



## HISTORIC PRESERVATION COMMISSION – STAFF REPORT

HPC2020-17

### PUBLIC HEARING

<b>Address:</b>	<b>203 S Marion St</b>
<b>Meeting Date:</b>	September 10, 2020
<b>Property Owner:</b>	203 S Marion Street Corporation
<b>Project Architect:</b>	Focus Construction / Booth Hansen
<b>Historic Designation:</b>	Contributing Resource in the Ridgeland-Oak Park Historic District
<b>Zoning:</b>	DT Downtown
<b>Project Description:</b>	Demolish existing historic building and garage
<b>Guidelines:</b>	<b>Historic Preservation Ordinance &amp; Secretary of the Interior's Standards</b>



### Historic Preservation Ordinance

The following sections from the Historic Preservation Ordinance address demolition (note that these are excerpts and summaries; for full text see the respective Ordinance section):

**7-9-1:** The purpose of this article is to promote the economic, educational, cultural and general welfare of Oak Park by:

- A. Providing a municipal process to identify, preserve, protect and enhance the distinctive historic and architectural heritage of Oak Park representing elements of the Village's cultural, social, economic, political and architectural history;

- B. Conserving and improving the value of properties designated as historic landmarks or located within historic districts;
- C. Enhancing the attractiveness of the Village to homeowners, visitors, tourists, and shoppers and, thereby, supporting business, commerce and industry in the Village and providing economic benefits to the Village;
- D. Fostering civic pride in the accomplishments of the past as manifested in properties, structures, improvements and areas of historical and architectural significance within the Village;
- E. Fostering and encouraging the preservation, restoration and rehabilitation of properties, structures, improvements and areas and, thereby, preventing deterioration, dilapidation and blight.

**7-9-2:** Definitions: Non-Contributing Resource - a property within a historic district that does not represent significant historical and/or aesthetic characteristics which qualified the area as a historic district.

**7-9-12(A):** Review criteria for COAs. The HPC should consider the effect of the COA on the historic, aesthetic or architectural value, characteristics and significance of the historic district.

**7-9-12(B):** The Secretary of the Interior’s Standards and the Architectural Review Guidelines should be used when considering demolition. Standard 2 of the Secretary of the Interior’s Standards encourages the retention and preservation of the significant original qualities and/or character of a property. If a property is determined to be a Non-Contributing Resource, then the HPC must approve the COA without further review.

## **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.

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.

**Section A** of the Architectural Review Guidelines (preamble) states that their purpose is to protect unique visual qualities of a building and site and determine if siting, massing, scale, materials and street rhythm are compatible with the neighborhood context.

**Section B** further discusses establishing contextual character through the following:

- a) Siting – trees, landscaping, building setbacks, garage access, driveways
- b) Massing – building height, roof forms and shapes
- c) Scale – number of stories, lot width to building width
- d) Materials – Roof, walls, trim, windows, porches
- e) Street rhythm – Historic styles in the area, massing, roof forms of adjacent buildings

## **Applicant's Proposal**

The applicant plans to demolish the existing building and garage at 203 S Marion St. The applicant intends to build a new building at this location.

Due to substantial alterations completed outside the district's period of significance (1870-1929), the applicant has also requested that the Historic Preservation Commission provide their recommendations on whether the building may be reconsidered as non-contributing. While reclassification must ultimately come from the National Park Service, the Illinois State Historic Preservation Office would ask for the Commission's recommendations should a reclassification request be made.

## **Historical Summary**

The history of 203 S Marion St and its historical context (the Ridgeland-Oak Park Historic District) has been divided into the following sections:

1. **Statement of Significance:** a summary of the building and how it fits into the district
2. **History:** a physical and cultural history of the building including building permit records
3. **The Ridgeland-Oak Park Historic District:** summary of the district and why it is significant
4. **Contributing to the Historic District:** determining contributing status within the district

Please see historic Sanborn maps (in attachments) for a visual record of the building and surrounding neighborhood over time.

## 1. Statement of Significance for 203 S Marion St

203 S Marion St is listed as a contributing building within the Ridgeland-Oak Park Historic District. It contributes to the story of the historic district on multiple levels: it is an example of the district's early single-family architecture and it directly embodies the growth and change of the district from a largely single-family neighborhood to a neighborhood noted for its diversity of building types. Reflective of the growth and change of the neighborhood around the turn of the century, the building was converted from a single-family dwelling into apartments by prominent local architect E. E. Roberts. It is unknown if there were any exterior changes made at this time or if those changes are extant. While the building continues to tell the story of the growing and changing neighborhood in its conversion to the Drechsler Funeral Home in 1933, this change and the associated alterations fall outside the district's period of significance (1870-1929). As such, the expansive brick addition that obscures the original front façade detracts greatly from the building's historic integrity and its ability to successfully contribute to the historic district.

## 2. History of 203 S Marion St

203 S Marion St (originally 203 Wisconsin Ave) was built in 1881 by James Campbell Rogers (1841-1927). Rogers, a pioneer settler originally from New York, lived with his family in the house for 45 years, until 1926. Rogers was a prominent early Oak Park resident, grain merchant, and a member of the Chicago Board of Trade for fifty years. Rogers notably gifted a Frank Lloyd Wright house, the Frank Thomas House (210 Forest Ave, 1901), to his daughter and her husband as a wedding gift.

While James Roger's wife, Mary Rogers, lived the last four years of her life at 233 Linden Ave, her obituary noted that "the Rogers homestead [203 S Marion St] was for many years the center of social life in the village and its hospitable doors were always open to friends as well as to community interests" (Oak Leaves, September 26, 1930). In 1920, the Rogers had 203 S Marion St converted into two apartments in 1920 by E. E. Roberts.

203 S Marion St was sold to Earl Drechsler in ca. 1926. Drechsler owned a funeral home business founded in 1880 by J. W. Senne and bought out by his father, Charles Drechsler, in 1894. The original Drechsler Funeral Home was built by Charles Drechsler in 1894 at 1116 Lake St. Earl Drechsler converted 203 S Marion St into a funeral home with the help of architect Norman D. Barfield and moved the business to 203 S Marion St in 1933. At the opening of the new location in 1933, the Drechsler Funeral Home was the only funeral home in Oak Park. It was noted in a 1933 Oak Leaves article that the new location could accommodate 300 and the opening was attended by 500 people. A later addition and alterations occurred in 1957 by architect John Barr Todd for Earl A. Drechsler.

**Building Timeline** (building permits in bold, sources for other items below):

1881: Built

Owner: James Campbell Rogers

**1920, April 20 – Changing old residence to apartments.** Metal lath and cement plaster interior walls and ceiling of stair hall to upper apartment.

Owner: W. E. Rogers

Architect: E. E. Roberts

Contractor: J. L. S. Bernard

Cost: \$7,000



**1922, April 18 – Porch extension**

Owner: W. E. Rogers  
Contractor: J. L. S. Bernard  
Cost: \$500

**1922, Nov. 27 – Enclose second floor sleeping porch**

Owner: James C. Rogers  
Contractor: J. L. S. Bernard  
Cost: \$500

1926: James Campbell Rogers died; property subsequently sold to Earl Drechsler

**1933, Aug. 31 – Neighborhood petition** in support of allowing an undertaking establishment

**1933, Sep. 22 – Alterations for a funeral home**

Owner: Earl A. Drechsler  
Architect: Norman D. Barfield  
Contractor: C. Nelson  
Cost: \$2,275

**1938, July 21 – Convert old barn into a garage**

Owner: Earl Drechsler  
Contractor: Martin Schulz  
Cost: \$265

**1957, Aug. 19 – Addition and alteration to funeral chapel**

Owner: Earl A. Drechsler  
Architect: John Barr Todd  
Contractor: Continental Construction Company

**References:**

Newspaper Articles (courtesy of the Historical Society of Oak Park and River Forest):

- 1927. Oak Leaves. "James Campbell Rogers: Pioneer of Village and Distinguished Chicago Business Man Passes in His 86<sup>th</sup> Year." January 22, 1927.
- 1930. Oak Leaves. "Mrs. James C. Rogers: Death Takes Women Who Was Distinguished in Oak Park Affairs for a Half Century." September 26, 1930.
- 1933. Oak Leaves. "Funeral Home Opens; Attracts A Large Crowd." December 21, 1933.
- 1971. Chicago Tribune. "Group is Fighting Time for Oak Park Landmark." July 13, 1972. (Thomas House)

Village of Oak Park Building Permit Records

Cook County Recorder of Deeds

### 3. The Ridgeland-Oak Park Historic District

The Ridgeland-Oak Park Historic District is significant under three National Register criteria:

- Criterion A for its broad pattern of suburban development,
- Criterion B (more locally but to some extent nationally) for the architects who designed the buildings in the district, and
- Criterion C for architecture.

The period of significance for the Historic District is 1870-1929.

The Ridgeland-Oak Park Historic District illustrates a regional and national shift in both architecture and suburban development, including the major re-orientation of domestic architecture from 19th century eclecticism to 20<sup>th</sup> century modernism, and community planning meant to incorporate a greater variety of building types into what was originally a single-family dwelling setting.

The Historic District's important historic role in suburban development stems largely from its integration of single-family housing with apartment and commercial buildings. The Village Board's first building ordinance adopted in 1902 reflected a local concern for the increase in apartment building construction, detailing requirements for including maximum dimensions, access to natural light, and safety protocols.

Prominent local architect E. E. Roberts was among those to address design challenges associated with the neighborhood's growth. Design solutions used by E. E. Roberts and others included adapting existing single-family buildings into multi-family buildings, designing duplexes, and designing apartment buildings that met existing building lines, offered open porches for apartment dwellings, and provided light and green space. Buildings like E. E. Roberts' Quadrangle Apartments (108-110 S East Ave) were celebrated for having more features in common with private suburban residences than they typical urban flat buildings of the era.

#### References:

Ridgeland-Oak Park Historic District National Register of Historic Places Nomination Form

- Original 1983 version available here: <http://gis.hpa.state.il.us/PDFs/201196.pdf>
- Current version and continuation sheets available here: <https://www.oak-park.us/village-services/planning/historic-preservation/historic-preservation-booklets-reports>

### 4. Contributing to the Historic District

203 S Marion St is listed as a contributing resource in the original 1983 Ridgeland-Oak Park Historic District National Register nomination. The nomination also lists buildings deemed "significant" among the contributing buildings; 203 S Marion St is not included in this list.

The National Register Bulletin "How to Apply the National Register Criteria for Evaluation" states:

a "component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district."

The bulletin further states that if a property's exterior is covered by a non-historic false-front or curtain wall, that it cannot be considered a contributing element in a historic district as it does not add to the

district's sense of time and place. If the false front is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

It is important also to consider the historic integrity of a historic resource. The National Register uses the seven aspects of integrity:

- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of the historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

While 203 S Marion St does not feature a false front, a non-historic addition obscures the first floor of the front, south side, and rear elevations. It is unclear if the original building materials are still found within the addition, but it may be unlikely due to the interior alterations that were likely necessary to convert the building from apartments to a funeral home. The general massing of the house is still apparent, but the numerous non-historic alterations have detracted from the building's historic integrity.

#### References:

National Park Service.1995. National Register Bulletin: How to Apply the National Register Criteria for Evaluation. Available online at: [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

## Staff Comments

### Historic Preservation Commission 6.17.20

The applicant previously attended the Historic Preservation Commission meeting on June 17, 2020. At that meeting, the HPC took no action. They requested additional information including additional information about the building's history and alterations made. Commissioners also requested additional information on the project proposed, particularly whether the restoration or inclusion of the historic building was considered as part of the project. The applicant requested a public hearing on June 19, 2020. The applicant submitted an addendum to their original June submission on 8/27/20 including additional details about the buildings alterations as requested.

Minutes from the June 17, 2020 meeting are attached. The meeting recording may also be found on the Village website, here: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

### **Staff Recommendations: Certificate of Appropriateness**

203 S Marion St is listed as a contributing resource in the original 1983 Ridgeland-Oak Park Historic District National Register nomination and is included in the current list of contributing properties (last updated in 2017). It is recommended that demolition of a contributing resources within a historic district does not comply with the Oak Park Historic Preservation Ordinance or Architectural Review Guidelines.

### **Staff Recommendations: Discussion of Building's Contributing Status**

Additionally, it is recommended that the HPC discuss the contributing status of the building and provide their recommendation as to whether they agree with the listed status. They should specifically consider the number of additions and alterations completed after 1929 and therefore outside the period of significance for the district. Historic resources with "substantial" non-historic alterations may lack the historic integrity necessary to contribute to the criteria for which the historic district is significant.

If the HPC determines that the contributing status is in question, while the HPC does not have the authority to alter the status, the applicant may consider requesting the National Park Service re-evaluate the property. The authority to reclassify resources as non-contributing falls on the Keeper of the National Register of Historic Places, a National Park Service official. Such a request would also involve the HPC and the Illinois State Historic Preservation Office.

If the HPC determines that the contributing status is appropriate, they should provide specific reasons the building meets the requirements for contributing status within the district (see Historical Summary section 4, "Contributing to the Historic District").

### **Attachments**

- Materials provided by Village staff:
  - o Village photographs from 2014
  - o Sanborn maps illustrating the building's context 1895-1950
  - o Meeting minutes from 6/17/20 (see item M)
- Applicant submission materials:
  - o Historic Overview Addendum, submitted 8/27/20
  - o Historic Overview packet from HPC meeting 6/17/20
  - o Certificate of Appropriateness form

Village Photos 2014 (supplied by staff)





Village Photos 2014 (supplied by staff)



Village Photos 2014 (supplied by staff)





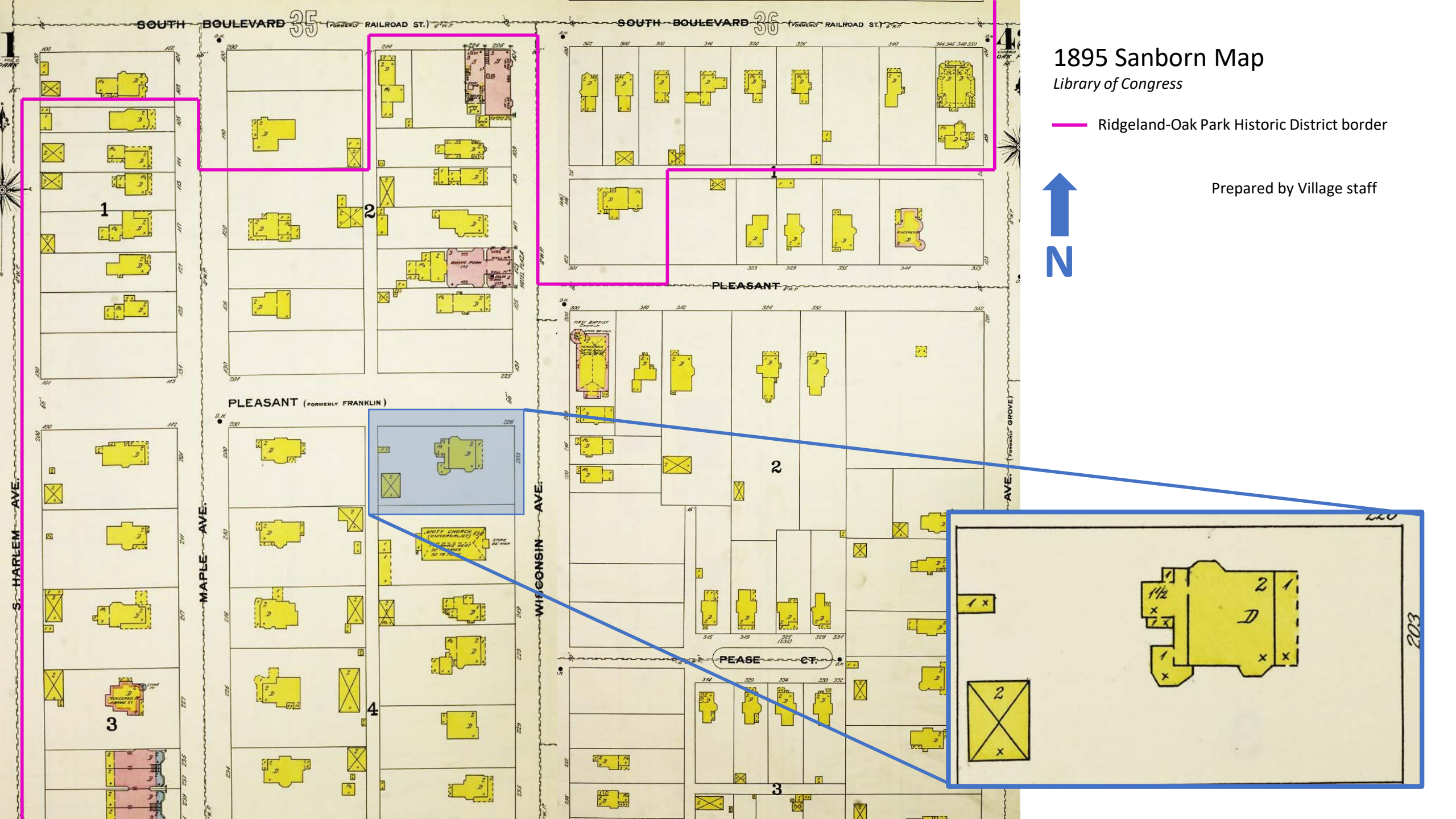
# 1895 Sanborn Map

Library of Congress

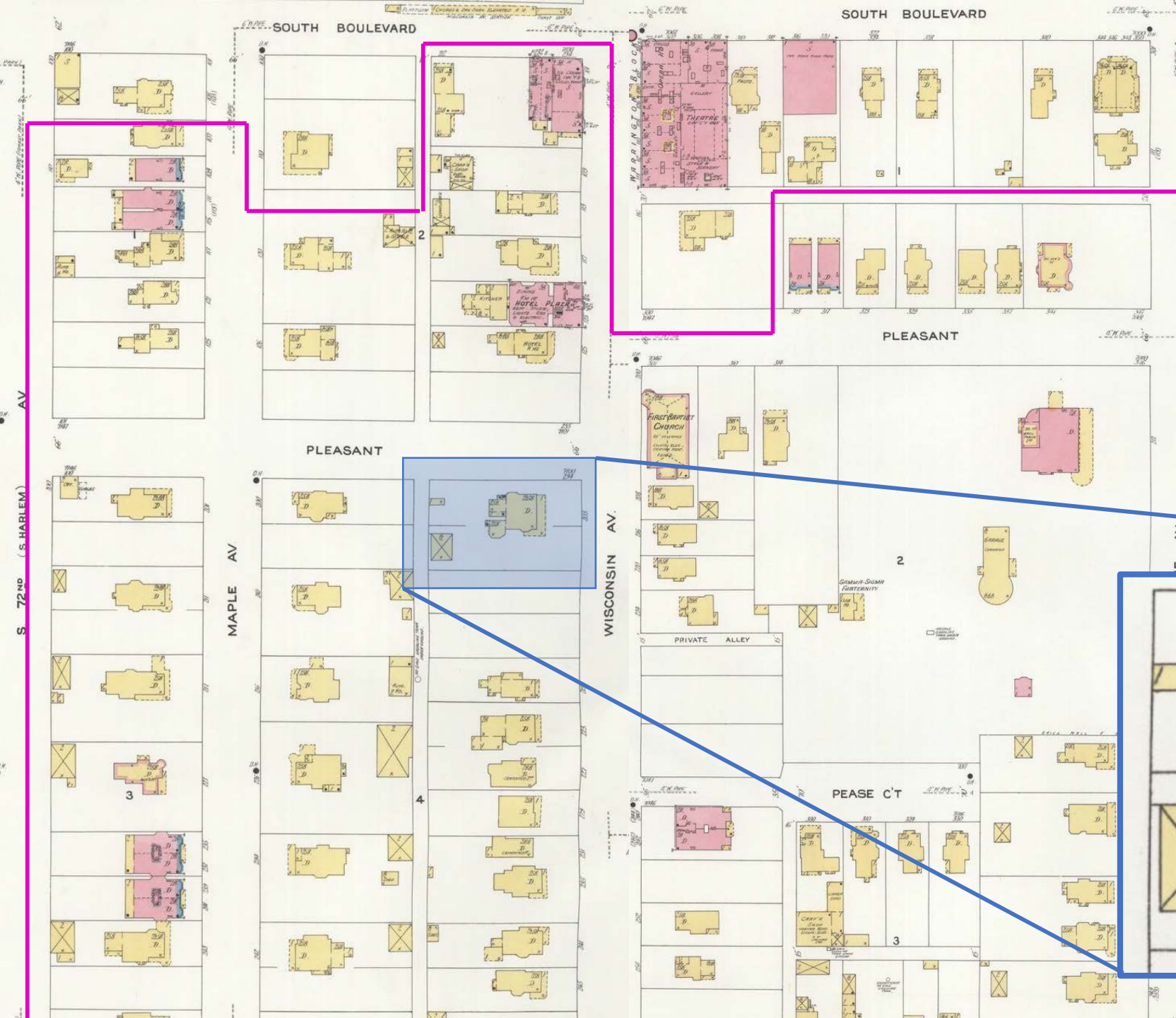
— Ridgeland-Oak Park Historic District border



