



## HISTORIC PRESERVATION COMMISSION – STAFF REPORT

HPC2023-13

### PUBLIC HEARING

<b>Address:</b>	<b>312 N East Ave</b>
<b>Meeting Date:</b>	May 11, 2023
<b>Property Owner:</b>	Brad Bare & Lucia Marker-Moore
<b>Architect:</b>	Elements Architectural Group
<b>Historic Designation:</b>	Contributing Resource in the Frank Lloyd Wright-Prairie School of Architecture Historic District
<b>Zoning:</b>	R-2: Single-Family Residential
<b>Project Description:</b>	Dormer additions on the side elevations
<b>Requirements:</b>	<b>7. New Construction, Addition, &amp; Demolition Projects</b>



2013 Village photo

### Architectural Review Guidelines

The purpose for architectural review is to protect the unique visual qualities of a building and its site that define their sense of history from inappropriate proposed alterations that will reduce that sense.

The relevant standards from the Secretary of the Interior's Standards for Rehabilitation include the following:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Relevant standards from the Requirements for Roofing Projects include the following:

*Property Owners Shall NOT:*

- Install skylights or roof windows that are substantially visible from the street.

Relevant standards from the Requirements for Addition Projects include the following:

### **Additions**

#### ***Maintaining Historic Character***

- An addition shall not change the historic character of the historic building.
- An addition shall be compatible with the historic building to which it is attached, including siting, massing, scale, materials and street rhythm.
- An addition shall not remove character-defining features, historic windows, historic siding or other historic material from the historic building that are visible from the street.
- Exterior finish materials of the addition shall be compatible with that of the historic building.
- An addition shall protect the historic character of the building by making a visual distinction between the historic building and addition.

#### ***Size and Configuration - Dormer Additions***

- Any individual dormer visible from the street shall not cover more than 50% of the roof plane on which it sits. If more than one dormer is added, the aggregate configuration of all

dormer additions shall not appear to add another floor to the existing building when viewed from the street.

- Dormer roof design shall be compatible with the slope of the main roof or be a slope and configuration characteristic of the style of the house.
- Every dormer shall have at least one window. Dormer windows shall be compatible with those used in the historic building.
- Exterior finish materials of dormer additions shall be compatible with that of the historic building.

## **Applicant's Proposal**

The applicant plans to build two new dormers to convert the attic into two bedrooms. The dormers will have shed roofs and will be clad in painted cedar shake siding. Windows will be clad wood. Two skylights will be added on the south side elevation in front of the proposed dormer.

## **Historical Summary**

312 N East Ave was designed by architect Roy Hotchkiss and built for original owner Mary L. Messer. Hotchkiss often incorporated bold gable forms into his designs, including clipped gables, flared eaves, and half-timbering (see photos of other Hotchkiss designs in materials attached by staff).

## **Staff Comments**

The applicant is planning on adding two dormers and two skylights to convert the existing attic into two bedrooms. This Certificate of Appropriateness application was received on March 8, 2023, and was considered by the Historic Preservation Commission (HPC) at their meeting on March 15, 2023. At the meeting, the HPC felt the project did not meet the Guidelines and therefore took no action on the item. Minutes from the March 15, 2023, meeting are attached. The meeting recording may also be found online, here: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

On March 28, 2023, the applicant requested a public hearing be conducted. The hearing was scheduled for May 11, 2023. Notice of the May 11 public hearing was mailed to the applicant on April 21, 2023 and was mailed to the property owners within 250 feet on April 25, 2023. A legal notice was published in the Wednesday Journal on April 25, 2023.

**Staff Recommendations:** The Historic Preservation Commission should evaluate the project based on the Guidelines. The following items were among those specifically brought up at the March 15 meeting and should, in particular, be discussed:

- Any individual dormer visible from the street shall not cover more than 50% of the roof plane on which it sits. If more than one dormer is added, the aggregate configuration of all dormer additions shall not appear to add another floor to the existing building when viewed from the street.
- Dormer roof design shall be compatible with the slope of the main roof or be a slope and configuration characteristic of the style of the house.
- An addition shall not remove character-defining features, historic windows, historic siding or other historic material from the historic building that are visible from the street.

*Property Owners Shall NOT:*

- Install skylights or roof windows that are substantially visible from the street.

*Dormer roof type precedents:* It is typically recommended that new dormers match the roof type of historic dormers or the roof type of the house in order to be compatible. The HPC has recently approved shed style roof dormers in several cases, but all were small dormers designed to accommodate required headroom for attic stairs. Previously, the HPC approved a dormer addition in 2021 at 432 S Humphrey Ave with the conditions that the siding be wood or a wood product and the size of 50% or less be confirmed. Note that this project was before the 2022 Guidelines update and there was no existing dormer on the side elevation.



432 S Humphrey Ave (2016 left, 2022 right)

If the Commission feels the project does not meet the Guidelines, they must provide the specific Guidelines that are not being met, why they are not being met, and how the project might be altered in order to meet the Guidelines. Should the HPC deny the COA, the applicant will have the following options:

- appealing to the Village Board, or
- applying for a Certificate of Economic Hardship (COEH) from the HPC, or
- redesigning the project based on HPC feedback to better meet the Architectural Review Guidelines (Applicants always have the option of attending the Architectural Review Committee during the design process for assistance in meeting the Guidelines), or
- withdrawing the application.

## **Attachments**

- COA and hearing process steps (based on the Historic Preservation Ordinance, summary provided by staff)
- Photos of other buildings designed by the same architect and photos of historic dormers (provided by staff)
- Applicant packet including plans and elevations, as submitted for the March 15, 2023, meeting.
- Minutes from HPC meeting on March 15, 2023 (provided by staff)

## COA & Public Hearing Process in Oak Park Historic Districts

Following is the process for reviewing a COA request in all of the Oak Park historic districts. This process is specified in Sections 7-9-12, 7-9-13 and 7-9-14 of the Oak Park Historic Preservation Ordinance (Article 9, Chapter 7 of the Village Code).

The current stage of this project (the May 11 HPC Hearing) is in bold.

1. Upon receipt of a Certificate of Appropriateness (COA) application, the HPC will review the project at a regular meeting and (1) approve the COA if they find it in accordance with the Architectural Review Guidelines or (2) take no action.
2. If the Commission takes no action on a COA application, the applicant has the following options:
  - a) Withdraw the application;
  - b) Request a public hearing before the Historic Preservation Commission;
  - c) Alter the application to meet the Commission's guidelines (*not applicable to full demolition requests*)
3. If the applicant desires to request a public hearing, they must make that request within 15 days from the HPC meeting where no action was taken.
4. Upon receipt of the request for a public hearing, the Commission must hold the hearing within 45 days of the request. The hearing date must be noticed in the newspaper, and all property owners within 250 feet must be notified by certified mail.
5. **At the public hearing, the Commission takes testimony from the applicant and all interested parties on the COA application. Following the public hearing, the Commission has 15 days to issue or deny the COA.**
6. If the Commission denies the Certificate of Appropriateness, the applicant has the following options:
  - a) Withdraw the application;
  - b) Request an appeal to the Village Board;
  - c) Submit an application for a Certificate of Economic Hardship.
7. If the applicant desires to appeal to the Village Board, it must do so within 15 days of receipt of a final denial of the Certificate of Appropriateness.
8. The Village Board must hear the denial with 45 days of the request. The Board may affirm, reverse or modify the decision of the Historic Preservation Commission. Failure by the Board to take action with 45 days will result in a denial of the appeal and an affirmation of the Commission's decision.
9. A Certificate of Economic Hardship may be submitted after denial of the COA by the Commission or denial of the appeal by the Board. The public hearing process for the Certificate of Economic Hardship is similar to the process for a Certificate of Appropriateness. A denial of the Certificate of Economic Hardship by the Commission may also be appealed to the Village Board.
10. The applicant has the ability to file suit in Circuit Court upon denial of an appeal by the Board.

