



2010 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT  
VILLAGE OF OAK PARK  
HISTORIC PRESERVATION COMMISSION  
January 26, 2011

1. Certificates of Appropriateness and Certificates of Economic Hardship

Under the authority of the Oak Park Historic Preservation Ordinance, 1,097 building permit or plan review applications were reviewed for appropriateness in 2010. The Historic Preservation Commission reviewed 51 Certificate of Appropriateness applications.

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Under the authority of the Historic Preservation Ordinance and the Memorandum of Agreement with State and Federal Offices, the Historic Preservation Commission reviewed 7 projects funded through CDBG funding. The findings are as follows:

**946 North Boulevard** (Hephzibah Children's Home, 1928) is not located within an Oak Park historic district and, in my opinion, is not eligible for listing in the National Register under Criterion C (architecture) due to alterations such as a large glass atrium enclosing the courtyard and skylights facing the street added in 1985. The proposed scope of work involves boiler replacement. Historic review is not required.



**317 and 319 Chicago Avenue** are Contributing Resources within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The two-story brick Foursquare at 319 was constructed ca. 1906. The one-story vernacular cottage at 317 was constructed in the early 20<sup>th</sup> century and sits at the rear of the lot shared with 319. The scope of work includes renovation of two existing washrooms – one in each building. Historic review is not required.



317



319

**1139 Randolph Street** (Oak Park & River Forest Day Nursery, 1926, Charles White) is a Contributing Resource within the *Ridgeland-Oak Park Historic District* and an Oak Park Historic Landmark. The scope of work includes a) replace the exterior vertical platform wheelchair lift on the south elevation with a new lift, b) install an HVAC unit, c) install exterior concrete stairs and handrails and re-brick existing sidewalls on the south side of the building; and d) replace approx. 2,240 s.f. of linoleum with commercial grade vinyl linoleum in the dining room and first floor classrooms. **Historic review will be required and a Certificate of Appropriateness application should be submitted for the exterior work.**



**134 S. East Avenue** is a Non-Contributing Resource within the *Ridgeland-Oak Park Historic District* and, in my opinion, is not eligible for listing in the National Register under Criterion C (architecture). The two-story apartment building was constructed in 1956. The scope of work includes a) replacing the existing fencing, b) replacing the front, rear and basement doors, c) replacing the existing condensing unit, and d) replacing all 50 windows. Historic review is not required.



**436 S. Taylor Avenue** is a Contributing Resource within the *Ridgeland-Oak Park Historic District*. The two-story stucco house was constructed in 1908. The scope of work includes installing a new rear deck and basement rehab work. As the project is not visible from the street and will not impact the historic resource, no further Historic review is required.



**1124 N. Humphrey Avenue** is not located within an Oak Park historic district and, in my opinion, is not eligible for listing in the National Register under Criterion C (architecture).

The bungalow was constructed in the early 20<sup>th</sup> century (there are no original permits on file) and the dormers are clad in vinyl siding. The scope of work includes demolishing the concrete stairs and landing and constructing a new concrete stairs, landing and new wrought-iron railing. Historic review is not required.



**1111 S. Taylor Avenue** is not located within an Oak Park historic district and, in my opinion, is not eligible for listing in the National Register under Criterion C (architecture) due to alterations such a vinyl siding on the gables and dormers and window replacement. The house was constructed in 1956. The scope of work includes a) replacing the existing entry door, b) replacing the basement and garage windows, and c) replacing the existing fencing. Historic review is not required.



