



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: March 1, 2012

To: Cara Pavlicek, Interim Village Manager
David Pope, Village President and Village Board of Trustees

From: Douglas Kaarre, Urban Planner/Historic Preservation

CC: Craig Failor, Village Planner
Lisa Shelley, Deputy Village Manager
Historic Preservation Commission

Re: **2011 Certified Local Government Annual Report**

The Certified Local Government Program, which was established by the National Historic Preservation Act Amendments of 1980, gives municipalities the opportunity to participate as partners in state and federal preservation activities. Municipalities that have local historic preservation programs may participate after they have been "certified." To become certified, a local government must have a historic preservation ordinance, establish a preservation commission, have an active local survey program to identify historic resources, and provide for public participation. Certified Local Governments play an active role in the [National Register of Historic Places](#) review process. Certified Local Governments are also eligible for matching grant funds to assist in the implementation of their local preservation programs. At least 10 percent of the federal Historic Preservation Fund is set aside specifically for Certified Local Governments annually. The funds can be used for a variety of projects, including surveys, preservation plans, staff support, and public education. Oak Park has been a Certified Local Government since 1994 and taken advantage of grants to create educational brochures, develop the Strategic Historic Preservation Plan, and conduct historic resource surveys.

As part of the requirement for being recognized as a Certified Local Government, an annual report identifying the actions and activities of the Historic Preservation Commission is required. This report is the basis for evaluating whether Oak Park continues to meet the program's criteria. Attached please find a copy of the 2011 Certified Local Government Annual Report for Oak Park (without attachments).

Feel free to contact me at 358-5417 or kaarre@oak-park.us if you have any questions or would like a copy of the attachments.

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**2011 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT
VILLAGE OF OAK PARK
HISTORIC PRESERVATION COMMISSION
February 28, 2012**

1. CERTIFICATES OF APPROPRIATENESS AND ECONOMIC HARDSHIP

Under the authority of the Oak Park Historic Preservation Ordinance, 1,150 building permit, demolition permit or plan review applications were reviewed for appropriateness in 2011. A Certificate of Appropriateness was required for 53 projects, of which 23 required review by the Historic Preservation Commission. There were no Certificates of Economic Hardship.

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

319 Chicago Avenue is a Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The two-story brick Foursquare was constructed ca. 1906. The scope of work included tear down and replacement of all front porch flooring, railings, round and square posts, stairs and stringers; reframing the front porch with 2/8 treated lumber 16" on center; installing tongue-and-groove flooring, 12" round tapered floor-to-ceiling posts with decorative caps; replacing all railings with square banisters; replacing all stairs with treated lumber; and new top and bottom rails similar to existing rails. This project required a Certificate of Appropriateness. Drawings showing the new front were requested. The scope was later changed to repair and retention of original posts and railings.



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 demolishing and replacing the rear wood stairs from the first to second floor. Historic review was not required.



1111 S. Taylor Avenue is not located within an Oak Park historic district and is 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 house was constructed in 1956. The scope of work included installing flood control to prevent basement flooding. Historic review was not required.



416 N. Humphrey Avenue is not located within an Oak Park historic district and is not considered eligible for listing in the National Register under Criterion C (architecture). The house was constructed as part of a subdivision by Henry Hogans in 1911. The scope of work includes replacing a portion of the rear fence and gate. Historic review was not required.



411 Chicago Avenue is a Non-Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District* (local and National Register). The one-story brick

commercial building was constructed in 1922 and expanded in 1941. The exterior façade was modified in 1976 with the construction of a new frame and stucco façade covering the masonry façade and with the infill of the storefront openings with concrete block to create new window openings. The proposed project to replace the existing 1976 façade with a new façade will require a Certificate of Advisory Review. The building is not eligible for individual listing in the National Register under Criteria C (architecture).