Other designs by architect Roy Hotchkiss:



639 S Elmwood Ave



845 N Grove Ave



Medical Arts Building



219 Linden Ave



720 Lake St



625-627 N Marion St



140 s Oak Park Ave



633 N Marion St



629 N Marion St

Examples of historic shed roof dormers on brick/stucco Craftsman houses:



606 Iowa St (1911)



800 Columbian Ave (1912)



EXISTING RESIDENCE  
NORTH & WEST FACADES



PHOTO OF EXISTING PAINTED CEDAR SHINGLES ON  
REAR, NORTH SIDE OF RESIDENCE



ENLARGED PHOTO OF EXISTING PAINTED  
CEDAR SHINGLES



**DETAIL NOTES:**

- PAINTED WOOD FASCIA TO MATCH EXISTING ON THE NORTHEAST AND SOUTHEAST REAR OF RESIDENCE, SEE PHOTOS ON PAGE 1
- NEW ALUMINUM CLAD WOOD WINDOWS
- DORMER SIDES: PAINTED CEDAR SHAKE SHINGLES TO MATCH EXISTING ON NORTHEAST AND SOUTHEAST REAR OF RESIDENCE

NEW NORTH-FACING DORMER

TRIPARTITE WINDOW DESIGN OF NEW DORMER DRAWS INSPIRATION FROM EXISTING THREE-WINDOW DESIGN AT WEST FACADE OF THIRD FLOOR

EXISTING ROOF STRUCTURE TO REMAIN



ENLARGED VIEW NORTH DORMER

PROPOSED NORTH-FACING DORMER

ELEMENTS ARCHITECTURAL GROUP



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING RESIDENCE  
SOUTH & WEST FACADES



SECTION THROUGH EXISTING HISTORIC ROOF.  
DESIGN INTENT IS FOR THE HISTORIC CLIPPED GABLE RIDGE AND ROOF TO REMAIN,  
LOW CEILING REQUIRES DORMERING.



PROPOSED SOUTH-FACING DORMER  
50%



PROPOSED SOUTH-FACING DORMER  
60%

**DETAIL NOTES:**

- PAINTED WOOD FASCIA TO MATCH EXISTING ON THE NORTHEAST AND SOUTHEAST REAR OF RESIDENCE, SEE PHOTOS ON PAGE 1
- NEW ALUMINUM CLAD WOOD WINDOWS
- DORMER SIDES: PAINTED CEDAR SHAKE SHINGLES TO MATCH EXISTING ON NORTHEAST AND SOUTHEAST REAR OF RESIDENCE

NEW SOUTH-FACING DORMER

PAINTED CEDAR SHAKE SHINGLES TO MATCH EXISTING ON RESIDENCE

EXISTING ROOF STRUCTURE TO REMAIN



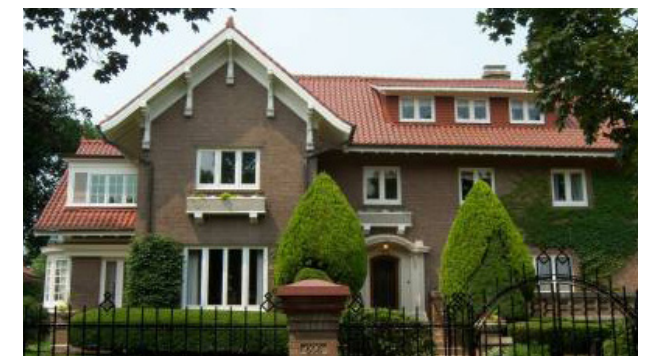
PROPOSED SOUTH-FACING DORMER  
60%



SOUTH BIRDSEYE ELEVATION  
312 N EAST AVE



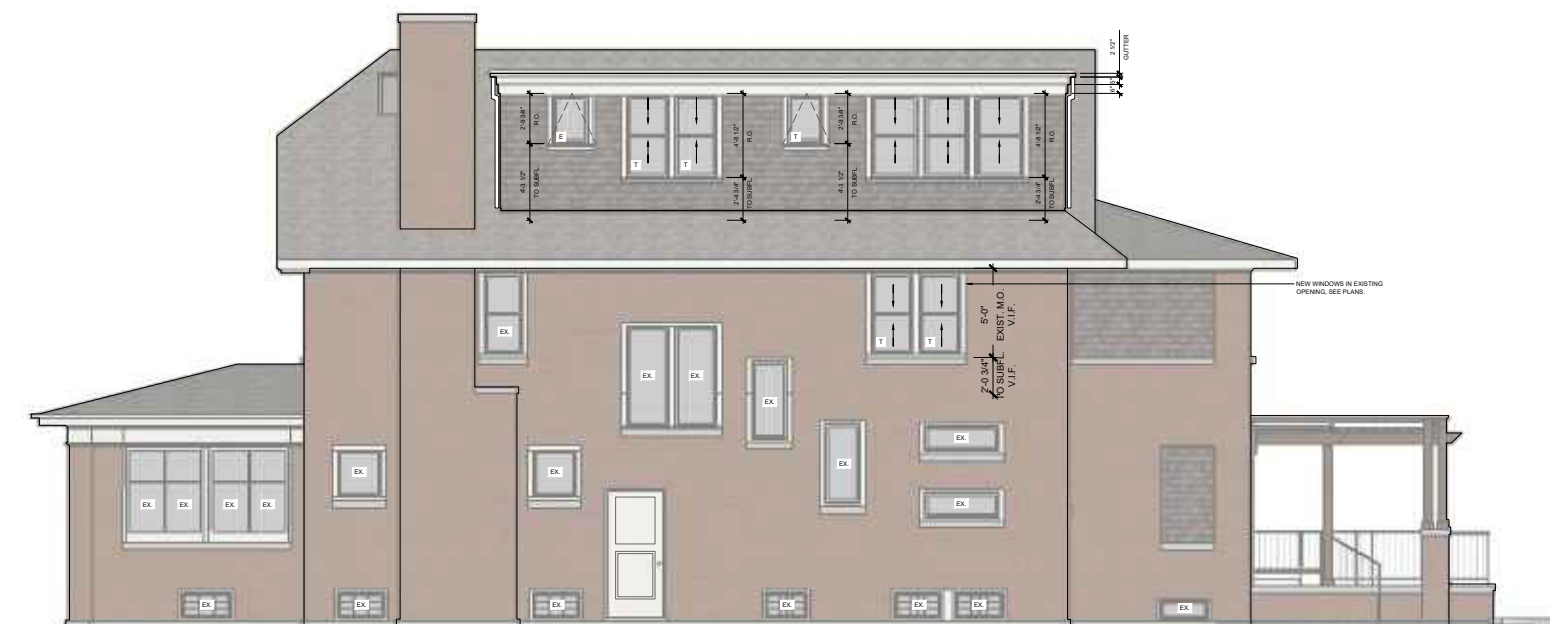
RESIDENCE WITH LARGE SHED DORMER  
301 N SCOVILLE AVE



