

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
May 25, 2016 Meeting Minutes
Oak Park Village Hall, Room 215, 7:30 pm

A. Roll Call

PRESENT: Chair Rosanne McGrath, Regina Nally, Chris Payne, Greg Battoglia, Aleksandra Tadic
ABSENT: None
STAFF: Douglas Kaarre, AICP, Urban Planner/Historic Preservation

B. Minutes

Motion by Payne to approve the March 23, 2016 meeting minutes as submitted. Second by Battoglia. Motion approved 5-0.

C. **1107 Chicago Avenue (Sarich)**: Replace an original metal commercial storefront (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Property owner Safet Sarich and architect Nick Bruno were present.

Chair McGrath provided an overview of the application. She and staff met with the applicants on-site and provided direction.

Mr. Bruno noted that they prepared drawings of the storefront and sent out for bids but did not get a very good response. They reached out to Roger Keys who is proposing to create an interior storm window system for the storefront window and transoms, with safety glass in the storefronts, which will not change the exterior appearance.

Commissioner Nally arrived at 7:45 p.m.

The committee felt like that was a great solution. The original metal storefront has a lot of charm and detail and should be retained if possible. The storm window system is reversible and is saving the original materials. It is important to look at how it is aligned. The potential mullion/muntins in the storefront storm windows should be as thin as possible.

Mr. Sarich stated that they looked at two options regarding the wood entry doors – refurbish or replace. They want to change them to swing outwards, and they would replicate their appearance and install insulated glass, and reuse the original hardware. It's currently a black painted door. He showed an example of a door at the Oak Park Conservatory (*apparently this was done without Historic review according to Staff*). Repairing the doors is double the cost of replicating them with new doors.

The Committee stated that the Guidelines note that doors may be replaced if it's not feasible to repair them, but that does not seem to be the case here, as the bids seem to indicate that repair is reasonable and feasible. However, the cost to restore the doors exceeds replacement. They may be altered to swing outwards and replaced to match existing.

- D. **229 S. Ridgeland Avenue (Stringfield)**: Replace four decorative attic windows facing the street (*Ridgeland/Oak Park Historic District*)
Contractor Tim Shurson was present.

The proposal involves replacing the original four front art glass casement windows in the attic that face the street with Pella casement windows. The wood and art glass need significant repair work.

The Committee noted that decorative windows need to be repaired under the Architectural Review Guidelines, and that both the wood frames and the art glass can be repaired. They recommended reaching out to contractors who specialize in window restoration for repair bids. Staff can provide additional resources.

- E. **171 N. Lombard Avenue (Kawa)**: Construct a two-story single-family house and rear one-story garage on a vacant lot (*Ridgeland/Oak Park Historic District*)
Property owner Marcin Kawa, architect Rafal Kaczkowski, and realtor Jason O’Beirne were present.

Planner Kaarre provided an overview. The proposal is to construct a two and one-half story house and one-story detached garage on the site. The house will be clad with fiber cement board siding, and have aluminum-clad wood windows on the front and vinyl windows on the sides and rear. The roof will be asphalt shingles and the porch materials will be a stone or cast stone and possibly wood.

Mr. O’Beirne stated that they looked at photos and around the neighborhood for inspiration.

The Committee discussed the proposal and had the following comments:

- Consider incorporating a full-width front porch into the design, which is more characteristic of the style of the house and the character of the neighborhood.
- Consider adding a masonry base material and water table (trim band) along the bottom of the house. This is a common characteristic of a Victorian design, rather than placing the house right at grade. This would also allow the use of basement windows above grade.
- The Committee encourages you to find a Hardi-board siding with as narrow a reveal as possible, which is more compatible with the Victorian design of the house. It is thought that a 4-inch reveal is available. A 6-inch reveal is too contemporary for the design being proposed.
- Consider using SDL (simulated divided light) windows rather than flat muntins which are between the panes of glass.
- Consider increasing the width of the window trim and providing a wider window head. The proposed trim appears too thin for the Victorian design.

- F. **1126 Wenonah Avenue (Cascarino/Kovar)**: Construct a rear two-story addition (*Gunderson Historic District*)
Property owner Jason Cascarino and architect Steve Ryniewicz were present.

Planner Kaarre provided an overview. The American Foursquare house was constructed in 1905 by the Pillinger Brothers for S. T. Gunderson and Sons. The proposal is to construct a rear two-story frame addition. Siding options are still under discussion. One option is to use a modern product that will match the appearance of the existing asbestos siding. Another option under consideration is to remove the asbestos siding and restore the original wood siding, and clad the addition in wood or something similar in appearance. The addition will not be set back from the main wall plane of the

house, but there will be a “notch” or “trimlet” at the full corner on the north and the second floor corner on the south (there is bay window on the first floor). This is an attempt to provide visual distinction between the existing house and the new addition. The proposal involves partial demolition and will require a Certificate of Appropriateness.

Mr. Ryniewicz stated that the owners have decided to remove the asphalt siding and restore the original wood siding underneath, so the siding on the addition will be wood to match. In his opinion an offset for an addition should be 1-2 feet. Anything smaller doesn't look good. Instead they are keeping the walls flush and using a notch on the exterior to show where the addition begins.

The committee felt that using this method in this situation on a tight lot was acceptable. They recommended using a different base material to help with the differentiation. They agreed that the proposal meets the Guidelines and directed Staff to approved the application upon submittal.

G. Architectural Review Guidelines

The Committee discussed the remaining tasks, including writing the preamble. They liked Pasadena's preamble, which was reviewed and edited and will be shared with Staff. The definitions will be shared with Staff. They will hold a special commission meeting in lieu of the Education Committee to continue discussion.

The Committee also discussed finalizing the Accessory Structures Guidelines, and make sure they deal with issues such as size, bulk, scale and proportion.

ADJOURN

Motion by Nally to adjourn. Second by Payne. Motion approved 5-0.

Meeting adjourned at 9:45 p.m.