



ARCHITECTURAL REVIEW COMMITTEE – STAFF REPORT

Advisory Review

Address: 629 N Grove Ave
Meeting Date: October 24, 2024
Property Owner: Erika M Tchang
Project Contractor: Eduardo Salgado
Historic Designation: Contributing Resource in the Frank Lloyd Wright-Prairie School of Architecture Historic District
Zoning: R-2: Single-Family Residential
Project Description: Construction of new garage
Guidelines: Garage Policy; New Construction, and Addition



2024 GIS 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 New Construction, Addition, & Demolition Projects include the following:

New Construction - Including Garages

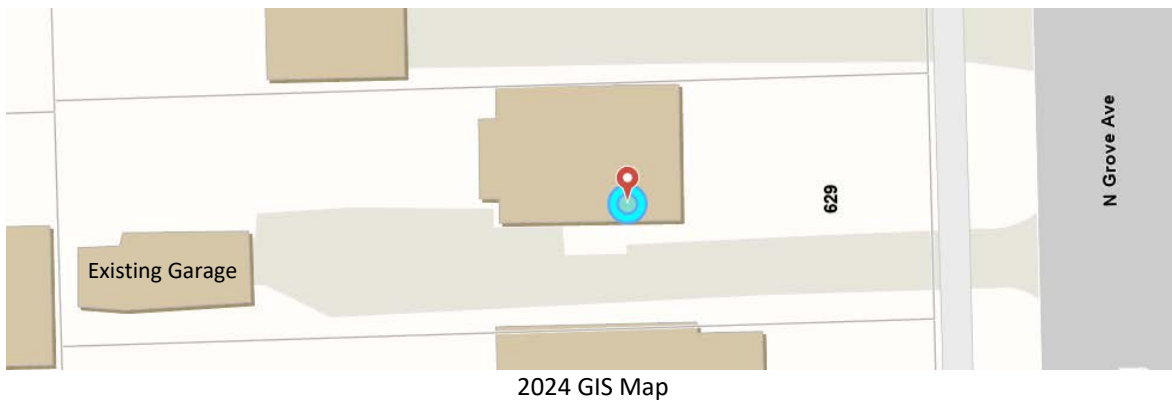
- New construction shall be compatible with the adjacent buildings and the historic district as a whole.
- New garages shall be accessed from the alley where alleys exist at the rear of any house.
- Where driveways and curb cuts exist, do not widen.
- New garages shall be compatible with the style, size, material, roof profile and details of the primary historic building on the lot.
- When a demolition of a significant accessory structure occurs, the new structure should closely resemble it to the greatest extent possible.

Applicant's Proposal

The applicant plans to construct a new 20'x26' garage with frame construction in a similar location to the existing garage. The applicant proposed white Plygem Mastic Curved Wood Style siding for the new garage. Additionally, the proposed garage has no windows or dormers. The applicant attended the HPC Meeting on October 10, 2024, for a Certificate of Appropriateness to demolish the exiting historic garage, and the Commission approved the demolition. The applicant is requesting an advisory review regarding the proposed new garage.

Historical Summary

629 N Grove Ave is a 2-story single-family residence in the Dutch Colonial Revival style. It was designed by Harvey Wright, and built by Ryan Brothers and Father for the owner W. B. Price in 1922. It is a contributing building within the Frank Lloyd Wright-Prairie School of Architecture Historic District. Based available records the existing garage was constructed within the period of significance and thus is a contributing structure.



Staff Comments

The applicant plans to construct a new 20'x26' garage with frame construction in a similar location to the existing garage. The applicant proposed white Plygem Mastic Curved Wood Style siding for the new garage. Additionally, the proposed garage has no windows or dormers. The Architectural review Committee should provide recommendations based on the Architectural Review Guidelines. Please note that this is an Advisory Review only.

Attachments

- 629 N Grove Ave Approved Certificate of Appropriateness
- 629 N Grove Ave Plat of Survey
- 629 N Grove Ave New Garage Plans and Elevations
- 629 N Grove Ave Cost Estimates - Existing Garage Repair vs New Garage