Prepared by Village staff







# 1908 Sanborn Map

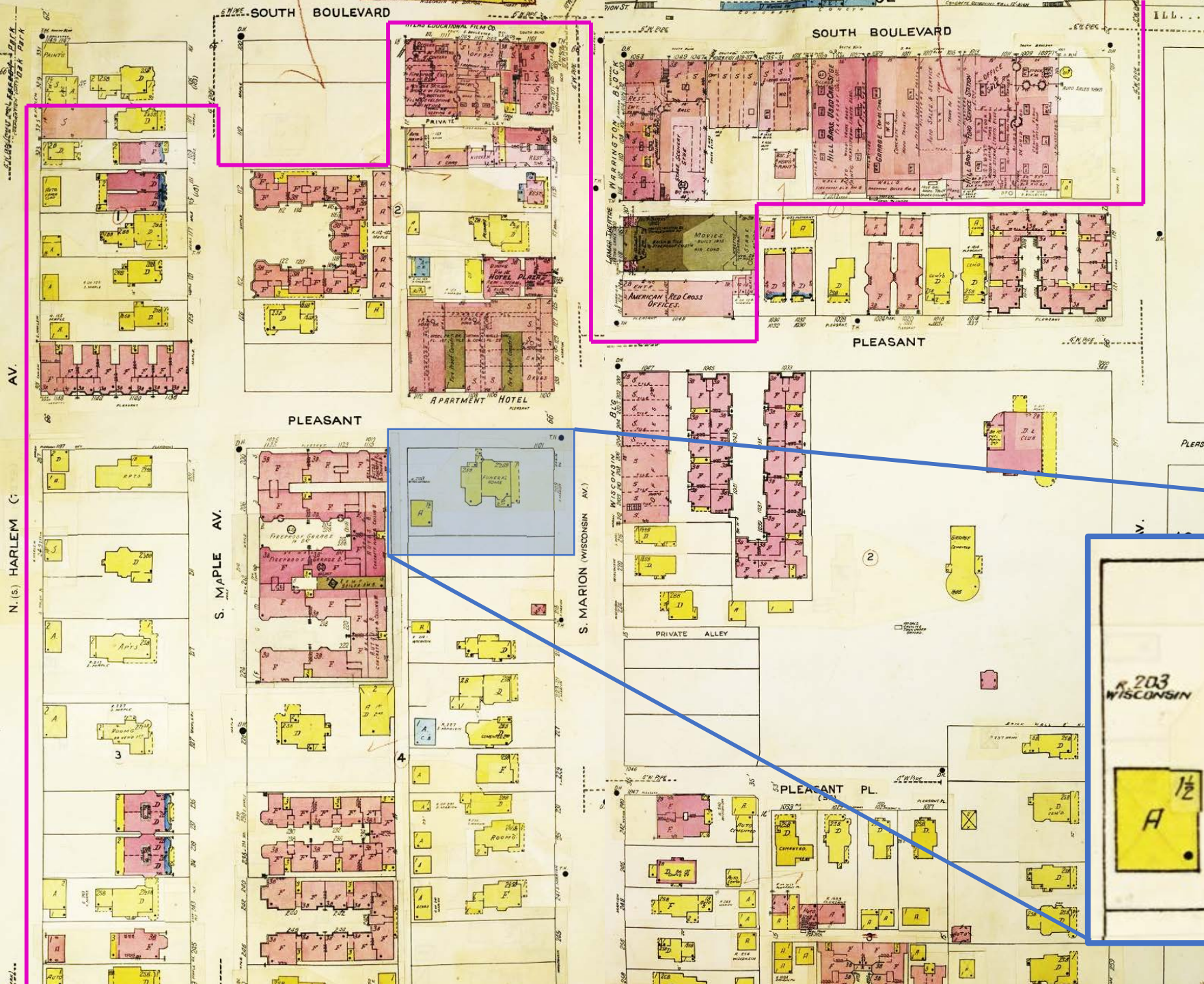
Library of Congress

— Ridgeland-Oak Park Historic District border



Prepared by Village staff





# 1950 Sanborn Map

Library of Congress

— Ridgeland-Oak Park Historic District border



Prepared by Village staff

**Oak Park Historic Preservation Commission**  
**June 17, 2020 – Meeting Minutes**  
**Remote Participation Meeting, 6:00 pm**

**Roll Call**

Present: Interim Chair Rebecca Houze and Commissioners Jennifer Bridge, Sandra Carr, Monique Chase, Lou Garapolo, David Sokol, and Aleksandra Tadic  
Absent: Commissioner Noel Weidner  
Staff: Susie Trexler, Historic Preservation Urban Planner  
Attorney: Greg Smith, Klein, Thorpe & Jenkins

**Agenda Approval**

*Motion by Commissioner Sokol to approve the agenda. Second by Commissioner Bridge.  
Motion approved 6-0.*

**Non-Agenda Public Comment**

None

**Minutes**

*Motion by Commissioner Garapolo to approve the minutes for February 13, 2020. Second by Commissioner Carr. Motion approved 6-0.*

**Regular Agenda**

*Commissioner Tadic arrived at 6:15PM.*

- A. HPC2020-8: 229 N Marion St (Mark Deaton):** Certificate of Appropriateness to remove existing rear stairs and build new rear stairs; raise window sill height on two windows (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced the application. Planner Trexler gave an overview and said the applicant attended the Architectural Review Committee (ARC) meeting on February 26, 2020. The ARC found the plans to be appropriate. The applicant has since added an item to their project scope: the raising of the sills on two windows on the side elevation to accommodate the interior kitchen counter.

Drew Nelson, the architect, was present. Mr. Nelson explained the project. He noted that the sill of a window on the rear within the porch will also be raised but will be hidden by the porch.

*Motion by Commissioner Sokol to open for discussion; Second by Commissioner Garapolo.*

Chair Houze said she remembered this coming before the ARC and the main change will be the windows. Commissioner Garapolo said the project is compatible with what was discussed at the ARC.

*Motion by Commissioner Bridge to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Garapolo. Motion approved 7-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Sokol, and Chair Houze.*

*NAY: None*

- B. HPC2020-11: 1013 Erie St (John Perch):** Certificate of Appropriateness to replace front door (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

John Perch, the homeowner, was present. Mr. Perch said the existing back door has six horizontal window panels. The front door will be the same design but will only have four.

Chair Houze asked if the door can be repaired. Mr. Perch said he doesn't know if it's original. He explained issues with the door and said it is not energy efficient and does not go with the house.

*Motion by Commissioner Sokol to open for discussion; Second by Commissioner Garapolo.*

Commissioner Garapolo said he does not think the proposal is appropriate. He recommended repair or replacement in kind. Mr. Perch said he the house has a modern addition and the proposed door matches the existing rear door. Commissioner Garapolo said the rear door is not visible from the street so would not require review.

Mr. Perch asked about the modern addition. Commissioner Bridge said the door is part of the fabric of the house that is within the period of significance for the historic district. It can be replaced in kind if beyond repair, but matching to a non-historic addition is not in keeping with the Guidelines.

Mr. Perch asked about options if repairing or matching the door is expensive. Commissioner Sokol said you can apply for Economic Hardship. Chair Houze said you can bring in a quote for repair work to demonstrate the cost as being significantly more than replacing. She said she does not think it would be any more expensive to replace the door to match than to replace with the one currently proposed. Chair Houze said they can provide resources to assist with both of these options. Mr. Perch said he has already purchased the door and it is non-refundable.

Mr. Perch said the modern addition was approved by the Village and if a door was put on the back of the house, he is not sure why this wouldn't get approved. He said that rear door is more energy efficient than the front. Commissioner Sokol said the approval for an addition applies only to the addition. Mr. Perch asked about the appeal process. Chair Houze said the process is to follow the Ordinance and apply the Guidelines and changes to the rear or to additions are handled differently than the original street façade. She said the options are repair or replacement in kind. She asked Planner Trexler to explain the appeal process should the COA be denied. Planner Trexler said following COA denial, that the applicant would have three options: rescind application, appeal to the Village Board, or request a Certificate of Economic Hardship. Attorney Smith noted that before the appeal process, the Commission would have to hold a public hearing and deny the COA.

*The Commission took no action.*

- C. HPC2020-10: 430 N Euclid Ave (Chad and Regina Savage):** Certificate of Appropriateness to replace three existing stoops (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

Rosanne McGrath, the architect, was present. She noted that Regina Savage, the homeowner is also in attendance. Ms. McGrath explained the project and noted that the three existing stoops do not appear to be original to the house.

*Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Tadic.*

Chair Houze asked about the color masonry material proposed. Ms. McGrath said a gray or slate-tone masonry, similar to the slate roof on the house. Commissioner Garapolo said he thinks it's a good proposal. Commissioner Tadic agreed and said she has no objections.

*Motion by Commissioner Carr to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Garapolo. Motion approved 7-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Sokol, and Chair Houze.*

*NAY: None*

**D. HPC2020-12: 241 S Scoville Ave (Caroline McLean):** Certificate of Appropriateness to demolish existing garage and build a new garage (Ridgeland-Oak Park Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

Caroline McLean, the homeowner and architect, was present.

*Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Sokol.*

Commissioner Garapolo said he thinks the proposal is appropriate, but recommended a letter from a structural engineer stating that the garage cannot be repaired. Ms. McLean said this would be expensive and asked if it is required. Commissioner Garapolo said this has been the typical approach of the Commission in the past. Chair Houze agreed, but said she can see from the documentation provided that the garage is deteriorated. Commissioner Carr concurred that the photographs are sufficient documentation of the garage's deterioration. Commissioner Sokol said he went past it and agrees it is in bad shape and a letter is not needed. Commissioner Tadic agreed.

Chair Houze said the new garage is appropriately scaled and asked if there could be any effort to replicate the character of the original garage, for example, the windows. Ms. McLean said the garage roof pitch is similar to that of the house. She said the windows in the original garage are awning windows. She said she kept the shape at the bottom and used double-hung sash windows at the top to reflect the house.

*Motion by Commissioner Carr to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Tadic. Motion approved 7-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Sokol, and Chair Houze.*

*NAY: None*



- E. HPC2020-13: 332 N Harvey Ave (Justin & Leigh Merkey):** Certificate of Appropriateness to remove non-historic mudroom addition, add narrow roof/awning, extend the existing deck, and alter windows (Ridgeland-Oak Park Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

William Scholtens, the architect, was present. Mr. Scholtens explained the project to the Commission. He noted that they drew on existing architectural elements on the historic house in the design of some of the new elements to ensure they are appropriate to the house.

*Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Bridge.*

Chair Houze said she thinks this is a sensitive renovation of a non-historic addition and will be more in-keeping with the existing. She noted that while the deck is visible, due to the house's location on a corner lot, it also appears to be appropriate. Commissioner Garapolo said the addition is sensitive and he approves with no comments. Commissioner Tadic agreed and said it is a nicely done project.

*Motion by Commissioner Sokol to approve the Certificate of Appropriateness for the project as proposed. Second by Commissioner Garapolo. Motion approved 7-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Sokol, and Chair Houze.*

*NAY: None*

- F. HPC2020-14: 614 N Ridgeland Ave (Heather Nelson):** Certificate of Appropriateness to replace deteriorated front porch and alter stair location (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

Gabe Grosso, the contractor, was present. Mr. Grosso explained the project. He said they will not change the footprint of the porch, they just want to move the stairs. He said the existing columns cannot be reused but if the Commission wants to replicate the cylindrical columns, they are happy to do whatever the Commission requests.

*Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Tadic.*

Chair Houze said she approves of the project and moving the stairs to the front is more historically accurate. Commissioner Garapolo said if the stairs are aligned with the door, they will not be centered. He said the four columns are not typical of the block; three would be typical. He expressed concern about the structural integrity of the roof. Mr. Grosso explained the structural design proposed. He said the project should be doable with three columns.

Commissioner Tadic asked when the stairs were moved to the side. Planner Trexler said no date was found but it was likely done in the 1950s or 1960s. Commissioner Tadic said moving the stairs to the front would be appropriate but round columns should be used. She recommended submitting a sketch with the three columns and Mr. Grosso agreed. Commissioner Carr agreed that three columns with stairs off-center in front of the door would be appropriate. She said 522 Belleforte Ave in the packet has the same basic design. Commissioner Sokol agreed and said this consistent with the neighborhood.

*Motion by Commissioner Tadic to approve the Certificate of Appropriateness for the project as proposed with the condition that: the 522 Bellefort Ave be used as an example, three round columns be used, the stairs be located at the front slightly off-center, and that the project receives final review and approval by staff. Second by Commissioner Sokol. Motion approved 7-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Sokol, and Chair Houze.*

*NAY: None*

- G. HPC2020-15: 814 S Elmwood Ave (814 S Elmwood Ave LLC):** Certificate of Appropriateness for renovation including opening the previously enclosed front porch, restoring the siding, and replacing windows (Gunderson Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

Pat Magner, the architect, and Anthony Amunategui, the homeowner, were present. Mr. Magner explained the project. He noted the differences in window patterns, suggesting one was replaced at some point. They would like to replace them so they are consistent.

*Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Tadic.*

Chair Houze said there are three main elements: restoration of the clapboard siding, opening of the porch, and replacing windows. The first two items are appropriate. She asked if the diamond pane windows can be repaired. Mr. Magner said they would like to replace them, particularly given the one non-matching windows. The Commission discussed whether some of the windows could be replaced and not others. The discussion included the storm windows. Commissioner Carr said that the grille pattern isn't even visible through the storm windows and asked what material the proposed windows would be. Mr. Magner said they would get divided-lite windows with aluminum-clad wood to match the existing windows.

Commissioner Garapolo asked for details about the windows that will be raised. Mr. Magner explained this is the dormers only, to allow for flashing.

Chair Houze said she thought window replacement has been previously approved in the Gunderson Historic District and asked Planner Trexler. Planner Trexler confirmed that this has been done on at least one other property.

Commissioner Sokol said the dilemma is the impact of the storm windows. How to you match up or not match up the windows and what does that mean. Mr. Magner said there are two different things here and he's not sure which takes precedence. Commissioner Carr said if they are replacing the one that doesn't match, it seems they should replace all three.

Commissioner Sokol said he would prefer that the application return to the ARC for final approval. Planner Trexler said it might be a month or more before the ARC can meet. Mr. Amunategui said they would like a decision made this evening and they will do what the Commission requests.

*Motion by Commissioner Carr to approve the Certificate of Appropriateness for the project as proposed with the condition that the final approval of the decorative windows be provided by staff. Second by Commissioner Garapolo. Motion approved 6-1.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, and Chair Houze.*

*NAY: Commissioner Sokol*

- H. HPC2020-16: 142 S Scoville Ave (Andrew Hammerschmidt and Jaimee Reggio):** Certificate of Appropriateness for renovation including rear mudroom addition, expansion of north-facing gable, opening of previously enclosed front porch, and installation of new siding (Ridgeland-Oak Park Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

Keith Jones and Kristin Jones, the architects, were present. They noted that the homeowners are also in attendance. Mr. Jones explained the project.

*Motion by Commissioner Tadic to open for discussion; Second by Commissioner Garapolo.*

Commissioner Garapolo asked about the vertical board-and-batten siding. Mr. Jones said they added this siding type to add more visual interest and create balance by using the vertical siding on the two wings. They will restore the horizontal clapboard on a majority of the house. He said it also helps cue in where the addition is on the north.

Commissioner Garapolo said he likes the rear addition but it is in contrast with the treatment of the house; namely, the raised front porch and the stone band. He said he is not sure it relates to the house and it is visible from the street. Mr. Jones said the glazing brings light into the house and creates a line of sight to the backyard from the kitchen.

Commissioner Carr the dormer roof change might make it look larger. She said she doesn't have an issue with the vertical board-and-batten as the historic siding will be kept underneath. Mr. Jones said they made the dormer gabled to better fit with the gable roof of the house and it is a large dormer. Commissioner Carr agreed it still looks big with the shed roof but the shed roof may make it look more background. She expressed concern about the front door. Mr. Jones clarified that the glass will be clear, not frosted as it appears in the image. Chair Houze said she had this same concern. It was agreed that the door with clear glass is appropriate.

Chair Houze said the siding is appropriate but recommended that the porch roof should be asphalt shingle. She said the Guidelines state skylights are not permitted where visible from the street. She said the rear addition may not be compatible and the fact that it is ground-level is incongruous.

Commissioner Tadic said the form is there. She said she has no issue with the siding and doesn't mind the metal roofing on the porches. She said the skylights are the only issue based on the Guidelines. The new addition on the back needs more grounding, but maybe it's acceptable since it's a new addition.

Commissioner Sokol asked if the stone could be brought around the rear addition. The siding is appropriate. The skylights are clearly against the Guidelines, but is an impediment to getting light into houses of this age. Mr. Jones asked if the stone could just be added on the south elevation, since it is more visible from the street. Commissioner Garapolo approved. Commissioner Sokol agreed.

The Commission discussed the two options provided for the north gable windows. Commissioner Garapolo said Option B is more compatible. Chair Houze agreed. The Commission discussed the lack



of skylights and it was agreed that as there will not be skylights, it would be appropriate to use Option A on the north gable, as it is an addition, to allow more light.

The Commission discussed the garage demolition. Planner Trexler said the applicant included a letter from a structural engineer. The Commission did not have any concerns.

*Motion by Commissioner Sokol to approve the Certificate of Appropriateness for the project as proposed with the following conditions: use Option A for the north gable windows, remove the skylights, maintain the historic siding underneath any new siding, and carry the stone band across the south elevation of the rear addition. Second by Commissioner Tadic. Motion approved 7-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Sokol, and Chair Houze.*

*NAY: None*

The Commission discussed whether to continue the meeting or end it to be continued at a later date. It was agreed that there would be a five-minute break and the meeting would resume. Planner Trexler asked Attorney Smith if there is a way for Advisory Review to be provided in writing. Following the break, Attorney Smith said the Advisory Review must be provided in a public meeting.

**I. Advisory Review: 327-329 Home Ave (Mazola Home Ave, LLC):** Advisory Review of new building on vacant lot and review of rezoning request (Ridgeland-Oak Park Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview and said that 18 letters were received from the public prior to the meeting, including two letters from groups, all opposed to the rezoning and development at 327-329 Home Ave. She said that the Plan Commission would hold a public hearing on the rezoning application and that the hearing date has not yet been scheduled.

John Schiess, the architect, was present. Mr. Schiess explained the project to the Commission, including the design decisions for the new building.