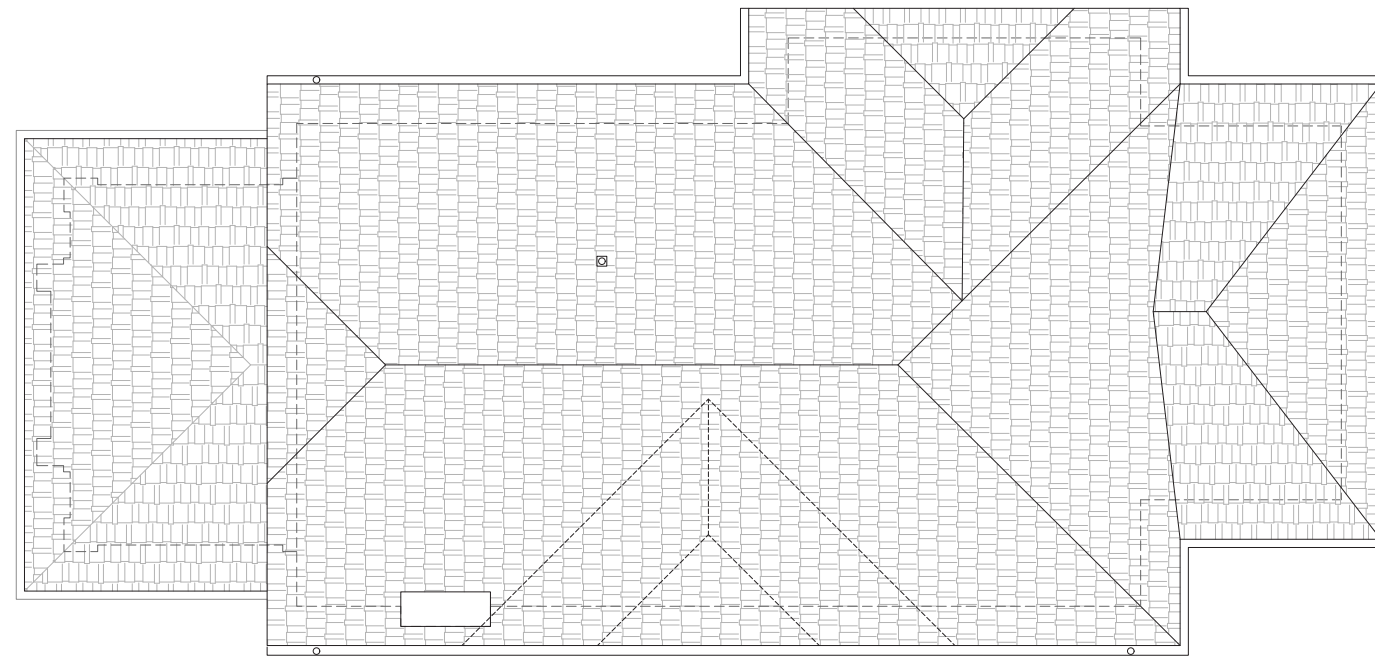
RESIDENCE WITH LARGE SHED DORMER  
606 IOWA STREET