2. LOCAL DESIGNATIONS

Nine buildings were nominated as Oak Park Historic Landmarks in 2011 (see ATTACHMENT “A”). The Village Board approved all of the nominations by Village Ordinance. The following properties were designated:

- 308 N. Oak Park Avenue (*Rutherford-Dodge House*), c. 1872, January 3, 2011
- 633 N. East Avenue (*Skiff House*), 1909, Nimmons & Fellows..... January 3, 2011
- 432 N. Kenilworth Avenue (*Matthews House*), 1909, Tallmadge & Watson..... February 22, 2011
- 1515 N. Harlem Avenue (*Harlem Office Building*), 1958, W. B. Cohan..... March 7, 2011
- 130 S. East Avenue (*Caldwell House*), 1890, George H. Borst..... July 5, 2011
- 629 Fair Oaks Avenue (*Helder House*), 1906, Charles E. White, Jr..... July 5, 2011
- 700 S. Lombard Avenue (*Landon House*), 1922, J. J. Cerny..... September 19, 2011
- 217 S. Humphrey Avenue (*Sheppard House*), 1904, F. A. Hill & Company..... October 3, 2011
- 639 N. Oak Park Avenue (*Hemingway House*), 1896, E. E. Roberts..... November 28, 2011

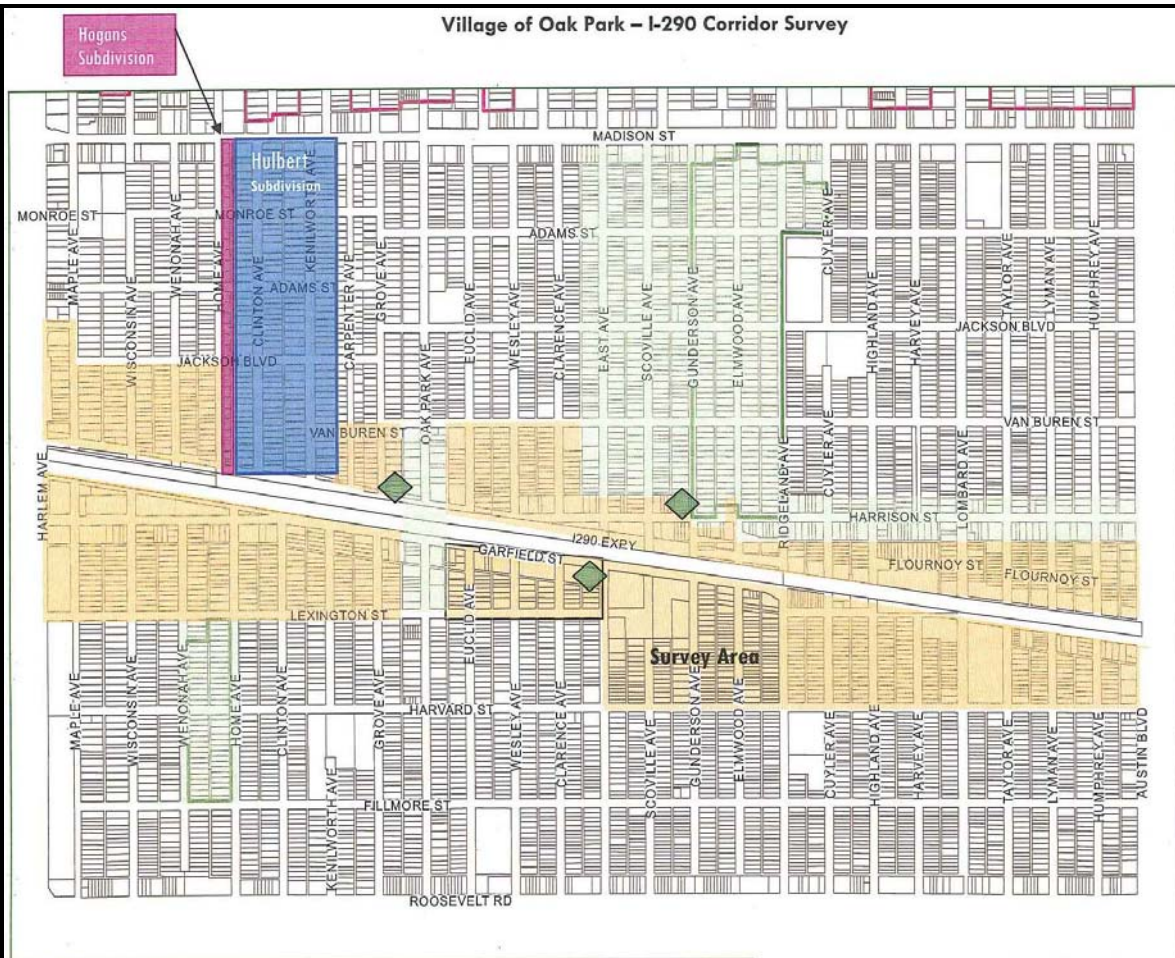
3. HISTORIC RESOURCE SURVEYS

I-290 Architectural Survey. The Historic Preservation Commission received a CLG grant in the amount of \$21,140 to conduct an architectural survey of 904 properties flanking the Eisenhower Expressway (I-290) which cuts diagonally through Oak Park. The Village of Oak Park hired Preservation Services and Technology Group from Kentucky to conduct the work, including a on-line interactive database. As of December 31, 2011 the project is still in process.

