

Oak Park Historic Preservation Commission
ARCHITECTURAL REVIEW COMMITTEE
September 27, 2017 Meeting Minutes
Oak Park Village Hall, Room 215 – 7:30 pm

A. ROLL CALL

PRESENT: Christopher Payne (Chair), Sandra Carr, Aleks Tadic, Noel Weidner
ABSENT: Laura Jordahl
STAFF: Douglas Kaarre, AICP, Urban Planner

B. MINUTES

*Motion by Weidner to approve minutes of the August 23, 2017 meeting as submitted.
Second by Tadic. Motion approved 4-0.*

- C. 316 Washington Boulevard (Fox Partners LP): Certificate of Appropriateness for window replacement on front façade of fire-damaged apartment building (*Ridgeland/Oak Park Historic District*)
Property owner Mike Fox, architect Kelby Phillips and contractor Jim Scibek were present.**

Kelby Phillips, Garapolo Associates, discussed the need for replacing windows after the building was damaged by fire. He discussed the decorative art glass windows on the front bay. Fifteen of the side windows are intact and could be used to repair the front. They need wider casements on the sides for egress. He provided a cost estimate for repairing the decorative art glass (\$9,000), replacing the other visible windows with aluminum-clad wood windows (\$63,000), and replacing those that are not visible with vinyl windows (\$14,000), for a total cost of \$86,000. A second estimate to replace all the windows with vinyl was \$36,000. They are seeking a compromise.

The committee noted that retaining the decorative windows on the front bay was more important than having one consistent window on the building. They do not allow vinyl where visible from the street. They discussed the need for egress windows on the sides of the bay, using casements and that they need to keep the transom windows. Chair Payne provided an overview of the Certificate of Appropriate and Economic Hardship processes. They discussed the technical feasibility of repairing art glass windows. They also discussed fiberglass windows as potential replacements for using vinyl.

- D. 734 S. Elmwood Avenue (Pierce): Certificate of Appropriateness to demolish a one-story garage and construct a two-story garage (*Ridgeland/Oak Park Historic District*)
Property owner Rob Pierce was present.**

Rob Pierce noted that the garage is in bad shape and they can't fit two cars or larger vehicles in, and he has five children. They would like to build a two-story garage that is

compatible with the house.

The committee noted that he would need to submit the following information:

- Find a structural engineer or architect to provide a condition assessment report.
- Find a contractor to give a cost comparison for building a new one-story garage and repairing the existing garage.
- Make the design of the new garage compatible with the house. Consider elements such as siding, trim, windows, eaves, wider overhangs and matching roof slope.

- E. **311 S. Ridgeland Avenue (Gellman)**: Certificate of Appropriateness to remove two side window openings and cover with wood siding to match (*Ridgeland/Oak Park Historic District*)
The property owner was not present.

The committee suggested installing plywood over the exterior of the existing window and add closed shutters, or install plywood on the interior of the window and paint black. These would avoid removing the window openings.

- F. **122 S. Elmwood Avenue (Willey)**: Certificate of Appropriateness to construct a rear two-story addition and replace wood windows (*Ridgeland/Oak Park Historic District*)
Architect Errol J. Kirsch was present.

Errol Kirsch, architect, stated that the existing drawings are in error – they are not replacing the windows with vinyl or installing vinyl siding on the house. The rear addition will extend in the south side yard. The addition is flush with the north wall because of an existing rear addition. They could look at a 2”-3” setback. They are restoring almost all of the windows and repairing the wood siding. They would like to change the railing design on the front porch.

The committee discussed the front porch railings, which may be the original design. That design is found historically on some houses. A rear setback on the addition is not necessary since the roof configuration is lower. This will show as an addition. The side French doors are not accurate on the drawing. The proposed rear addition is compatible and meets the Guidelines, subject to keeping the front porch railing design and clarifying the windows and siding on the drawings. The HPC will review in October.

- G. **222 Forest Avenue (Weicher)**: Certificate of Appropriateness to repair front porch and replace second-floor wood posts with columns (*Frank Lloyd Wright-Prairie School of Architecture Historic District*)
Architect Chris Wollmuth was present.

Chris Wollmuth, CW Architects, stated that the front porch requires maintenance. It has a low railing height. The porch is currently being repaired. The second floor porch provides opportunities to replace the posts with columns and a new railing.

The committee reviewed the historic photos and determined that the square posts may be original and should be left in place or replaced to match. The porch could also be restored to a one-story porch if desired, as that was what was there originally.

Chris Wollmuth noted that the square posts are not in the style or character of the house.

Planner Kaarre noted that the second floor porch may be historic due to its 1917 construction on a c. 1890 house, but is it a significant change to the character of the house that needs to be preserved?

Other Business

None

Adjourn

Motion by Carr to adjourn. Second by Tadic. Motion approved 4-0.

Meeting adjourned at 9:30 p.m. Minutes prepared by Douglas Kaarre, AICP, Urban Planner.