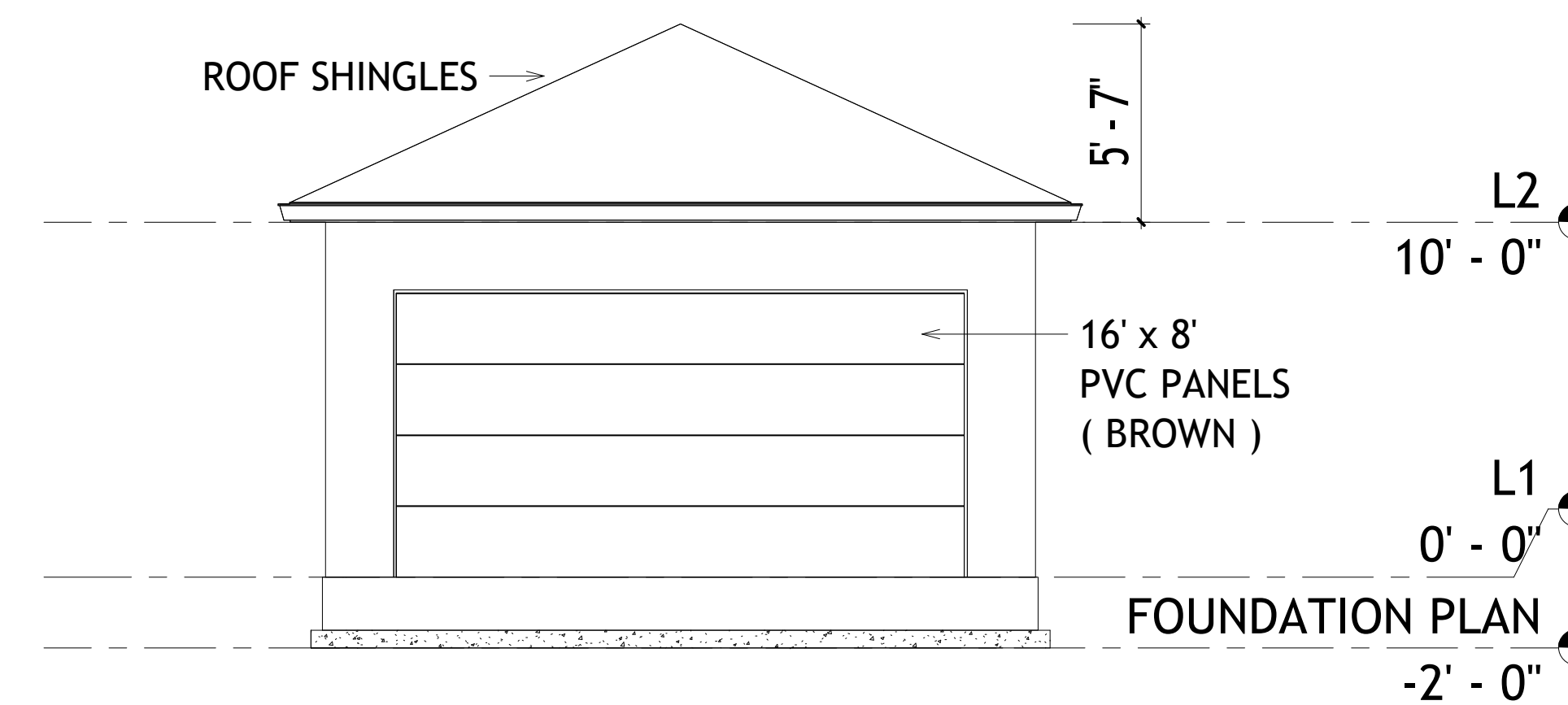
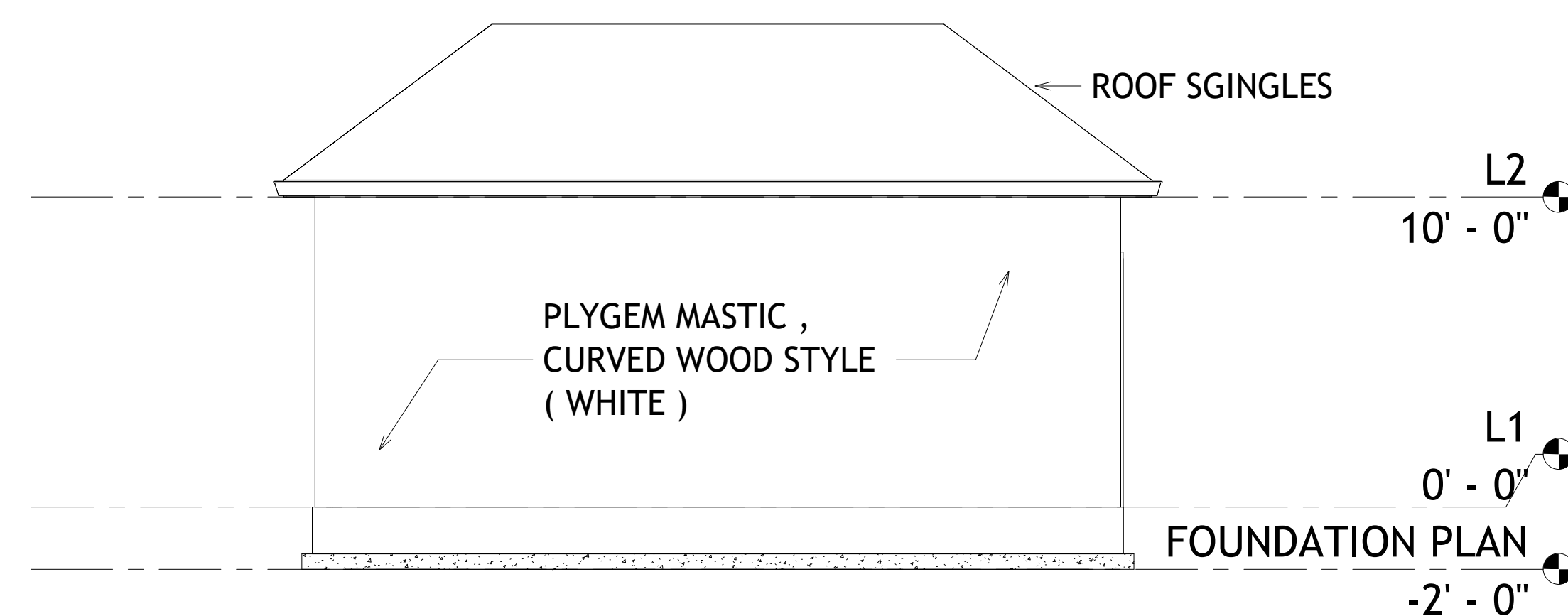
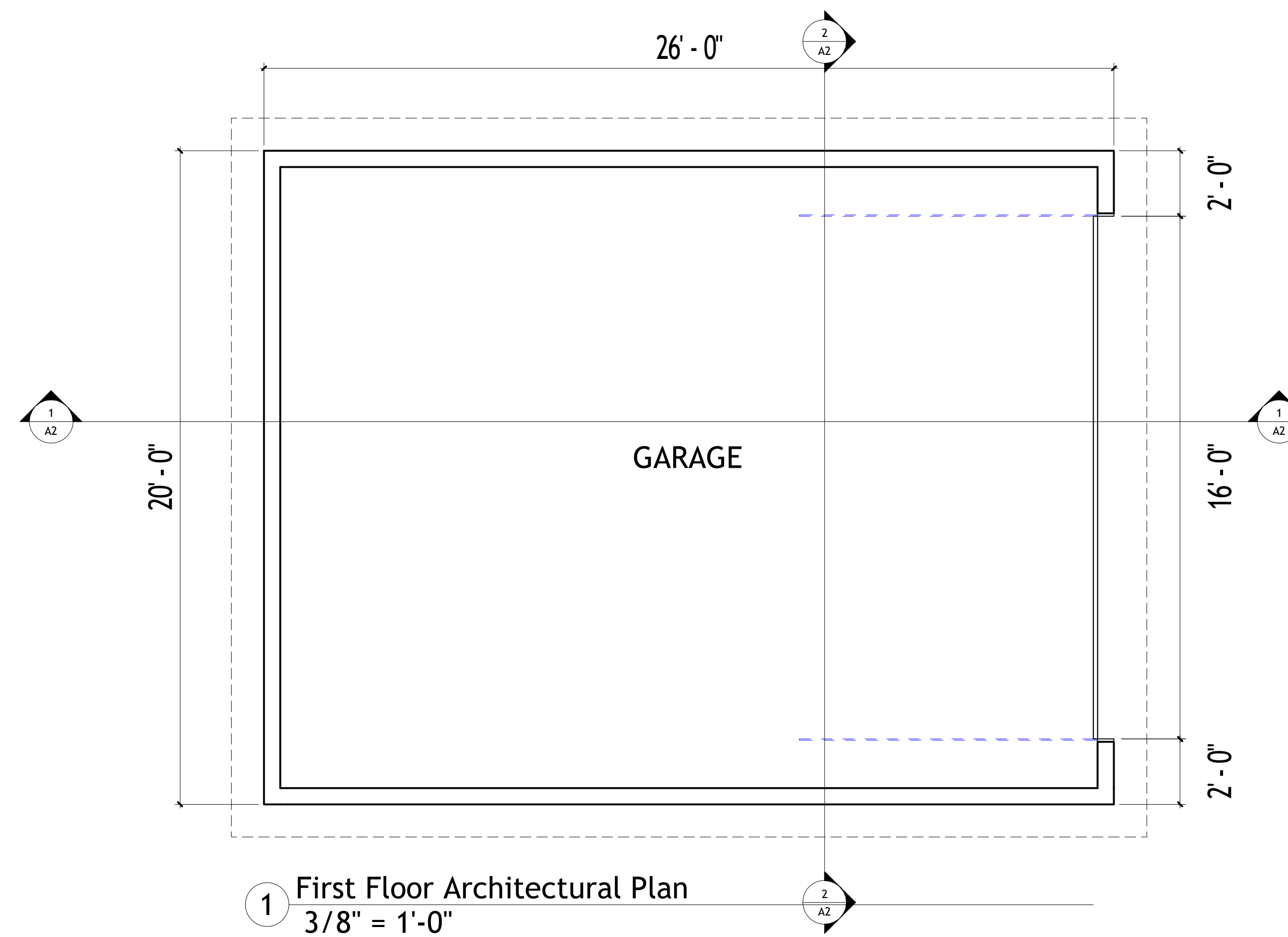
2024 Existing Garage Photo