## 2. Local Designations

Nine buildings were nominated as Oak Park Historic Landmarks in 2010 (see ATTACHMENT “A”). The Village Board approved all of the nominations by Village Ordinance. The following properties were designated:

- 639 Fair Oaks Avenue (*Charles Schwerin House*), 1908, Eben E. Roberts..... March 15, 2010
- 231 N. Euclid Avenue (*McCready House*), 1907, Spencer & Powers..... March 15, 2010
- 178 N. Euclid Avenue (*Russell Wallace House*), 1908, Eben E. Roberts..... March 15, 2010
- 647 Linden Avenue (*Charles Castle House*), 1924, Frederick Schock.....March 15, 2010
- 228 Forest Avenue (*Everett House*), 1888, Wilson, Marble & Lamson..... May 17, 2010
- 845 Chicago Avenue (*Chester Flitcraft House*), ca. 1914, John Van Bergen.....June 21, 2010
- 250 Forest Avenue (*Paul Blatchford House No. 1*), 1887 .....June 21, 2010
- 317 N. Kenilworth Avenue (*William Douglass House*), 1893, Patton & Fisher.....September 20, 2010
- 178 Forest Avenue (*Nineteenth Century Club*), 1928, James Fyfe.....September 20, 2010

### 3. Survey

Graduate students from the Historic Preservation program at the School of the Art Institute of Chicago completed an architectural survey of the **Oak Park Arts District** (Harrison Street) and the **South Town** commercial district (S. Oak Park Avenue) in May 2010. The survey met the requirements for their graduate course at SAIC. The locations were selected by the Village of Oak Park due to their proximity to the I-290 Eisenhower Expressway, which is under threat of expansion.

Graduate student Christina Birkentall completed an architectural survey of the 800 block of the Hulbert Subdivision in August 2010. This survey met the requirements for a graduate course at the Savannah College of Art and Design. The location was selected by the Village of Oak Park due to its proximity to the I-290 Eisenhower Expressway, which is under threat of expansion.

(see ATTACHMENT "B")

### 4. National Register

No properties were listed on the National Register.

### 5. Monitoring

**818 Forest Avenue** was a Victorian cross-gable single-family home constructed ca. 1890. It was a Contributing Resource in the Frank Lloyd Wright-Prairie School of Architecture National Register Historic District. The property was demolished in June 2010 and replaced with a new single-family home. The HPC submitted a letter to the property owners advising against demolition, but their review was advisory in nature.



**942-954 Lake Street** was a commercial building constructed in 1940 and designed by architect B. Leo Stief. The brick and limestone building had a slate roof. The building housed a supermarket and retail spaces. The building was demolished in August 2010 to make way for a future residential/hotel development. The building was identified as a Contributing Resource in the Historic Preservation Commission's 2005 *Downtown Oak Park Architectural Survey*.



**6020 Roosevelt Road (*Julia Apartments*)** was an apartment building facing S. Humphrey Avenue with retail units along Roosevelt. The building was constructed in 1925 and was designed by architect J. J. Cerny. The Roosevelt façade of this brick and terra cotta building was altered in 1968.



## 6. Activities

**Historic Preservation Awards / Historic Landmark Recognition Event.** The Commission hosted its first annual Award/Landmark event at Unity Temple on September 27, 2010. The presentation first recognized all of the properties and their owners that were designated as Historic Landmarks in 2010. Following the Landmark recognition, 12 historic preservation awards. Jim Peters, director of Landmarks Illinois, presented the awards on behalf of the Commission. Village Manager Tom Barwin and Trustee Jan Pate assisted in handing out the awards. A reception in Unity House followed. The event was attended by approximately 100 people and was considered a success. (see ATTACHMENT “C”)





**A Day In Our Village.** The Commission co-hosted a booth with the Historical Society of Oak Park & River Forest and the Unity Temple Restoration Foundation at this annual summer festival held in Scoville Park on June 6, 2010. In addition to providing educational information about historic preservation in Oak Park, additional children’s activities and masonry, window and siding repair demonstrations were also held throughout the day. Local architects also volunteered to answer questions at the “Ask an Architect” table. (see ATTACHMENT “D”)



