

LANDMARK LINK

The newsletter of the Oak Park Historic Preservation Commission - Spring 2015

New historic district proposed in Oak Park

The Oak Park Historic Preservation Commission is considering creating the Hulbert Houses Historic District to recognize special historical and architectural character of the area, which encompasses the 500 through 800 blocks of Clinton and South Kenilworth avenues.

The district has long been identified as one of Oak Park's premiere neighborhoods. Formal recognition will encourage continued pride in ownership through long-term maintenance, appropriate alterations and careful attention to maintaining its character.

The commission is seeking support from property owners in the area to formally recognize the historic district. The Hulbert Houses Historic District would be both locally designated and listed on the National Register of Historic Places, similar to Oak Park's three existing historic districts.

This listing would provide formal recognition, eligibility for tax incentives and, more importantly, protection of the architectural and historical characteristics within this important neighborhood through the review of future demolition and exterior alterations.

The Hulbert Houses, Oak Park

RESIDENCES ONLY—No Flats Allowed; \$4,500 to 7,000, ON PAYMENTS ANY BUYER CAN EASILY MAKE.

Do you realize that the attractive, artistic house is more the product of careful thought and effort than of extra cost? Careful thought and effort have been the "watchwords" on the HULBERT property, and on the houses built on it, with the result a property in a class absolutely by itself, unapproached in attractiveness by anything about Chicago, AND with it goes protection against everything which could mar its beauty or usefulness.

TRANSPORTATION—Garfield Park branch of Metropolitan Elevated to Oak Park Av., walk two blocks west: Lake Street Elevated to end of line, walk one block east, four blocks south. From West Side, Madison Street car direct to Clinton Avenue.

THOMAS H. HULBERT

"BUILT ON HONOR HOUSES"

JACKSON BLVD. & CLINTON AV., OAK PARK

CITY OFFICE, 6 MADISON ST.

Advertisement from Oak Leaves newspaper, Oct. 5, 1907

A public information meeting is scheduled for 7 p.m., April 27 at Oak Park Public Library, 834 Lake St., and at 7 p.m., May 20 at Village Hall, 123 Madison St.

Based on community support, the Village will determine whether to prepare the historic district nomination report, which

would be used for both the local and National Registration process. The National Register process requires review and approval by the Illinois Historic Sites Advisory Council and the National Park Service. The local historic district requires review and approval by the Village Board of Trustees.

THREE NEW LANDMARKS



636 FAIR OAKS AVENUE

Edward B. Kittle House
1909, Prairie School
Architects: Tallmadge and Watson
Designated: October 6, 2014



200 S. EAST AVENUE

Walter S. Gerts House
1897, Eclectic: Queen Anne/Prairie School
Architect: Frank D. Thompson
Designated: October 6, 2014



1010 FAIR OAKS AVENUE

I.M. and Fannabell Fixman House
1953, Mid-Century Modern
Designers: Schurecht, Inc. and Fixmans
Designated: December 8, 2014

A tip of the hat to preservation award winners

The Oak Park Historic Preservation Commission (HPC) recognizes property owners, architects and contractors annually for their outstanding work on restoring and reusing historic buildings.

The Nineteenth Century Club played host to the 2014 “Celebrating Stewardship:

Heritage, Environment, Design” event last November, when the HPC honored seven projects around Oak Park for their sensitive and creative rehabilitation of buildings and properties.

The event was also shared by the Environment & Energy Commission’s Green

Awards and the Community Design Commission’s Cavalcade of Pride Awards.

Architects and contractors joined property owners to receive their awards following an introduction from Village President Anan Abu-Taleb.

208 S. CUYLER AVE.

John and Laura Connelly (owners); Magner-Manalang (architects); M. J. Parker Co. (contractor)



The Award acknowledges the restoration of historic wood windows and siding, and sensitive dormer additions.

178 FOREST AVE.

Nineteenth Century Charitable Association (owners); Fortune Restoration, Renaissance Roofing (contractors)



The Award acknowledges restoration of the slate roof, original wood windows and exterior masonry.

