

**2003 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT
VILLAGE OF OAK PARK
HISTORIC PRESERVATION COMMISSION**

1. Certificates of Appropriateness and Certificates of Economic Hardship

Under the authority of the Oak Park Historic Preservation Ordinance, 1,013 building permit or plan review applications were reviewed for appropriateness in 2003. The Historic Preservation Commission reviewed 222 of these permit applications, 50 of which required a Certificate of Appropriateness. There are no applications pending from 2002 and one was withdrawn. (See Attachment "A")

Under the authority of the Historic Preservation Ordinance and the Memorandum of Agreement with State and Federal Offices, the Historic Preservation Commission reviewed 13 projects funded through **CDBG** funding. The findings are as follows:

324-326 N. Austin Boulevard is a Contributing structure within the *Ridgeland/Oak Park Historic District*. The coach house is a contributing secondary structure. It appears from the building permit information that the coach house was constructed in 1923. No permit information is available for the main house. It was converted to a two-family dwelling in 1949. The scope of work included rehabilitation of a kitchen and a bathroom and the painting of the common area hallways. This project met the standards and was approved. Review date: *May 7, 2003*.



120 Madison Street (116-122) is not located within an Oak Park historic district. The building was determined to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed for the Oak Park Cleaners & Dyers. The west half was designed by architect E. E. Roberts in 1921 and the east half was designed by architect Arthur Maiwurm in 1923. The scope of work included:

1. Tear-off and replace flat roof.
2. Grind out mortar joints on the brick and repoint.
3. Patch limestone coping where chipping has occurred.

The above proposed work met the Standards and was approved with the following condition: The patching material to be used for the limestone should be Jahn or a similar type of limestone patching material. Review date: *November 21, 2003*.



120 S. Marion Street is a Non-Contributing building in the *Ridgeland-Oak Park Historic District*. The building was constructed in 1991. No historic review was required. Review date: *September 10, 2003*.



1139 Randolph Street is a Contributing building in the *Ridgeland-Oak Park Historic District* and an Oak Park Landmark. Historic review is required for all work, and a Certificate of Appropriateness (COA) is required for any exterior alterations. The scope of work included repair to a wooden screen door and repointing the interior of the back porch brick walls. This work met the standards. A COA has not yet been submitted. Review date: *November 14, 2003*.



14 Lake Street (12-22) is not located within an Oak Park historic district and was determined not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). No historic review was required. Review date: *September 10, 2003*.



134 S. East Avenue is a Non-Contributing building in the *Ridgeland-Oak Park Historic District*. The building was constructed in 1956. No historic review was required. Review date: *September 10, 2003*.



416 N. Humphrey Avenue is not located within an Oak Park historic district and was determined not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1911 by developer Henry Hogans. No historic review was required. Review date: *September 10, 2003*.



1124 N. Humphrey Avenue is not located within an Oak Park historic district and was determined not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). No original permit was on file. No historic review was required. Review date: *September 10, 2003*.



436 S. Taylor Avenue is a Contributing building in the *Ridgeland-Oak Park Historic District*. Historic review is required for all work. The building was constructed in 1908 by A. Faust for owner C. Haddis. The scope of work included demolishing the existing concrete and wood front stoop, construct a new front stoop with wood stairs and railings and replace the second floor wood windows with aluminum-clad wood simulated divided lite windows. The property owner will be required to submit a Certificate of Appropriateness (COA) application for the work. That approval will be conditioned upon the submittal of porch drawings and window product information. The COA has not yet been submitted. Review date: *November 26, 2003*.



1111 S. Taylor Avenue (1109-11) is not located within an Oak Park historic district and was determined not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1956. No historic review was required. Review date: *September 10, 2003*.



105 S. Oak Park Avenue is a Non-Contributing building in the *Ridgeland-Oak Park Historic District*. The building was constructed in 1983. No historic review was required. Review date: *September 10, 2003*.



5 Pleasant Street (232-234 N. Austin) is a Non-Contributing building in the *Ridgeland-Oak Park Historic District*. The building was constructed in 1956. No historic review was required. Review date: *September 10, 2003*.



309 Harrison Street is not located within an Oak Park historic district and was determined not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1926 for M. McPhail and designed by architect A. J. Buerger. No historic review was required. Review date: *September 10, 2003*.



The Historic Preservation Commission reviewed 3 projects funded through the use of CDBG funds in the **Commercial Property Rehabilitation & Preservation Program** (*Administered by the Oak Park Development Corporation*):

38-44 Lake Street (*Greenplan Properties*) is a Contributing property within the *Ridgeland-Oak Park Historic District*. The scope of work consisted of replacing the existing storefronts with new aluminum storefronts. The project required a Certificate of Appropriateness, which was approved by the Historic Preservation Commission in November 2002.



old storefront



new storefront



old storefront



new storefront

1100 Madison Street (*Al's Grill*) is not located within an Oak Park historic district. The building was constructed in 2002 and is not eligible for listing on the National Register of Historic Places under Criterion C (architecture). The scope of work included a new canvas awning and two signs.

1137 Chicago Avenue (*Dressel's Ace Hardware*) is not located within an Oak Park historic district. The building was constructed in 2002 and is not eligible for listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1922 and altered in 1958. The scope of work included the removal of an incinerator from the basement for code compliance.