Consultant: Alfredo Garcia and Hamza Khan
 Fax:
 Email: alfredo@agestimating.com

Consultant:
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Project Name

Project Address

Project Number	Project Number
Date	Issue Date
Author	Author
Checker	Checker

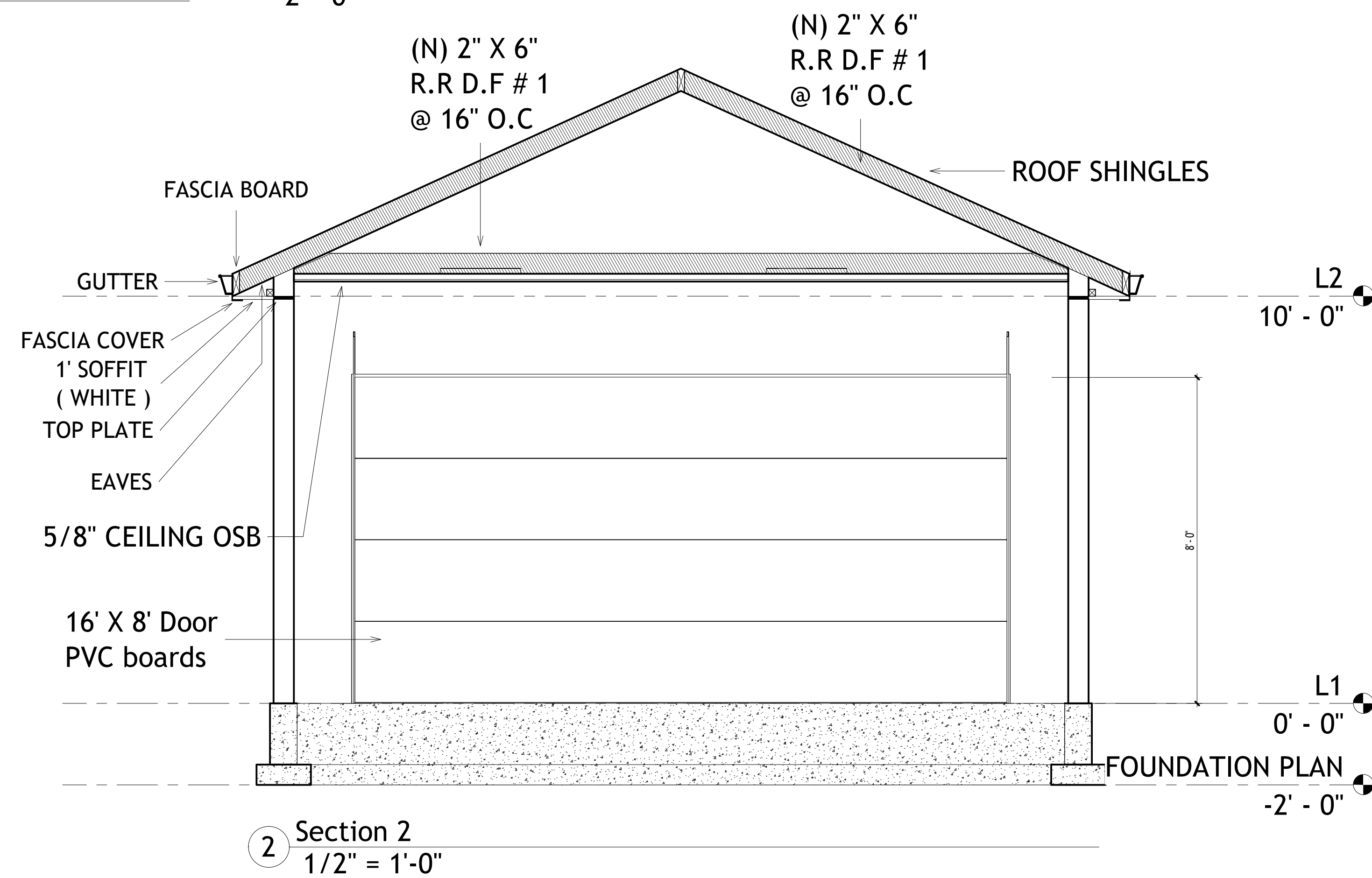
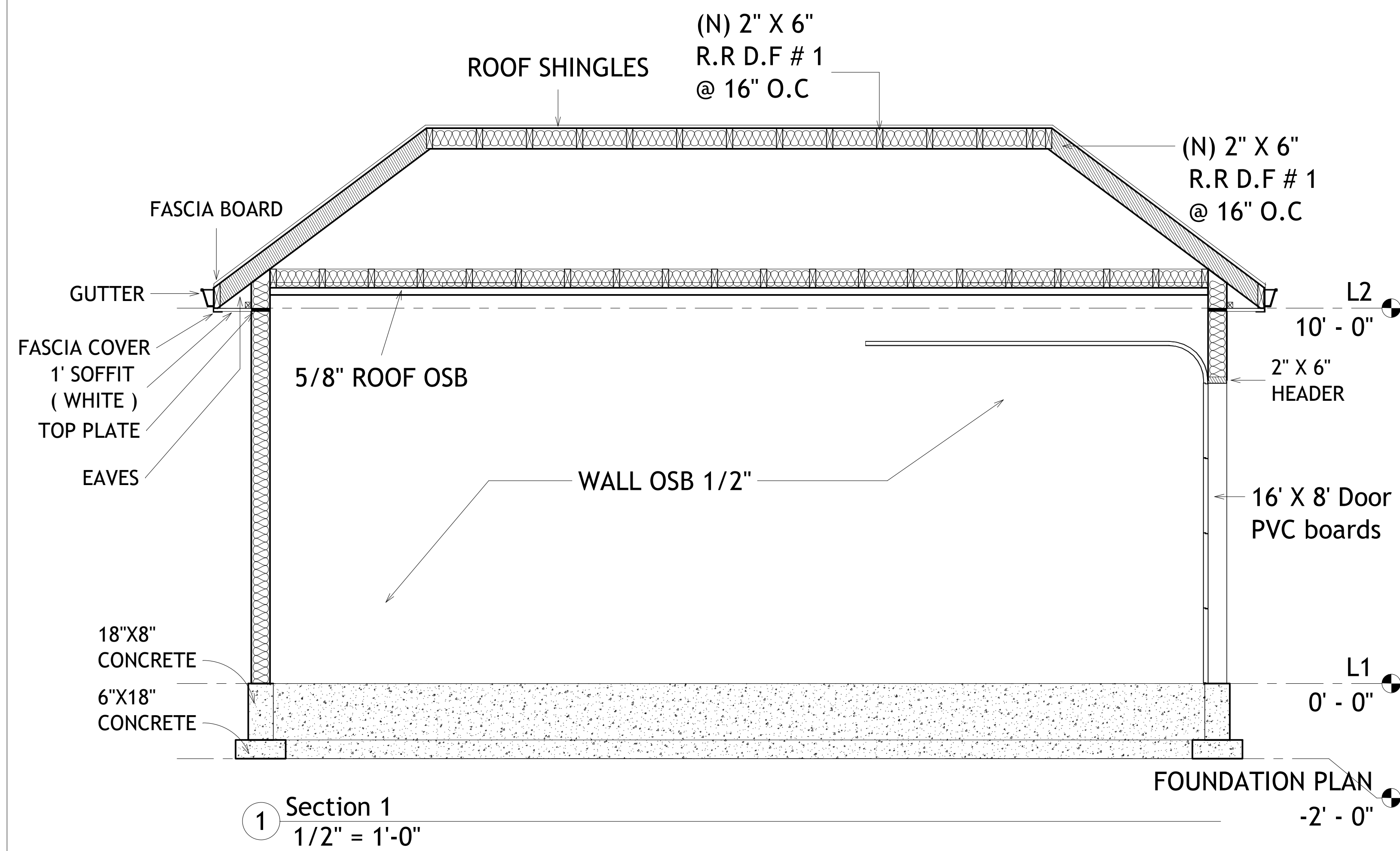
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Project Name

