



HISTORIC PRESERVATION COMMISSION – STAFF REPORT

HPC2023-13

Address: 312 N East Ave
Meeting Date: March 15, 2023
Property Owner: Brad Bare & Lucia Marker-Moore
Architect: Elements Architectural Group
Historic Designation: Contributing Resource in the Frank Lloyd Wright-Prairie School of Architecture Historic District
Zoning: R-2: Single-Family Residential
Project Description: Dormer additions on the side elevations
Requirements: 7. New Construction, Addition, & Demolition Projects



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.

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 below).

Staff Comments

The applicant is planning on adding two dormers and two skylights to convert the existing attic into two bedrooms.

Dormers: The Guidelines recommend that new dormer designs be compatible with the existing roof, including the roof slope; new dormers must also be less than 50% of the roof plane on which they sit. In this case, the south dormer will be 60% of its roof plane while the north dormer will be much smaller. Due to the height of the house and the proximity of the southern neighbor, visibility of the south dormer will be more limited. The HPC has recently approved shed roof dormers in several cases where they limited the scale of the dormer or other shed roof dormers already existed. It is recommended that the HPC consider the size proposed with respect to the Guidelines and the Secretary of the Interior's Standards.

Skylights: The Guidelines recommend against adding skylights where substantially visible from the street. The HPC has recently approved them in some cases, depending on the visibility and need for light in the attic space. It is recommended that due to the height and angle of the roof, as well as the intervening chimney, the skylights may be minimally visible. However, the HPC should consider this and whether any adjustments should be made to further limit visibility.

It is recommended that the proposed dormers meet the Guidelines in general form and materials. If the HPC feels the size of the dormers and the location of the skylights are appropriate, it is recommended that the Certificate of Appropriateness be approved.

Attachments

- Applicant packet including plans and elevations
- Certificate of Appropriateness form

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:

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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



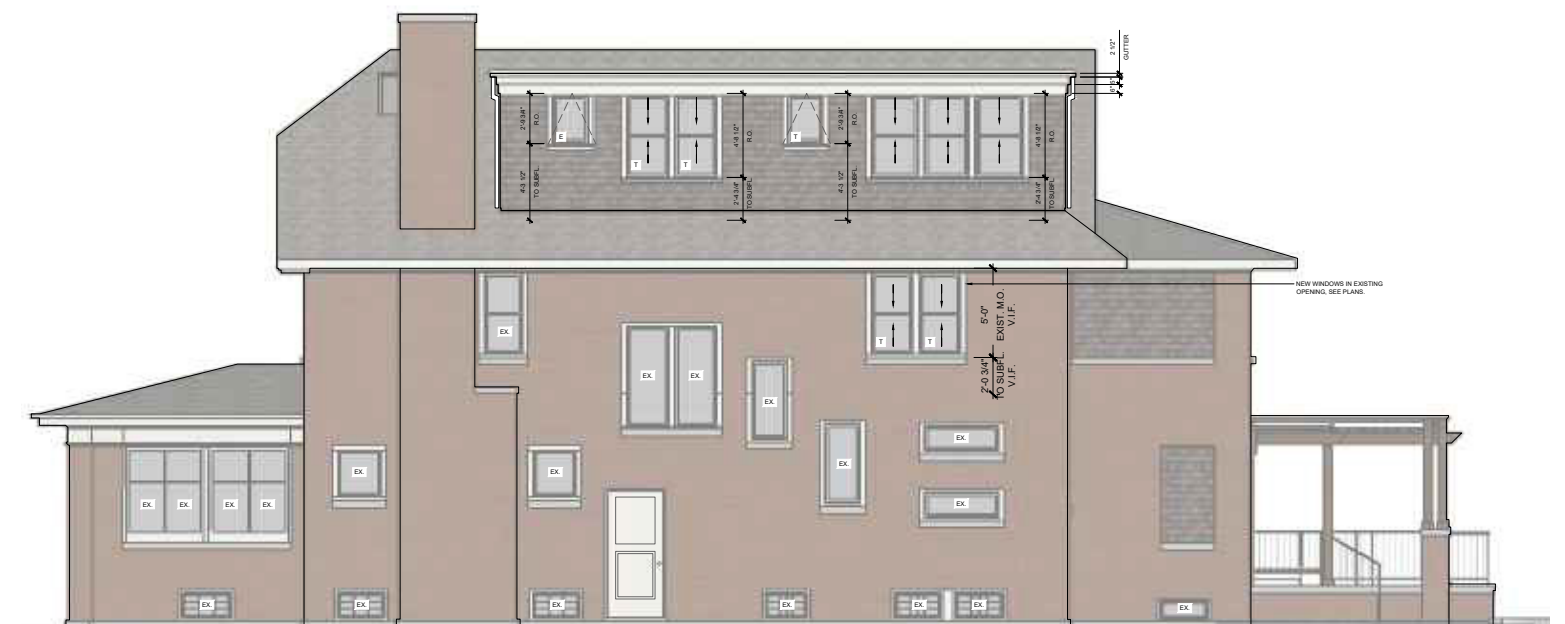
RESIDENCE WITH LARGE SHED DORMER
301 N SCOVILLE AVE