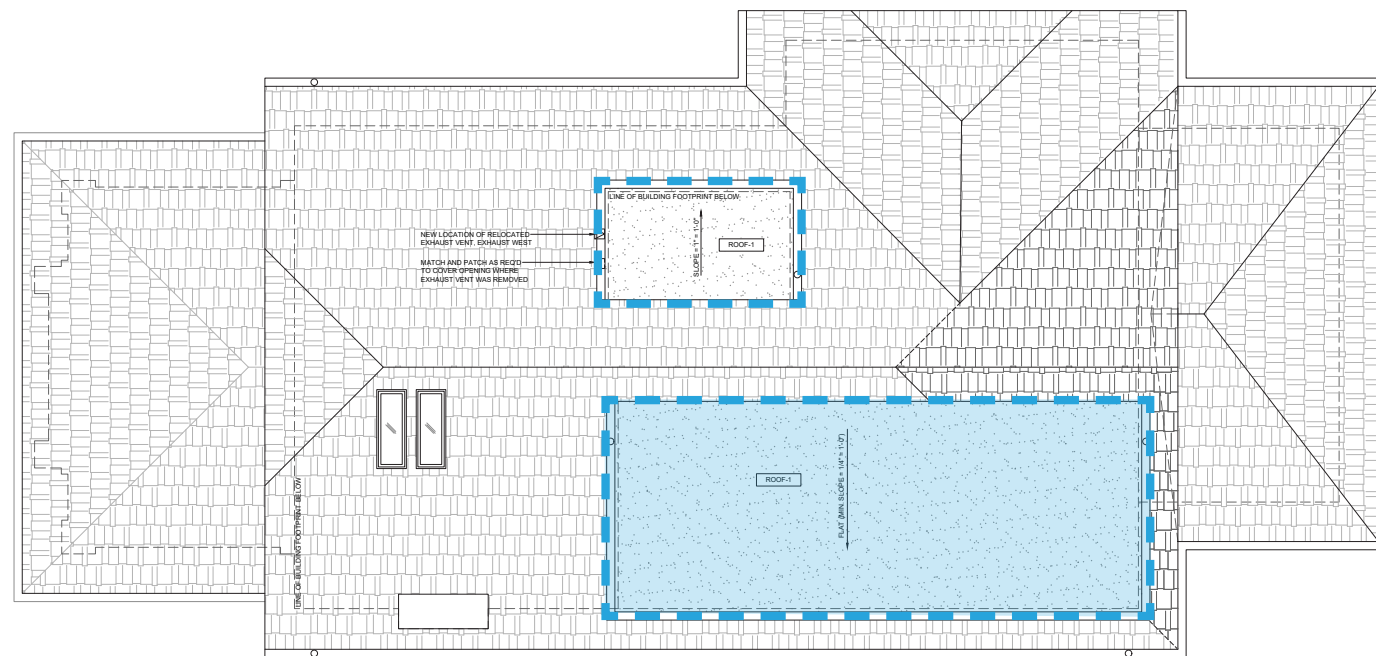
EXISTING SOUTH ELEVATION



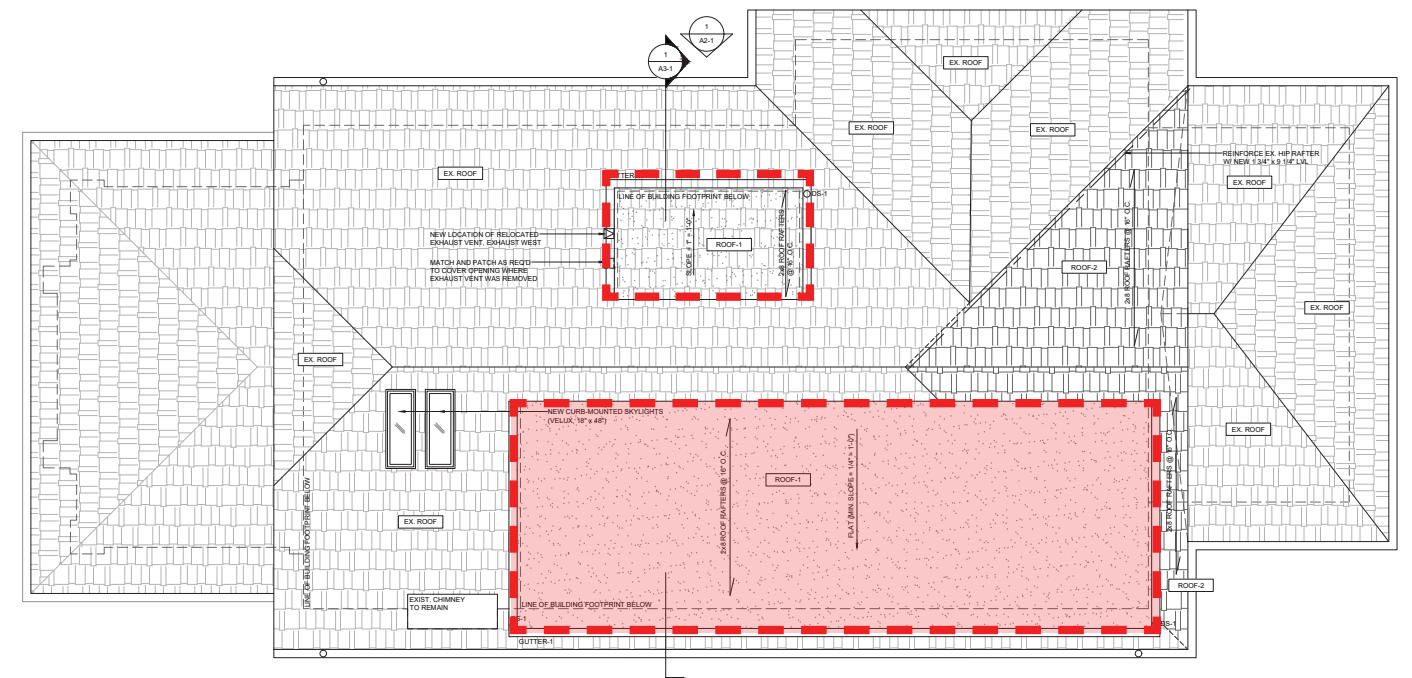
PROPOSED SOUTH ELEVATION



EXISTING ROOF PLAN



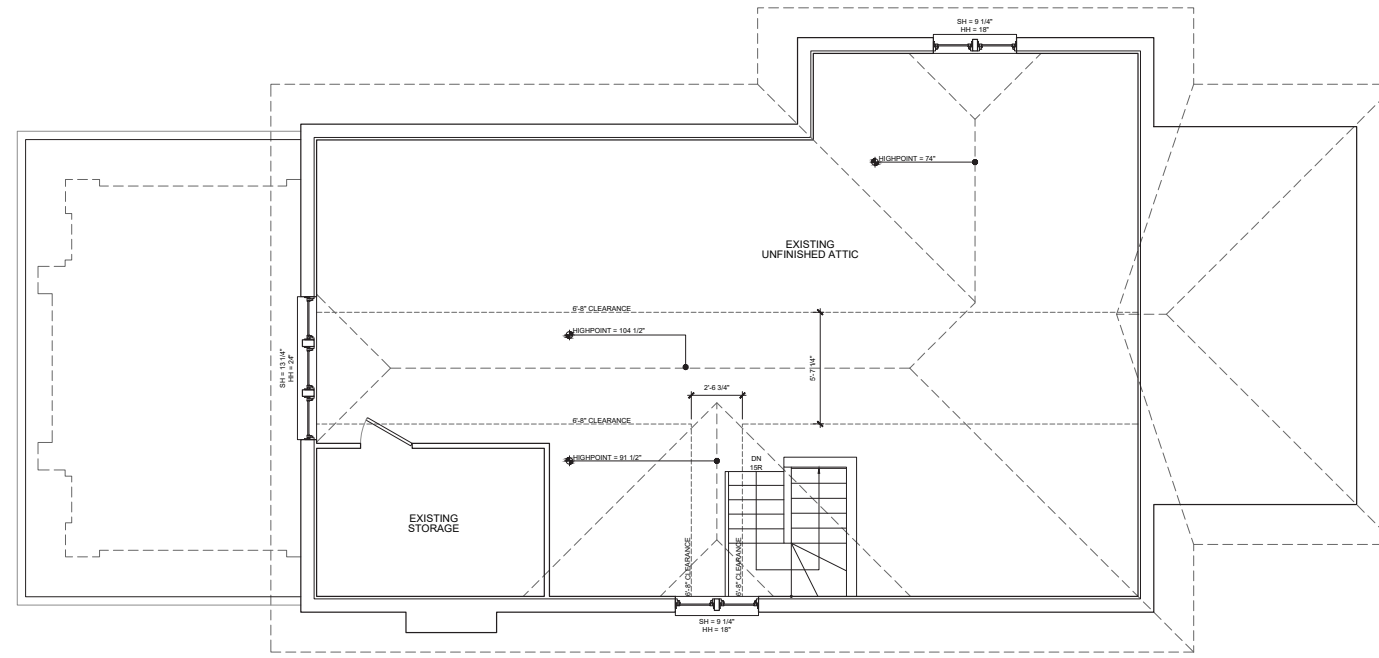
PROPOSED ROOF PLAN  
SOUTH-FACING DORMER  
50%