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Scale: 1/2" = 1'-0"



AG ESTIMATING

alfredo@agestimating.com

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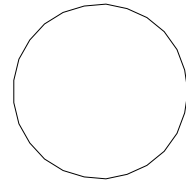


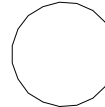
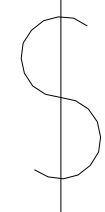
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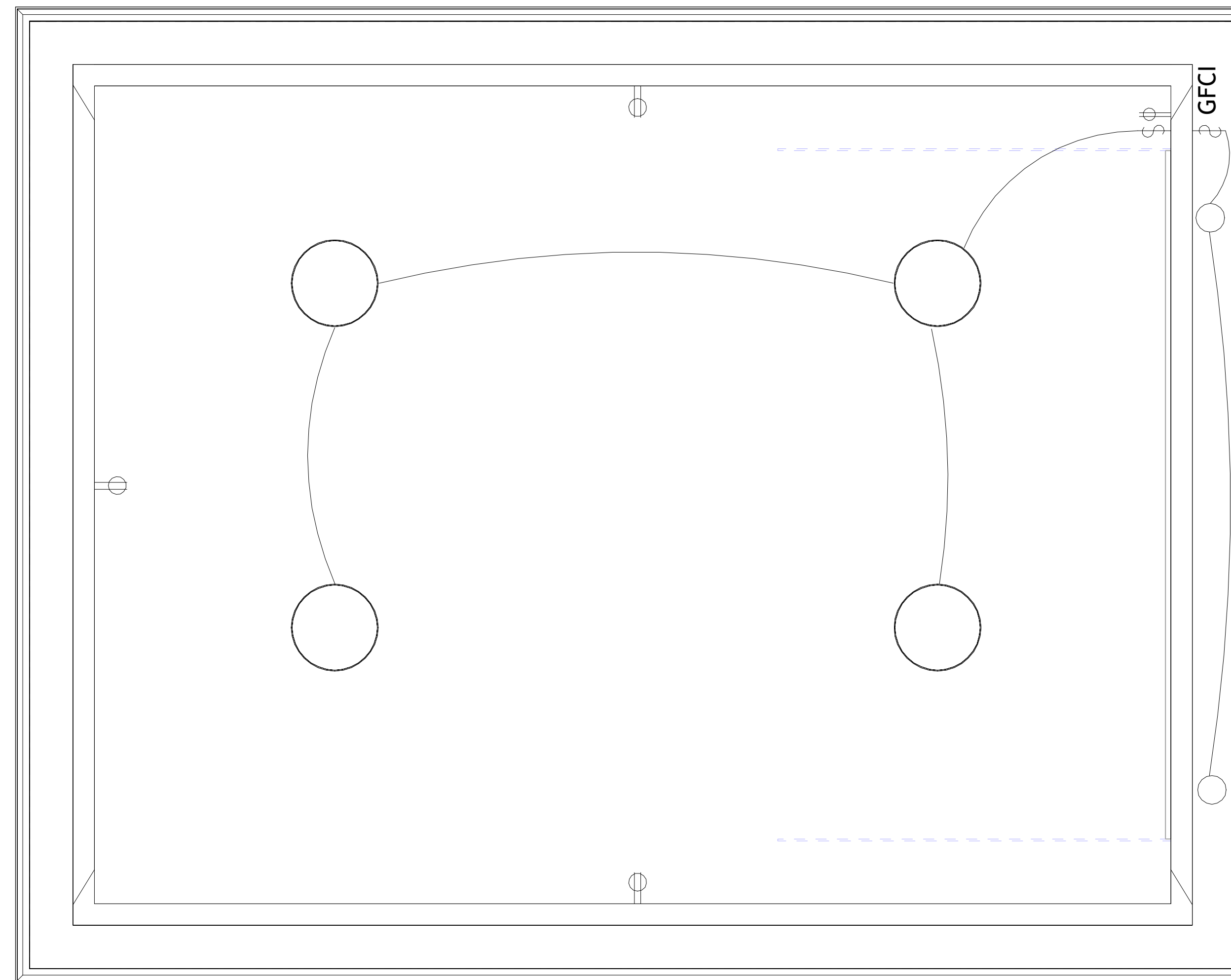
Project Address