*Motion by Commissioner Garapolo to open for discussion; Second by Commissioner Carr.*

Chair Houze said the first issue is the rezoning request. She said she doesn't think the zoning variance is appropriate. While the street is diverse, it is primarily a low-density block featuring single-family houses with green space between the buildings. The current R-5 designation is appropriate for this parcel. She read the R-5 and R-6 definitions and that she felt this lot better meets the R-5 definition. The key issue is the density. As the lot is so narrow and the number of units is high, it would be out of proportion with the density of rest of the block.

Commissioners Garapolo, Tadic, and Bridge agreed. Commissioner Sokol said he is having a problem separating out the two issues. He said he is most concerned about bringing the new building 25 feet in front of the historic building and that the new building is abutting the condominium building. Chair Houze agreed and said the proposed development is not in keeping with the historic nature of the block. She said she has some concerns for wrapping the new building around. She said she is also concerned about the style but this is less concerning than the issue of the space and the rhythm of the streetscape. Commissioner Sokol said there are several precedents for building next to and around historic buildings in the neighborhood and he does not have a problem with that. He said he is more concerned with the impact on the next-door neighbors.

Mr. Schiess said the building complies with R-5 zoning setbacks. He said this would be a transition parcel between R-5 and R-7. He said that the planning and zoning officers have reviewed this and he is surprised by the Commission's feedback. Attorney Smith said that the planning and zoning reviews operate on separately and have different guidelines.

Chair Houze reiterated that it doesn't make sense to change the zoning as it is not in keeping with the historical integrity of this part of the district. Mr. Schiess argued that the streetscape will remain the same. He said these comments are not coming from the ten Secretary of the Interior's Standards.

Commissioner Carr said the building reads as a three-story building from the street and it would be better if the roofline could be altered to bring down the scale to look more like a two-story building. She said the exposed walkway feels less residential and doesn't make much sense in Oak Park. Commissioner Garapolo agreed.

Chair Houze concluded the agenda item. Commissioner Sokol expressed concern that they are sending on two sets of disparate comments. Chair Houze said in the past these reviews have been provided as letters to the applicant. She asked if it is required that the comments be unified. Commissioner Sokol expressed concern that not all commissioners gave opinions. Attorney Smith said the Commission "may provide recommendations for Advisory Review matters." The Commission generally reaches a consensus; the staff writes up the consensus and forwards it. He said the Commission could make a motion and vote if they would like to formalize the process. Planner Trexler said that in the past, the Chair has requested that comments be provided with the names of commissioners so it's understood that the comments came from individuals and not the full commission. Chair Houze said this seems appropriate.

**J. Advisory Review: 225 N Ridgeland Ave (Marc and Stacy Lunardini):** Advisory Review of new building on vacant lot (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

Marc Lunardini, architect and homeowner, and Stacy Lunardini, homeowner, were present. Mr. Lunardini explained the project. He said as it is a busy street, the living areas are at the back of the house and there is a courtyard on the south side.

Commissioner Garapolo said he likes the courtyard but the material and the character may not be compatible with the street. He said most entryways are on the front and historic windows tend to be vertical rather than horizontal. Ms. Lunardini said these windows were chosen because these rooms are bedrooms. She said there are houses with side entries in Oak Park. Commissioner Garapolo said he understands, but those side entries are obvious and this is more hidden.

Chair Houze said she approves of the scale and the contemporary references to Victorian elements like the pitch of the roof. She agreed with Commissioner Garapolo that it doesn't harmonize as well as it could, for example the materials and windows. Commissioner Carr said she likes how the massing ties in with the block. She also likes the consistent setback from the street and how the entry side is noted by a setback.

Chair Houze said the black color feels very heavy. Ms. Lunardini agreed. Mr. Lunardini said it will not be black but more of a dark gray. It will be a stained wood, not a paint. Commissioner Bridge agreed with previous comments about the massing. Chair Houze said the applicant is welcome to come to the ARC if they want additional feedback.

- K. Advisory Review: 154 N Lombard Ave (Blake Novotny):** Advisory Review for construction of coach house (Ridgeland-Oak Park Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

Ben Kennedy, the architect, was present. Mr. Kennedy explained the project to the Commission. He said they wanted to mimic the pitches of the house roof.

Commissioner Garapolo asked why Hardie board rather than wood. Mr. Kennedy said the decision was for maintenance purposes. Commissioner Garapolo said the massing is appropriate. Mr. Kennedy confirmed that he windows match the house. Commissioner Carr said she likes that the massing is broken up and the design looks appropriate. Chair Houze said the design is compatible with the house but the size is significantly larger than the original garage. She recommended wood siding as it is more in keeping with the house.

- L. Preliminary Review: 1111 Erie St (Sergiy Zamula):** Request for preliminary review of proposed addition in lieu of Architectural Review Committee (Frank Lloyd Wright-Prairie School of Architecture Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

Sergiy Zamula, the building owner, was present. He explained the project.

Commissioner Garapolo said the exposed CMU is not an appropriate material. He expressed concern about extending the flat roof form. Commissioner Tadic agreed. The material, window openings, and types of windows don't conform with the historic building.

Commission Car said she is concerned with the scale of the rear addition. She said the addition should not be taller than the main building. She said she would like to see the scale of the proposed building with the other buildings on the block. Adding on the extra floor at the front makes it very blocky. She said they should rethink the overall mass and scaling; it may be possible to get three floors in the back.

Commissioner Sokol said it looks industrial and the scale is not appropriate. He said the proposed addition does not fit it. Using brick may help. Chair Houze agreed. She recommended paying attention to the materials and the scale of the street.

- M. HPC2020-17: 203 S Marion St (203 S Marion Street Corporation):** Certificate of Appropriateness to demolish historic building and garage (Ridgeland-Oak Park Historic District).

Interim Chair Houze introduced with application. Planner Trexler gave an overview.

The following people were present on behalf of the project: Courtney Browner, of Focus Construction; David Mann, the architect; and Justin Pelej, of Focus construction. Ms. Brower introduced the project and the attendees on behalf of the applicant.

Chair Houze said there are two issues: a Certificate of Appropriateness to vote on and the Commission's advice on whether or not this building could be reclassified as non-contributing.

Commissioner Sokol said if demolition is approved, the second question does not apply. He asked if the COA would require a hearing. Attorney Smith said if the Commission declines to take action, the application would go to a public hearing.

Commissioner Tadic recommended taking no action. Commissioner Garapolo said they need much more information. He asked if restoration of the building has been considered. Chair Houze agreed with Commissioner Tadic that they should take no action. She recommended that they could still provide thoughts on whether the building is non-contributing but maybe this can wait until after the public hearing. Commissioner Garapolo said it should wait. Commissioner Bridge agreed and said she would want more information.

Mr. Mann asked if the Commission could be specific about the type of information they would like to see. Commissioner Garapolo said he wants to know the context, in terms of development, and how the existing building fits or doesn't fit into that proposal. He asked if any of the historic building can be saved and restored as part of the project. Chair Houze said she would need to know more about the building's history, including alterations made. She said based on the information provided, the building appears to retain enough historic material to remain contributing. She recommended providing more information about the existing building as well as the proposed project.

Planner Trexler said the Commission's decision would not be based on a future building proposed, but as Commissioner Garapolo noted, the Commission may want to see whether restoring the building is an option. Mr. Pelej said they can provide this. He said their intent is to develop the site as a mid-rise residential building. They can provide more detail to the extent that it is necessary.

*The Commission took no action.*

#### **OTHER BUSINESS**

- **Designating May as Preservation Month in Oak Park**

Chair Houze said a member of the public has asked that Oak Park make the month of May Historic Preservation Month. She asked if a vote is required. Commissioner Garapolo asked why May. Commissioner Bridge said May is National Historic Preservation Month. Attorney Smith said the Commission can express their desire to the Village Board.

*Motion made by Commissioner Sokol to recommend that May be designated Preservation Month in Oak Park. Second by Commissioner Garapolo. Motion approved 7-0.*

*AYE: Commissioner Bridge, Commissioner Carr, Commissioner Chase, Commissioner Garapolo, Commissioner Tadic, Commissioner Sokol, and Chair Houze.*

*NAY: None*

#### **ADJOURN**

*Motion by Commissioner Bridge to adjourn; Second by Commissioner Sokol.*

The meeting adjourned at 10:30PM.

Minutes prepared by Susie Trexler, Historic Preservation Urban Planner.



# 203 S. MARION ST. OAK PARK, IL

## HISTORIC OVERVIEW - ADDENDUM

August 27, 2020

# HPC SUPPLEMENTAL INFORMATION

The property located at 203 S Marion Street is under consideration for re-development by the current owners and Focus. Focus submitted a Certification of Appropriateness for demolition to the Historic Preservation Commission for the existing structure and detached garage. The existing structure is listed as a contributing property in the Ridgeland Oak Park Historic District however, many additions and modifications have been made to the building outside the period of significance (1870 – 1929) that have significantly altered the historic characteristics of the structure.

In the first meeting with the Historic Preservation Commission on June 17th, several questions were brought up and supplemental information was requested.

- Can the house be restored as a single family house?
- Is it possible to incorporate the contributing building into the new development?

This Addendum responds to these questions with further information and detail. Also note that the original submission to the HPC includes an overview of the history of the property and further details of the modifications made to the structure.

The design for the proposed development will utilize the entire site area and requires the demolition of the existing structure. Developing this property with a new building that contributes to the quality and variety of the District while providing for a vibrant use to complete the third corner of Pleasant and Marion Streets is our mission.

Considerable investment is required to restore the exterior of the property and gut rehab the interior for commercial or residential use. Focus is not pursuing restoration because the upfront costs cannot be supported with market rents. This summary goes on to describe the many alterations made to the building outside of the period of significance and the challenges associated with restoring the structure and rehabbing the funeral home for alternative use. Therefore Focus cannot restore the existing structure or incorporate the structure into the future development.



# ALTERATIONS TO ORIGINAL STRUCTURE

As indicated in the previous submission on pages 4-6, many alterations have been made to the house, after the Period of Significance (1870 - 1929) starting in 1933, to turn the single family house into a funeral home. Indicated below are photos of the building that depict the removed and alterations to the historic structure.



Original Marion Street View prior to 1929



Existing Marion Street View of Funeral Home

Approximately 3,900 sf of additions were added to the original home to adapt to its current use.

One of the chimneys has been removed on the south side

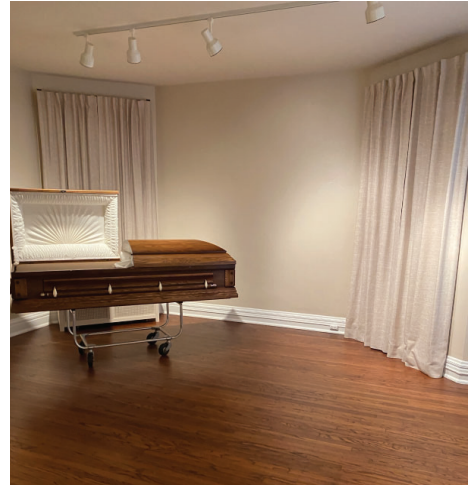
North Side entry portico is believed to be added after major additions were added in the 1950's.

Prominent main entry Queen Anne style original porch with the front entry on the east side of the house facing Marion Street was removed and an entirely different Colonial architectural style brick portico was added in 1957.

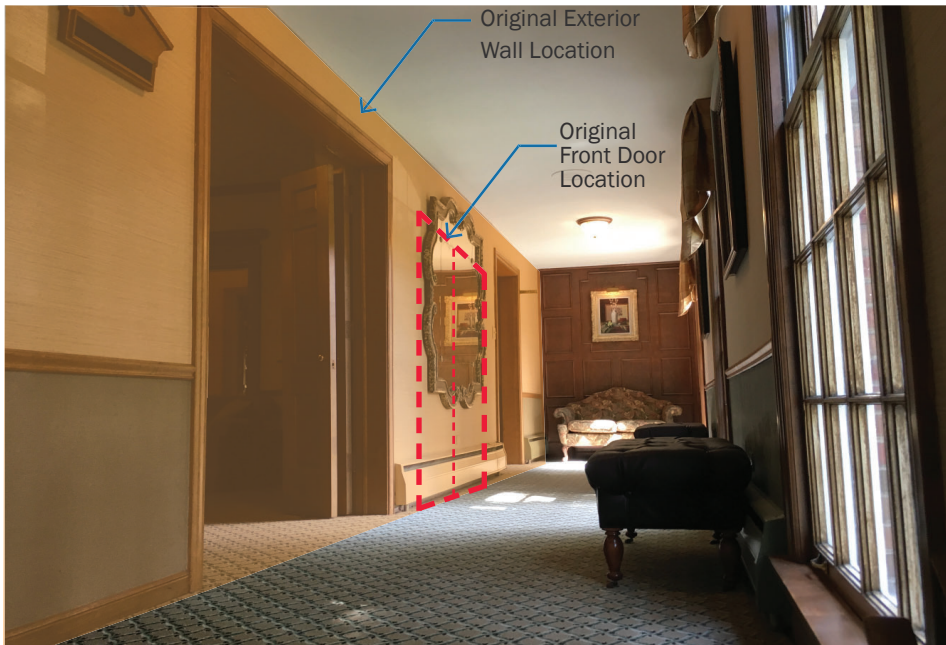
The interior of the house has been significantly modified to convert the function of the house to a funeral home. This house has gone through numerous renovations over the years to convert the interiors into offices, viewing rooms, embalming rooms, storage, and sales areas. The current layout functions well for a funeral home but would take a substantial gut renovation to restore back to a single family home. Shown below are several views of the interiors.



Embalming Room



Viewing Room



Entry Parlor (in location of original front porch - dashed line indicates approx. location of original front door. Original first floor windows were removed)



Two Story Casket Hoistway

While we anticipate substantial costs associated to restore the funeral home to a single family home, we are also concerned about the enduring legacy or stigma of its funeral home past and making it attractive to new owners.

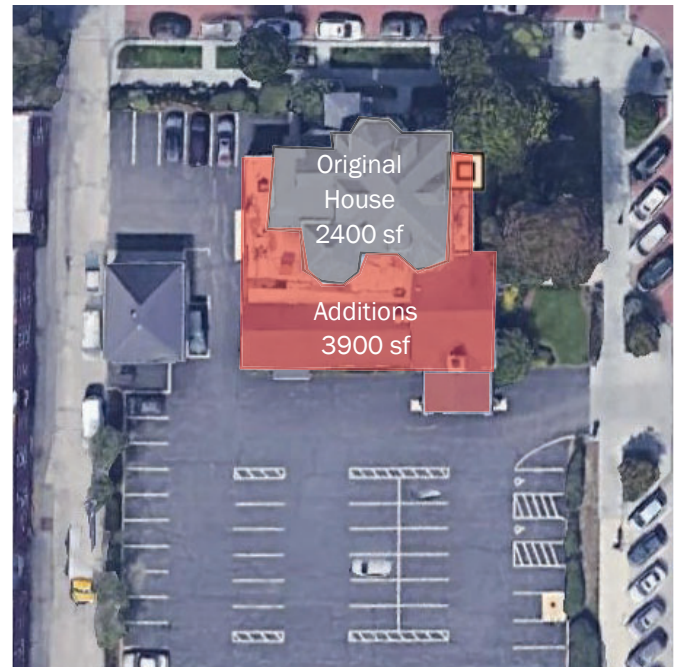


# MAINTAINING STRUCTURE WITHIN NEW DEVELOPMENT

If the house is maintained as a single family residence, at least 50% of the total site area would need to be subdivided to create a 100' wide parcel along Marion Street. This would restore the lot size that the house was originally located on. The remaining lot would be significantly reduced and that would impact the development that could occur there.



Aerial View - The red dotted line in middle of property indicates the location of a subdivided lot for a single family residence and adjacent development parcel. If house is restored to original design, only 50% of the property would be available for redevelopment.



Detail Aerial View - This view indicates the extent of the additions that are beyond the Period of Significance that would need to be removed in order to return the property to that period. Three out of the four original facades of the building are concealed within recent additions.

Additionally, based on our research our belief is that a large single family home with a large lot at this location next to new development will not be attractive to future occupants considering that it will be an “island” among other 3-5 story buildings with the hotel to the north and the apartment buildings to the west. As indicated in National Register Nomination for the Ridgeland-Oak Park Historic District, “ an important physical aspect of the District is its alternating quality between busy apartment-lined streets and quiet single-family areas.” “Its (the District) success can be gauged in part by the balanced contrast between the bustling character of the apartment-lined periphery of this Historic District and the quiet suburban atmosphere of the interior streets lined with detached residences.” The character of this street has shifted to one of a busy apartment lined street and therefore a single family residence will feel out of place.

The Comprehensive Plan (Envision Oak Park 2014) indicates in Chapter 4 Land Use & Built Environment that this parcel be considered a Neighborhood Commercial/Mixed Use district. This area is located in a Transit Oriented Development zone close to public transit and is a pedestrian-oriented walkable site for goods and services. This parcel including several others south of this one are indicated as being “multi-story mixed use structures” on the Future Land Use diagram.

Based on the modifications and alterations to the current property, the current context of this site in the District, and our review of the contributing structures standards (NPS Criteria for National Landmark Status and the National Register of Historic Places Criteria of Evaluation), we believe this structure could be considered as non-contributing.



# 203 S. MARION ST. OAK PARK, IL

## HISTORIC OVERVIEW

May 19, 2020

# BOOTH HANSEN

## EXECUTIVE SUMMARY

This overview of the historic characteristics of the property at 203 S. Marion is submitted as additional information related to the Certificate of Appropriateness demolition review. Booth Hansen and Focus have toured the property and conducted research with the assistance of HPC staff and the Historical Society of Oak Park River Forest.

Focus is a Chicago-based developer and general contractor, that since 1993, has utilized an integrated delivery model to produce a diverse portfolio of distinctive real estate. For 25 years, Focus has acted as a developer and general contractor throughout Chicagoland delivering real estate to the Chicago market valued at over \$1.8 billion. The places and spaces the company brings to life mirror the collaboration between its vertically integrated, multi-disciplinary teams driven to manifest success. The transformative effect of Focus' work is the result of the company's dedication to impact lives, enhance communities, build value and control the risk of innovation.

Booth Hansen is an architecture firm founded 40 years ago that has had the privilege on working on many historic buildings and neighborhoods. We have restored, adapted and rehabilitated buildings such as the Auditorium Building, Palmolive Building, the Gage Building, Three Arts Club, Virgin Hotel, CIBC Theatre-Majestic Building, and others. Designing buildings that respect and respond to the context is a guiding principle of the firm, that we carry forth as the design architect of the proposed development.

This property is being considered for redevelopment by the owner of the property and Focus. As such, Focus is submitting for a COA review for the re-listing of the original structure as non-contributing to the Historic District and allow for the demolition of the entire structure and detached garage. Focus and Booth Hansen commitment to the redevelopment of this property as it will reinforce the Pleasant District and the Ridgeland-Oak Park Historic District. This site will also strengthen the south end of the district with the historic Carleton Hotel on one corner and a two story retail building at 200-212 S. Marion on the other. Developing this property with a building that contributes to the quality and variety of the District while providing for a vibrant use to complete the third corner of Pleasant and Marion Streets is our mission.



# HISTORY OF PROPERTY

The house at 203 S. Marion Street was built in the Colonial Revival style with Queen Anne influences between 1890 and 1895 and the original Architect is unknown. It was visible in the 1895 Sanborn map. The original owner was J.C. Rogers. This wood frame building served as a primary residence until 1920 , when is was converted into apartments. It was converted to a funeral home by owner Earl A. Dreschsler and architect Norman Barfield in 1933. More additions and alterations occurred in 1957 by architect John Barr Todd for the Dreschslers. Further modifications and partial removals have been made since that time. As indicated in the Ridgeland Oak Park Historic District Designation, the period of significance is 1870 - 1929. Listed below is a list of building permits that have been obtained from the Village of Oak Park permit records.