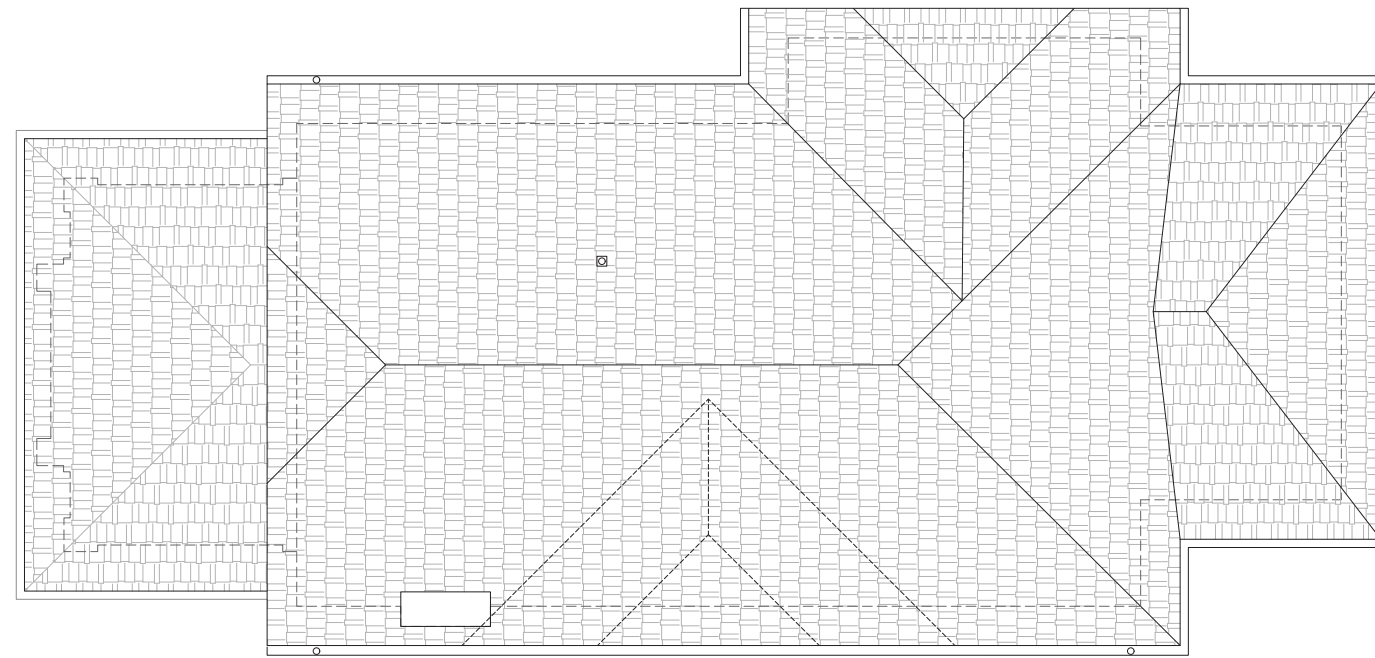
RESIDENCE WITH LARGE SHED DORMER
606 IOWA STREET



