

**Oak Park Historic Preservation Commission**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**June 22, 2016 Meeting Minutes**  
**Oak Park Village Hall, Room 215, 7:30 pm**

**A. Roll Call**

PRESENT: Chair Rosanne McGrath, Chris Payne, Aleksandra Tadic  
ABSENT: Greg Battoglia, Regina Nally  
STAFF: Douglas Kaarre, AICP, Urban Planner/Historic Preservation

**B. Minutes**

*Motion by Tadic to approve the May 25, 2016 meeting minutes as submitted. Second by Payne. Motion approved 3-0.*

- C. **470-492 N. Austin Blvd. (Oak Park Residence Corporation)**: Replace 634 wood windows with vinyl windows (*Ridgeland/Oak Park Historic District – Housing Grant*) Cesar Nunez, OPRC, Jim Scibek and Rick, Certified Windows, were present.

The apartment building at 470-492 N. Austin Blvd. / 3-11 Erie Street is listed as a Contributing Resource within the Historic District. The building with Classical Revival influences was constructed in 1923 by Mayer, Kadishowitz & Buchel for owner Louis Siegel and designed by architect Abraham L. Himelblau, noted for the design of large apartment buildings in Oak Park and Chicago. The proposal is to replace all 634 of the original 3/1 wood double-hung windows with beige vinyl 3/1 windows and to cap the surrounding wood trim with matching aluminum. Many of the basement or garden level windows are comprised of decorative glass, though it is unclear if those are part of the proposal.

Cesar Nunez, Oak Park Residence Corporation, stated that the building is 20% affordable housing. They were cited for chipping paint by the Housing Authority. Maintaining old windows are a huge cost having to paint every 3-5 years. They plan to donate the old windows to the Reuse Depot so they can be reused.

Chair McGrath provided an overview of the Window Policy in the Architectural Review Guidelines.

The Committee noted that windows are a prime historic feature of a building and that if replacement is required, they should match the appearance, style and material. The Guidelines allow for aluminum-clad wood windows. The muntins should be “simulated divided lights” and not flat or between the glass. These are only for those windows which are visible from the street. All mullions should also be retained.

Commissioner Payne noted that these windows are clearly not beyond repair, but the sheer number of them makes them appropriate for replacement in this situation as long as other conditions are met.

Cesar Nunez discussed maintenance issues and noted that they would be interested in having their maintenance staff learn more about wood window repair.

Jim Scibek, Certified Windows, stated that 310 of the windows are in the face brick and that the window will be vinyl with the muntins sealed between the glass. They had looked at the costs of aluminum-clad wood windows for all or only portions of the project, and the costs were extremely high.

The Committee noted that it was unlikely that the Commission would approve the Certificate of Appropriateness based on the existing proposal due to the use of vinyl windows.

- D. **159 N. Cuyler Avenue (Scianna)**: Construct second floor addition on one-story bungalow (*Ridgeland/Oak Park Historic District*)  
The owner and architect were not present.

The Committee reviewed the proposal to remove the existing roof structure, add a full second floor addition with a hipped roof similar in shape to the existing roof, clad in fiber cement board siding, remove the existing attached one-car garage, which was added in 1946, and construct a rear one-story, three-car garage.

The Committee had the following comments, which will be forwarded to the applicants:

- The restoration of the front windows is excellent
- Eliminate the side mudroom. Removing the side garage is a great idea, but once that massing is gone, do not fill in with another mass. Relocate that space to the rear façade to maintain the side yard and historic massing.
- Lower the second floor eave line and investigate increasing the height of the bungalow with dormers
- Set the second floor addition back to retain the front of the second hip roof

E. **Architectural Review Guidelines**

The Commission will be meeting next week to discuss bungalow floor additions and how to address them in the Guidelines update. They will research how other communities deal with this issue. It was suggested to hold a charrette.

Regarding coach houses, they suggested that the Education Committee should conduct a public outreach event and prepare a “white paper” on the subject of their preservation.

**ADJOURN**

*Motion by Tadic to adjourn. Second by Payne. Motion approved 3-0.*

Meeting adjourned at 9:00 p.m.