Project Number	Project Number
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Scale 1/2" = 1'-0"

LEGENDS :

	43 W , CEILING LIGHT
	POWER OUTLER
	GROUND FAULT CIRCUIT INTERUPTER (GFCI) OUTLET
	25 W , CEILING LIGHT
	SWITCH



① Electrical Plan
 1/2" = 1'-0"



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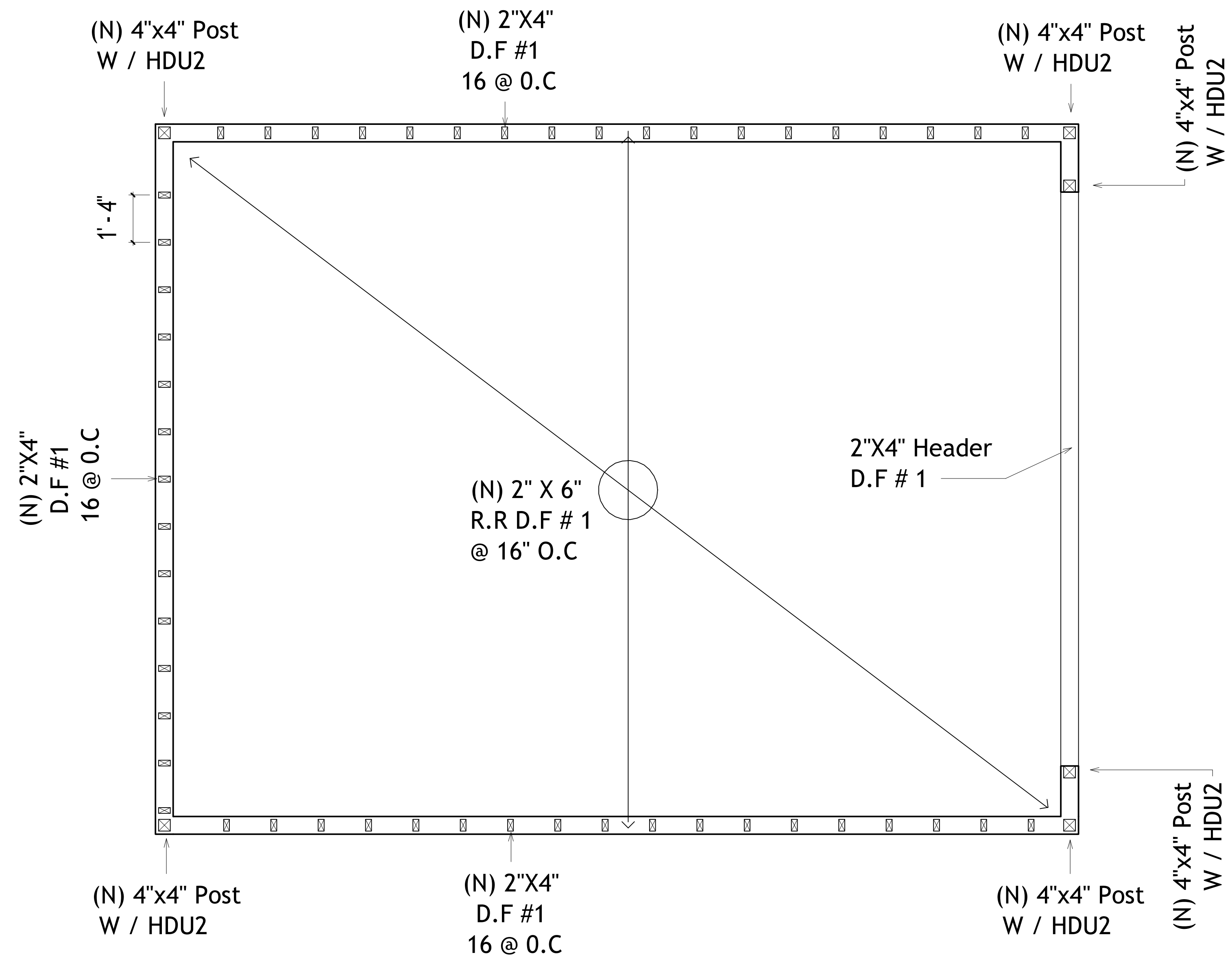
alfredo@agestimating.com

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1 Wall Framing - Ceiling Plan
 1/2" = 1'-0"

Project Number	Project Number
Date	Issue Date
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Checker	Checker

Scale 1/2" = 1'-0"