1920: Interior Renovations changing old single family residence into apartments. Metal lath and cement plaster interior walls and ceiling of stair hall to upper apartment.; Owner: W. E. Rogers, Architect: E. E. Roberts, Contractor: J. L. S. Bernard

1922: Porch extension; Owner: W. E. Rogers; Contractor: J. L. S. Bernard

1922: Enclose second floor sleeping porch; Owner: James C. Rogers, Contractor: J. L. S. Bernard

## Alterations- Modifications beyond the Period of Significance 1870 - 1929:

1933: Alterations for a funeral home; Owner: Earl A. Drechsler, Architect: Norman D. Barfield, Contractor: C. Nelson (Note: 1920 interior renovations by E.E. Roberts are no longer intact or have been significantly altered)

1938: Convert old barn into a garage; Owner: Earl Drechsler, Contractor: Martin Schulz

1944: Extend brick store 7 feet to provide more room ; Owner: Samuel Sfitzer; Contractor: Samuel Sfitzer

1951: Rear brick addition to store building ; Owner: Earl Drechsler; Contractor: J. and E. Duff

1957: Addition and alteration to funeral chapel; Owner: Earl A. Drechsler, Architect: John Barr Todd, Contractor: Continental Construction Company



# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications to the original structure.

- One of the chimneys has been removed on the south side and the north one remains
- The foundation is the original stone at the house and brick on the newer additions.
- Hip Roof has replacement asphalt shingles
- Prominent main entry Queen Anne style original porch on the east side of the house facing Marion Street was removed and an entirely different Colonial architectural style brick portico was added in 1957.



- Exterior walls were modified with added colonial brick additions and the existing house was reclad in vinyl siding.



- Several of the original 6/6 double hung windows remain, several have been replaced with metal frame windows and many windows have been removed and boarded shut (south side). Original shutters are missing.





# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications to the original structure.

- There are several Colonial brick additions on the west, east, & south sides of the original house. These additions substantially change the aesthetic of the original Queen Anne house. These additions were constructed after the period of significance (1870-1929).



Note: Much of the interiors has been significantly modified from a residential plan to a funeral home with offices, viewing rooms, storage, etc. Many of the interior walls and functions have been removed. If the non-historic additions were to be removed, substantial reconstruction of the historic structure would be required to reestablish the exterior wall as was originally located.



- There is a single story entry portico on the north side of the house that may have been added. Historic photos do not show it well but we believe that it is not original since the primary entry was previously on Marion Street and this entry would have been more of an understated service entry. Additionally the bay for this entry does not match the original design and massing. The door and sidelite does not appear original to the Queen Anne style.





# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications (continued).

- The original wrought iron fence has been removed from the property.



- Over 59% of the site is now covered with asphalt and concrete paving. This parking lot is not characteristic of the rest of the district and the original context of the house as a part of a row of houses on Marion Street that has not existed since the 1950's.



Original barn converted into vehicular garage in 1938.





# CONTEXT - HISTORIC DISTRICT

The property is part of the Ridgeland Oak Park Historic District established in 1983. The period of significance listed in the District nomination is 1870 - 1929. When the house was built on 203 S. Marion Street in the 1890's, the street was named Wisconsin Street and was primarily single family homes. As the district evolved over the years so did the character of the street and included a change in name to Marion Street. "An important physical aspect of the District is its alternating quality between busy apartment-lined streets and quiet single-family areas." as mentioned in the Ridgeland-Oak Park Historic District, National Register of Historic Places Nomination Form. We have included Sanborn maps of the street from 1895, 1908, and 1950. These maps show how the block changed from many single family homes to just a scattering that were eventually surrounded by asphalt parking lots.



1895 Sanborn Map



1908 Sanborn Map



1950 Sanborn Map



Marion Street Looking South Towards Pleasant St. c. 1915-20



Integration of Apartment Buildings and Homes



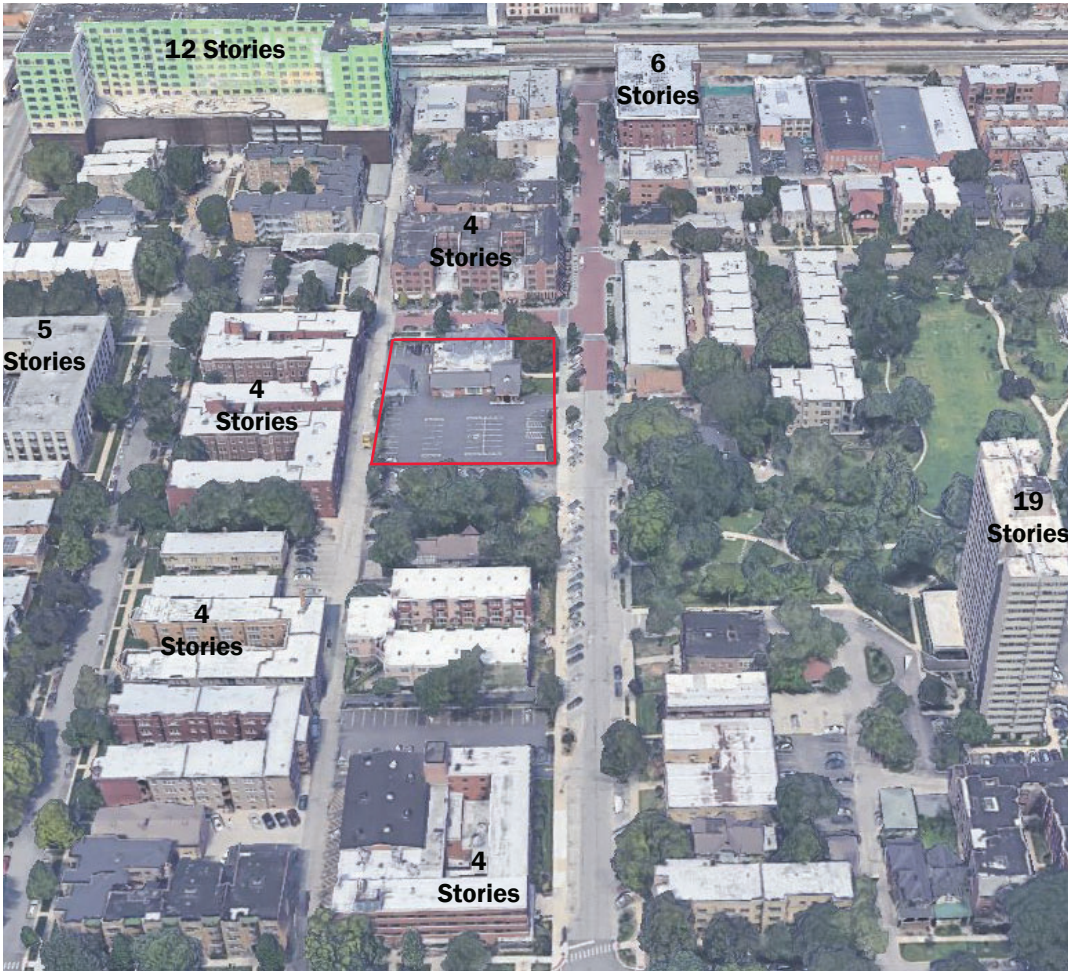
Corner of Marion Street and South Boulevard Looking West



Current view of Marion Street looking south and lack of street edge



# CONTEXT - CURRENT



The current neighborhood has changed over the last several years with the inclusion of a 12 story residential building at Harlem and South Boulevard, a six story residential building at Marion and South Boulevard. This type of taller and more dense development was built in 1975 at the 19 stories tall Mills Tower.

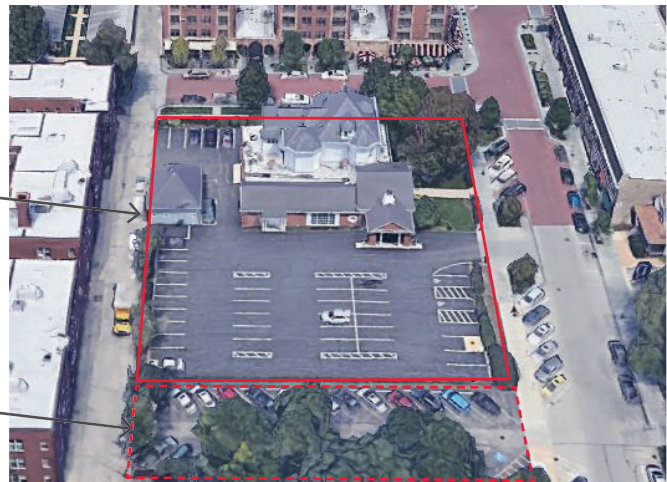
Also note that a parking lot was added next to this property at 219 S. Marion. Originally a single family house was located on the parcel, but was approved for demolition by the Historic Preservation Commission in 2000 by granting a Certificate of Economic Hardship. These two parcels originally had three single family houses.



Photo of House at 219 S. Marion  
(Wednesday Journal, April 19, 2000)

203 S. Marion  
parcel

219 S. Marion  
parcel



# NATIONAL PARK SERVICE - CRITERIA FOR NATIONAL HISTORIC LANDMARK STATUS

This evaluation of the seven aspects of historic integrity as established by the National Park Service as well as how the building does not contribute to the Ridgeland- Oak Park Historic District are listed below with the criteria on the left column and the evaluation on the right.

**Historic Integrity** is the ability of a property to convey its historical associations or attributes. While the NHL and National Register of Historic Places (NR) programs use the same seven aspects of integrity to evaluate properties (listed below), NHLs must retain them to a *higher degree* than required for NR listing. If the resource has been more than modestly modified or deteriorated since its period of national significance, it may meet the NR threshold for integrity, but not the higher NHL standard.

These responses are based on current condition of property, structure and adjacent context

**Location:** Location is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

While the house is still in its original location, there is no evidence of a historic event occurring in the house or in recapturing any sense of a historic event or person.

**Setting:** Setting is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or manmade and include such elements as topographic features, vegetation, simple manmade paths or fences, and the relationships between buildings and other features or open spaces.

The setting of the house as currently stands is completely different and modified from the original setting as evidenced by the Sanborn maps. Originally it was located on the west side of Wisconsin Street (now Marion Street) in a row of other single family residences and church parish house. Now it has been surrounded by more recent additions and three adjacent lots have been turned into asphalt parking lots.

**Design:** Design is the combination of elements that create the historic form, plan, space, structure, and style of a property. This includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also apply to districts and to the historic way in which the buildings, sites, or structures are related. Examples include spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

In this historic district, the visual rhythms of the streetscape are important to the character of the district. As mentioned in relation to the Setting, the rhythm of a streetscape with its front yards and large street facing porches has been dismantled in this part of Marion Street.

**Materials:** Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a re-creation; a property whose historic features have been lost and then reconstructed is usually not eligible.

Most all of the original house has been replaced without use of historic materials. One of the most defining features of the house, the front porch was completely removed. Most all the windows have been removed or replaced with non-historic windows.

**Workmanship:** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. It may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Examples of workmanship in historic buildings include tooling, carving, painting, graining,

There appears to be no part of the remaining house that exhibits any particular skill or craftsmanship.

## NATIONAL PARK SERVICE - CRITERIA FOR NATIONAL HISTORIC LANDMARK STATUS (CONT.)

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district which retains its original design, materials, workmanship, and setting will relate the feeling of agricultural life in the nineteenth century.

Since the property's expression of the original aesthetic has been so substantially modified, the feeling that it may have once had no longer exists.

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This property has no record of a direct link to an important historic event or person. Therefore it has no association to such event or person.

From the National Park Service website, National Historic Landmarks; <https://www.nps.gov/subjects/nationalhistoriclandmarks/glossary.htm> *Glossary of Terms*

## NATIONAL REGISTER OF HISTORIC PLACES - CRITERIA FOR EVALUATION

This evaluation of how the building does not contribute to the Ridgeland- Oak Park Historic District are listed below with the criteria on the left column and the evaluation on the right. Note that only criteria A and C below were used to establish the District in the 1983 Nomination submitted to create the District.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

These responses are based on current condition of property, structure and adjacent context

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

While this property is part of the story of Oak Park, it has lost most of its architectural integrity to contribute to the story of "Changing over time".

B. That are associated with the lives of persons significant in our past; or

Not a criteria used to establish the District

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The current building has lost most of its architectural integrity that was characteristic of the type, period, or method of construction. The house was not the work of a master and due to the modifications, no longer represents a significant and distinguishable entity.

D. That have yielded, or may be likely to yield, information important in prehistory or history.

Not a criteria used to establish the District

From the National Register Bulletin; *How to Apply the National Register Criteria for Evaluation*



## ECONOMIC VIABILITY

The property has been operating as a funeral home since 1933 when the Dreschler family purchased the property and retrofitted the existing apartment building into a mortuary and chapel.

In 1998, the Williams Family purchased the property and continued operating the business. The Williams family has indicated that the funeral industry has evolved over the last 20 years and the proliferation of cremations is reducing the revenues generated in the industry. The average cremation typically costs less than one-third of a funeral with a burial. The new wave of business owners are opting for “storefront” funeral homes that require less real estate and rely less on the revenue generated from the sales of caskets and urns. The Williams are ready to retire and sell the property. They have not been able to find another funeral home operator that is interested in purchasing the property.

Due to significant interior and exterior renovations and additions, the interior of the original has been converted into offices and funeral home viewing spaces. Many of the original spaces including the kitchen, several bathrooms, and bedrooms have been converted to other uses and fixtures removed. Several of the modifications have modified the plumbing and finishes extensively. The structure has been so altered to the point where the costs required to convert it back to a single family home may be more than the construction of a new building. Due to the position of the house on the property (occupying approximately 40% of the site), leaving the house as it is does not allow for a significant parcel remaining to invest in a new compatible building. Renovating the home into an office or retail use would not be viable to meet modern standards for those uses.





# DESIGN GUIDELINES

The design for the proposed building on this site will be contextual to the historic district and the specific influences of the Pleasant District. We look to the rich history of apartment buildings in Oak Park as a guideline for our design.

As indicated by the Oak Park Architectural Review Guidelines, we will comply with the following standards for a New Building:

1. A new building in a historic district must be compatible with the size, scale, set-back, massing, material, and character of the buildings which surround it on the same and adjacent blocks (the zone of influence for new buildings is six blocks – the block on which the building is proposed to be built, the two adjacent blocks on the same side of the street, and the three opposing blocks on the other side of the same street).
2. A new building shall not change the historic character of the other buildings which surround it on the same and adjacent blocks.
3. A new building shall have its front entrance facing the same direction as the majority of buildings on the same block, unless it can be shown that compatibility with adjacent buildings can be achieved better through a different orientation.
4. A new building built in a historic district shall be compatible but visually distinct from other buildings which surround it on the same and adjacent blocks.

Shown below are examples of Oak Park buildings that contain architectural qualities that the design of a new building will be guided by. The caption below each photo indicates the aspect of the building we see as a design guidelines.



Contextual while building over parking level



Use of a variety of materials



Modern building using massing & materials



Courtyards with active street level



Active street level & light courts



Contextual while incorporating new materials



Use of lighter color materials, bay windows for scale, & courtyards



Large bays give units corner windows



Classic Courtyard Design with stepping window bays



# TEAM EXPERIENCE

Focus and Booth Hansen have worked on several successful community projects responding to contextual issues and opportunities. This is the relevant experience in Oak Park and projects we have collaborated on (indicated by an “\*”).



Kelmscott Park, Lake Forest, IL \*



The Terraces & Euclid Commons, Oak Park, IL



Courtyard Square, Wheaton, IL



1717 Ridge, Evanston, IL \*



Euclid Commons, Oak Park, IL



The Parker, Chicago, IL \*

 **BOOTH HANSEN**

333 South Desplaines Street, Suite 100

Chicago, Illinois 60661

p: 312.869.5000

[boothhansen.com](http://boothhansen.com)



Office Use Only

PROJECT NO: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

DATE REVISED: \_\_\_\_\_

## Application for Certificate of Appropriateness

Property Address 203 S Marion Street Date 5/19/2020

Owner Name/Address 203 S. Marion Street Corporation

Applicant Phone No./Email Address (224) 255-6175 / courtneyb@workwithfocus.com

Contractor/Architect (if applicable) Focus Construction / Booth Hansen Phone No. (847) 441-0474

Property Use Funeral home / garage  Historic Landmark  FLW-Prairie School Historic District  
 Ridgeland Historic District  Gunderson Historic District

Description of Job: proposed demolition of existing contributing property consisting of funeral home with detached garage. Prepare site for future redevelopment.

Drawings Submitted Yes \_\_\_\_\_ No X

Applicant Name/Address Focus Acquisition Company LLC / 100 S Wacker, Suite 2100, Chicago, IL

Applicant Phone No./Email Address (224) 255-6175 / courtneyb@workwithfocus.com

**Notice:**  
This form is not a permit application.

Courtney Brown  
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](mailto: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.

# List of Exhibits

## 203 S Marion St COA Hearing

### 9/10/20

1. Certificate of Appropriateness application, dated May 19, 2020
2. "203 S. Marion St. Oak Park, IL Historic Overview" by Booth Hansen, dated May 19, 2020
3. Staff Report, dated June 17, 2020
4. Correspondence from Applicant requesting public hearing, dated June 19, 2020
5. Legal Notice, Notice to owners, Notice to property owners within 250 feet
6. Photographs of the Structures
7. Sanborn Maps of the Subject Property from 1895, 1908 and 1950
8. Public comments received by the Village prior to the public hearing



Office Use Only

PROJECT NO: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

DATE REVISED: \_\_\_\_\_

## Application for Certificate of Appropriateness

Property Address 203 S. Marion Street Date 4/20/2020

Owner Name/Address 203 S. Marion Street Corporation

Applicant Phone No. /Email Address (224) 255-6175 / courtneyb@workwithfocus.com

Contractor/Architect (If applicable) Focus Construction / Booth Hansen Phone No. (847) 441-0474

Property Use Funeral home  Historic Landmark  FLW-Prairie School Historic District  
 Ridgeland Historic District  Gunderson Historic District

Description of Job: proposed demolition of existing contributing property in preparation for future redevelopment

Drawings Submitted Yes \_\_\_\_\_ No X

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Applicant Phone No. /Email Address (224) 255-6175 / courtneyb@workwithfocus.com

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Courtney Brower  
APPLICANT'S SIGNATURE

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Chairperson's Signature \_\_\_\_\_

Date of Commission Review \_\_\_\_\_

Certificate of Appropriateness – Approved \_\_\_\_\_ Denied \_\_\_\_\_ Vote Record \_\_\_\_\_  
 Conditions Y N





# 203 S. MARION ST. OAK PARK, IL

## HISTORIC OVERVIEW

May 19, 2020

# BOOTH HANSEN

## EXECUTIVE SUMMARY

This overview of the historic characteristics of the property at 203 S. Marion is submitted as additional information related to the Certificate of Appropriateness demolition review. Booth Hansen and Focus have toured the property and conducted research with the assistance of HPC staff and the Historical Society of Oak Park River Forest.

Focus is a Chicago-based developer and general contractor, that since 1993, has utilized an integrated delivery model to produce a diverse portfolio of distinctive real estate. For 25 years, Focus has acted as a developer and general contractor throughout Chicagoland delivering real estate to the Chicago market valued at over \$1.8 billion. The places and spaces the company brings to life mirror the collaboration between its vertically integrated, multi-disciplinary teams driven to manifest success. The transformative effect of Focus' work is the result of the company's dedication to impact lives, enhance communities, build value and control the risk of innovation.

Booth Hansen is an architecture firm founded 40 years ago that has had the privilege on working on many historic buildings and neighborhoods. We have restored, adapted and rehabilitated buildings such as the Auditorium Building, Palmolive Building, the Gage Building, Three Arts Club, Virgin Hotel, CIBC Theatre-Majestic Building, and others. Designing buildings that respect and respond to the context is a guiding principle of the firm, that we carry forth as the design architect of the proposed development.