**Commissioner Frank Heitzman** attended the following in 2010:

- *Society of Architectural Historians* annual meeting in Chicago (April); Chair of Annual Meeting Tour Committee for Oak Park, River Forest and Riverside; prepared and delivered tour for attendees; participated in research study on document archival procedures
- Pro bono work for *Historical Society of Oak Park & River Forest* new museum and archives in the Cicero Fire Station No. 2
- Pro bono work for *Pleasant Home Foundation* for its masonry restoration project
- Pro bono work for the *Maywood Fine Arts Association* adaptive re-use of the Maywood Opera House
- IAHPC workshop in Crystal Lake (June)
- Volunteered at A Day In Our Village (June)
- CLG workshop in Chicago (October)
- *Traditional Building Conference* in Chicago (October)
- Vice President of the *Illinois Association of Historic Preservation Commissions*
- Board President of the *Pleasant Home Foundation* and Chair of its Restoration Committee
- Presented seminar on historic Shaker architecture to the *Chicago Shaker Study Society*
- Member of Steering Committee for Oak Park Strategic Historic Preservation Plan

**Commissioner Rosanne McGrath** attended the following in 2010:

- Volunteered at A Day In Our Village (June)
- CLG workshop in Chicago (October)
- *Traditional Building Conference* in Chicago (October)

**Commissioner Gary Palese** attended the following in 2010:

- Volunteered at A Day In Our Village (June)

**Commissioner Drew Niermann** attended the following in 2010:

- Volunteered at A Day In Our Village (June)

**Commissioner Tony Quinn** attended the following in 2010:

- Volunteered at A Day In Our Village (June)
- *Traditional Building Conference* in Chicago (October)

**Commissioner Bob Lempera** attended the following in 2010:

- *GreenBuild Conference* in Chicago (November)

**Commissioner Garret Eakin** attended the following in 2010:

- Volunteered at A Day In Our Village (June)
- CLG workshop in Chicago (October)
- *Traditional Building Conference* in Chicago (October)

**Commissioner Michael Plummer** attended the following in 2010:

- *Traditional Building Conference* in Chicago (October)

**Chair Tom Bassett-Dilley** attended the following in 2010:

- Volunteered at A Day In Our Village (June)
- *Traditional Building Conference* in Chicago (October)
- *GreenBuild Conference* in Chicago (November)

**Commissioner and Chair Christina Morris** attended the following in 2010:

- *National Main Street Conference* in Oklahoma City (May)
- Volunteered at A Day In Our Village (June)
- IAHPC workshop in Crystal Lake (June)
- Spoke to City officials, HPC and the local preservation organization in Peoria in July and September about their proposed changes to their ordinance and best practices for survey and local landmark designation based on Oak Park's model
- CLG workshop in Chicago (October)
- *National Preservation Conference* in Austin as an employee of the National Trust for Historic Preservation (October)
- *Joint Main Street Workshop* in Dubuque, IA (November)
- Member of Steering Committee for Oak Park Strategic Historic Preservation Plan

**Commission Staff Liaison Douglas Kaarre** attended the following in 2010:

- Judge for the City of Geneva historic preservation awards (May)
- IAHPC workshop in Crystal Lake (June)
- *Traditional Building Conference* in Chicago (October)
- CLG workshop in Chicago (October) and presented on Oak Park's historic landmark designation program.
- *Cultural Resource Protection* presentation sponsored by the American Planning Association in Chicago (November)

## 7. Attachments

A = Historic Landmark nominations for the following:

639 Fair Oaks, 231 N. Euclid, 178 N. Euclid, 647 Linden, 228 Forest,  
845 Chicago, 250 Forest, 317 N. Kenilworth, 178 Forest

B = Oak Park Arts District Architectural Survey  
South Town Architectural Survey

800 Block of Hulbert Subdivision Architectural Survey

**C** = Historic Preservation Award Winners and Landmark Recognition Event program

**D** = A Day In Our Village schedule of activities at HPC booth

**E** = Commission Attendance and Meeting Minutes