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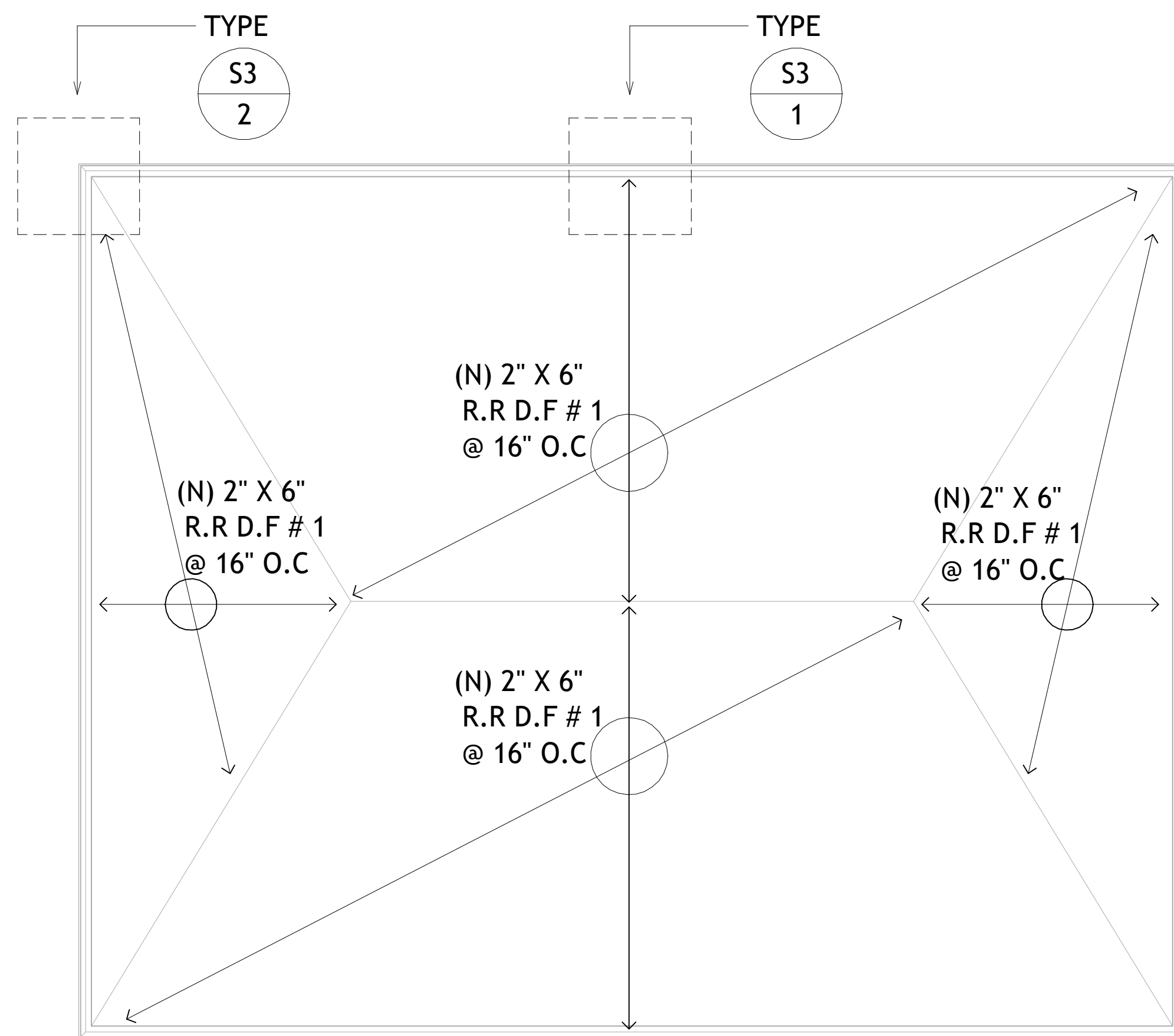
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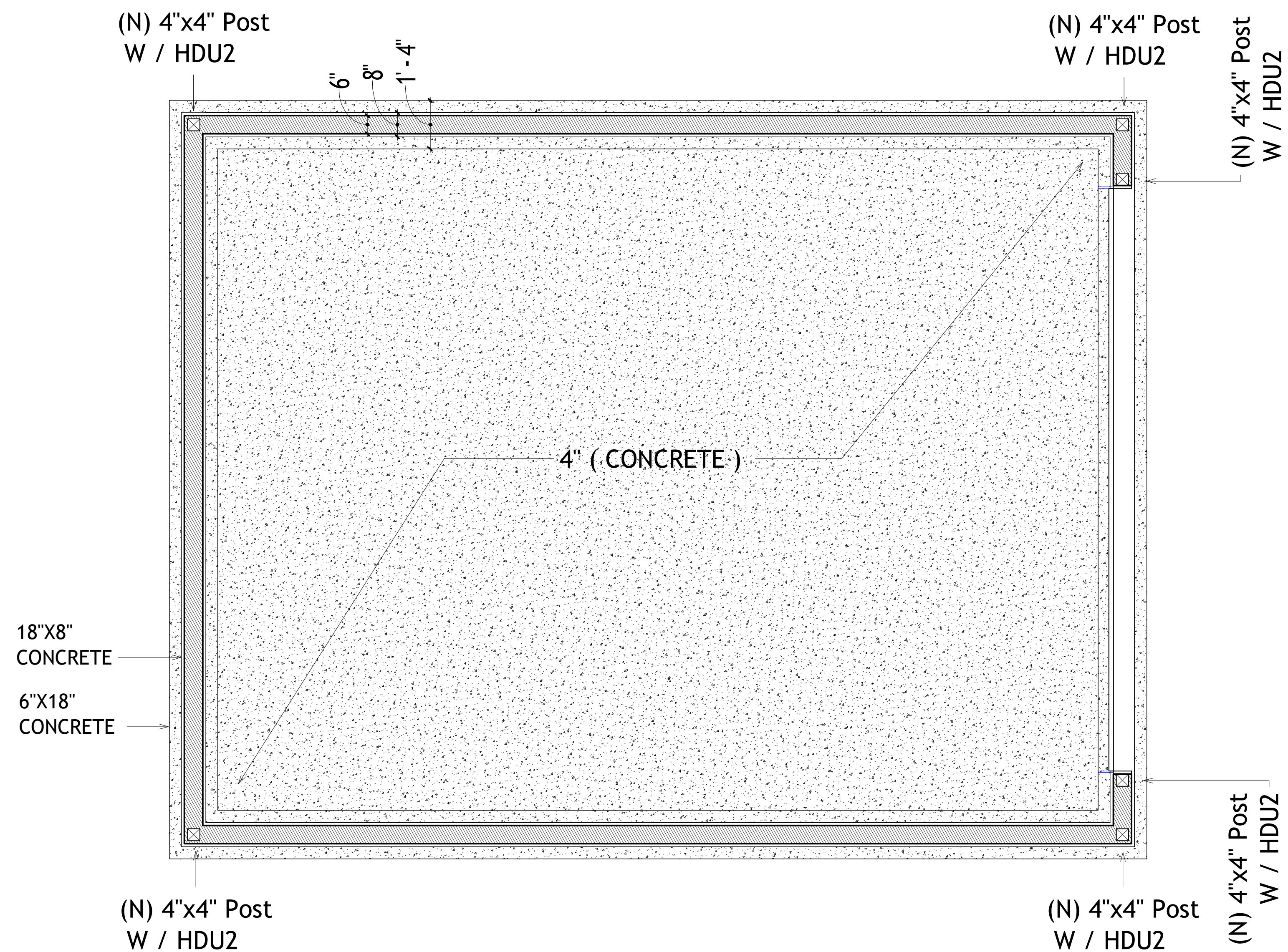
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Project Number	Project Number
Date	Issue Date
Author	Author
Checker	Checker