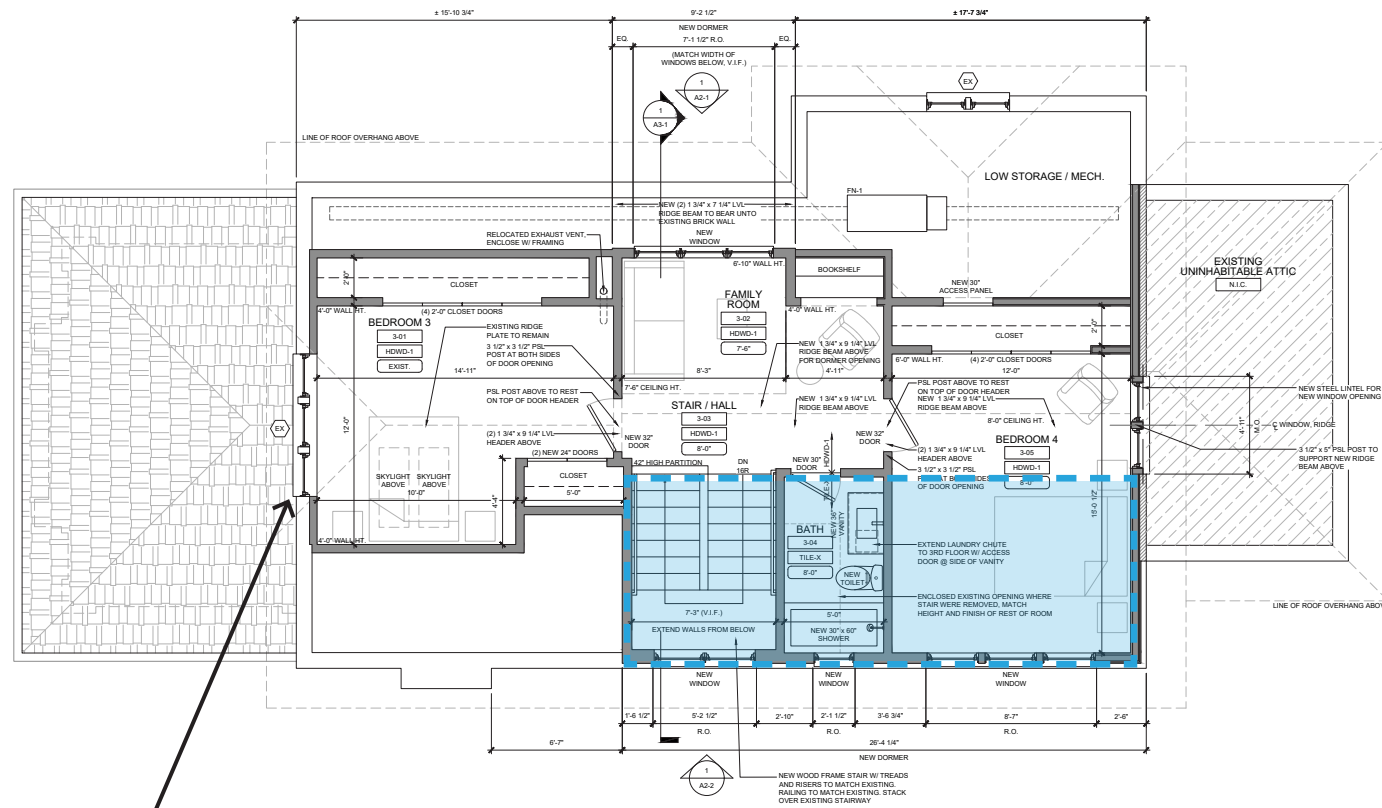
PROPOSED ROOF PLAN  
SOUTH-FACING DORMER  
60%



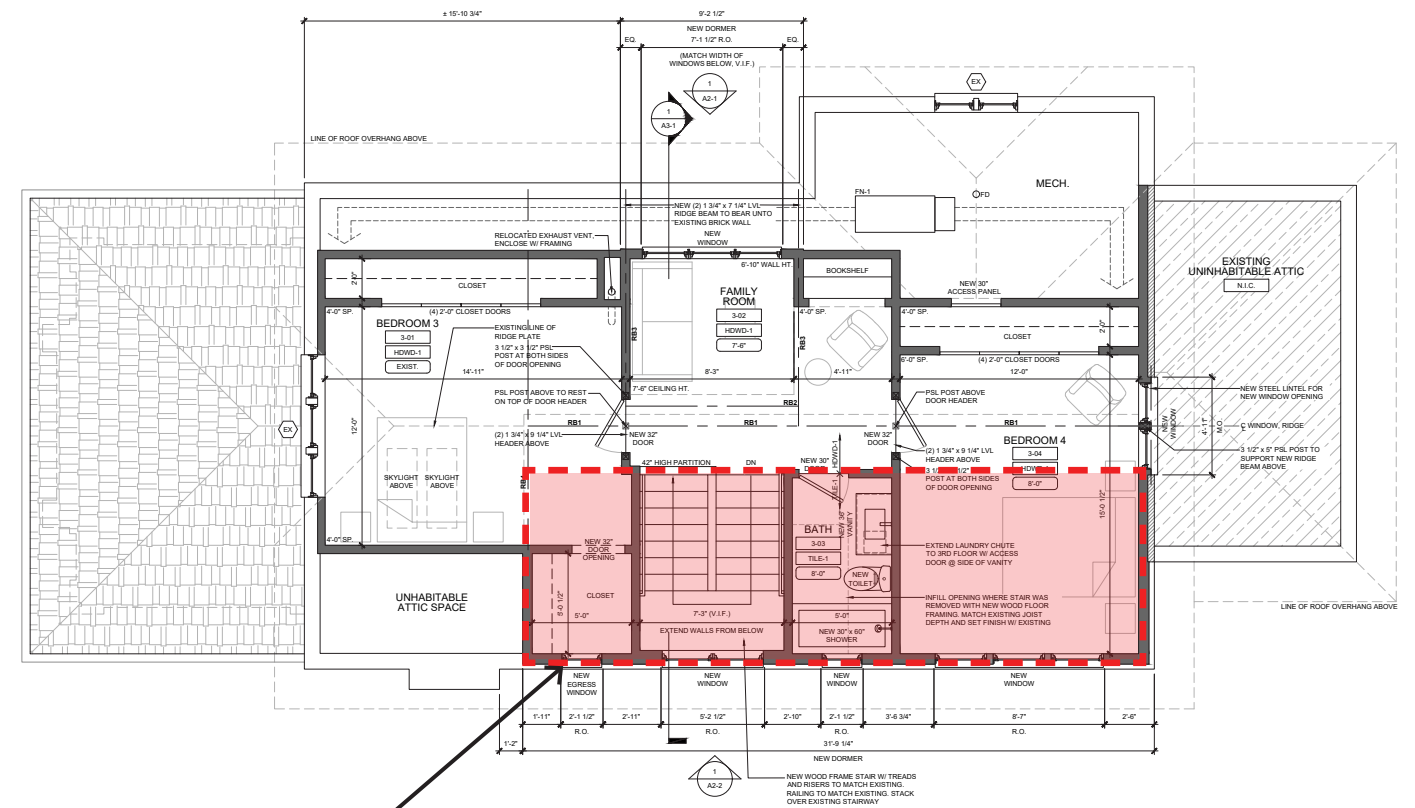




EXISTING THIRD FLOOR PLAN



PROPOSED SOUTH-FACING DORMER  
50%



EGRESS WINDOW PROPOSED SOUTH-FACING DORMER  
60%



SMALLER DORMER NECESSITATES A NEW EGRESS WINDOW AT EXISTING HISTORIC WINDOWS



<b>Office Use Only</b>
<b>PROJECT NO:</b> _____
<b>DATE RECEIVED:</b> _____
<b>DATE REVISED:</b> _____

## Application for Certificate of Appropriateness

Property Address 312 N East Ave, Oak Park IL 60302 Date 03/08/2023

Owner Name/Address Brad Bare & Lucia Marker-Moore; 312 N East Ave, Oak Park IL 60302

Applicant Phone No. /Email Address 708.848.4750 / wscholtens@elementsarchitects.com

Contractor/Architect (if applicable) Elements Architectural Group Phone No. 708.848.4750

Property Use Single-Family Residential  Historic Landmark  FLW-Prairie School Historic District  
 Ridgeland Historic District  Gunderson Historic District

Description of Job : Two new dormers to existing three-story masonry single-family residence.  
Convert attic to third floor bedroom level.