The survey properties may be found at the following website:

www.ruskinarc.com/oakpark/i290survey

Village of Oak Park – I-290 Corridor Survey



- Areas to be Surveyed
- Areas of Completed Architectural Survey
- Landmarks

NOTE: Subdivisions – Identified / Not Surveyed

Prepared June 16, 2010 by Community Planning and Development Department
 Updated November 23, 2010, Updated May 23, 2011

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PROJECTS + QUICK SEARCH

MAP LIST IMAGES REPORTS SEARCH

Architectural Survey along the I-290 (Eisenhower Expressway) Corridor

New Resource Delete Resource(s) Export Settings

← PREVIOUS BACK TO PAGE 1 NEXT →

842 Carpenter Ave

RESOURCE CATEGORY

Resource Category: building
Resource Type: domestic building

LOCATION

Address: 842 Carpenter Ave
County: Cook
City: Oak Park
State: Illinois
Zip: 60304
Additional Address or Location Information:
Parcel Number(s):
Visible from Public Road? Yes

HISTORICAL INFORMATION

Building Name (historic):
Building Name (current):
Historic Function: Domestic: Single Dwelling
Present Function: Domestic: Single Dwelling
Construction Date (estimated): 1910-1919
Construction Date (documented): 1919
Source of Documented Construction Data: Village of Oak Park Building Permit Archive
Architect/Designer:
Developer:
Builder: Robert Sutar
Significant Owner(s): Robert Sutar

ARCHITECTURAL DESCRIPTION

Number of Stories: 2
Bays: 4
Structural System: frame
Foundation: concrete block
Basement: unlettered
Building Size:
Plan/Footprint Shape: rectangular
Roof Configuration: gambrel
Roof Material is Original?: replacement
Roof Material: asphalt shingles
Exterior Wall Material (lower or primary): replacement wood siding
Exterior Wall Material (upper):
Window Framing Material: original wood
Window Pane/Lights: 6 over 6
Window Type: double-hung casew

Edit this record
Survey form PDF

Contributing

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PROJECTS + QUICK SEARCH

MAP LIST IMAGES REPORTS SEARCH

Architectural Survey along the I-290 (Eisenhower Expressway) Corridor

New Resource Delete Resource(s) Export Settings

Showing 904 of 904 resources

Construction Date	Form/Type	Style	Function	Story Heights	NR Eligibility	NR Listing Status
1910-1919	Single Dwelling	Rectangular	Domestic	2	Yes	Contributing

Building form or type

- gabled front (259)
- bungalow (239)
- foursquare (227)
- Two-Flat (26)
- apartment/multi-unit complex (17)
- rectangular (17)
- Dutch Colonial Revival (14)
- upright-and-ell (11)
- one-part commercial block (10)
- two-part commercial block (6)
- irregular/asymmetrical-plan (5)
- Four-Flat (5)
- stacked vertical block (4)
- modern/irregular (4)
- gabled ell (4)
- Queen Anne (4)
- Six-Flat (3)
- square (3)
- Modern apartment/complex (2)
- Minimal Traditional (2)
- Cathedral/church (2)
- massed ranch (2)
- Three Flat (2)
- townhouse (2)
- Undetermined (2)
- central block with wings (2)
- duplex (2)
- three-part vertical block (1)
- two-part vertical block (1)
- English Cottage Revival (1)
- Not recorded (23)

Show All

4. NATIONAL REGISTER

No properties were listed in the National Register.

5. MONITORING OF DEMOLITION

1201 Woodbine Avenue was a single-family home constructed in the Ranch style. The house was constructed in 1947 by John Kempston and designed by architect B. J. Bruns. It was not locally designated or listed in the National Register. The property was demolished in October 2011 to be replaced with a new single-family home.