This property is being considered for redevelopment by the owner of the property and Focus. As such, Focus is submitting for a COA review for the re-listing of the original structure as non-contributing to the Historic District and allow for the demolition of the entire structure and detached garage. Focus and Booth Hansen commitment to the redevelopment of this property as it will reinforce the Pleasant District and the Ridgeland-Oak Park Historic District. This site will also strengthen the south end of the district with the historic Carleton Hotel on one corner and a two story retail building at 200-212 S. Marion on the other. Developing this property with a building that contributes to the quality and variety of the District while providing for a vibrant use to complete the third corner of Pleasant and Marion Streets is our mission.

# HISTORY OF PROPERTY

The house at 203 S. Marion Street was built in the Colonial Revival style with Queen Anne influences between 1890 and 1895 and the original Architect is unknown. It was visible in the 1895 Sanborn map. The original owner was J.C. Rogers. This wood frame building served as a primary residence until 1920 , when is was converted into apartments. It was converted to a funeral home by owner Earl A. Dreschsler and architect Norman Barfield in 1933. More additions and alterations occurred in 1957 by architect John Barr Todd for the Dreschslers. Further modifications and partial removals have been made since that time. As indicated in the Ridgeland Oak Park Historic District Designation, the period of significance is 1870 - 1929. Listed below is a list of building permits that have been obtained from the Village of Oak Park permit records.

1920: Interior Renovations changing old single family residence into apartments. Metal lath and cement plaster interior walls and ceiling of stair hall to upper apartment.; Owner: W. E. Rogers, Architect: E. E. Roberts, Contractor: J. L. S. Bernard

1922: Porch extension; Owner: W. E. Rogers; Contractor: J. L. S. Bernard

1922: Enclose second floor sleeping porch; Owner: James C. Rogers, Contractor: J. L. S. Bernard

## Alterations- Modifications beyond the Period of Significance 1870 - 1929:

1933: Alterations for a funeral home; Owner: Earl A. Drechsler, Architect: Norman D. Barfield, Contractor: C. Nelson (Note: 1920 interior renovations by E.E. Roberts are no longer intact or have been significantly altered)

1938: Convert old barn into a garage; Owner: Earl Drechsler, Contractor: Martin Schulz

1944: Extend brick store 7 feet to provide more room ; Owner: Samuel Sfitzer; Contractor: Samuel Sfitzer

1951: Rear brick addition to store building ; Owner: Earl Drechsler; Contractor: J. and E. Duff

1957: Addition and alteration to funeral chapel; Owner: Earl A. Drechsler, Architect: John Barr Todd, Contractor: Continental Construction Company





# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications to the original structure.

- One of the chimneys has been removed on the south side and the north one remains
- The foundation is the original stone at the house and brick on the newer additions.
- Hip Roof has replacement asphalt shingles
- Prominent main entry Queen Anne style original porch on the east side of the house facing Marion Street was removed and an entirely different Colonial architectural style brick portico was added in 1957.



- Exterior walls were modified with added colonial brick additions and the existing house was reclad in vinyl siding.



- Several of the original 6/6 double hung windows remain, several have been replaced with metal frame windows and many windows have been removed and boarded shut (south side). Original shutters are missing.



# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications to the original structure.

- There are several Colonial brick additions on the west, east, & south sides of the original house. These additions substantially change the aesthetic of the original Queen Anne house. These additions were constructed after the period of significance (1870-1929).



Note: Much of the interiors has been significantly modified from a residential plan to a funeral home with offices, viewing rooms, storage, etc. Many of the interior walls and functions have been removed. If the non-historic additions were to be removed, substantial reconstruction of the historic structure would be required to reestablish the exterior wall as was originally located.



- There is a single story entry portico on the north side of the house that may have been added. Historic photos do not show it well but we believe that it is not original since the primary entry was previously on Marion Street and this entry would have been more of an understated service entry. Additionally the bay for this entry does not match the original design and massing. The door and sidelite does not appear original to the Queen Anne style.





# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications (continued).

- The original wrought iron fence has been removed from the property.



- Over 59% of the site is now covered with asphalt and concrete paving. This parking lot is not characteristic of the rest of the district and the original context of the house as a part of a row of houses on Marion Street that has not existed since the 1950's.



Original barn converted into vehicular garage in 1938.





# CONTEXT - HISTORIC DISTRICT

The property is part of the Ridgeland Oak Park Historic District established in 1983. The period of significance listed in the District nomination is 1870 - 1929. When the house was built on 203 S. Marion Street in the 1890's, the street was named Wisconsin Street and was primarily single family homes. As the district evolved over the years so did the character of the street and included a change in name to Marion Street. "An important physical aspect of the District is its alternating quality between busy apartment-lined streets and quiet single-family areas." as mentioned in the Ridgeland-Oak Park Historic District, National Register of Historic Places Nomination Form. We have included Sanborn maps of the street from 1895, 1908, and 1950. These maps show how the block changed from many single family homes to just a scattering that were eventually surrounded by asphalt parking lots.



1895 Sanborn Map



1908 Sanborn Map



1950 Sanborn Map



Marion Street Looking South Towards Pleasant St. c. 1915-20



Integration of Apartment Buildings and Homes



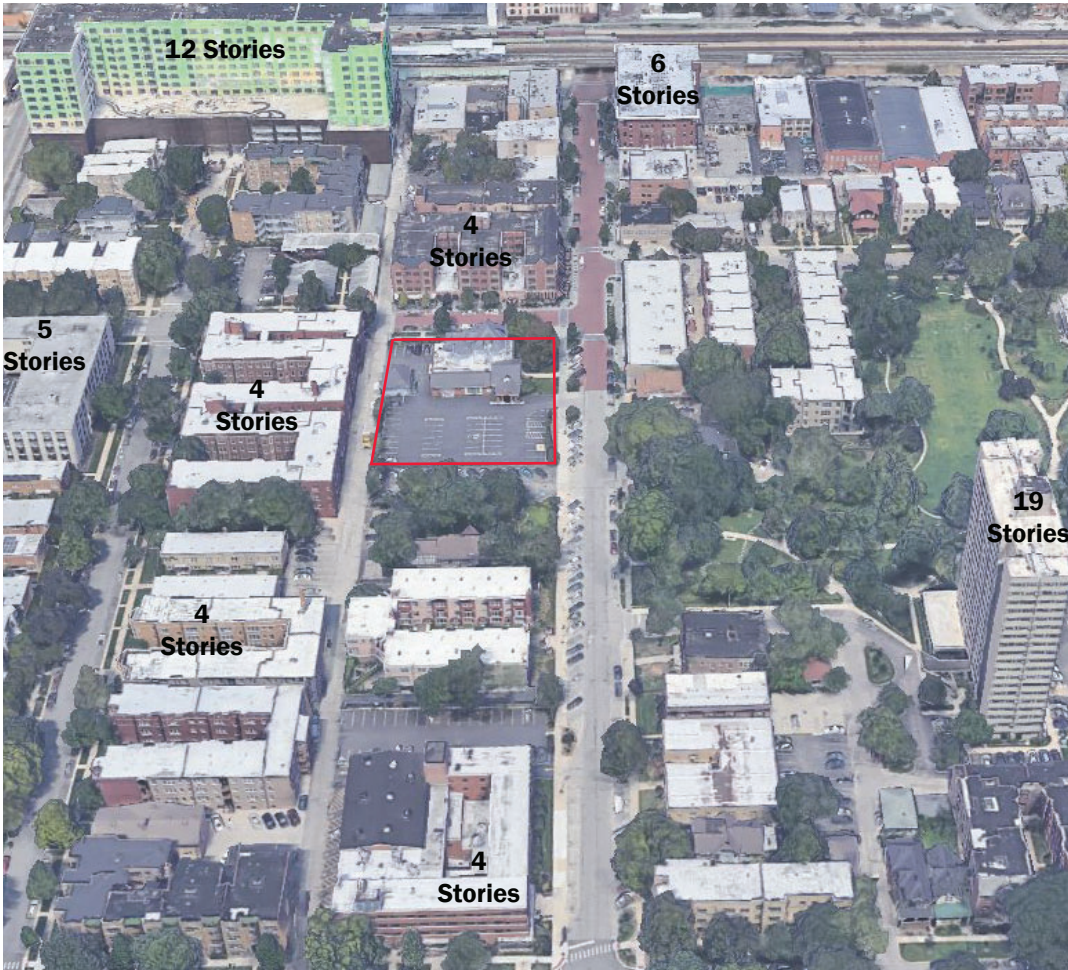
Corner of Marion Street and South Boulevard Looking West



Current view of Marion Street looking south and lack of street edge



# CONTEXT - CURRENT



The current neighborhood has changed over the last several years with the inclusion of a 12 story residential building at Harlem and South Boulevard, a six story residential building at Marion and South Boulevard. This type of taller and more dense development was built in 1975 at the 19 stories tall Mills Tower.

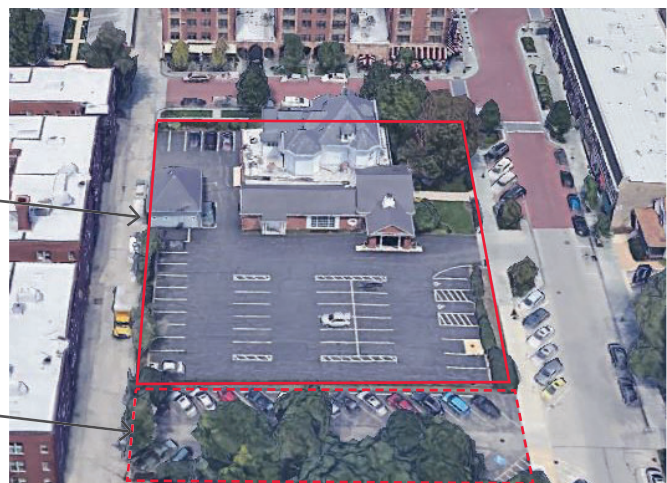
Also note that a parking lot was added next to this property at 219 S. Marion. Originally a single family house was located on the parcel, but was approved for demolition by the Historic Preservation Commission in 2000 by granting a Certificate of Economic Hardship. These two parcels originally had three single family houses.



Photo of House at 219 S. Marion  
(Wednesday Journal, April 19, 2000)

203 S. Marion  
parcel

219 S. Marion  
parcel



# NATIONAL PARK SERVICE - CRITERIA FOR NATIONAL HISTORIC LANDMARK STATUS

This evaluation of the seven aspects of historic integrity as established by the National Park Service as well as how the building does not contribute to the Ridgeland- Oak Park Historic District are listed below with the criteria on the left column and the evaluation on the right.

**Historic Integrity** is the ability of a property to convey its historical associations or attributes. While the NHL and National Register of Historic Places (NR) programs use the same seven aspects of integrity to evaluate properties (listed below), NHLs must retain them to a *higher degree* than required for NR listing. If the resource has been more than modestly modified or deteriorated since its period of national significance, it may meet the NR threshold for integrity, but not the higher NHL standard.

These responses are based on current condition of property, structure and adjacent context

**Location:** Location is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

While the house is still in its original location, there is no evidence of a historic event occurring in the house or in recapturing any sense of a historic event or person.

**Setting:** Setting is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or manmade and include such elements as topographic features, vegetation, simple manmade paths or fences, and the relationships between buildings and other features or open spaces.

The setting of the house as currently stands is completely different and modified from the original setting as evidenced by the Sanborn maps. Originally it was located on the west side of Wisconsin Street (now Marion Street) in a row of other single family residences and church parish house. Now it has been surrounded by more recent additions and three adjacent lots have been turned into asphalt parking lots.

**Design:** Design is the combination of elements that create the historic form, plan, space, structure, and style of a property. This includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also apply to districts and to the historic way in which the buildings, sites, or structures are related. Examples include spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

In this historic district, the visual rhythms of the streetscape are important to the character of the district. As mentioned in relation to the Setting, the rhythm of a streetscape with its front yards and large street facing porches has been dismantled in this part of Marion Street.

**Materials:** Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a re-creation; a property whose historic features have been lost and then reconstructed is usually not eligible.

Most all of the original house has been replaced without use of historic materials. One of the most defining features of the house, the front porch was completely removed. Most all the windows have been removed or replaced with non-historic windows.

**Workmanship:** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. It may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Examples of workmanship in historic buildings include tooling, carving, painting, graining,

There appears to be no part of the remaining house that exhibits any particular skill or craftsmanship.



## NATIONAL PARK SERVICE - CRITERIA FOR NATIONAL HISTORIC LANDMARK STATUS (CONT.)

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district which retains its original design, materials, workmanship, and setting will relate the feeling of agricultural life in the nineteenth century.

Since the property's expression of the original aesthetic has been so substantially modified, the feeling that it may have once had no longer exists.

**Association:** Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Therefore, a property where a nationally significant person carried out the action or work for which they are nationally significant is preferable to the place where they returned to only sleep, eat, or spend their leisure time. Like feeling, association requires the presence of physical features that convey a property's historic character.

This property has no record of a direct link to an important historic event or person. Therefore it has no association to such event or person.

From the National Park Service website, National Historic Landmarks; <https://www.nps.gov/subjects/nationalhistoriclandmarks/glossary.htm> *Glossary of Terms*

## NATIONAL REGISTER OF HISTORIC PLACES - CRITERIA FOR EVALUATION

This evaluation of how the building does not contribute to the Ridgeland- Oak Park Historic District are listed below with the criteria on the left column and the evaluation on the right. Note that only criteria A and C below were used to establish the District in the 1983 Nomination submitted to create the District.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

These responses are based on current condition of property, structure and adjacent context

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

While this property is part of the story of Oak Park, it has lost most of its architectural integrity to contribute to the story of "Changing over time".

B. That are associated with the lives of persons significant in our past; or

Not a criteria used to establish the District

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The current building has lost most of its architectural integrity that was characteristic of the type, period, or method of construction. The house was not the work of a master and due to the modifications, no longer represents a significant and distinguishable entity.

D. That have yielded, or may be likely to yield, information important in prehistory or history.

Not a criteria used to establish the District

From the National Register Bulletin; *How to Apply the National Register Criteria for Evaluation*

## ECONOMIC VIABILITY

The property has been operating as a funeral home since 1933 when the Dreschler family purchased the property and retrofitted the existing apartment building into a mortuary and chapel.

In 1998, the Williams Family purchased the property and continued operating the business. The Williams family has indicated that the funeral industry has evolved over the last 20 years and the proliferation of cremations is reducing the revenues generated in the industry. The average cremation typically costs less than one-third of a funeral with a burial. The new wave of business owners are opting for “storefront” funeral homes that require less real estate and rely less on the revenue generated from the sales of caskets and urns. The Williams are ready to retire and sell the property. They have not been able to find another funeral home operator that is interested in purchasing the property.

Due to significant interior and exterior renovations and additions, the interior of the original has been converted into offices and funeral home viewing spaces. Many of the original spaces including the kitchen, several bathrooms, and bedrooms have been converted to other uses and fixtures removed. Several of the modifications have modified the plumbing and finishes extensively. The structure has been so altered to the point where the costs required to convert it back to a single family home may be more than the construction of a new building. Due to the position of the house on the property (occupying approximately 40% of the site), leaving the house as it is does not allow for a significant parcel remaining to invest in a new compatible building. Renovating the home into an office or retail use would not be viable to meet modern standards for those uses.



# DESIGN GUIDELINES

The design for the proposed building on this site will be contextual to the historic district and the specific influences of the Pleasant District. We look to the rich history of apartment buildings in Oak Park as a guideline for our design.

As indicated by the Oak Park Architectural Review Guidelines, we will comply with the following standards for a New Building:

1. A new building in a historic district must be compatible with the size, scale, set-back, massing, material, and character of the buildings which surround it on the same and adjacent blocks (the zone of influence for new buildings is six blocks – the block on which the building is proposed to be built, the two adjacent blocks on the same side of the street, and the three opposing blocks on the other side of the same street).
2. A new building shall not change the historic character of the other buildings which surround it on the same and adjacent blocks.
3. A new building shall have its front entrance facing the same direction as the majority of buildings on the same block, unless it can be shown that compatibility with adjacent buildings can be achieved better through a different orientation.
4. A new building built in a historic district shall be compatible but visually distinct from other buildings which surround it on the same and adjacent blocks.

Shown below are examples of Oak Park buildings that contain architectural qualities that the design of a new building will be guided by. The caption below each photo indicates the aspect of the building we see as a design guidelines.



Contextual while building over parking level



Use of a variety of materials



Modern building using massing & materials



Courtyards with active street level



Active street level & light courts



Contextual while incorporating new materials



Use of lighter color materials, bay windows for scale, & courtyards



Large bays give units corner windows



Classic Courtyard Design with stepping window bays



# TEAM EXPERIENCE

Focus and Booth Hansen have worked on several successful community projects responding to contextual issues and opportunities. This is the relevant experience in Oak Park and projects we have collaborated on (indicated by an “\*”).



Kelmscott Park, Lake Forest, IL \*



The Terraces & Euclid Commons, Oak Park, IL



Courtyard Square, Wheaton, IL



1717 Ridge, Evanston, IL \*



Euclid Commons, Oak Park, IL



The Parker, Chicago, IL \*

 **BOOTH HANSEN**

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## HISTORIC PRESERVATION COMMISSION – STAFF REPORT

HPC2020-17

**Address:** 203 S Marion St  
**Meeting Date:** June 17, 2020  
**Property Owner:** 203 S Marion Street Corporation  
**Project Architect:** Focus Construction / Booth Hansen  
**Historic Designation:** Contributing Resource in the Ridgeland-Oak Park Historic District  
**Zoning:** DT Downtown  
**Project Description:** Demolish existing historic building and garage  
**Guidelines:** Secretary of the Interior's Standards



### Historic Preservation Ordinance

The following sections from the Historic Preservation Ordinance address demolition:

**7-9-1:** The purpose of the Ordinance is to improve values of historic properties, enhance the attractiveness of the Village, and encourage the rehabilitation of historic structures to prevent blight.

**7-9-2:** Non-Contributing Resource - a property within a historic district that does not represent significant historical and/or aesthetic characteristics which qualified the area as a historic district.

**7-9-12(A):** Review criteria for COAs. The HPC should consider the effect of the COA on the historic, aesthetic or architectural value, characteristics and significance of the historic district.

**7-9-12(B):** The Secretary of the Interior's Standards and the Architectural Review Guidelines should be used when considering demolition. Standard 2 of the Secretary of the Interior's Standards encourages the retention and preservation of the significant original qualities and/or character of a property. If a



property is determined to be a Non-Contributing Resource, then the HPC must approve the COA without further review.

## 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.
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.

**Section A** of the Architectural Review Guidelines (preamble) states that their purpose is to protect unique visual qualities of a building and site and determine if siting, massing, scale, materials and street rhythm are compatible with the neighborhood context.

**Section B** further discusses establishing contextual character through the following:

- a) Siting – trees, landscaping, building setbacks, garage access, driveways
- b) Massing – building height, roof forms and shapes
- c) Scale – number of stories, lot width to building width
- d) Materials – Roof, walls, trim, windows, porches

- e) Street rhythm – Historic styles in the area, massing, roof forms of adjacent buildings

## **Applicant's Proposal**

The applicant plans to demolish the existing building and garage at 203 S Marion St. The applicant intends to build a new building at this location.

Due to substantial alterations completed outside the district's period of significance (1870-1929), the applicant has also requested that the Historic Preservation Commission provide their recommendations on whether the building may be reconsidered as non-contributing. While reclassification must ultimately come from the National Park Service, the State Historic Preservation Office would ask for the Commission's recommendations should a reclassification request be made.