Drawings Submitted Yes X No \_\_\_\_\_

Applicant Name/Address Elements Architectural Group

Applicant Phone No. /Email Address 708.848.4750 / wscholtens@elementsarchitects.com

**Notice:**  
 This form is not a permit application.

\_\_\_\_\_  
 APPLICANT'S SIGNATURE

### Certificate of Appropriateness

The Oak Park Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 7-9-12 of Article 9 of the Code of the Village of Oak Park. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

*This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.*

\_\_\_\_\_  
 Chairperson's Signature

\_\_\_\_\_  
 Date of Commission Review

Certificate of Appropriateness – Approved \_\_\_\_\_ Denied \_\_\_\_\_ Vote Record \_\_\_\_\_  
 Conditions Y N

## Certificate of Appropriateness SUBMITTAL REQUIREMENTS

The following is a list of submittal requirements based on the type of project that is being proposed. It is encouraged, but not required, to meet with Staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions you may have as to which requirements apply to your project, please contact Staff at (708) 358-5443 or [historicpreservation@oak-park.us](mailto:historicpreservation@oak-park.us).

### For Repairs and Replacements

- 1 copy of a completed **COA Application Form** and all supporting written information including a project narrative. The project narrative should explain how the proposed project meets the requirements of the Architectural Review Guidelines.
- Labeled **Color Photographs** showing all exterior views of building or structure including all areas of proposed work.
- If materials are being proposed for repair or replacement that are other than an exact match to the original, **Samples or Manufacturer Brochures** must be submitted of the proposed materials.
- Any additional information that is requested after your initial consultation or review with HPC Staff.

### For Alterations, Additions, New Construction, Relocation and Demolition

- 1 copy of a completed **COA Application Form** and all supporting written information including a project narrative. The project narrative should explain how the proposed project meets the requirements of the Architectural Review Guidelines.
- Labeled **Color Photographs**:
  - o All exterior views of building or structure including all areas of proposed work.
  - o If change in height, scale or massing of structure is being proposed, provide additional photographs of adjacent properties and facing properties so that context can be understood.
- Drawings** indicating existing conditions and all proposed changes and new work.
  - o If a change in building footprint is being proposed, include a **Site Plan** drawn “to scale” that clearly labels and dimensions existing and proposed construction.
  - o Include **Existing and Proposed Floor Plans** of all affected floors drawn “to-scale. All new work should be labeled and dimensioned.
  - o If the proposed project includes changes or additions to the original roof, include a **Roof Plan** drawn “to-scale” and indicate and label proposed roof details such as configuration, slope, overhang dimension and how new roof ties into the existing.
  - o Include **Existing and Proposed Exterior Elevations** drawn “to-scale”. Clearly label all materials, window types, trim types and sizes, roof overhang dimension, roof slope, etc
  - o Include **Details or Sections** if required to explain areas of complex or detailed building configuration. Confirm requirements with HPC staff.
- If materials are being proposed for the new work that are other than an exact match to the original materials existing on the property, **Samples or Manufacturer Brochures** must be submitted of the proposed materials.
- If demolition of a structure or material is being proposed due to deterioration of the original structure or material, submit **Photos** documenting the deterioration and **Cost Estimates** documenting cost of repair vs cost of replacement.
- Any additional information that is requested after your initial consultation or review with Staff.

Submit one copy of the COA application and all photos, drawings and written materials. Samples and brochures can be brought with you to the review meeting. **Alternately, all drawings, photographs and written materials may be emailed to HPC Staff in digital or PDF format.** Contact HPC staff for more information.

**Oak Park Historic Preservation Commission  
March 15, 2023 – Meeting Minutes  
Remote Participation Meeting, 7:30 pm**

**Roll Call**

Present: Chair Lou Garapolo and Commissioners David Bates, Monique Chase, Sarah Doherty, Andrew Elders, Scot Mazur, and Nicole Napper  
Absent: Commissioner Asha Andriana  
Staff: Susie Trexler, Historic Preservation Urban Planner

**Agenda Approval**

*Motion by Commissioner Doherty to approve the agenda. Second by Commissioner Chase. Motion approved 7-0.*

**Non-Agenda Public Comment**

None

**Minutes**

*Motion by Commissioner Elders to approve the minutes for February 9, 2023. Second by Commissioner Doherty. Motion approved 7-0.*

**Regular Agenda**

- A. Landmark Hearing: 1201 Fair Oaks Ave (Craig & Noopoth Stevaux):** Nomination of 1201 Fair Oaks Ave, the Swenson-Gottlieb House (1931).

Chair Garapolo introduced the public hearing and noted that the applicants, the homeowners of 1201 Fair Oaks Ave, were unable to attend. Planner Trexler summarized the nomination and significance. Chair Garapolo accepted the exhibits into evidence. There were no public comments.

Chair Garapolo stated that all evidence is closed and the Commission may begin deliberation.

Attorney Smith summarized the options available to the Commission: recommend Landmarking, request additional information, or do not recommend Landmarking.

Commissioner Elders said the integrity of the house is terrific and it's a great example of one of Oak Park's most common building types. He said he has no reservations. Commissioner Doherty agreed and said it meets the criteria in multiple categories. She said the Pearson bungalows are nicer, they have a lot of details. Commissioner Doherty said there is also the association with the Gottlieb hospital, which is very beneficial to the community. Chair Garapolo said it's in good condition and is a great example of a bungalow. He said he is in favor.

*Commissioner Doherty made a motion to approve the resolution recommending 1201 Fair Oaks Ave as an Oak Park Landmark to the Village Board. Second by Commissioner Chase. Motion approved 7-0.*

*AYE: Commissioner Bates, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Mazur, Commissioner Napper, and Chair Garapolo*

*NAY: None*

- B. HPC2023-11: 228 Forest Ave (Mike Barrett):** Certificate of Appropriateness to alter the front porch railing design (Oak Park Landmark; Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Garapolo introduced the item and Planner Trexler provided an overview. She explained that the applicant has attended two Architectural Review Committee meetings, most recently on February 23, 2023. At the ARC meeting, Commissioner Elders provided photos from the 1950s that show that while the existing railing may replicate the historic design, it is not historic itself, and what the historic railings on the back porch looked like. The ARC recommended matching the historic back railings would be appropriate.

Chris Bremer, the architect, and Mike Barrett, the homeowner, were present. Mr. Bremer showed the historic photo of the rear porch and said the current railing is made of plywood. He said the source for the original design is questionable and they think the modifications are in keeping with the Victorian nature of the house. He said they will keep the bones of the porch and add finials to the newel posts and a spindle spandrel. He showed the rendering.