642 N. Marion Street was a one-story stucco Bungalow constructed in 1922 by Buurma & Visser. The home was a Contributing Resource in the *Frank Lloyd Wright-Prairie School of Architecture National Register Historic District*. The house was demolished in November 2011 to be replaced with a new single-family home.



500, 504 and 508 Lyman Avenue were three single-family homes constructed in 1904 by developer B. T. George. The houses were not locally designated or listed in the National Register. They were demolished to clear the site for commercial development along Madison Street.



307 N. Euclid Avenue was a Ranch single-family home constructed in 1952 by A. H. Gallagher. The brick and stone house was a Non-Contributing Resource in the *Frank Lloyd Wright-Prairie School of Architecture Historic District* (local and National Register). The house was demolished in December 2011 for the expansion of the yard of a neighboring home.



6. COMMISSION ACTIVITIES

Architectural Review Guidelines. The Historic Preservation Commission received a \$2,000 grant from the National Trust for Historic Preservation to assist in the preparation of new guidelines. The Village of Oak Park hired consultant Preservation Design Partnership from Philadelphia to conduct the work. As of December 31, 2011 the project is still in process.



**Village of Oak Park
Historic Preservation Commission**

GUIDELINES FOR ROOFING



KEY TOPICS

- Roof Forms 2
- Roof Pitch and Materials 2
- Investigating Historic Roofing 3
- Roofing Materials 3
- Substitute Roof Materials 6
- Roof Replacement Considerations 6
- Roof Features 6
- Roof Accessories 7
- Best Practices & Requirements 8

PURPOSE

These Guidelines were prepared to assist property owners with information when considering the repair, alteration or installation of roofing. They are not intended to replace consultation with qualified architects, contractors, and the Historic Preservation Commission (HPC). The HPC will be happy to provide a preliminary consultation addressing design or materials issues to potential applicants free of charge.

It must be stressed that HPC review is necessary but not sufficient for the granting of a permit. Each project is also subject to Village review for compliance with applicable zoning, building and safety codes.

These Guidelines were developed in conjunction with the Village of Oak Park's Historic Preservation Commission (HPC). For more information regarding application and review procedures, please consult the Guidelines Introduction available at Village Hall and on its web site at www.oakpark.us or contact the Building and Property Standards Department at (708) 326-5430.

Draft 02/14/2012

SUBSTITUTE ROOF MATERIALS

Care is recommended when using substitute materials since they might not have the longevity promised and they can potentially damage historic building materials.



Asphalt shingles are made to resemble other materials such as slate, however they are difficult to adapt to unusual shapes, such as this tower.

ROOF REPLACEMENT CONSIDERATIONS

- Roofing work is potentially dangerous and should be done by professionals
- All roofers are not experienced in all materials, obtain references and verify that roofers have appropriately completed similar work.
- Confirm the extent of both the material and installation warranties and company histories.
- Confirm the life-cycle cost associated with roof replacement - Traditional materials tend to last longer than newer materials.
- Confirm whether removal of existing roofing is required before installation of new roofing, too much weight can damage structural elements.
- Look for rot or decay and make necessary repairs, including the sheathing or batts, and structural elements.
- Supporting roof materials appropriate for roof replacement and provide adequate ventilation under roof surface.
- Use appropriate underlayment including building paper, rosin paper (zip sheet) and/or ice shield.
- Install appropriate vents for roofing materials and installation.

ROOF FEATURES

Roof features are decorative and sometimes functional elements that help to define the profile of a roof and should complement the building's style. Historic rooftop features include chimneys, dormers, cupolas, towers, burrets, finials, cresting and weather-vanes. When addressing roof features, it is important to remember they are part of the design of the roof and building, and can be difficult and costly to replace.



The wide brick chimney is prominently located on the front elevation of this house.

Chimneys were typically designed to complement the style of a building and period of construction. In Oak Park, many are constructed of brick (occasionally stone), some of which have been covered with stucco. Most styles of building, including Colonial Revival and Classical Revival buildings, tend to have square or rectangular chimneys, some with stone caps. Victorian period chimneys can include decorative detailing including corbeling, varied patterns, and decorative surfaces.



Dormers and burrets can provide additional habitable space, and create a distinctive silhouette. Dormers protrude from the roof surface with a window at the downward slope, providing light and additional headroom. Dormers can have various roof shapes including gables, shed, hipped, eyebrow, and other shapes.