The Historic Preservation Commission reviewed 1 project funded through the use of CDBG funds in the **Single-Family Rehab Program** (*Administered by the Village of Oak Park*):

842 Carpenter Avenue is not located within an Oak Park historic district and was determined not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The scope of work was to install an emergency boiler. The building was constructed in 1919. No historic review was required. (This review occurred after the work was completed) *Review date: February 6, 2004.*



2. Local Designations

Two buildings were nominated for designation as an Oak Park Landmark in 2003. The public hearing for the nominations was held on October 9, 2003. The Village Board approved the nominations on November 17, 2003. The following properties were designated:

- 1023 Wenonah Avenue (*Albert & Kittie Ernst House*) – Constructed in 1906. (See Attachment “B”)
- 812-818 Harrison Street (*Odd Fellows Hall*) – Constructed in 1916. (See Attachment “C”)

The First Subdivision developed by S. T. Gunderson and Sons in 1905 was designated as a Local Historic District on May 19, 2003. The Second Subdivision, developed from 1907 to 1922, was designated a Local Historic District on June 17, 2002. Both subdivisions are considered part of the same local historic district known as the *Gunderson Historic District*. (See Attachment “D” and also see Board minutes under Attachment “F”)

3. Survey

Architectural Survey for Downtown and the Avenue Business District

The majority of this work was conducted in 2002 and reported in the 2002 CLG Annual Report. Approval to complete the survey is pending Village Board approval.

Potential Landmark Inventory (formerly the Significant Property List)

The Landmarks Committee of the Historic Preservation Commission reviewed a compilation of properties identified on various architectural surveys, including the Hasbrouck-Sprague survey of 1970, the Illinois Historic Structures Survey of 1972, the list of significant properties identified in the Ridgeland-Oak Park National Register Historic District nomination form of 1983, and the Gunderson Historic Resources Survey of 1997. Properties from the Commission’s two guidebooks are also included, as well as various properties identified by staff.

The purpose was to review the properties identified on the list as to whether they merit individual historic landmark designation. Properties identified as significant in the future can be added to the inventory. The Historic Preservation Commission adopted the Inventory on June 12, 2003 with the knowledge that it may be updated in the future. The Commission began contacting property owners of properties not currently located within historic districts to encourage them to landmark their properties. (See Attachment “E”)

4. National Register

No properties were listed on the National Register of Historic Places in 2003.

5. Monitoring

215 and 217 N. Grove Avenue – Both of these residential properties are Contributing structures within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. 215 N. Grove Avenue is an Italianate farmhouse constructed in the 1870s, with a 19th century barn that was converted into a garage in 1930. 217 N. Grove Avenue is a house that was constructed in 1908 and is now a two-flat. The properties are zoned R-7 multi-family.

On December 9, 2002 the property owners of these two residential structures submitted together a Certificate of Appropriateness application to demolish the structures and replace with a condominium building. The HPC reviewed the application and took no action (as per the ordinance) on December 12, 2002. The owners submitted a request to hold a public hearing, which was held on January 16, February 11, February 13 and February 26, 2003. The HPC completed their deliberations on February 26. The applicants requested a continuance to investigate alternatives to demolition during March, but ultimately requested the HPC continue with their process in April. The HPC approved Findings of Fact denying the Certificate of Appropriateness to demolish the buildings on April 10. The owners requested an appeal to the Village Board on April 16, 2003. The Village Board of Trustees upheld the decision of the HPC to deny the demolition at their May 19, 2003 meeting. (See Attachment “F”)



215 N. Grove



215 barn/garage



217 N. Grove

1116 and 1120-22 Lake Street – The Village Board of Trustees purchased these two buildings in 2003. The building at 1116 Lake was constructed in 1898 for the Drechsler Undertaking business and was designed by architect E. E. Roberts. The building at 1120-22 Lake was constructed in 1930 for Raymond & Durham and was designed by architect Howard Johnson. The intent of the Village is to preserve and restore 1116 Lake and to demolish 1120-22 Lake for new development. The Village is currently working with a developer they selected through an RFP process. The Historic Preservation Commission was asked to inspect 1116 Lake and report on what historic features should be retained.



1116 Lake



1120-22 Lake



1120-22 and 1116 Lake

6. Activities

- The Commission presented 15 historic preservation awards at the Village Board meeting on May 19, 2003. (See Attachment “G” and also see Board minutes under Attachment “F”)
- The Commission hosted a booth at “A Day in Our Village”, the annual summer festival held in downtown Oak Park on June 1, 2003.
- The Commission created two new educational brochures in 2003 – 1) *Gunderson Historic District*, and 2) *Designating Oak Park Historic Landmarks: The Details*. (See Attachment “H”)
- Commission staff attended the National Preservation Conference in Denver, Colorado in September/October 2003.
- Commission staff attended seminar on April 19 titled “Building on the Past: Landmarks Policy and Urban Development” held at the School of the Art Institute of Chicago.
- Commission staff attended IHPA conference and Commission Assistance and Mentoring Program in Springfield on September 19-20.
- Commission Chair Gilbert attended the Restoration Trade Show and Conference held in Chicago in September and spoke at two sessions. He gave a lecture in September for the Construction Specifications Institute on the restoration of Crown Hall. He also attended lectures for the AIA Historic Resources Committee and LPCI.
- Commissioner Freerksen attended the Restoration Trade Show and Conference held in Chicago in September and spoke at one session.
- Commissioner Kasprzyk attended the Restoration Trade Show and Conference held in Chicago in September.
- New Commissioners – Nick Kalogeresis, Kate Susmilch and Marsha Moseley

7. Attachments

- A – 2003 Permits Reviewed
- B – Landmark nomination for 1023 Wenonah Avenue
- C – Landmark nomination for 812-818 Harrison Street
- D – Historic District nomination for Gunderson Historic District (addition)
- E – Potential Landmark Inventory
- F – 215 and 217 N. Grove Avenue – HPC Findings and Village Board minutes
- G – Historic Preservation Awards
- H – Landmark brochure and Gunderson Historic District brochure
- I – Resumes of New Commissioners / Attendance Record
- J – Historic Preservation Commission meeting minutes