239 S. GROVE AVE.

Wesley & Kate McMillan (owners); Errol J. Kirsch (architect); Bonterra (contractor)



The Award acknowledges the removal of non-original stucco and the restoration of the original wood siding.

212 N. LOMBARD AVE.

Patricia Vizzone (owner), Ken Vizzone (contractors)



The Award acknowledges the whole house rehabilitation, including siding restoration and a new front porch.

820 MADISON ST. / 442 S. GROVE AVE.

Interfaith Housing Development Corp. (owner), Weese, Langley, Weese (architects), McShane Construction (contractor)



The Award acknowledges the sensitive adaptive use of a former auto sales building into affordable housing and retail.

309 LINDEN AVE.

Mike and Beverly Kralovec (owners), Wicklow Development Group (contractor)



The Award acknowledges the restoration of the house following a fire.

100-106 S. OAK PARK AVE.

Christopher Ala (owner), Jef + Associates (architect), All High Work (contractor)



The Award acknowledges the complete rehabilitation of the building and a sensitive two-story addition.

Nominations sought for 2015 historic preservation awards

Nominations for the 2015 Historic Preservation Awards Program are now being sought by the Oak Park Historic Preservation Commission, citizen volunteers who advise the Village Board on historic preservation issues. Aug. 28 is the deadline for submissions.

Single-family residences, apartment buildings, commercial buildings, public/institutional buildings and religious structures may be nominated in the following categories – restoration, rehabilitation, adaptive use and additions/new construction. Additional awards are presented for stewardship, detail and design.

Projects must be located within the boundaries of the Village and should have been created within the past five years. Nominations need not be in an historic district. Interior work also may be considered in conjunction with exterior work.

The Historic Preservation Commission and the Environment & Energy Commission also are seeking applicants for a joint award for projects that address both historic preservation and sustainability issues.

Any resident, owner or tenant of eligible structures, members of local preservation and historical societies, and members of local boards and commissions may make nominations. The judges' decisions will be based upon the Historic Preservation Commission's Architectural Review Guidelines, which are based on the Secretary of the Interior's Standards for Rehabilitation, as well as considerations of contextual and design appropriateness.

Nomination forms are available in Village Hall, 123 Madison St., by calling 708.358.5417 or by email to historicpreservation@oak-park.us. A nomination form also can be completed online or downloaded at www.oak-park.us. Nominations may be submitted online, in person, by U.S. Mail or via email.

NEWS YOU CAN USE

The Planning Division is part of the Development Customer Services Department. Building and demolition permits are reviewed for properties designated as Historic Landmarks or located within a Historic District. There are approximately 4,000 buildings which fall under those categories. In 2014, the Historic Preservation Division reviewed 1,169 permit applications, of which only 31 required review by the Historic Preservation Commission.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (or ARC) is a subcommittee of the Historic Preservation Commission made up of five architects and contractors that meets with applicants in an informal setting to discuss a proposal and provide feedback based on the Architectural Review Guidelines.

The ARC, as well as Staff, may also approve applications for Certificates of Appropriateness and Certificates of Advisory Review when the proposed work involves restoration of original conditions, no changes in materials, changes not visible from the street, work on non-contributing structures, or other types of activities determined by the Commission to have limited effect on the historic, architectural, or aesthetic qualities of Landmarks or districts.

Historic Preservation Commission Members

Rosanne McGrath, Chair

Joerg Albrecht
Greg Battaglia
Fred Brandstrader
Don McLean
Dan Moroney

Regina Nally
Christopher Payne
Gary Palese
Tony Quinn
Tom Sundling

The Historic Preservation Commission is an 11-member body of citizen volunteers appointed by the Village President to implement the Village's Historic Preservation Ordinance. Its mission is to preserve, protect and

enhance the distinctive historic and architectural heritage of Oak Park. The Commission identifies historic resources and designates Historic Landmarks and Historic Districts, reviews exterior changes to designated historic

properties, and strives to educate property owners and citizens about the Architectural Review Guidelines and the importance of the preservation, restoration and rehabilitation of historic residential and commercial properties.