Scale: As indicated



1 Roof Framing Plan
 3/8" = 1'-0"



2 FOUNDATION PLAN
 1/2" = 1'-0"



Office Use Only

PROJECT NO: HPC 224-22

DATE RECEIVED: 9/30/2024

DATE REVISED: 10/10/2024

Application for Certificate of Appropriateness

Property Address 629 N Grove Date 09/30/24

Owner Name/Address Erika Chang

Applicant Phone No. /Email Address 773-870-6614 eduardo.Salgado47@yahoo.com

Contractor/Architect (if applicable) Handy Zap Group LLC Phone No. 773-870-6614

Property Use Residence Historic Landmark FLW-Prairie School Historic District Ridgeland Historic District Gunderson Historic District

Description of Job: Tear old existing garage due to structural issues and leaning. It is a hazard to the property owners. Build a new garage 20x26.

Drawings Submitted Yes No

Applicant Name/Address Eduardo Salgado 70 Maple ST Elgin IL 60123

Applicant Phone No. /Email Address 773-870-6614 eduardo.Salgado47@yahoo.com

Notice:
This form is not a permit application.

[Signature]
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.

[Signature]
Chairperson's Signature

10/10/2024 - HPC
Date of Commission Review

Certificate of Appropriateness - Approved X Denied Vote Record 7-1
Conditions Y (N)



Estimate Repair of Existing Garage

Invoice number

1857

Date of issue

9/18/2024

Billed to

Erika Tchang

erikatchang@gmail.com

629 N Grove Ave

Oak Park IL

Eduardo Salgado

HandyZap LLC

773-870-6614

estimate@handyzap.net

www.handyzap.net

Description

Amount

Garage Estimate

Remove East side of the framing

Dig the foundation

Remove stucco to get to bottom plates

Add new bottom plates for new support

Pour new footing as there is no footing in current slab

Demo slab in the middle to try and mitigate structural cracks

Frame a new 16 foot span wall.

Replace damaged stucco and get a close match to the rest of garage

Frame new soffit

Frame new roof on the east side of garage

Frame new window to match existing garage

Frame new door to match existing garage

Support new framing with 2x10 going across

Install new roofing shingles

Architectural Plans & Permits

All labor & materials included

Subtotal	\$28,988.00
Down Payment	
Total:	\$28,988.00



Estimate Construction of New Garage

Invoice number

1856

Date of issue

9/12/2024

Billed to

Jakke

erikatchang@gmail.com

629 N Grove Ave

Oak Park IL

Eduardo Salgado

HandyZap LLC

773-870-6614

estimate@handyzap.netwww.handyzap.net**Description****Amount****Garage Estimate**

Demolition of Current Garage

Demolition of Current Slab

Prep w/ Gravel, Rebar & Compress & pour slab 22x24 Broom Finish

Frame Garage 22x24 w/ Support Beams /Entry Door (Walls will be 9 ft)

Install new window 48 x 24

Install Plywood 1/2 along garage walls

Install Plywood 3/4 for roof

Install Sub flooring for attic

Install a new attic ladder 22" x 55"

New electical outlets and lights (exact amount to be discussed)

Tyvek Garage for new Plywood

Install New Siding (PlyGem Excact Color/Size to be discussed before order is placed) Recom Single 8

New Soffit(1Ft)/Fascia and Flashing (Color to be white)

New Gutters 5 In(Color to be White)

Install Ice/Water Shield & Roofing Shingles (Black GAF)

Install New Garage Door 16' x 8' w/ Motor (Black)

Install New Door 36" x 80" (White)

Architectural Plans & Permits

All labor & materials included

Subtotal	\$33,480.00
Down Payment	
Total:	\$33,480.00



(assumed)