## **Historical Summary**

### **Statement of Significance for 203 S Marion St**

203 S Marion St is a contributing building within the Ridgeland-Oak Park Historic District. It contributes to the story of the historic district on multiple levels: it is an example of the district's early single-family architecture and it directly embodies the growth and change of the district from a largely single-family neighborhood to a neighborhood noted for its diversity of building types. In this case, the building was converted from a single-family dwelling into apartments by prominent local architect E. E. Roberts, though it is unknown if there were any exterior changes made at this time or if those changes are extant. While the building continues to tell the story of the growing and changing neighborhood in its conversion to the Drechsler Funeral Home in 1933, this change and the associated alterations fall outside the district's period of significance (1870-1929). As such, the expansive brick addition that obscures the original front façade detracts greatly from the building's historic integrity and its ability to successfully contribute to the historic district.

### **History of 203 S Marion St**

203 S Marion St (originally 203 Wisconsin Ave) was built in 1881 by James Campbell Rogers (1841-1927). Rogers, a pioneer settler originally from New York, lived with his family in the house for 45 years, until 1926. Rogers was a prominent early Oak Park resident, grain merchant, and a member of the Chicago Board of Trade for fifty years. Rogers notably gifted a Frank Lloyd Wright house, the Frank Thomas House (210 Forest Ave, 1901), to his daughter and her husband as a wedding gift.

While James Roger's wife, Mary Rogers, lived the last four years of her life at 233 Linden Ave, her obituary noted that "the Rogers homestead [203 S Marion St] was for many years the center of social life in the village and its hospitable doors were always open to friends as well as to community interests" (Oak Leaves, September 26, 1930). In 1920, the Rogers had 203 S Marion St converted into two apartments in 1920 by E. E. Roberts.

203 S Marion St was sold to Earl Drechsler in ca. 1926. Drechsler owned a funeral home business founded in 1880 by J. W. Senne and bought out by his father, Charles Drechsler, in 1894. The original Drechsler Funeral Home was built by Charles Drechsler in 1894 at 1116 Lake St. Earl Drechsler converted 203 S Marion St into a funeral home with the help of architect Norman D. Barfield and moved the business to 203 S Marion St in 1933. At the opening of the new location in 1933, the Drechsler Funeral

Home was the only funeral home in Oak Park. It was noted in a 1933 Oak Leaves article that the new location could accommodate 300 and the opening was attended by 500 people. A later addition and alterations occurred in 1957 by architect John Barr Todd for Earl A. Drechsler.

#### 203 S. Marion Street Building Permit Records:

1920, April 20 – Changing old residence to apartments. Metal lath and cement plaster interior walls and ceiling of stair hall to upper apartment.

Owner: W. E. Rogers  
Architect: E. E. Roberts  
Contractor: J. L. S. Bernard  
Cost: \$7,000

1922, April 18 – Porch extension

Owner: W. E. Rogers  
Contractor: J. L. S. Bernard  
Cost: \$500

1922, Nov. 27 – Enclose second floor sleeping porch

Owner: James C. Rogers  
Contractor: J. L. S. Bernard  
Cost: \$500

1933, Aug. 31 – Neighborhood petition in support of allowing an undertaking establishment

1933, Sep. 22 – Alterations for a funeral home

Owner: Earl A. Drechsler  
Architect: Norman D. Barfield  
Contractor: C. Nelson  
Cost: \$2,275

1938, July 21 – Convert old barn into a garage

Owner: Earl Drechsler  
Contractor: Martin Schulz  
Cost: \$265

1957, Aug. 19 – Addition and alteration to funeral chapel

Owner: Earl A. Drechsler  
Architect: John Barr Todd  
Contractor: Continental Construction Company

#### References:

##### Newspaper Articles:

1927. Oak Leaves. "James Campbell Rogers: Pioneer of Village and Distinguished Chicago Business Man Passes in His 86<sup>th</sup> Year." January 22, 1927.

1930. Oak Leaves. "Mrs. James C. Rogers: Death Takes Women Who Was Distinguished in Oak Park Affairs for a Half Century." September 26, 1930.

1933. Oak Leaves. "Funeral Home Opens; Attracts A Large Crowd." December 21, 1933.



1971. Chicago Tribune. "Group is Fighting Time for Oak Park Landmark." July 13, 1972. (Thomas House)

Oak Park Building Permit Records

### **The Ridgeland-Oak Park Historic District**

The Ridgeland-Oak Park Historic District is significant under three National Register criteria:

- Criterion A for its broad pattern of suburban development,
- Criterion B (more locally but to some extent nationally) for the architects who designed the buildings in the district, and
- Criterion C for architecture.

The period of significance for the Historic District is 1870-1929.

The Ridgeland-Oak Park Historic District illustrates a regional and national shift in both architecture and suburban development, including the major re-orientation of domestic architecture from 19th century eclecticism to 20<sup>th</sup> century modernism, and community planning meant to incorporate a greater variety of building types into what was originally a single-family dwelling setting.

The Historic District's important historic role in suburban development stems largely from its integration of single-family housing with apartment and commercial buildings. The Village Board's first building ordinance adopted in 1902 reflected a local concern for the increase in apartment building construction, detailing requirements for including maximum dimensions, access to natural light, and safety protocols.

Prominent local architect E. E. Roberts was among those to address design challenges associated with the neighborhood's growth. Design solutions used by E. E. Roberts and others included adapting existing single-family buildings into multi-family buildings, designing duplexes, and designing apartment buildings that met existing building lines, offered open porches for apartment dwellings, and provided light and green space. Buildings like E. E. Roberts' Quadrangle Apartments (108-110 S East Ave) were celebrated for having more features in common with private suburban residences than they typical urban flat buildings of the era.

### **Contributing to the Historic District**

203 S Marion St is listed as a contributing resource in the original 1983 Ridgeland-Oak Park Historic District National Register nomination. 203 S Marion St is not, however, included on the list of "significant" buildings in the district.

The National Register Bulletin "How to Apply for the National Register Criteria for Evaluation" states: a "component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district."

The bulletin further states that if a property's exterior is covered by a non-historic false-front or curtain wall, that it cannot be considered a contributing element in a historic district as it does not add to the district's sense of time and place. If the false front is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

It is important also to consider the historic integrity of a historic resource. The National Register uses the seven aspects of integrity:

- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of the historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

While 203 S Marion St does not feature a false front, a non-historic addition obscures the first floor of the front, south side, and rear elevations. It is unclear if the original building materials are still found within the addition, but it may be unlikely due to the interior alterations that were likely necessary to convert the building from apartments to a funeral home. The general massing of the house is still apparent, but the numerous non-historic alterations have detracted from the building’s historic integrity.

**Staff Comments**

The Architectural Review Guidelines recommend against demolition of buildings contributing within a historic district. In accordance with the Guidelines, it is recommended that the Certificate of Appropriateness be denied.

The applicant has also requested that the Commission provide their recommendation on whether the building may be reconsidered as a non-contributing building within the Ridgeland-Oak Park Historic District. While reclassification is required by the National Park Service, the State Historic Preservation Office would request the Commission’s recommendations in considering reclassification.

In considering whether the status of 203 S Marion St should be reconsidered as non-contributing, the Commission should specifically consider whether the non-historic alterations are considered “substantial” and whether, ultimately, the property retains the historic integrity to contribute to the criteria for which the district is significant.

**Attachments**

- Village Materials
  - o Village photographs from 2014
  - o Sanborn maps illustrating the building’s context 1895-1950
- Applicant submission materials
  - o Historic Overview packet
  - o Certificate of Appropriateness form

Village Photos 2014







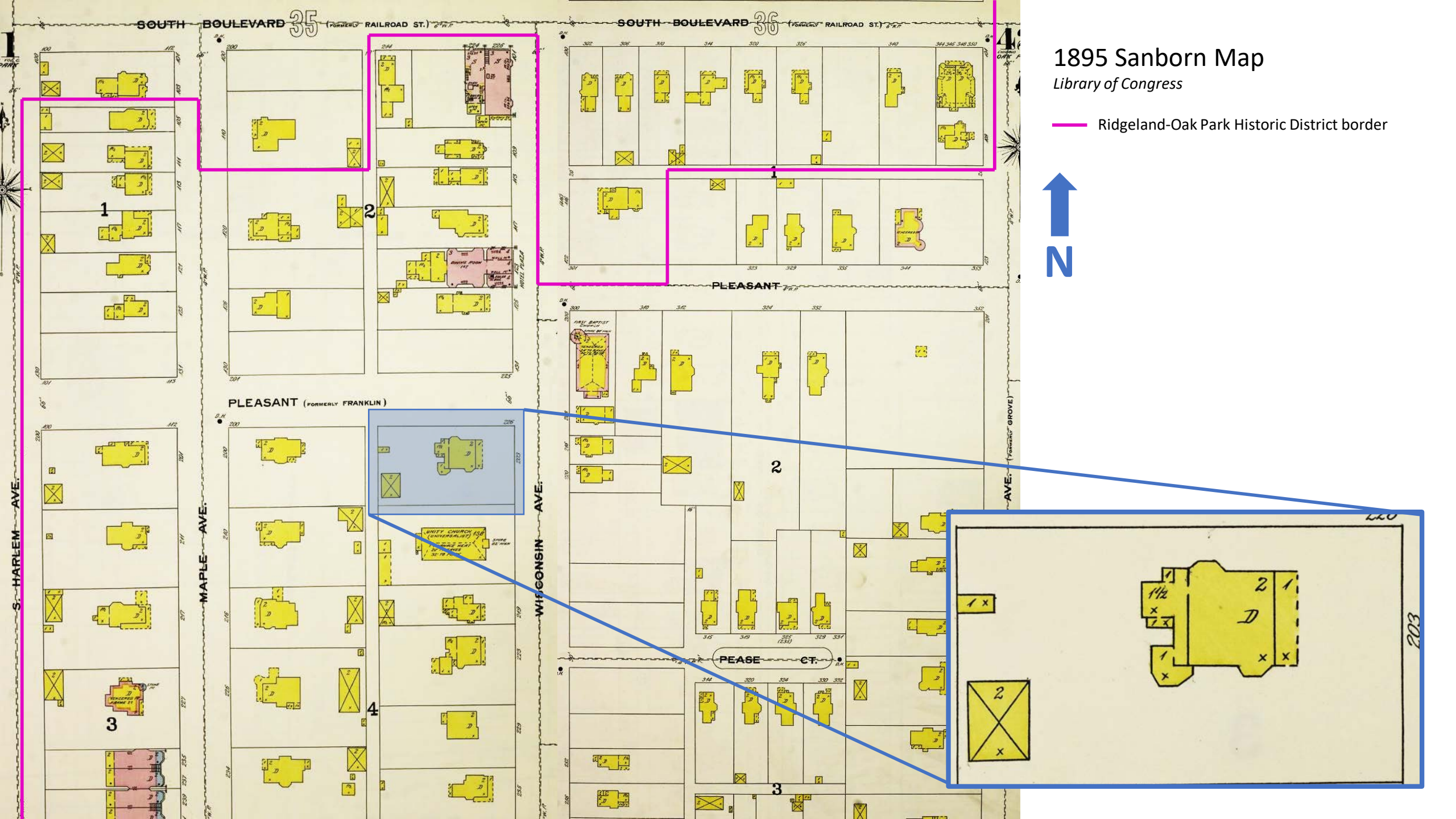




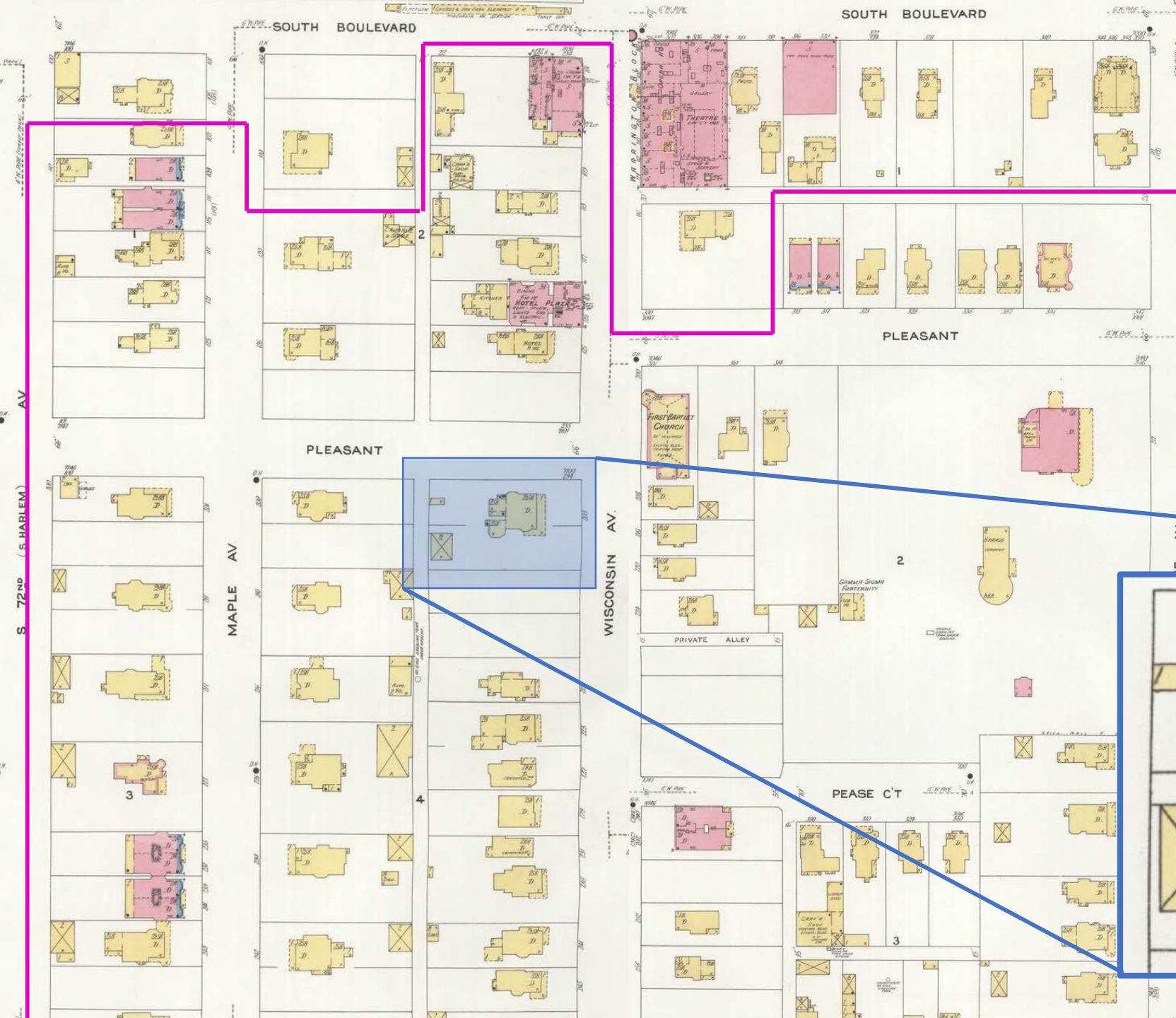
# 1895 Sanborn Map

Library of Congress

— Ridgeland-Oak Park Historic District border







# 1908 Sanborn Map

Library of Congress

— Ridgeland-Oak Park Historic District border

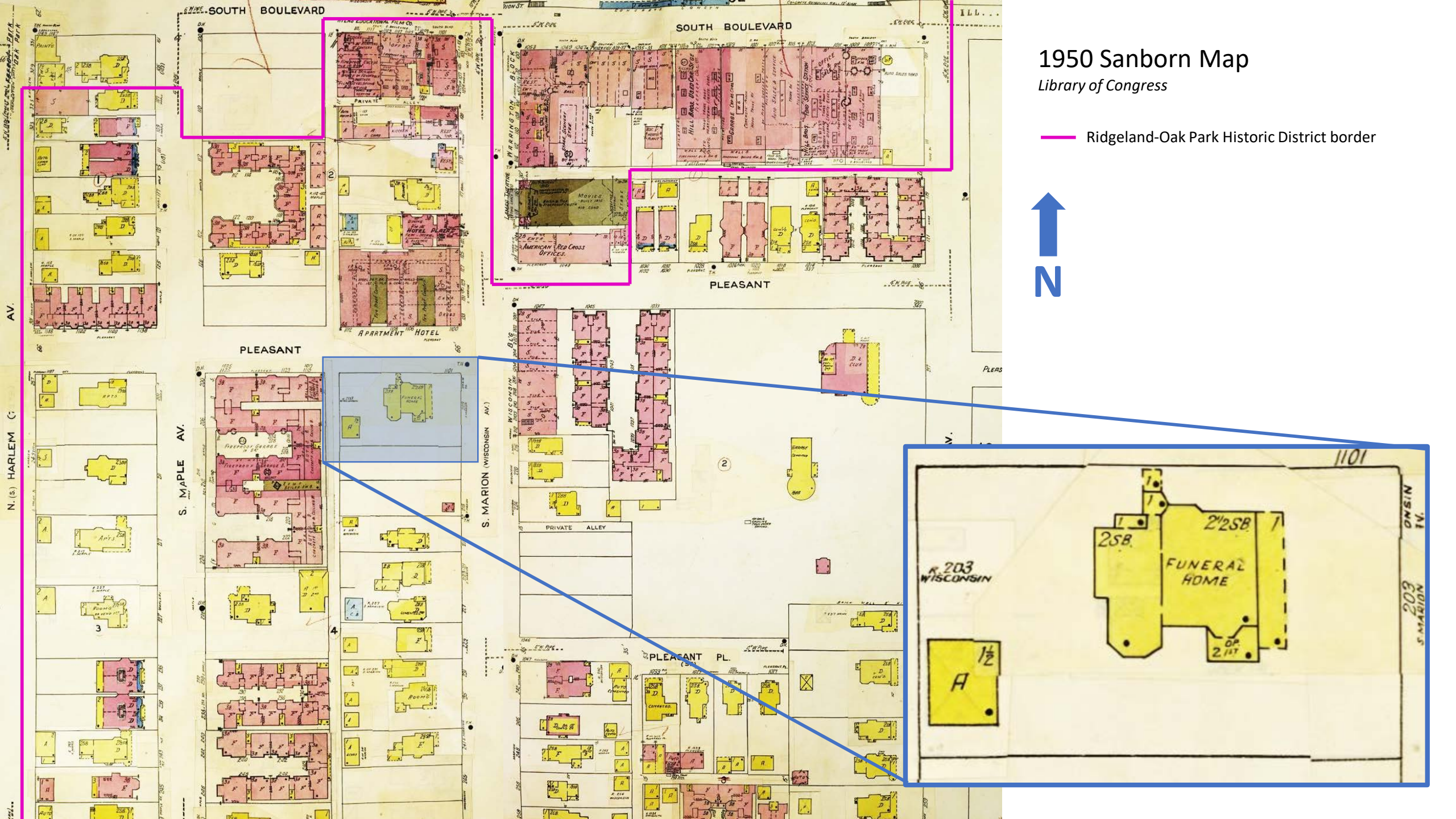




# 1950 Sanborn Map

Library of Congress

— Ridgeland-Oak Park Historic District border







# 203 S. MARION ST. OAK PARK, IL

## HISTORIC OVERVIEW

May 19, 2020



# BOOTH HANSEN

## EXECUTIVE SUMMARY

This overview of the historic characteristics of the property at 203 S. Marion is submitted as additional information related to the Certificate of Appropriateness demolition review. Booth Hansen and Focus have toured the property and conducted research with the assistance of HPC staff and the Historical Society of Oak Park River Forest.

Focus is a Chicago-based developer and general contractor, that since 1993, has utilized an integrated delivery model to produce a diverse portfolio of distinctive real estate. For 25 years, Focus has acted as a developer and general contractor throughout Chicagoland delivering real estate to the Chicago market valued at over \$1.8 billion. The places and spaces the company brings to life mirror the collaboration between its vertically integrated, multi-disciplinary teams driven to manifest success. The transformative effect of Focus' work is the result of the company's dedication to impact lives, enhance communities, build value and control the risk of innovation.

