



2009 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT
VILLAGE OF OAK PARK
HISTORIC PRESERVATION COMMISSION
January 15, 2010

1. Certificates of Appropriateness and Certificates of Economic Hardship

Under the authority of the Oak Park Historic Preservation Ordinance, 1,218 building permit or plan review applications were reviewed for appropriateness in 2009. The Historic Preservation Commission reviewed 40 Certificate of Appropriateness applications.

Under the authority of the Historic Preservation Ordinance and the Memorandum of Agreement with State and Federal Offices, the Historic Preservation Commission reviewed 5 projects funded through CDBG funding. The findings are as follows:

946 North Boulevard is a not located within an Oak Park historic district and was not considered eligible for listing in the National Register under Criterion C (architecture) due to alterations such as a large glass atrium enclosing the courtyard in 1985 and skylights facing the street. The Hephzibah Children's Home was constructed in 1928 and designed by architect James L. Fyfe. Historic review was not required.



320 Chicago Avenue is a Non-Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The one-story commercial building was constructed in 1951. The scope of work included replacement of two HVAC roof units and interior bathroom renovation. Historic review was not required.



411 Chicago Avenue is a Non-Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The one-story commercial building was constructed in 1927 with significant later alterations to the front facade. The scope of work included renovation of the south (rear) barrel roof. Historic review was not required.



134 S. East Avenue is a Non-Contributing Resource within the *Ridgeland-Oak Park Historic District*. The two-story residential building was constructed in 1956. The scope of work included kitchen and bathroom remodeling. Historic review was not required.



436 S. Taylor Avenue is a Contributing Resource within the *Ridgeland-Oak Park Historic District*. The two-story stucco house was constructed in 1908. The scope of work included installing a handicapped wheelchair lift adjacent to the back porch. The project was not visible from the street and did not impact the historic resource.



1124 N. Humphrey Avenue is not located within an Oak Park historic district and was not considered eligible for listing in the National Register under Criterion C (architecture) due to alterations such as vinyl siding on the dormers, window replacement and a partially enclosed front porch. The scope of work included a kitchen remodel. Historic review was not required.



114 S. Humphrey Avenue (328-330 N. Austin Blvd.) is a Contributing Resource within the *Ridgeland-Oak Park Historic District*. The six-story brick apartment building was constructed in 1928. The scope of work included installing a fire alarm system inside the building.



2. Local Designations

Three buildings were nominated as Oak Park Historic Landmarks in 2009 (see ATTACHMENT "A"). The Village Board approved the nominations on July 20 and October 5, 2009. The following properties were designated:

- **1019 Chicago Avenue** (*Robert Parker House*), 1892, Frank Lloyd Wright
- **1139 Woodbine Avenue** (*Gustaf and Fride Benson House*), 1929, George Pearson
- **175-181 Linden Ave/643-645 Ontario St** (*Linden Apartments*), 1916, John Van Bergen

3. Survey

No surveys were completed in 2009.

4. National Register

The **Frank Lloyd Wright-Prairie School of Architecture Historic District Expansion** was listed on the National Register of Historic Places on May 22, 2009. A copy of the nomination report is on file with the Illinois Historic Preservation Agency.

5. Monitoring

Three properties in downtown Oak Park that were determined to be eligible for listing on the National Register by IHPA as part of a potential historic district were demolished in 2009. None of the properties were listed in Oak Park's local register individually or as part of a historic district. In addition, a former fire station in south Oak Park was also demolished.

1145 Westgate Street

The building at 1145 Westgate was constructed as an auto garage in 1925. The building was converted to an office building in 1968. The side and rear facades were altered following the demolition of adjacent buildings. The original street façade was slightly modified with the building entrance located in place of the original garage entry door. The building was demolished in March 2009. The building was identified on the Historic Preservation Commission's *Potential Landmark Inventory*.



1125-35 Lake Street/1144-50 Westgate Street

The Arcade Building, commonly known as the Colt Building, was constructed as two separate buildings separated by a pedestrian walkway in 1931 by architects Leichenko & Esser. The walkway was infilled in 1950. The Lake Street façade clad in EIFS in 1994. The building was demolished in April 2009 and temporarily replaced by a surface parking lot.