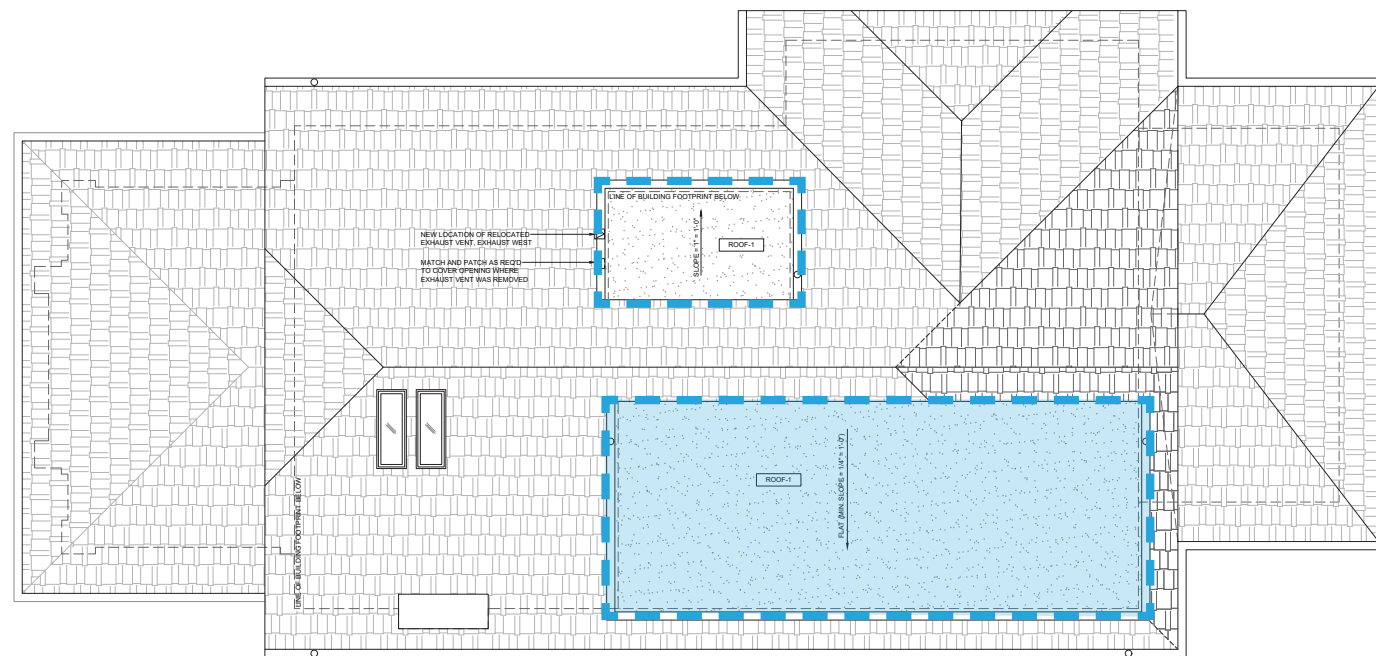
EXISTING SOUTH ELEVATION



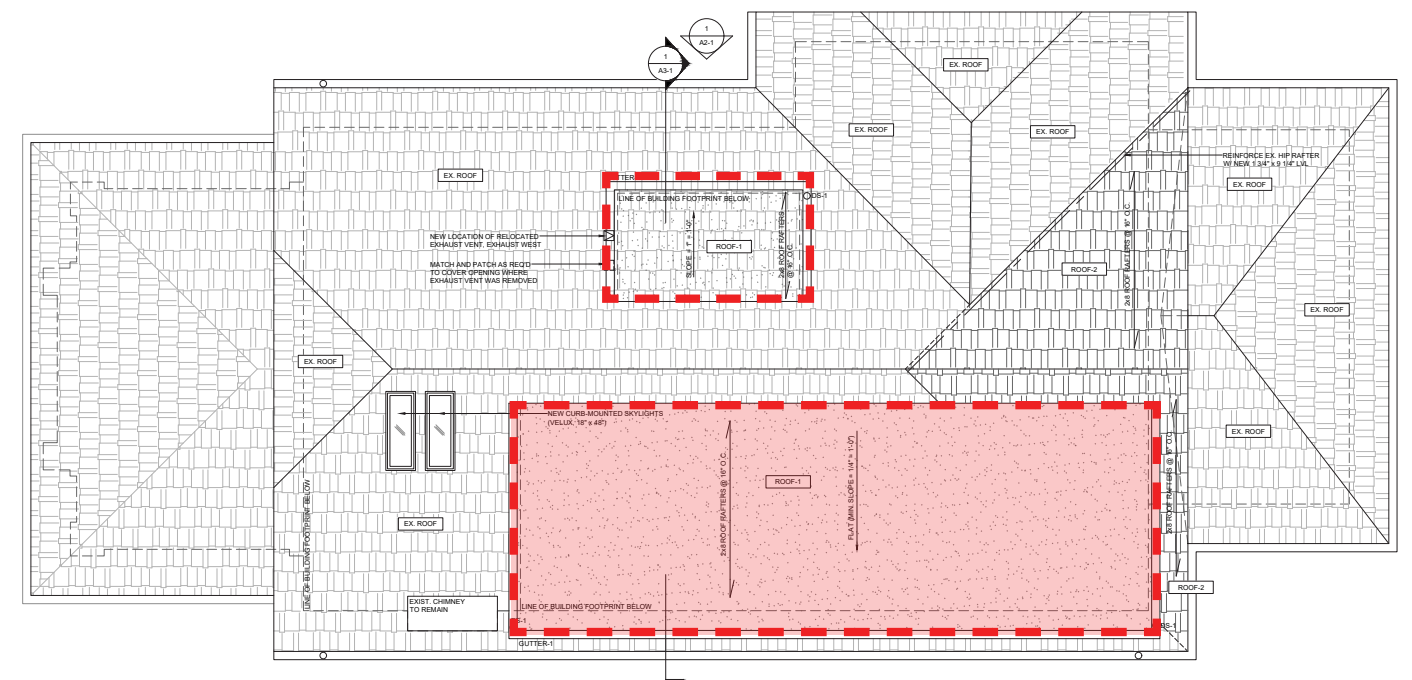
PROPOSED SOUTH ELEVATION



EXISTING ROOF PLAN

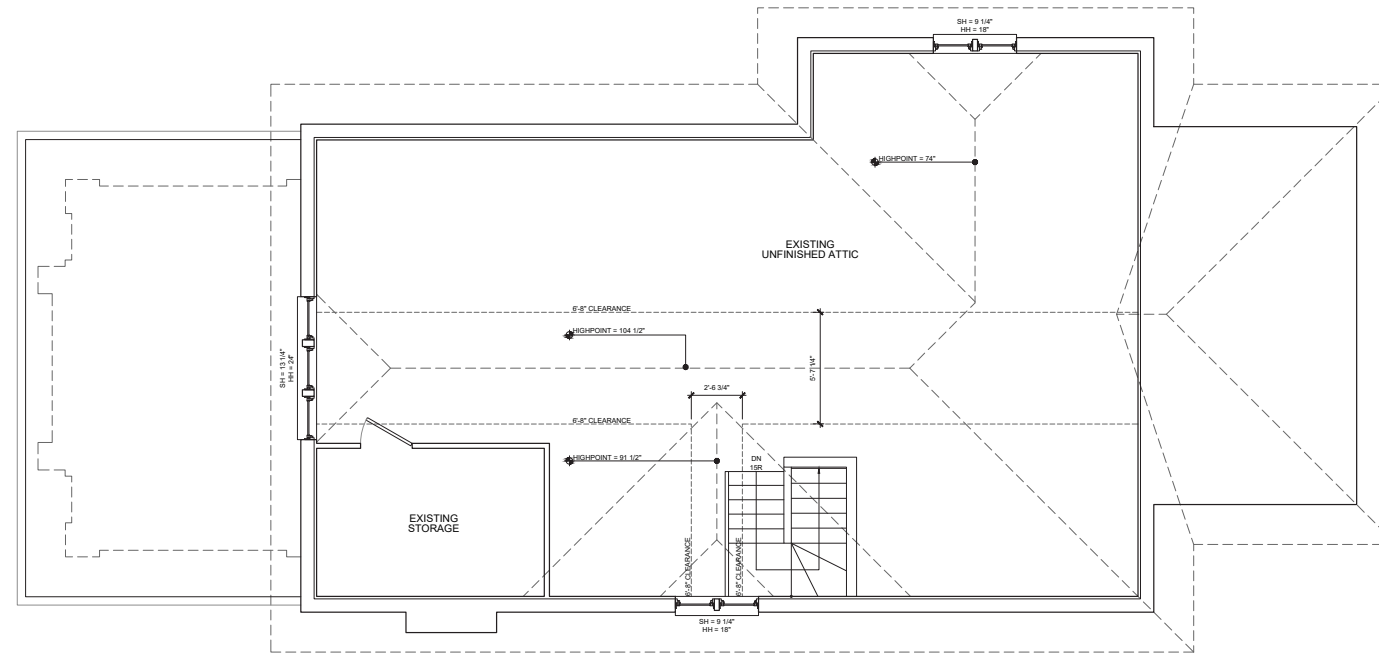