KABAL SURVEYING COMPANY

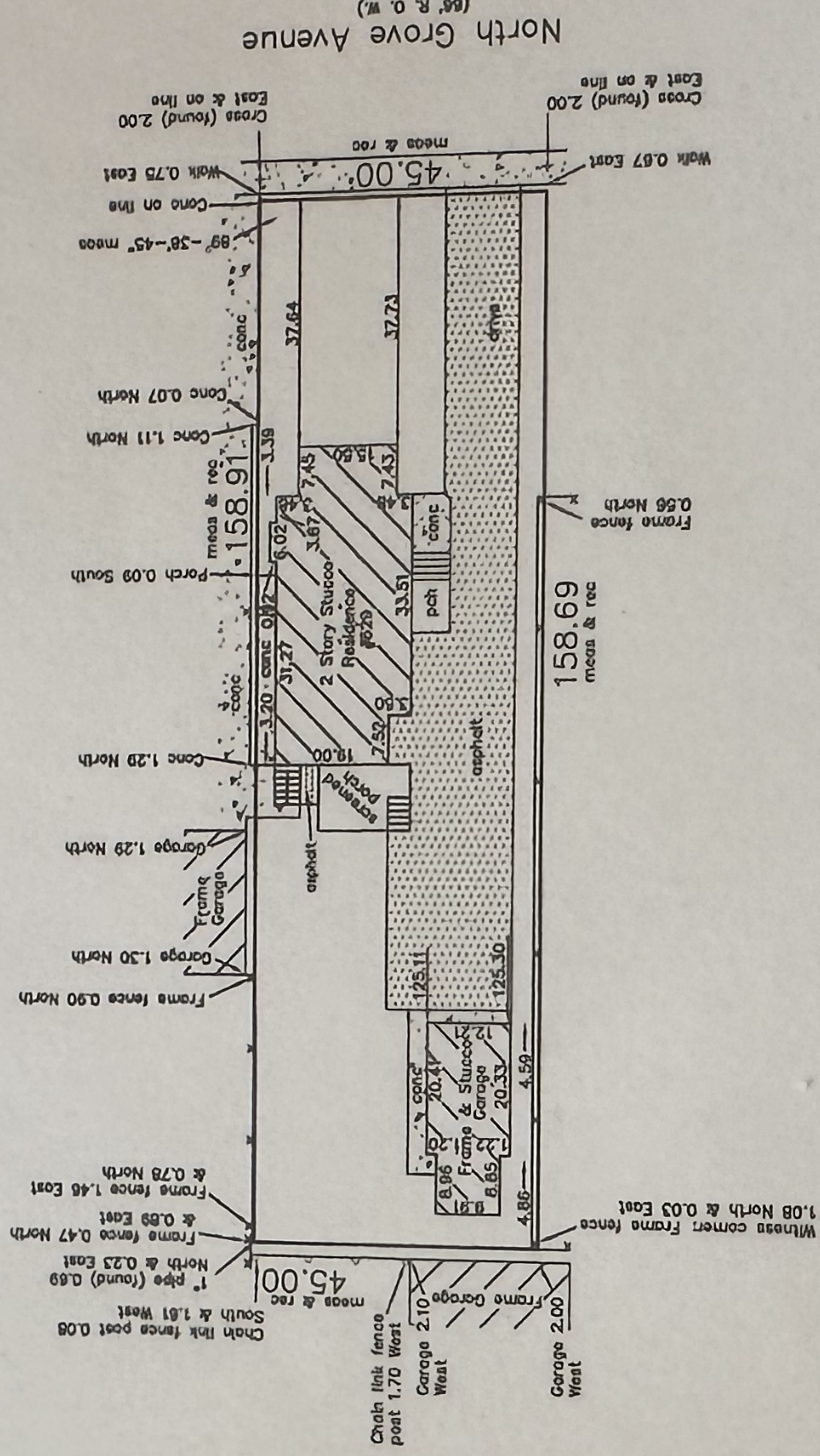
Land Surveying Services

plat of survey

10407 West Carmak Road
Wheaton, Illinois 60104
(708) 962-2002
Fax (708) 962-7314
email: kabal-survey@comcast.net
website: kabal-surveying-company.com
Registration No. 184-003081

The North 43 feet of Lot 3 and the South 2 feet of Lot 2 in Block 2 in Austin Moray and Sieniz's Subdivision, First Second Quarter of Section 6, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 878 North Green Avenue, Oak Park



LEGEND.
 meas = measured, E = East
 rec = record, S = South
 R.O.W. = right-of-way
 conc = concrete, W = West
 pch = porch, rad = radius
 N = North, OH = overhang
 pc = point of curve

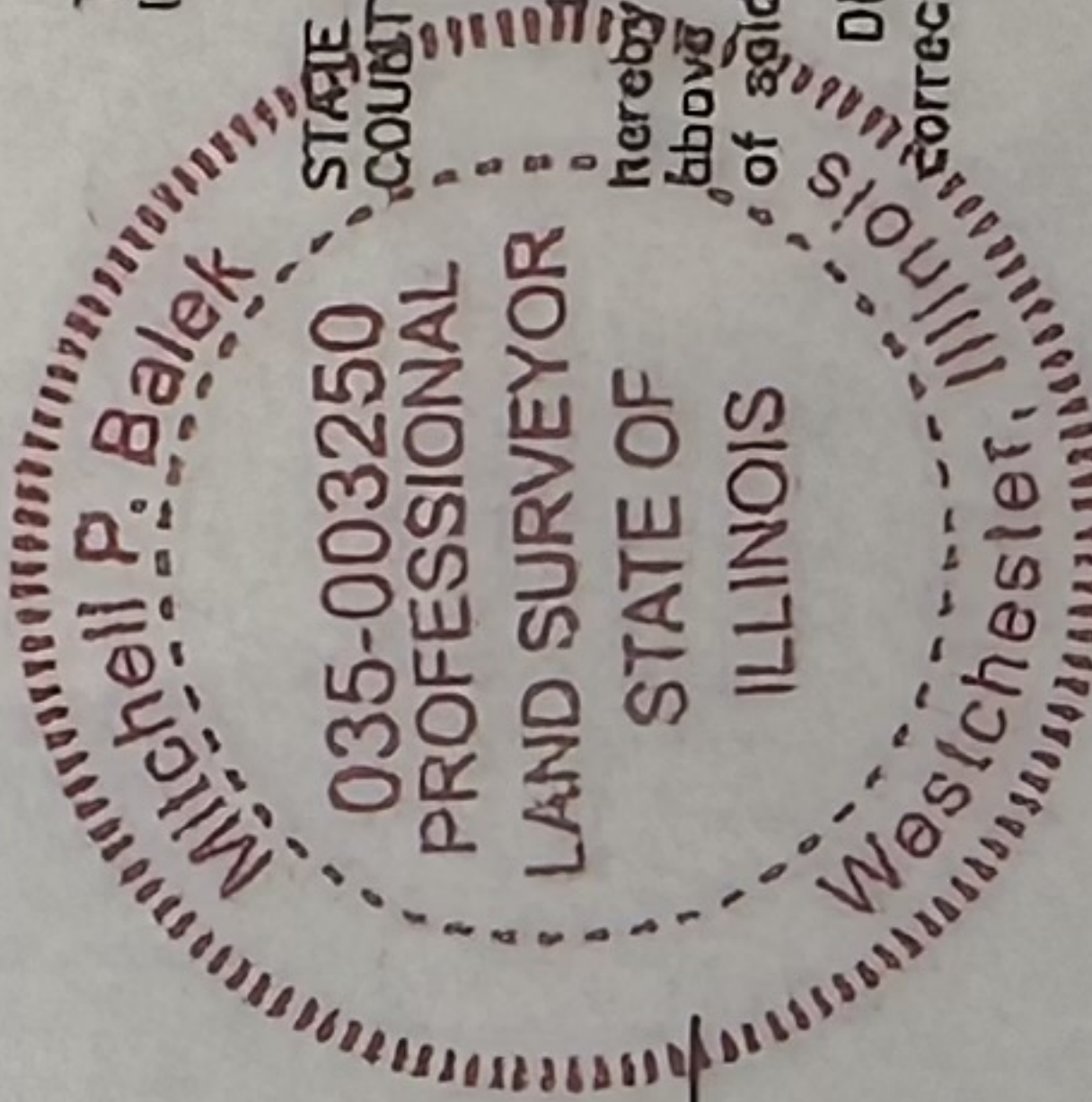
Area of property is approximately 7,146 square feet

"X" in box indicates that hereon drawn plat was ordered as a non-instrumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 10, 2022

Scale: 1 inch = 25 ft.
 Order No. 220882
 Ordered By: Jonathan D. Grall, Attorney



This professional service conforms to the current Illinois minimum standards for a boundary survey

Mitchell P. Balek, an Illinois Professional Land Surveyor, hereby certifies that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
 My license expires on November 30, 2022

ORIGINAL SEAL IN RED