Booth Hansen is an architecture firm founded 40 years ago that has had the privilege on working on many historic buildings and neighborhoods. We have restored, adapted and rehabilitated buildings such as the Auditorium Building, Palmolive Building, the Gage Building, Three Arts Club, Virgin Hotel, CIBC Theatre-Majestic Building, and others. Designing buildings that respect and respond to the context is a guiding principle of the firm, that we carry forth as the design architect of the proposed development.

This property is being considered for redevelopment by the owner of the property and Focus. As such, Focus is submitting for a COA review for the re-listing of the original structure as non-contributing to the Historic District and allow for the demolition of the entire structure and detached garage. Focus and Booth Hansen commitment to the redevelopment of this property as it will reinforce the Pleasant District and the Ridgeland-Oak Park Historic District. This site will also strengthen the south end of the district with the historic Carleton Hotel on one corner and a two story retail building at 200-212 S. Marion on the other. Developing this property with a building that contributes to the quality and variety of the District while providing for a vibrant use to complete the third corner of Pleasant and Marion Streets is our mission.

# HISTORY OF PROPERTY

The house at 203 S. Marion Street was built in the Colonial Revival style with Queen Anne influences between 1890 and 1895 and the original Architect is unknown. It was visible in the 1895 Sanborn map. The original owner was J.C. Rogers. This wood frame building served as a primary residence until 1920 , when is was converted into apartments. It was converted to a funeral home by owner Earl A. Dreschsler and architect Norman Barfield in 1933. More additions and alterations occurred in 1957 by architect John Barr Todd for the Dreschslers. Further modifications and partial removals have been made since that time. As indicated in the Ridgeland Oak Park Historic District Designation, the period of significance is 1870 - 1929. Listed below is a list of building permits that have been obtained from the Village of Oak Park permit records.

1920: Interior Renovations changing old single family residence into apartments. Metal lath and cement plaster interior walls and ceiling of stair hall to upper apartment.; Owner: W. E. Rogers, Architect: E. E. Roberts, Contractor: J. L. S. Bernard

1922: Porch extension; Owner: W. E. Rogers; Contractor: J. L. S. Bernard

1922: Enclose second floor sleeping porch; Owner: James C. Rogers, Contractor: J. L. S. Bernard

## Alterations- Modifications beyond the Period of Significance 1870 - 1929:

1933: Alterations for a funeral home; Owner: Earl A. Drechsler, Architect: Norman D. Barfield, Contractor: C. Nelson (Note: 1920 interior renovations by E.E. Roberts are no longer intact or have been significantly altered)

1938: Convert old barn into a garage; Owner: Earl Drechsler, Contractor: Martin Schulz

1944: Extend brick store 7 feet to provide more room ; Owner: Samuel Sfitzer; Contractor: Samuel Sfitzer

1951: Rear brick addition to store building ; Owner: Earl Drechsler; Contractor: J. and E. Duff

1957: Addition and alteration to funeral chapel; Owner: Earl A. Drechsler, Architect: John Barr Todd, Contractor: Continental Construction Company



# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications to the original structure.

- One of the chimneys has been removed on the south side and the north one remains
- The foundation is the original stone at the house and brick on the newer additions.
- Hip Roof has replacement asphalt shingles
- Prominent main entry Queen Anne style original porch on the east side of the house facing Marion Street was removed and an entirely different Colonial architectural style brick portico was added in 1957.



- Exterior walls were modified with added colonial brick additions and the existing house was reclad in vinyl siding.



- Several of the original 6/6 double hung windows remain, several have been replaced with metal frame windows and many windows have been removed and boarded shut (south side). Original shutters are missing.





# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications to the original structure.

- There are several Colonial brick additions on the west, east, & south sides of the original house. These additions substantially change the aesthetic of the original Queen Anne house. These additions were constructed after the period of significance (1870-1929).



Note: Much of the interiors has been significantly modified from a residential plan to a funeral home with offices, viewing rooms, storage, etc. Many of the interior walls and functions have been removed. If the non-historic additions were to be removed, substantial reconstruction of the historic structure would be required to reestablish the exterior wall as was originally located.



- There is a single story entry portico on the north side of the house that may have been added. Historic photos do not show it well but we believe that it is not original since the primary entry was previously on Marion Street and this entry would have been more of an understated service entry. Additionally the bay for this entry does not match the original design and massing. The door and sidelite does not appear original to the Queen Anne style.





# MODIFICATIONS

The current condition of the house shows the following significant alterations, additions and modifications (continued).

- The original wrought iron fence has been removed from the property.



- Over 59% of the site is now covered with asphalt and concrete paving. This parking lot is not characteristic of the rest of the district and the original context of the house as a part of a row of houses on Marion Street that has not existed since the 1950's.



Original barn converted into vehicular garage in 1938.





# CONTEXT - HISTORIC DISTRICT

The property is part of the Ridgeland Oak Park Historic District established in 1983. The period of significance listed in the District nomination is 1870 - 1929. When the house was built on 203 S. Marion Street in the 1890's, the street was named Wisconsin Street and was primarily single family homes. As the district evolved over the years so did the character of the street and included a change in name to Marion Street. "An important physical aspect of the District is its alternating quality between busy apartment-lined streets and quiet single-family areas." as mentioned in the Ridgeland-Oak Park Historic District, National Register of Historic Places Nomination Form. We have included Sanborn maps of the street from 1895, 1908, and 1950. These maps show how the block changed from many single family homes to just a scattering that were eventually surrounded by asphalt parking lots.



1895 Sanborn Map



1908 Sanborn Map



1950 Sanborn Map



Marion Street Looking South Towards Pleasant St. c. 1915-20



Integration of Apartment Buildings and Homes



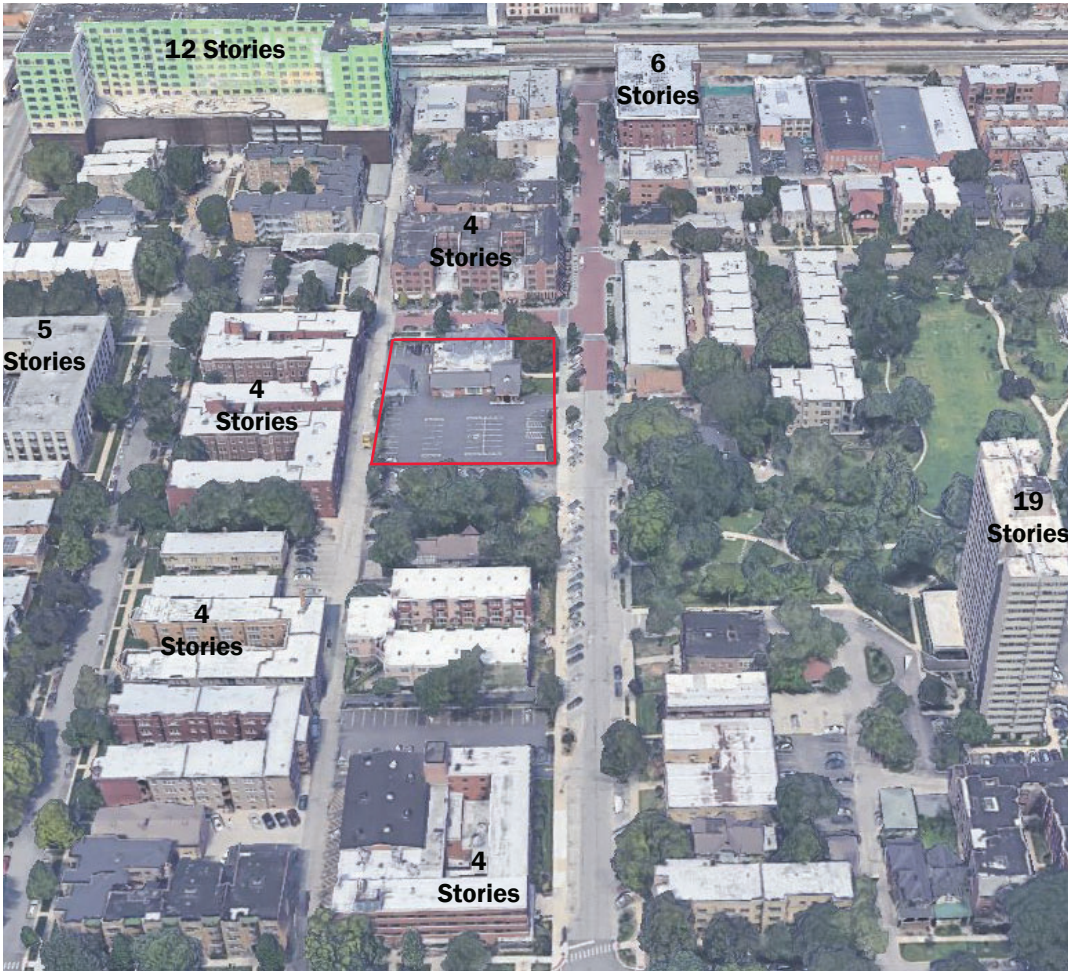
Corner of Marion Street and South Boulevard Looking West



Current view of Marion Street looking south and lack of street edge



# CONTEXT - CURRENT



The current neighborhood has changed over the last several years with the inclusion of a 12 story residential building at Harlem and South Boulevard, a six story residential building at Marion and South Boulevard. This type of taller and more dense development was built in 1975 at the 19 stories tall Mills Tower.

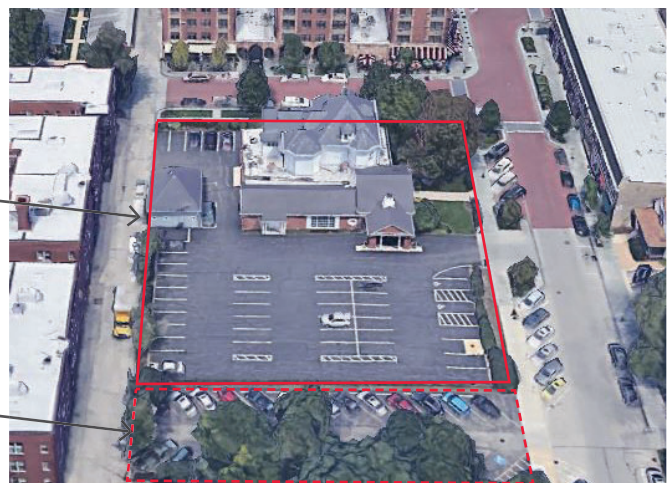
Also note that a parking lot was added next to this property at 219 S. Marion. Originally a single family house was located on the parcel, but was approved for demolition by the Historic Preservation Commission in 2000 by granting a Certificate of Economic Hardship. These two parcels originally had three single family houses.



Photo of House at 219 S. Marion  
(Wednesday Journal, April 19, 2000)

203 S. Marion  
parcel

219 S. Marion  
parcel



# NATIONAL PARK SERVICE - CRITERIA FOR NATIONAL HISTORIC LANDMARK STATUS

This evaluation of the seven aspects of historic integrity as established by the National Park Service as well as how the building does not contribute to the Ridgeland- Oak Park Historic District are listed below with the criteria on the left column and the evaluation on the right.

**Historic Integrity** is the ability of a property to convey its historical associations or attributes. While the NHL and National Register of Historic Places (NR) programs use the same seven aspects of integrity to evaluate properties (listed below), NHLs must retain them to a *higher degree* than required for NR listing. If the resource has been more than modestly modified or deteriorated since its period of national significance, it may meet the NR threshold for integrity, but not the higher NHL standard.

These responses are based on current condition of property, structure and adjacent context

**Location:** Location is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

While the house is still in its original location, there is no evidence of a historic event occurring in the house or in recapturing any sense of a historic event or person.

**Setting:** Setting is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or manmade and include such elements as topographic features, vegetation, simple manmade paths or fences, and the relationships between buildings and other features or open spaces.

The setting of the house as currently stands is completely different and modified from the original setting as evidenced by the Sanborn maps. Originally it was located on the west side of Wisconsin Street (now Marion Street) in a row of other single family residences and church parish house. Now it has been surrounded by more recent additions and three adjacent lots have been turned into asphalt parking lots.

**Design:** Design is the combination of elements that create the historic form, plan, space, structure, and style of a property. This includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also apply to districts and to the historic way in which the buildings, sites, or structures are related. Examples include spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

In this historic district, the visual rhythms of the streetscape are important to the character of the district. As mentioned in relation to the Setting, the rhythm of a streetscape with its front yards and large street facing porches has been dismantled in this part of Marion Street.

**Materials:** Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a re-creation; a property whose historic features have been lost and then reconstructed is usually not eligible.

Most all of the original house has been replaced without use of historic materials. One of the most defining features of the house, the front porch was completely removed. Most all the windows have been removed or replaced with non-historic windows.

**Workmanship:** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. It may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Examples of workmanship in historic buildings include tooling, carving, painting, graining,

There appears to be no part of the remaining house that exhibits any particular skill or craftsmanship.

## NATIONAL PARK SERVICE - CRITERIA FOR NATIONAL HISTORIC LANDMARK STATUS (CONT.)

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district which retains its original design, materials, workmanship, and setting will relate the feeling of agricultural life in the nineteenth century.

Since the property's expression of the original aesthetic has been so substantially modified, the feeling that it may have once had no longer exists.

**Association:** Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Therefore, a property where a nationally significant person carried out the action or work for which they are nationally significant is preferable to the place where they returned to only sleep, eat, or spend their leisure time. Like feeling, association requires the presence of physical features that convey a property's historic character.

This property has no record of a direct link to an important historic event or person. Therefore it has no association to such event or person.

From the National Park Service website, National Historic Landmarks; <https://www.nps.gov/subjects/nationalhistoriclandmarks/glossary.htm> *Glossary of Terms*

## NATIONAL REGISTER OF HISTORIC PLACES - CRITERIA FOR EVALUATION

This evaluation of how the building does not contribute to the Ridgeland- Oak Park Historic District are listed below with the criteria on the left column and the evaluation on the right. Note that only criteria A and C below were used to establish the District in the 1983 Nomination submitted to create the District.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

These responses are based on current condition of property, structure and adjacent context

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

While this property is part of the story of Oak Park, it has lost most of its architectural integrity to contribute to the story of "Changing over time".

B. That are associated with the lives of persons significant in our past; or

Not a criteria used to establish the District

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

The current building has lost most of its architectural integrity that was characteristic of the type, period, or method of construction. The house was not the work of a master and due to the modifications, no longer represents a significant and distinguishable entity.

D. That have yielded, or may be likely to yield, information important in prehistory or history.

Not a criteria used to establish the District

From the National Register Bulletin; *How to Apply the National Register Criteria for Evaluation*



## ECONOMIC VIABILITY

The property has been operating as a funeral home since 1933 when the Dreschler family purchased the property and retrofitted the existing apartment building into a mortuary and chapel.

In 1998, the Williams Family purchased the property and continued operating the business. The Williams family has indicated that the funeral industry has evolved over the last 20 years and the proliferation of cremations is reducing the revenues generated in the industry. The average cremation typically costs less than one-third of a funeral with a burial. The new wave of business owners are opting for “storefront” funeral homes that require less real estate and rely less on the revenue generated from the sales of caskets and urns. The Williams are ready to retire and sell the property. They have not been able to find another funeral home operator that is interested in purchasing the property.

Due to significant interior and exterior renovations and additions, the interior of the original has been converted into offices and funeral home viewing spaces. Many of the original spaces including the kitchen, several bathrooms, and bedrooms have been converted to other uses and fixtures removed. Several of the modifications have modified the plumbing and finishes extensively. The structure has been so altered to the point where the costs required to convert it back to a single family home may be more than the construction of a new building. Due to the position of the house on the property (occupying approximately 40% of the site), leaving the house as it is does not allow for a significant parcel remaining to invest in a new compatible building. Renovating the home into an office or retail use would not be viable to meet modern standards for those uses.



# DESIGN GUIDELINES

The design for the proposed building on this site will be contextual to the historic district and the specific influences of the Pleasant District. We look to the rich history of apartment buildings in Oak Park as a guideline for our design.

As indicated by the Oak Park Architectural Review Guidelines, we will comply with the following standards for a New Building:

1. A new building in a historic district must be compatible with the size, scale, set-back, massing, material, and character of the buildings which surround it on the same and adjacent blocks (the zone of influence for new buildings is six blocks – the block on which the building is proposed to be built, the two adjacent blocks on the same side of the street, and the three opposing blocks on the other side of the same street).
2. A new building shall not change the historic character of the other buildings which surround it on the same and adjacent blocks.
3. A new building shall have its front entrance facing the same direction as the majority of buildings on the same block, unless it can be shown that compatibility with adjacent buildings can be achieved better through a different orientation.
4. A new building built in a historic district shall be compatible but visually distinct from other buildings which surround it on the same and adjacent blocks.

Shown below are examples of Oak Park buildings that contain architectural qualities that the design of a new building will be guided by. The caption below each photo indicates the aspect of the building we see as a design guidelines.



Contextual while building over parking level



Use of a variety of materials



Modern building using massing & materials



Courtyards with active street level



Active street level & light courts



Contextual while incorporating new materials



Use of lighter color materials, bay windows for scale, & courtyards



Large bays give units corner windows



Classic Courtyard Design with stepping window bays



# TEAM EXPERIENCE

Focus and Booth Hansen have worked on several successful community projects responding to contextual issues and opportunities. This is the relevant experience in Oak Park and projects we have collaborated on (indicated by an “\*”).



Kelmscott Park, Lake Forest, IL \*



The Terraces & Euclid Commons, Oak Park, IL



Courtyard Square, Wheaton, IL



1717 Ridge, Evanston, IL \*



Euclid Commons, Oak Park, IL



The Parker, Chicago, IL \*



 **BOOTH HANSEN**

333 South Desplaines Street, Suite 100

Chicago, Illinois 60661

p: 312.869.5000

[boothhansen.com](http://boothhansen.com)



Office Use Only
PROJECT NO: _____
DATE RECEIVED: _____
DATE REVISED: _____

## Application for Certificate of Appropriateness

Property Address 203 S Marion Street Date 5/19/2020

Owner Name/Address 203 S. Marion Street Corporation

Applicant Phone No./Email Address (224) 255-6175 / courtneyb@workwithfocus.com

Contractor/Architect (if applicable) Focus Construction / Booth Hansen Phone No. (847) 441-0474

Property Use Funeral home / garage  Historic Landmark  FLW-Prairie School Historic District  
 Ridgeland Historic District  Gunderson Historic District

Description of Job: proposed demolition of existing contributing property consisting of funeral home with detached garage. Prepare site for future redevelopment.

Drawings Submitted Yes \_\_\_\_\_ No X

Applicant Name/Address Focus Acquisition Company LLC / 100 S Wacker, Suite 2100, Chicago, IL

Applicant Phone No./Email Address (224) 255-6175 / courtneyb@workwithfocus.com

**Notice:**  
This form is not a permit application.

Courtney Brown  
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](mailto: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.





123 MADISON STREET, OAK PARK, ILLINOIS 60302

June 19, 2020

Courtney Brower  
Focus  
100 S Wacker Drive  
Chicago, IL 60606

Re: **203 S Marion St Certificate of Appropriateness**

Dear Ms. Brower,

Thank you, David Mann, and Justin Pelej for attending the Historic Preservation Commission (HPC) meeting on Wednesday. As you know, the HPC considered the Certificate of Appropriateness (COA) application to demolish the existing building and garage at 203 S Marion Street. The HPC took no action (did not approve) the COA. The HPC found the application not appropriate for approval and felt they needed additional information, in particular to address the contributing status of the building within the Ridgeland-Oak Park Historic District. The Commission also requested information on whether the building could be restored and whether this option was considered.

Based on the Oak Park Historic Preservation Ordinance, the following options are available to you:

- (1) request a public hearing within 15 days of this notice,
- (2) amend the application based on HPC recommendations and resubmit (in your case, this would likely involve restoring the building as part of your project rather than demolishing), or
- (3) withdraw the application.

