve the project with the condition that they use 3" LP Smartside or 3" painted wood siding. Second by Committee member Mazur. Approved 3-0.

AYE: Mazur, Weiner, and Garapolo

NAY: None

- E. 701 Columbian Ave (Paul & Meredith Gierstorf):** Certificate of Appropriateness to infill rear door for house on corner lot as part of a larger renovation (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Garapolo introduced the project. Planner Trexler provided an overview. She said that the screened porch addition was built in 2002 and the only visible alteration to historic materials will be the infilling of the rear door, which is minimally visible. The door, itself, is not historic, and the infill will be recessed to keep the opening visible.

Present on behalf of the project were Rosanne McGrath, the architect, and Paul Gierstorf, the homeowner. Ms. McGrath said this is a Charles E. White house. She explained the 2002 porch addition has a full foundation and was designed to be enclosed. She described the project.

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

Chair Garapolo asked for more details about the window changes. Ms. McGrath said they are replacing a non-historic kitchen window and will match it. They will replace a bathroom window as well. There are two other openings within the second-floor porch. They will switch a door and window location but neither is visible from the street.

Committee member Weiner said he doesn't like to see the veranda filled in but he understands why. He said they're keeping the integrity and aesthetics.

Chair Garapolo asked about matching the brick for the infill. Ms. McGrath said they did a good job matching the porch addition in 2002, so they think a matching brick is out there. However, if needed, they will take brick from the garage that isn't visible from the street and put the new brick there.

Chair Garapolo said it's minimally visible. He said he's glad they're taking all these steps to make sure it's matching, and he doesn't have a problem.

The Committee discussed the historic address change from Augusta. Mr. Gierstorf said at one point the Village moved the addresses on Augusta to the side streets.

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

AYE: Mazur, Weiner, and Garapolo

NAY: None

- F. 330 N Taylor (Debbie Raschillo & Joe Capobianco):** Discuss project to renovate one-story bungalow including a ½-story addition on the south side and a shed-roof dormer addition on the north (Ridgeland-Oak Park Historic District).

Chair Garapolo introduced the project. This applicant attended the previous two Architectural Review Committee meetings. Chair Garapolo asked the applicant to explain changes.

Present for the project were Robert Radziszewski, the contractor, and Kinga Kowalska, the architect. Mr. Radziszewski said they cleaned up the rooflines and got a rendering so you can see how the dormer will look. He said the owner is hoping to use LP Smartside siding on the dormer. The second floor will have two bedrooms and one bathroom. The staircase on the north side will have a small dormer to provide headroom.

Chair Garapolo asked what a half-story addition is. Mr. Radziszewski said it will be half the roof, it will be a regular addition. Committee member Weiner asked about the height of the addition and Planner Trexler put the elevation on the screen and said it will be 2'6" above the existing ridge line. Chair Garapolo asked what is driving the height and Mr. Radziszewski said they can go up or down depending on the side walls. Chair Garapolo asked they should provide floor plans for the full Commission to explain layout. He said he was assuming the peak was driven by head height. Mr. Radziszewski said the pitch of the roof is 12/4. They can still drop the side walls, they are proposing 6'. They can go a little less than 6' to make the roof less pronounced. Chair Garapolo said on the rendering, the proportions are pleasant. Mr. Radziszewski said that's what they're aiming for. The roof in reality will be a little higher than the rendering but the general proportions are close. Chair Garapolo said the rendering and the elevations should all match. He said the front elevation of the addition looks taller.

Committee member Weiner asked if the first floor is stucco and what the second floor will be. Mr. Radziszewski confirmed and said they are hoping to use LP Smartside. Committee member Weiner asked why they can't do stucco. Mr. Radziszewski said he will ask. Committee member Weiner said matching stucco would be very nice.

Committee member Weiner asked about the 50% rule. Planner Trexler said dormer additions must be less than 50% of the roof plane. However, this is a second-floor addition, so it has different requirements. Chair Garapolo said there was a similar project with a second-floor addition where they used stucco to match the first floor. It really made a difference because it blends better. He strongly urged using stucco.

Chair Garapolo asked about the stair railing and said the rendering shows metal. Mr. Radziszewski said they can address this next time. He said they will need a 3' landing. Chair Garapolo asked about the windows and Mr. Radziszewski said they will match what's there now. He asked about the window requirements. Planner Trexler said they should be wood, clad wood, or composite on the front and side elevations.

G. **Other Business:** None

H. **Adjourn**

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

AYE: Mazur, Weiner, and Garapolo

NAY: None

Meeting adjourned at 8:20PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.