1121-23 Lake Street

The Carlson Building was constructed c. 1894. The façade on the east half of the building was altered in 1953 with limestone cladding; it had a contemporary storefront. The façade on the west half of the building (including pressed metal bay and cornice) dated to the original construction except for the ceramic tile storefront constructed in 1960. The building was demolished in April 2009.



817 Garfield Street

The old South Fire Station was constructed in 1924 for the Village of Oak Park and was designed by architect E. E. Roberts. The Village later sold the property to a private owner. The property was demolished in January 2009 for a surface parking lot. The building was identified on the Historic Preservation Commission's *Potential Landmark Inventory*.



6. Activities

- The Commission presented 10 historic preservation awards at the Village Board meeting on May 18, 2009. (see ATTACHMENT "B")
- The Commission hosted a booth at "A Day in Our Village", the annual summer festival held in downtown Oak Park on June 7, 2009.
- Commission Chair Tom Bassett-Dilley attended the following in 2009:
 - Spoke at the educational workshop on sustainability and HP sponsored in part by the Oak Park HPC (June).
 - Spoke on behalf of Halfmoon Seminars about Green Historic Preservation, IIT Rice Campus, Wheaton, IL (September).
- Commissioner Garret Eakin attended the following in 2009:
 - Learning Modern lecture/installation at the *School of the Art Institute of Chicago* (September).

- Benjamin Moore Paint Lecture (January).
- Commissioner Frank Heitzman attended the following in 2009:
 - *Certified Local Government* workshop, Quincy, IL (September).
 - Attended the two of the six educational workshops presented by the Oak Park HPC in May, June and July (window repair, historic interiors).
 - Member of the *Illinois Historic Sites Advisory Council*; (January – Joliet; May – Oak Park; September – Quincy).
 - Member of the *Pleasant Home Foundation* (June annual meeting).
- Commissioner Chris Morris attended the following in 2009:
 - Attended three of the six educational workshops presented by the Oak Park HPC in May, June and July (window repair, economic incentives, sustainability and historic preservation).
 - *Certified Local Government* workshop, Quincy, IL (September).
 - *National Preservation Conference* in Nashville as an employee of the National Trust for Historic Preservation (October).
- Commissioner Carmen Vitello attended the following in 2009:
 - Attended five of the six educational workshops presented by the Oak Park HPC in May, June and July (window repair, researching your house, historic interiors, architectural styles, and economic incentives).
- Commission Staff Liaison Douglas Kaarre attended the following in 2009:
 - Took the planning certification exam sponsored by the American Institute of Certified Planners in November 2008 and became a certified planner (AICP) on January 1, 2009.
 - Historic Preservation in Illinois: Easement, Tax Incentives and Litigation, Chicago, IL (January), program presented by Lorman Education Services.
 - The ABC's of Form Based Codes, Chicago, IL (February), program presented by the American Planning Association – Chicago Metro Section.
 - Spoke with students in the Historic Preservation Planning class at UIC (February).
 - Spoke with students in the Historic Preservation program at the School of the Art Institute of Chicago (March).
 - Preservation Award judge for Village of Hinsdale (April).
 - Preservation Award judge for City of Evanston (May).
 - Attended five of the six educational workshops presented by the Oak Park HPC in May, June and July (window repair, researching your house, historic interiors, architectural styles, economic incentives).
 - *Certified Local Government* workshop, Quincy, IL (September).
 - Attended and led a mobile workshop on Preservation Planning in Oak Park at the Upper Midwest Planning Conference, Chicago, IL (September), sponsored by the American Planning Association.
 - Planning Law Update, Des Plaines, IL (November), presented by the American Planning Association – Chicago Metro Section.

7. Attachments

- A – Historic Landmark nominations for 1019 Chicago Avenue, 1139 Woodbine Avenue, and 175-181 Linden Avenue/643-645 Ontario Street
- B – 2009 Historic Preservation Award Winners
- C – 2009 Commission Attendance and Meeting Minutes