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BEST PRACTICES FOR ALL PROJECTS - ROOFING

Substitute Roof Materials

- Visit a similar completed project rather than rely on brochure photographs
- Confirm proposed material is appropriate for roof slope
- Understand the total roofing system and attic ventilation appropriate for each material
- Understand that some artificial materials might fade or change appearance over time
- Understand that substitute roof materials often require more frequent replacement, increasing the overall costs over time

Roof Repair and Replacement

- Maintain, clean or repair roofing, roof accessories and rooftop features on a regular basis
- Inspect attics periodically after a storm or freeze to catch small leaks early and reduce the potential for interior damage

Roof Accessories

- Regularly repaint metal and wood components vulnerable to rusting, rot and deterioration
- Securely install fasteners and flashings with an expected life span similar to the roofing material

Roof Features

Property Owners Shall NOT:

- Remove roof features such as chimneys, dormers, cupolas, weathervanes, finials, etc.
- Remove or alter historic drainage systems
- Add or alter rooftop features at areas visible from the street that change roof configuration - This includes skylights, roof windows, television antennas or dishes, solar collectors, mechanical equipment, roof decks, chimney stacks and dormer windows
- Add rooftop features that create a false sense of history without supporting documentary evidence such as weathervanes, cupolas or wood shingles on an originally slate roof
- Add new features or modern amenities that are out of character, scale, materials or detailing to the historic building in locations that are visible from the street including satellite dishes and antennas; skylights, vents, mechanical equipment, and telecommunications equipment and renewable energy sources such as solar panels, wind turbines, etc.
- Cover decorative elements such as cornices and brackets with vinyl or aluminum capping or siding

REQUIREMENTS FOR COA, VOP FUNDED PROJECTS AND LANDMARKS - ROOFING

Substitute Roof Materials

Property Owners Shall:

- Install roofing rather than siding on the steep slopes of roofs

Roof Repair and Replacement

Property Owners Shall:

- Selectively replace damaged or missing materials with new materials to match the material, size, shape, texture, color and other visual characteristics of the original
- If the level of damage or deterioration is beyond repair, completely replace damaged or missing materials with new materials to match the material, size, shape, texture, pattern, color and other visual characteristics of the original
- If replacement in original material is not possible, replace the damaged or missing materials with new material of similar size, shape, texture, pattern, color and other visual characteristics of the original

Roof Accessories


Property Owners Shall:

- Retain original drainage system and appearance

This publication was prepared by Preservation Design Partnership, LLC, Philadelphia, PA

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Educational Lecture on Energy Retrofit. The Historic Preservation Commission and the Environment & Energy Commission co-sponsored a free public lecture by local architect Tom Bassett-Dilley regarding two deep energy retrofit projects he conducted on historic homes in Oak Park and Geneva.



The Oak Park Historic Preservation Commission and
the Environment & Energy Commission
present a free lecture by local architect

Tom Bassett-Dilley

*who will discuss his project to retrofit a 1920s house
with an emphasis on energy savings.*

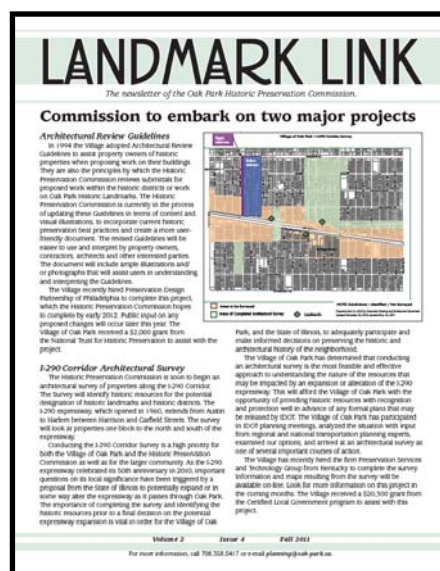
7 p.m.
Tuesday, October 11
Oak Park Public Library
Veteran's Room
834 Lake Street

Questions?
Contact Doug Kaarre at
kaarre@oak-park.us
or call 708.358.5417.