PROPOSED ROOF PLAN
SOUTH-FACING DORMER
50%

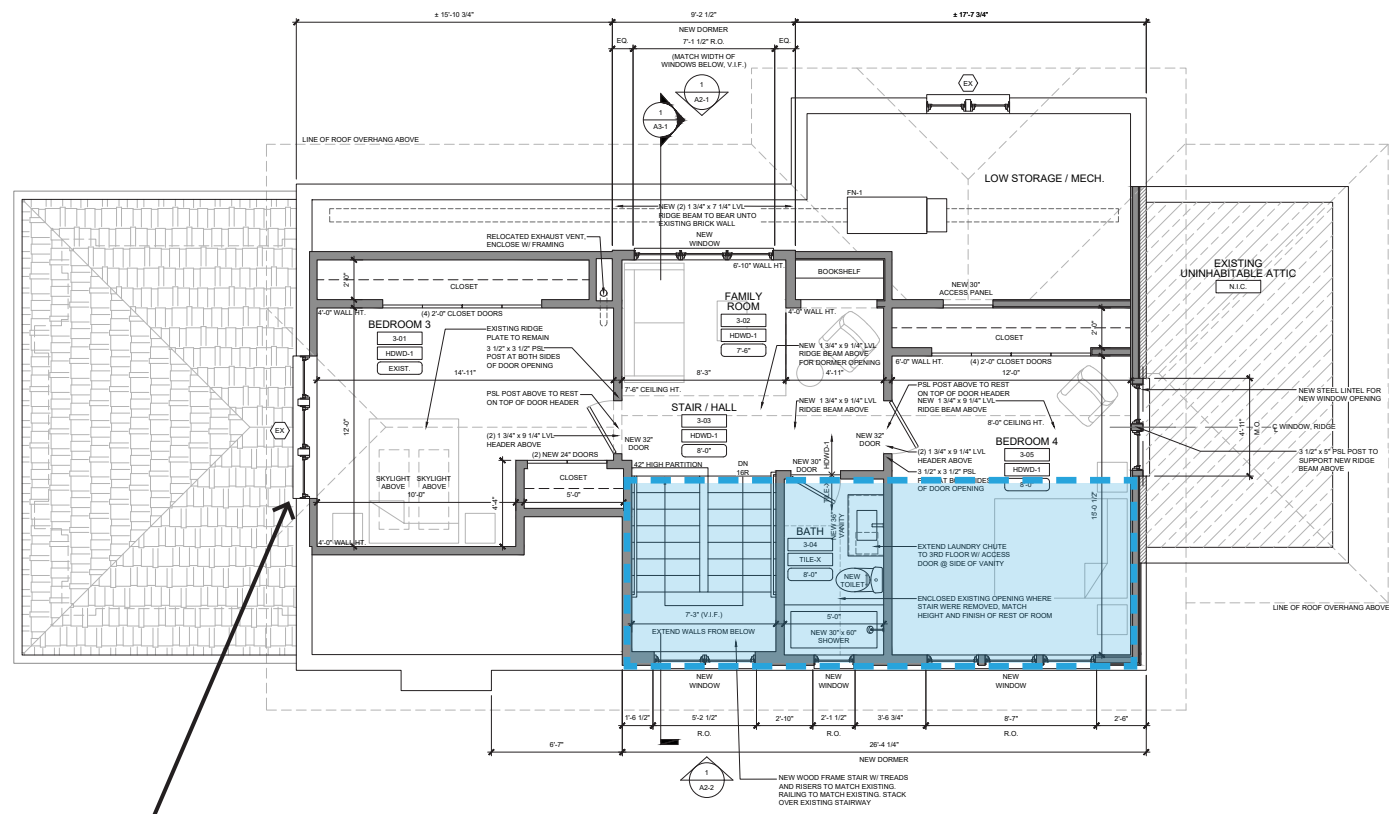


PROPOSED ROOF PLAN
SOUTH-FACING DORMER
60%

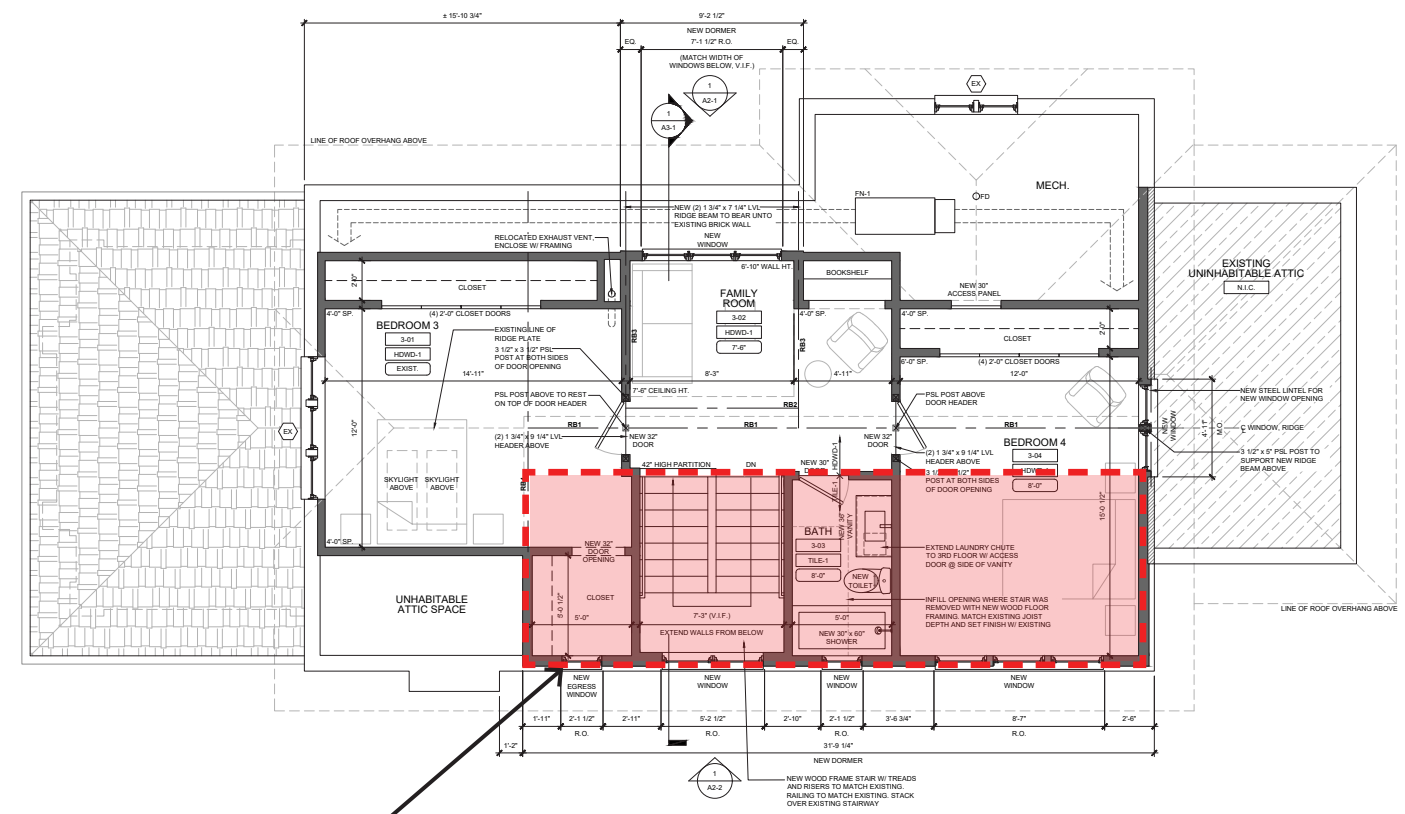




EXISTING THIRD FLOOR PLAN



PROPOSED SOUTH-FACING DORMER 50%



PROPOSED SOUTH-FACING DORMER 60%



SMALLER DORMER NECESSITATES A NEW EGRESS WINDOW AT EXISTING HISTORIC WINDOWS

EGRESS WINDOW



Office Use Only

PROJECT NO: _____

DATE RECEIVED: _____

DATE REVISED: _____

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.

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.