Should you request a public hearing, note that hearings are generally held within 45 days of receipt of your written request. However, the Village is currently unable to hold public hearings in order to comply with the Governor's order in relation to COVID-19. If you decide to pursue this option, we will keep you updated as we receive additional information on public hearing options. Should the HPC deny the COA following a public hearing, you will at that time have the opportunity, should you so choose, to appeal the decision to the Village Board.

Please contact me at [strexler@oak-park.us](mailto:strexler@oak-park.us) or (708) 358-5443 if you have any questions.

Sincerely,

Susie Trexler  
Urban Planner  
Historic Preservation  
Village of Oak Park, Illinois

CC: Rebecca Houze, HPC Interim Chair  
Craig Failor, Village Planner  
Greg Smith, Klein, Thorpe & Jenkins

**From:** [Courtney Brower](#)  
**To:** [Trevler, Susan](#); [DMann@boothhansen.com](#); [James Young](#); [Justin Pelej](#)  
**Cc:** [Rebecca Houze](#); [Failor, Craig](#); [Greg Smith](#)  
**Subject:** RE: 203 S Marion Certificate of Appropriateness  
**Date:** Friday, June 19, 2020 3:55:47 PM

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Hi Susie,

We are in receipt of your letter. Thank you for summarizing the meeting. We would still like to pursue option 1 and request a public hearing.

Thank you,  
Courtney

Courtney Brower  
Senior Development Manager

100 S. Wacker Drive  
Suite 2100  
Chicago, IL 60606  
(224) 255-6175 direct  
(847) 441-0474 main (ext. 410)  
(847) 441-0475 fax  
[courtneyb@workwithfocus.com](mailto:courtneyb@workwithfocus.com)

Please note -- in response to Covid-19, Focus' corporate office is currently closed.  
Our staff is now working remotely and are available via telephone, email or video conferencing.  
The field offices remain open and operational, but are closed to non-essential visitors.  
Please email the project's PM to request a visit to the field office.

-----Original Message-----

**From:** Trexler, Susan <[sut@oak-park.us](mailto:sut@oak-park.us)>  
**Sent:** Friday, June 19, 2020 1:38 PM  
**To:** Courtney Brower <[Courtneyb@workwithfocus.com](mailto:Courtneyb@workwithfocus.com)>; DMann@boothhansen.com; James Young <[jyoung@boothhansen.com](mailto:jyoung@boothhansen.com)>; Justin Pelej <[justinp@workwithfocus.com](mailto:justinp@workwithfocus.com)>  
**Cc:** Rebecca Houze <[rebeccahouze@gmail.com](mailto:rebeccahouze@gmail.com)>; Failor, Craig <[cfailor@oak-park.us](mailto:cfailor@oak-park.us)>; Greg Smith <[gsmith@kjlaw.com](mailto:gsmith@kjlaw.com)>  
**Subject:** 203 S Marion Certificate of Appropriateness

[EXTERNAL]

Hello Courtney,

Thank you, David Mann, and Justin Pelej for attending the Historic Preservation Commission meeting on Wednesday. We appreciate your patience with both the meeting delay and agenda timing. As you know, the HPC took no action on the item. Please find a letter attached summarizing the meeting outcome and next steps.

Let me know if you have any questions.

Susie

Susie C. Trexler  
Urban Planner  
Historic Preservation  
Village of Oak Park, Illinois  
Direct Line: (708) 358-5443

Website: <https://nam01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.oak-park.us%2F&data=02%7C01%7CCourtneyb%40workwithfocus.com%7C46b3a570a5ad4216f24708d8147f659a%7Cc3d1858052e496193af8432dcfeb12%7C0%7C0%7C637281886994489373&data-w=29Cg7LeqH9Q3BQewEeUrrpMaGxT%2Bt%2F0%2BJYsfo%3D&reserved=0>

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**NOTICE OF PUBLIC HEARING  
VILLAGE OF OAK PARK HISTORIC PRESERVATION COMMISSION**

**HEARING DATE:** September 10, 2020

**TIME:** 7:00 p.m. or as soon thereafter as the Agenda permits

**APPLICATION:** The Village of Oak Park Historic Preservation Commission (“Commission”) will conduct a public hearing on an application for a Certificate of Appropriateness filed by Focus Acquisition Company LLC to demolish one residential building and one garage at 203 South Marion Street, Oak Park, Illinois, P.I.N. 16-07-308-008-0000, which is located in the Ridgeland-Oak Park Historic District.

A copy of the application and applicable documents are on file and are available for inspection at Village Hall, Development Customer Services Department, 123 Madison Street, Oak Park, Illinois 60302, Monday through Friday between 8:30 a.m. and 5:00 p.m.

The Commission will conduct the public hearing remotely with live audio available and optional video. The meeting will be streamed live and archived online for on-demand viewing at [www.oak-park.us/commissiontv](http://www.oak-park.us/commissiontv) as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT U-Verse subscribers on channel 99. The remote public hearing is authorized pursuant to Section 7(e) of the Open Meetings Act. The Village President has determined that an in-person public hearing is not practical or prudent due to the COVID-19 outbreak during Governor JB Pritzker’s current disaster proclamation. It is also not feasible to have a person present at the public hearing due to public safety concerns related to the COVID-19 outbreak.

All interested persons will be given an opportunity to be heard at the public hearing. Interested persons may provide written evidence, testimony and public comment on the application by email to [historicpreservation@oak-park.us](mailto:historicpreservation@oak-park.us) or by drop off in the Oak Park Payment Drop Box across from the entrance to Village Hall, 123 Madison Street, Oak Park, Illinois, to be received no later than 5:00 p.m. on September 10, 2020. An individual's name and their testimony or comment will be read aloud into the record at the public hearing if received no later than 30 minutes prior to the start of the public hearing. Interested persons may also participate in the hearing to cross examine the applicant and its witnesses, present evidence, testimony or public comment by emailing [historicpreservation@oak-park.us](mailto:historicpreservation@oak-park.us) before 5:00 PM on the day prior to the public hearing to sign up. Individuals who sign up to participate in this manner will receive an email from Village staff with information about how to join the meeting online through Zoom web-conference means or by phone.

The public hearing may be adjourned by the Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the date. The Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.





Courtney Brower  
Focus Acquisition Company LLC  
100 S Wacker Drive  
Chicago, IL 60606

**Re: 203 S Marion St Certificate of Appropriateness Hearing**

Dear Ms. Brower:

In accordance with the Oak Park Historic Preservation Ordinance, a public hearing will be held by the Historic Preservation Commission to take testimony regarding the Certificate of Appropriateness to demolish the residential building and garage at 203 S Marion St. As the applicant, you are invited to attend the remote participation public hearing and to provide testimony regarding the Certificate of Appropriateness. The public hearing will be held as follows:

DATE: Thursday, September 10, 2020  
TIME: 7:00 PM  
LOCATION: Remote participation (information on how to join will be provided by Village staff prior to the meeting)

All property owners within 250 feet of the two properties will also be notified by mail. The Historic Preservation Commission will take evidence and testimony presented by the applicant and any other interested parties concerning the granting or denial of the Certificate of Appropriateness.

The meeting will also be streamed live and archived online for on-demand viewing at [www.oak-park.us/commissiontv](http://www.oak-park.us/commissiontv) as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT Uverse subscribers on channel 99. The remote public hearing is authorized pursuant to Section 7 (e) of the Open Meetings Act. The Village President has determined that an in-person public hearing is not practical or prudent due to the COVID-19 outbreak during Governor JB Pritzker's current disaster proclamation. It is also not feasible to have a person present at the public hearing due to public safety concerns related to the COVID-19 outbreak.

Please contact me at (708) 358-5443 or [strexler@oak-park.us](mailto:strexler@oak-park.us) if you have any questions.

Sincerely,

Susan Trexler  
Urban Planner  
Historic Preservation  
Village of Oak Park, Illinois

CC: Paul Stephanides, Village Attorney  
Craig Failor, Village Planner  
Greg Smith, Klein, Thorpe and Jenkins, Ltd.



**Notice of Public Hearing:  
Certificate of Appropriateness for Demolition  
Oak Park Historic Preservation Commission**

PUBLIC NOTICE IS HEREBY GIVEN that The Village of Oak Park Historic Preservation Commission (“Commission”) will conduct a public hearing on an application for a Certificate of Appropriateness filed by Focus Acquisition Company LLC to demolish one residential building and one garage at 203 South Marion Street, Oak Park, Illinois, P.I.N. 16-07-308-008-0000, which is located in the Ridgeland-Oak Park Historic District.

A copy of the application and applicable documents are on file and are available for inspection at Village Hall, Development Customer Services Department, 123 Madison Street, Oak Park, Illinois 60302, Monday through Friday between 8:30 a.m. and 5:00 p.m.

DATE: Thursday, September 10, 2020  
TIME: 7:00 PM

LOCATION: The Commission will conduct the public hearing remotely with live audio available and optional video. The meeting will be streamed live and archived online for on-demand viewing at [www.oak-park.us/commissiontv](http://www.oak-park.us/commissiontv) as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT U-Verse subscribers on channel 99. The remote public hearing is authorized pursuant to Section 7(e) of the Open Meetings Act. The Village President has determined that an in-person public hearing is not practical or prudent due to the COVID-19 outbreak during Governor JB Pritzker’s current disaster proclamation. It is also not feasible to have a person present at the public hearing due to public safety concerns related to the COVID-19 outbreak.

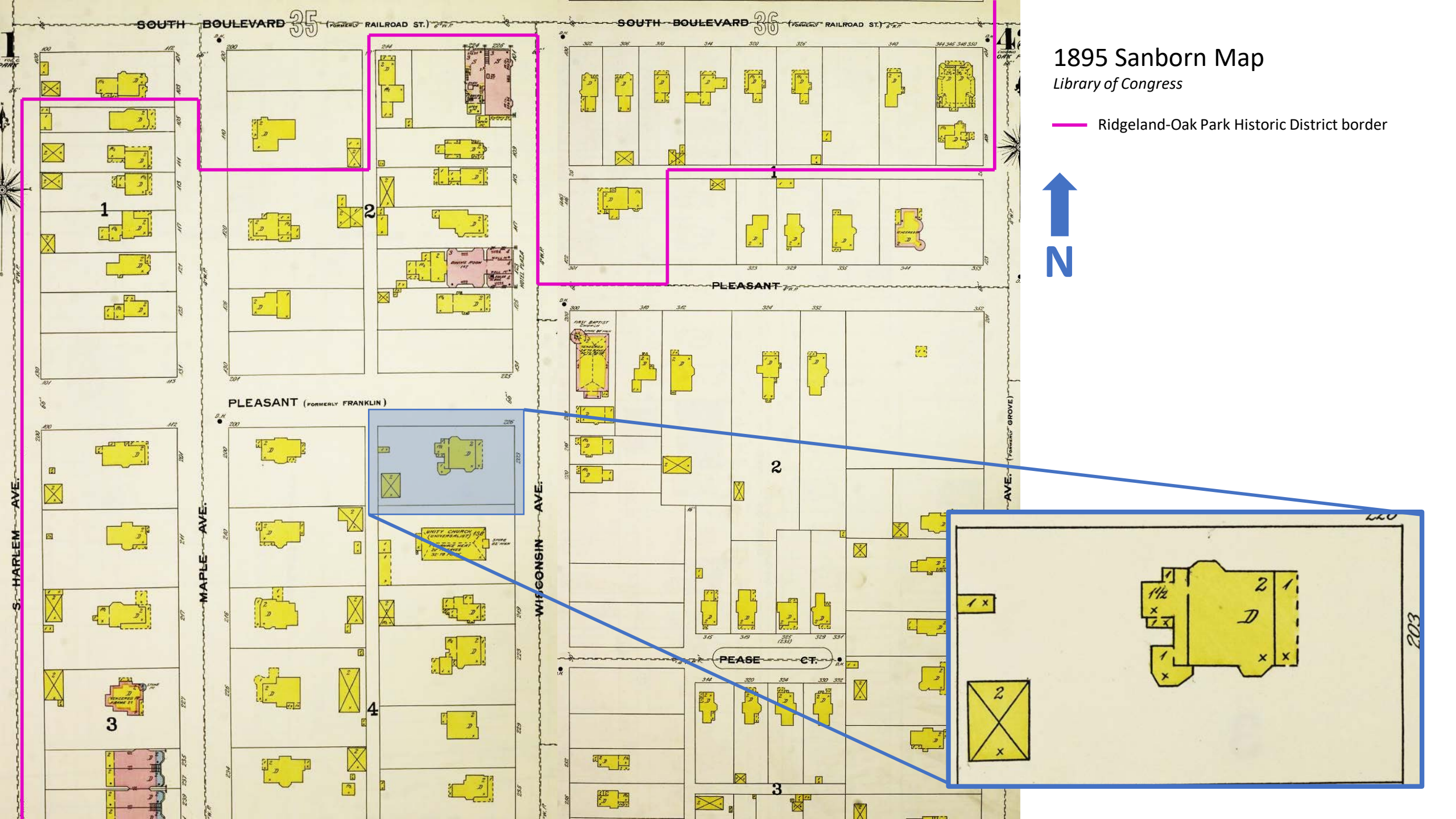
All interested persons will be given an opportunity to be heard at the public hearing. Interested persons may provide written evidence, testimony and public comment on the application by email to [historicpreservation@oak-park.us](mailto:historicpreservation@oak-park.us) or by drop off in the Oak Park Payment Drop Box across from the entrance to Village Hall, 123 Madison Street, Oak Park, Illinois, to be received no later than 5:00 p.m. on September 10, 2020. An individual's name and their testimony or comment will be read aloud into the record at the public hearing if received no later than 30 minutes prior to the start of the public hearing. Interested persons may also participate in the hearing to cross examine the applicant and its witnesses, present evidence, testimony or public comment by emailing [historicpreservation@oak-park.us](mailto:historicpreservation@oak-park.us) before 5:00 PM on the day prior to the public hearing to sign up. Individuals who sign up to participate in this manner will receive an email from Village staff with information about how to join the meeting online through Zoom web-conference means or by phone.

The public hearing may be adjourned by the Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the date. The Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

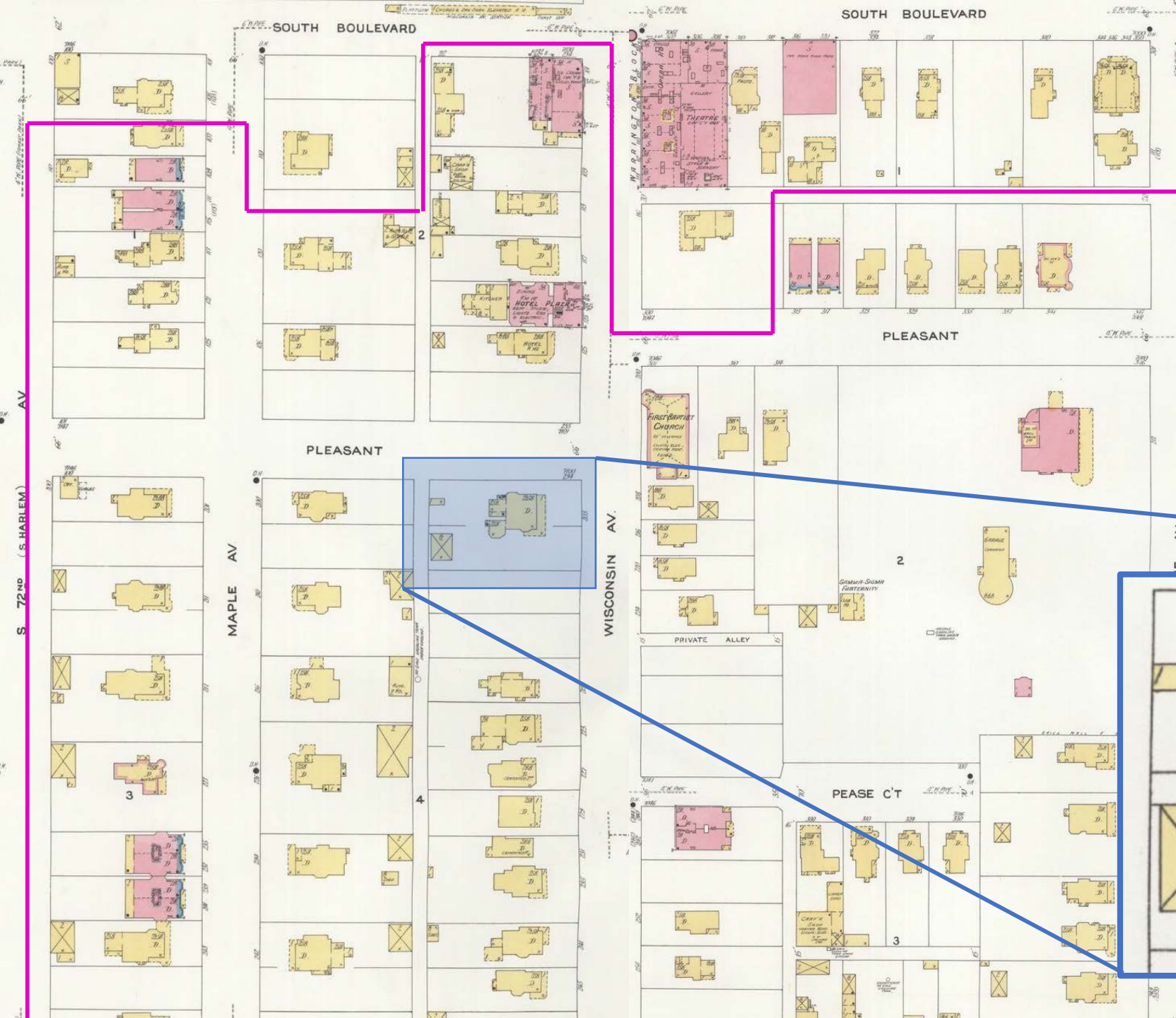
# 1895 Sanborn Map

Library of Congress

— Ridgeland-Oak Park Historic District border

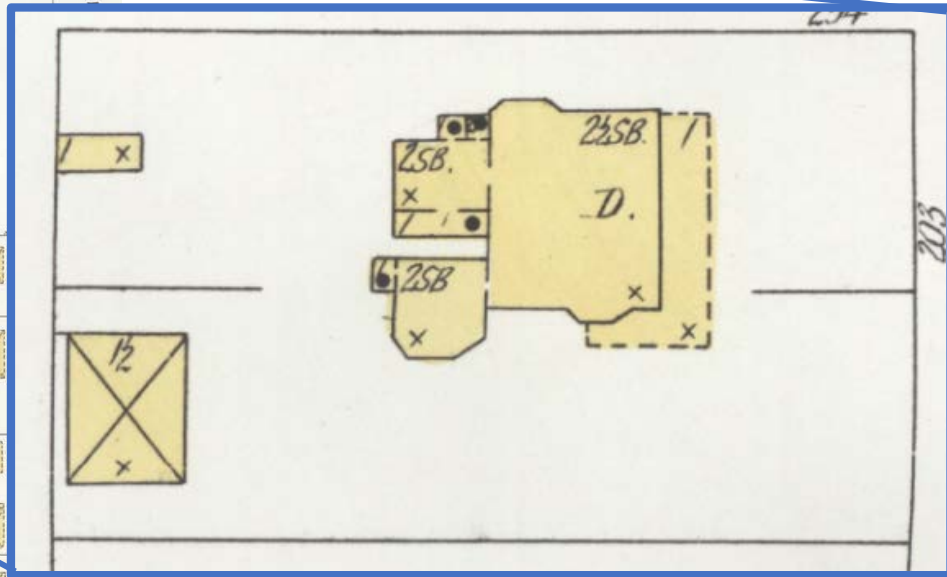






1908 Sanborn Map  
Library of Congress

— Ridgeland-Oak Park Historic District border





# 1950 Sanborn Map

Library of Congress

— Ridgeland-Oak Park Historic District border