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

Chair Garapolo asked if the spandrel is in the rendering and Mr. Bremer said it's more visible in the 2D elevation. Commissioner Elders said the porch looks appropriate and asked if it's due to code that the rail will be above the turned part of the posts. Mr. Bremer confirmed. Commissioner Elders asked about the wider posts in the middle of the railings and Mr. Bremer said they can remove them but would need to add a block below so the railing doesn't sag. Commissioner Elders said that would be more appropriate. Commissioner Chase asked if everything will be wood and Mr. Bremer confirmed it will be painted wood. Commissioner Elders asked if they will be turned balusters and Mr. Bremer said they will be square 2x2s. Commissioner Elders said turned would be acceptable as well but he wouldn't make this a condition. Commissioner Doherty said this is a great improvement and incredibly sensitive. Chair Garapolo said he appreciates the response to the ARC comments and this is much improved. He thanked Commissioner Elders for the historic photos.

*Commissioner Napper made a motion to approve the Certificate of Appropriateness for the project as proposed with the condition that the railings have a block support rather than a middle post. Second by Commissioner Mazur. Motion approved 7-0.*

*AYE: Commissioner Bates, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Mazur, Commissioner Napper, and Chair Garapolo*

*NAY: None*

- C. HPC2023-12: 213 S Euclid Ave (Frank Heitzman):** Certificate of Appropriateness for tower addition to accommodate an elevator (Ridgeland-Oak Park Historic District).

Chair Garapolo introduced the item and Planner Trexler provided an overview. She said the applicant previously attended the HPC meeting on July 15, 2020, and received a COA for a similar project. They have since modified the application, retaining the existing stair so they do not need to add an exterior stair. The portion of the project requiring review is the small tower addition needed to accommodate the elevator. She said the applicant was not able to attend.

*Motion by Commissioner Napper to open for discussion. Second by Commissioner Elders.*

Commissioner Elders said a street-level perspective would be helpful as the tower would probably recede more. It looks vast. He said he understands the utility of it but hopes it will be less obvious when viewed from the sidewalk. Chair Garapolo said looking straight on, it does look like it's overpowering the cupola, but it's hard to tell if it will really be that way from the street. A perspective would be helpful. Commissioner Elders said the architect has likely exhausted all the possible iterations on this. The house is a beautiful place. There's an inevitability in it. Chair Garapolo said looking at what's being presented, they need to feel comfortable. They can't just assume it'll be acceptable.

Commissioner Doherty said the fact that the project was reworked to not have the exterior stair is much better. Commissioner Chase said based on the photos, it feels like it will not look so large. She said they shouldn't delay any sort of ADA accessibility need. Commissioner Napper agreed and said looking at the picture from the front angle, she doesn't think the back tower will be overpowering. Commissioner Elders asked if he can abstain as he would like to see a rendering from the sidewalk. There were no objections to his request.

*Commissioner Napper made a motion to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Chase. Motion approved 6-0-1.*

*AYE: Commissioner Bates, Commissioner Chase, Commissioner Doherty, Commissioner Mazur, Commissioner Napper, and Chair Garapolo*

*NAY: None*

*Abstain: Commissioner Elders*

Chair Garapolo asked staff to request renderings for vertical additions in the future.

- D. HPC2023-13: 312 N East Ave (Brad Bare & Lucia Marker-Moore):** Certificate of Appropriateness for two dormer additions (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Chair Garapolo introduced the item and Planner Trexler provided an overview. She said the HPC discussion should in particular address the size of the south dormer and the location of the skylights.

Bill Scholtens, the architect, was present. He walked the HPC through the project. He said they're trying to add two bedrooms without expanding the footprint and are respecting the original ridge and clipped gable. He said there is a precedent for stained wood shingles on the home. The north gable is smaller; this will accommodate the attic stairs, light, vent, and ceiling height. He said they drew inspiration from the existing west three windows and stacked about the windows on the second floor to blend it in. He said there will be aluminum-clad-wood windows and painted wood siding. The south dormer will be behind the chimney. He said they have done walking studies in the neighborhood and have not been able to see the location of the skylights. He showed a comparison

of the 60% dormer with a 50% dormer and said there is very little impact to the visuals. The increase in the dormer size will provide an egress window to the west bedroom and additional light and air.

*Motion by Commissioner Doherty to open for discussion. Second by Commissioner Napper.*

Commissioner Elders said the changes are pretty major. He said he was more inclined to approve the south dormer except that it will very visibly change the view of the north elevation. This is larger than the average American house and it feels unnecessary to make this many modifications. It's too much. Mr. Scholtens asked which dormer and Commissioner Elders said both. Mr. Scholtens said it's not a corner lot, it's an open side yard.

Commissioner Chase asked why they are using a shed dormer rather than keeping the existing clipped-roof dormer. Mr. Scholtens said there's not enough head height. Commissioner Chase said they're talking about how much the front façade is represented by that front, clipped gable, and this really changes it. To remove that detail is concerning. Chair Garapolo said the south elevation is a dramatic change to the roofline. The existing elevation is really quite nice. He said he doesn't have a problem with the north elevation, which is in-keeping with the examples in the photos.

Commissioner Chase said it looks like they've increased the roofline back and are going beyond the existing end of the roof. Mr. Scholtens confirmed and said that's included in the 60% calculation. The rationale is to provide bedrooms that are 7ft 6in in height, which is the minimal for a habitable bedroom. He said when you walk past the house, it's very difficult to see anything in this area. The visual impact would be the one dormer on the open side yard. The larger dormer will have little impact on the neighborhood. Commissioner Chase said the roofline is visible in the photo on the screen. She said she understands but she doesn't think this plan is it.

Mr. Scholtens asked if the Commission would prefer a dormer with a clipped gable and Commissioner Elders said that would make it even larger. It's altering the roofline, which is a character-defining feature. Chair Garapolo asked if the south dormer is for a second bedroom, if they could not add that bedroom. Mr. Scholtens said there's not enough head height, that's why they pulled it to the back of the house. Chair Garapolo said this is very close to raising the roof, visually, which is against the Guidelines. Commissioner Elders said if it was a two-bedroom house he would get it, but it's a large house.

Commissioner Doherty said she loves cedar shakes but it looks like these were used for window infill and aren't historic to the house. She asked if a different material could be used. Mr. Scholtens said they can explore other materials like wood siding. Commissioner Doherty said the material doesn't make or break the project for her.

Commissioner Elders said he doesn't see an outcome that could make it more workable. Planner Trexler said the Commission can either approve the COA or take no action; a negative vote is the same as taking no action. They need a public hearing in order to deny a COA. Commissioner Napper asked for clarification on the staff recommendation. Planner Trexler said the details of the dormer meet the Guidelines and are consistent with two recent, small, shed-roof dormer approvals. However, the scale goes against the Guidelines, which state that dormers should not be more than 50% of their roof plane.

*The Commission took no action.*

- E. HPC2023-14: 422 S Lombard Ave (David Richmond and Annie Roberts):** Certificate of Appropriateness to increase the roof overhang at the bay and replace tile roof with asphalt shingle (Ridgeland-Oak Park Historic District).

Chair Garapolo introduced the item and Planner Trexler provided an overview. She said this project has two main elements: a bay was added prior to 1950 under the original roof, resulting in shallow eaves which have led to water damage. The applicant would like to add a small hip to increase the eaves at the bay. Second, the applicant would like to replace the existing tile roof with Grand Manor asphalt shingles.

