

**Oak Park Historic Preservation Commission**  
**May 9, 2024 at 7:30PM – Meeting Minutes**

**Roll Call**

Present: Chair Lou Garapolo and Commissioners Asha Andriana, David Bates, Scot Mazur, Jessica Paul, Amy Peterson, Ron Roman, and Mark Weiner  
Absent: Commissioner Monique Chase  
Staff: Susie Trexler, Historic Preservation Urban Planner

**Agenda Approval**

*Motion by Commissioner Roman to approve the agenda. Second by Commissioner Weiner. Motion approved 8-0.*

**Non-Agenda Public Comment**

None

**Minutes**

*Motion by Commissioner Roman to approve the minutes from March 14, 2024. Second by Commissioner Bates. Motion approved 8-0.*

**Regular Agenda**

- A. HPC2024-8: 216 S East Ave (Lisa Weisglass & Wayne Stills):** Certificate of Appropriateness for one-story rear/side addition, altering a window, and adding stairs to deck (Ridgeland-Oak Park Historic District).

Chair Garapolo introduced the item. Planner Trexler provided a summary.

Tracey Brewer, the architect, was present and said the homeowners are also in attendance. She said the front-facing window on the addition is 80 feet back from the sidewalk and it's a single window similar in size to half a double-hung window. It's in a shower, so they want to keep the sill away from water. She said the homeowners have not determined the siding but will choose between cedar siding and TruExterior.

*Motion by Commissioner Peterson to open for discussion. Second by Commissioner Bates.*

Commissioner Peterson asked how far the addition projects past the porch. Ms. Brewer said about 9 feet past the porch column. Commissioner Peterson asked how far the deck projects and Ms. Brewer said about 3 feet.

Commissioner Roman asked why the addition is on the side and not the back. Ms. Brewer said they need a wheelchair lift. It must be accessible for the homeowners. They're hoping to retain the connection to the backyard and the windows currently on the back of the house. That part of the addition is for the wheelchair lift.

Chair Garapolo said the addition is in accordance with the Guidelines and does not overpower the house. He said he understands the reason for the window choice and while he first thought it should be a double-hung, there are a number of different windows on the house so it would be appropriate. He asked for siding details. Ms. Brewer said the house has cedar clapboard with 2 3/8-inch exposure. There's potential the homeowners will use cedar but they wanted the option of TruExterior. She said some of the installers say you shouldn't paint cedar for two years. There are also fluctuations in pricing.

Commissioner Roman asked how close the addition is to the neighbor. Ms. Brewer said the required setback is five feet. The addition is set back 5'11".

*Commissioner Peterson made a motion to approve the project as proposed. Second by Commissioner Paul. Motion approved 8-0.*

*AYE: Commissioner Andriana, Commissioner Bates, Commissioner Mazur, Commissioner Paul, Commissioner Peterson, Commissioner Roman, Commissioner Weiner, and Chair Garapolo*

*NAY: None*

- B. HPC2024-9: 330 N Taylor Ave (Debbie Raschillo & Joe Capobianco):** Certificate of Appropriateness to renovate one-story bungalow including two additions: a second-floor addition on the south elevation and a small, shed-roof dormer addition on the north elevation (Ridgeland-Oak Park Historic District).

Chair Garapolo introduced the item. Planner Trexler provided a summary. She said the applicant previously attended Architectural Review Committee meetings in February and April. She described some of the changes made to the project.

Present on behalf of the project were Joe Capobianco, the owner, and Robert Radziszewski, the contractor. Mr. Capobianco said this started as a flat roof addition and they changed it to a gable. They're now proposing stucco to match the rest of the house. This rendering is what it will look like. The new roof is a little higher than the ridge, which will provide a nice slope. The windows will be clad wood.

*Motion by Commissioner Weiner to open for discussion. Second by Commissioner Peterson.*

Commissioner Peterson asked if they will alter the chimney and Mr. Capobianco said they will not. Commissioner Peterson said they already started work. Is that going to be the width? Mr. Capobianco said they will lower the wall to get the roofline.

Commissioner Roman asked if the roof of the house will change and Mr. Capobianco said the front of the house will not change. The original gable will stay.

Commissioner Weiner said the house has come a long way and he likes what's been done. Chair Garapolo agreed. He said the applicant has been in a couple of times and has been responding to comments, which is appreciated. He said last time they confirmed windows will be replaced to match existing. Mr. Capobianco confirmed. Chair Garapolo said they will change the front railing. Mr. Capobianco said it will be wood, balusters spaced two inches apart. Chair Garapolo said the proposal is compatible.

*Commissioner Paul made a motion to approve the project as proposed. Second by Commissioner Peterson. Motion approved 8-0.*

*AYE: Commissioner Andriana, Commissioner Bates, Commissioner Mazur, Commissioner Paul, Commissioner Peterson, Commissioner Roman, Commissioner Weiner, and Chair Garapolo*

*NAY: None*

- C. HPC2024-7: 830 Woodbine Ave (Jerzy Muszynski):** Certificate of Appropriateness for 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 item. Planner Trexler provided a summary. She said the applicant previously attended the Architectural Review Committee meeting on March 28 and the Historic Preservation Commission meeting on April 11. At the April meeting, the Commission felt the massing of the addition to be overwhelming to the historic house and recommended moving the side addition. The applicant has provided two addition alternatives for Commission consideration. The first retains the side addition but brings down the roof height to a single-story. The second eliminates the side addition entirely.

Chris Wollmuth, the architect, was present for the project. He said they did a lot of work to remove the side addition and the house functions better with a small side addition. He said he cut it down to one story, which makes it much quieter.

*Motion by Commissioner Roman to open for discussion. Second by Commissioner Paul.*

Commissioner Weiner asked if there is a preference between the two designs. Mr. Wollmuth said he prefers the side addition. He said it allows more direct connection to the backyard and better circulation.

Chair Garapolo said one of Mr. Wollmuth's projects in River Forest was on the Historical Society house walk yesterday and it had a back addition that worked very well. He said he is tending towards having all of the addition in the back. Mr. Wollmuth said the circumstances were different.

Commissioner Roman asked if the width of the side addition has been changed. Mr. Wollmuth said it was previously a mudroom below and closet above. The closet has been removed, which lowered the roof. Commissioner Roman said he's concerned it's close to the lot line. Mr. Wollmuth said it's really minimally sized for the use of the space. Commissioner Roman asked how far it is from the lot line. Mr. Wollmuth said it's set back 5 or 6 inches, which meets the setback requirement.

Commissioner Peterson asked about the square footage. Mr. Wollmuth gave some details and said they are probably about doubling the size of the house. Commissioner Peterson said she's struggling with the massing. She said she knows it's set back 20 feet but it still feels like it's an additional house.

## **ADJOURN**

*Motion by Commissioner Chase to adjourn; Second by Commissioner Peterson.*

The meeting adjourned at 9:30PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.