Historic Preservation Awards. The Commission hosted its annual Awards event at Unity Temple on October 4, 2011. This was the first year the HPC co-hosted the event with the Environment & Energy Commission, who presented their 2011 Green Awards. The HPC presented 12 historic preservation awards. Tom Bassett-Dilley, local preservation and sustainable architect, presented the awards on behalf of both Commissions. Members of the Village Board of Trustees and Village President were present. A reception in Unity House followed. The event was attended by approximately 100 people and was considered a great success. (see ATTACHMENT “B”)



HPC Newsletter “Landmark Link”. The Commission continued the creation of its educational newsletter. Two editions were released during 2011, which included information on the preservation awards event, new EPA lead paint rules, its Guidelines and I-290 Survey projects, expansion of the Frank Lloyd Wright-Prairie School of Architecture Historic District, and updates on new Historic Landmarks. (see ATTACHMENT “C”)



A Day In Our Village. The Commission hosted a booth at this annual Oak Park summer festival held in Scoville Park on June 5, 2011. In addition to providing educational information about historic preservation in Oak Park, additional children's activities and masonry, window and siding repair demonstrations were also held throughout the day.

Commissioner Garret Eakin attended the following in 2011:

- Wrote 12 articles for the Wednesday Journal, an Oak Park newspaper, on preservation and architecture-related subjects

Commissioner Frank Heitzman attended the following in 2011:

- Winnetka Preservation Awards Selection Committee (May)
- Volunteered at *A Day In Our Village* (June)
- Chair, Statewide Preservation Conference, Godfrey, IL (June)
- *Bungalows On Tap Seminar Series: Historic Windows Maintenance, Restoration and Renovation*, presented by City of Homes and the Berwyn Bungalow Preservation Initiative (June)
- Speaker, ConstrucTech Technology Day, *Bridging the Gap Between Education and Industry* (September)
- CLG workshop, Galesburg, IL (October)
- Webinar, *Do you speak classical* (October)
- Volunteer Award, Park District of Oak Park
- Vice President, Illinois Association of Historic Preservation Commissions
- Past President, Pleasant Home Board member, Chair, Restoration Committee
- Member Greening the Campus Committee, Triton College

Commissioner Bob Lempera attended the following in 2011:

- *Bungalows On Tap Seminar Series: Historic Windows Maintenance, Restoration and Renovation*, presented by City of Homes and the Berwyn Bungalow Preservation Initiative (June)

Commissioner Rosanne McGrath attended the following in 2011:

- AIA National Convention in New Orleans (May)

Commission Chair Christina Morris attended the following in 2011:

- Volunteered at *A Day In Our Village* (June)
- *National Preservation Conference* in Buffalo as an employee of the National Trust for Historic Preservation (October)

Commissioner Regina Nally attended the following in 2011:

- Volunteered at *A Day In Our Village* (June)
- *National Preservation Conference* in Buffalo as an employee of the National Trust for Historic Preservation (October)

Commissioner Drew Niermann attended the following in 2011:

- Volunteered at *A Day In Our Village* (June)

Commissioner Gary Palese attended the following in 2011:

- Volunteered at *A Day In Our Village* (June)

Commissioner Michael Plummer attended the following in 2011:

- Volunteered at *A Day In Our Village* (June)

Commission Staff Liaison Douglas Kaarre attended the following in 2011:

- Presented on the role of the HPC and Staff to the Preservation Law class at the School of the Art Institute of Chicago (February)
- *Historic Preservation Toolkit for Planning* workshop sponsored by the American Planning Association – Chicago Metro Section in Chicago (February)
- Green Festival in Chicago (May)
- Unity Temple Restoration Foundation annual meeting in Oak Park (May)
- Presented on *Historic Resource Surveys* at a workshop sponsored by the DePaul University Chaddick Institute for Metropolitan Development in association with the Municipal Design Review Network in Chicago (June)
- Presented on the role of the HPC and Staff to historic preservation graduate students at the School of the Art Institute of Chicago (October)
- CLG workshop in Galesburg (October)

7. ATTACHMENTS

A = Historic Landmark nominations for the following:

- 308 N. Oak Park Avenue
- 633 N. East Avenue
- 432 N. Kenilworth Avenue
- 1515 N. Harlem Avenue
- 130 S. East Avenue
- 629 Fair Oaks Avenue
- 700 S. Lombard Avenue
- 217 S. Humphrey Avenue
- 639 N. Oak Park Avenue

B = Historic Preservation Award Winners and Landmark Recognition Event program

C = HPC Newsletter *Landmark Link*

D = Commission Attendance and Meeting Minutes