Kim Smith, the architect, was present. She said the property has had a long history of bad repairs to the roof. The owners sent over some photos of tar, the entire sheathing has to be replaced. When tile is removed, it crumbles. The quotes are in the packet. The cost to replace in kind is extremely expensive. She asked the Commission to vote for the bay roof and the tile replacement separately. She said the bay is a nightmare and will have to be repaired, including tearing off and replacing stucco.

*Motion by Commissioner Napper to open for discussion. Second by Commissioner Mazur.*

Commissioner Napper asked for a picture of the proposed overhang and Ms. Smith showed one and explained they would over-frame on top of the existing roof and repair the stucco. The roofing materials would match the rest of the roof. Commissioner Napper said they should discuss the overhang first. Commissioner Doherty asked if the depth will match the rest of the house and Ms. Smith confirmed. Commissioner Elders said there is historic precedent for extending the roof down, as well, which might be simpler and less construction. Ms. Smith said she tried that, but since they have to tear off all the roofing, this makes the most sense. Someone could easily remove the bay and over-frame if needed.

Commissioner Elders asked why this isn't in Ruskin and Planner Trexler said that's an error and it will be added. She confirmed that this is a contributing building within the historic district, though it is on the border of the district.

*Commissioner Napper made a motion to approve the Certificate of Appropriateness for the project to add a hip roof over the bay as proposed. Second by Commissioner Mazur. Motion approved 7-0.*

*AYE: Commissioner Bates, Commissioner Chase, Commissioner Doherty, Commissioner Elders, Commissioner Mazur, Commissioner Napper, and Chair Garapolo*

*NAY: None*

The Commission discussed the request to replace the tile with asphalt shingle. Ms. Smith showed the samples of the tile and the proposed asphalt shingle. She said a lot of times, there is enough deterioration on the inside of the tiles, when they are removed they are more destroyed.

Commissioner Chase asked if they put any thought into the ridgeline decoration and Ms. Smith said they would consider it but she doesn't know what that would be. Commissioner Elders noted an example where they kept the clay tiles at decorative locations. He asked if there is a metal product that better approximates the tile and said he doesn't like to approve altering materials because it will never go back. Commissioner Chase suggested just keep the tile on the front dormer.



Ms. Smith said she has used simulated tile and slate materials. She said she doesn't think they've priced those out, but she doesn't think they would be less expensive than replacing the tile. Commissioner Bates said that would be worth investigating as the roof here is central to the character of the house. It might be worth pricing out other materials that might be a midpoint.

Commissioner Elders recommended looking at an example of metal that looks like tile. Ms. Smith said it could be expensive. She said there is so much character that has been lost to the house, for example, with the porch. The owners are intensely interested in doing a lot of work on this house. Chair Garapolo asked if the entire roof is a problem and Ms. Smith said the sheathing is destroyed and the entire thing has to come off. People have made patches but it can't withstand that any longer. Chair Garapolo said they are suggesting finding an intermediate material. Ms. Smith said she will bring samples to the ARC meeting.

Commissioner Doherty said she hasn't seen the synthetic material and Ms. Smith said it's shiny. This is a very matte finish clay terra cotta. The homeowners are willing to discuss but the cost was too great. Chair Garapolo said they would appreciate further research and Ms. Smith said she would attend the ARC next week.

*The Commission took no action.*

## **OTHER BUSINESS**

### **- Upcoming Events:**

- o **Statewide Preservation Plan:** Planner Trexler said the State Historic Preservation Office is having a Chicago area meeting for input regarding the statewide preservation plan. She said the date has been moved. Commissioner Elders said it is scheduled for April 13.
- o **Sustainability Talk:** Planner Trexler said they will be hosting Mark Nussbaum at 6:30PM in advance of the regular April 13 meeting. Attendance to the talk is optional but encouraged.
- o **Day in Our Village:** Planner Trexler said the Commission typically has a table at Day in Our Village and volunteers should contact Chair Garapolo. The event will be Sunday, June 4, 11AM-4PM.

### **- Garage Review Process:**

Chair Garapolo said the Commission has felt a couple of things are happening. One is that the architect of record is also the one saying the garage is the problem. The Commission is looking for a third-party evaluation. Commissioner Napper asked if it has to be a structural engineer or if it can be a contractor. Commissioner Elders asked if an inspector can be sent from the Village. Chair Garapolo said it would be good to check. He said the homeowner should be bearing the cost. It should be a structural engineer as opposed to the contractor doing the job. Commissioner Elders gave an example where they contracted an impact statement for the house when proposing demolition so the homeowner wasn't picking the person who will give the answer they want.

Attorney Smith said the Ordinance is the requirements of the Commission; the group doesn't legislate. When someone comes with a request to tear down a structure, the Commission can't create application requirements, but they can say they have a preference or in this case, additional background is needed. In some cases, it's obvious, no matter who is saying it. Attorney Smith encouraged the Commission to be flexible. For example, tell staff to say, if it's

not apparent, look for someone to bring more information. He said they can't require a letter from a structural engineer. Some projects need more vetting than others.

Commissioner Doherty asked if it's reasonable to ask for a third party. Attorney Smith said it depends on the case. For an architect, they stamp the document, their professional license is on the document. Commissioner Elders said they came across that with a recent architect and the review wasn't arms length. Some architects look more than others. The best case was the photos with the plumb-bob. Attorney Smith said to be careful questioning specific professionals at a meeting. He said he doesn't know if these go through the ARC or not, but the ARC can ask for additional information. Planner Trexler suggested bringing garages to the ARC for a while and seeing how it goes. Attorney Smith said ultimately it's up to the applicant what they want to bring. The Commission has to vote. They can vote and say they're lacking enough information. Commissioner Elders asked if they have to go to the ARC and expressed concern about creating additional work for the ARC.

Commissioner Napper asked about the new garage requirements. Chair Garapolo said once they're talking about something new, the review is advisory only. He asked Attorney Smith about legality and if there's any reason a new building can't have a COA. Attorney Smith said the Ordinance makes new structures advisory only. It doesn't mandate a COA process for new structures. The Village Board developed single-family design guidelines with the input of the HPC. The Ordinance could be amended to increase the HPC's role in how new buildings look.

Chair Garapolo asked if they can propose a revision and if there is legal precedent. Attorney Smith said yes, but there is an outer limit where the Village's authority to regulate new construction falls off. He said the Village limits construction in many ways. The Plan Commission sends suggestions to the Village Board from time to time.

Attorney Smith said the Commission can look at the Ordinance and send up recommendations to the Village Board. Chair Garapolo said his suggestion is to do away with the Advisory Review and make it just a COA. Attorney Smith said people want to have some freedom in the design of the structures they put on their property. Chair Garapolo said like with the railing, they had some very specific input. They are specific, and concerned, and will vote. He said he doesn't see how that's any different than if that were a new structure. They've had new structures before the Commission. Some people have been very interested in what they are talking about; others not. There's a pretty big impact when you drive around the historic district. Attorney Smith pointed the Commission to the single-family design guidelines. He said that is what we are doing right now to steer development. Maybe what the Commission is suggesting is a version of that. The Commission should make their case, show examples, and make analogies. Planner Trexler said she would provide the single-family design guidelines to the HPC.

## **ADJOURN**

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

The meeting adjourned at 9:15PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.