



**2012 Certified Local Government Annual Report
Village of Oak Park
Historic Preservation Commission
February 25, 2013**

1. Certificates of Appropriateness and Economic Hardship

Under the authority of the Oak Park Historic Preservation Ordinance, 1,216 building permit, demolition permit or plan review applications were reviewed for appropriateness in 2012. A Certificate of Appropriateness was required for 43 projects, of which 18 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, five projects funded through CDBG were reviewed by the Historic Preservation Commission or Staff. The findings are as follows:

The Historic Preservation Commission or Staff will review demolition, alterations and new construction within the three historic districts, for Historic Landmarks, and for properties deemed eligible for listing on the National Register of Historic Places. Everything but minor repair will require a Certificate of Appropriateness. The following properties were submitted for review on September 21, 2012:

6707 North Avenue is not located within an Oak Park historic district and, in my opinion, is not eligible for listing on the National Register under Criterion C (architecture). The medical office building was constructed in 1958 by Walter J. Johnson for Dr. David Tschetter and designed by architect James Viger. The scope of work includes removal and replacement of an asphalt driveway, replacing the flat roof, altering bathrooms to make them accessible, and installing an ADA accessible entrance ramp to the building. Further Historic review is not required.



946 North Boulevard is not located within an Oak Park historic district and, in my opinion, is not eligible for listing on the National Register under Criterion C (architecture). The building was constructed in 1928 by Guy & McClintock and designed by architect James L. Fyfe. The central courtyard was enclosed with a steel and glass enclosure in 1985. The scope of work includes installing two air conditioning units and adding insulation to the building's attic. Further Historic review is not required.



1139 Randolph Street is a Contributing Resource within the *Ridgeland-Oak Park Historic District* and an Oak Park Historic Landmark. The *Oak Park & River Forest Day Nursery* was constructed in 1926 and designed by architect Charles E. White, Jr. in the Tudor Revival style. The scope of work includes removing the existing asphalt shingle roof and installing a new roofing material that “*preserves the historical appearance of the building.*” A Certificate of Appropriateness application is required for this project. The application will likely be approved at the Staff level without review by the Historic Preservation Commission as the proposed scope of work meets the Secretary of the Interior’s Standards for Rehabilitation and the Village’s Architectural Review Guidelines.



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 windows were replaced in 2011. The scope of work includes remodeling the kitchen for accessibility, including new upper and lower cabinets, counter tops and new fixtures, and installing new tile in the shower in the ADA bathroom. Further Historic review is not required.



416 N. Humphrey Avenue is not located within an Oak Park historic district and, in my opinion, is not eligible for listing on the National Register under Criterion C (architecture). The stucco American Foursquare house was constructed as part of a subdivision by Henry Hogans in 1911. The scope of work includes removing the existing boiler, air handler and condensing unit and replacing them with new high efficiency models and construct new basement stairs to meet the local building code. Further Historic review is not required.



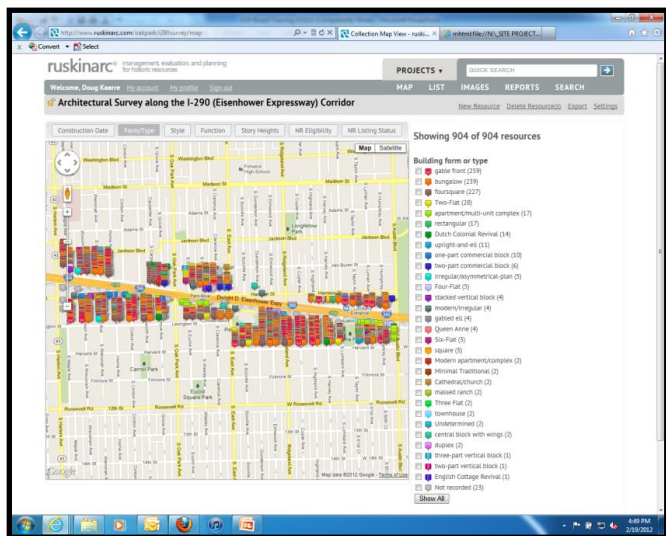
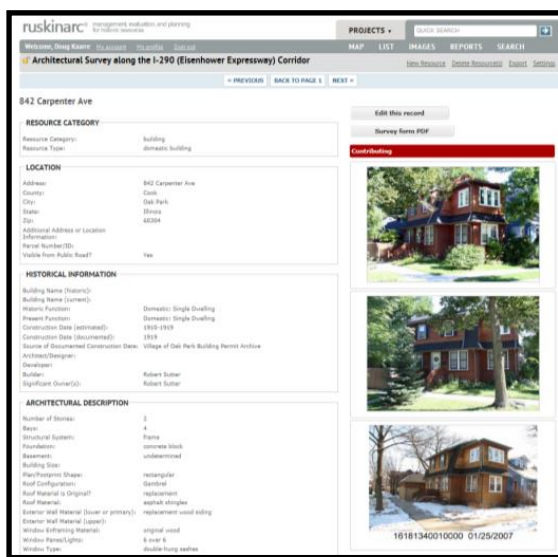
2. Local Designations

Three properties were nominated as Oak Park Historic Landmarks in 2012 (**see ATTACHMENT "A"**). The Village Board approved all of the nominations by Village Ordinance. The following properties were designated:

- 241 S. Elmwood Avenue (*William J. Ehlers Flats*), 1909, E. E. Roberts.....July 2, 2012
- 410 N. Kenilworth Avenue (*Edwin H. Ehrman House*), 1908, Lawrence Buck..... July 2, 2012
- 743 Columbian Avenue (*George L. Smith House*), 1915, John S. Van Bergen.....November 5, 2012

3. Historic Resource Surveys

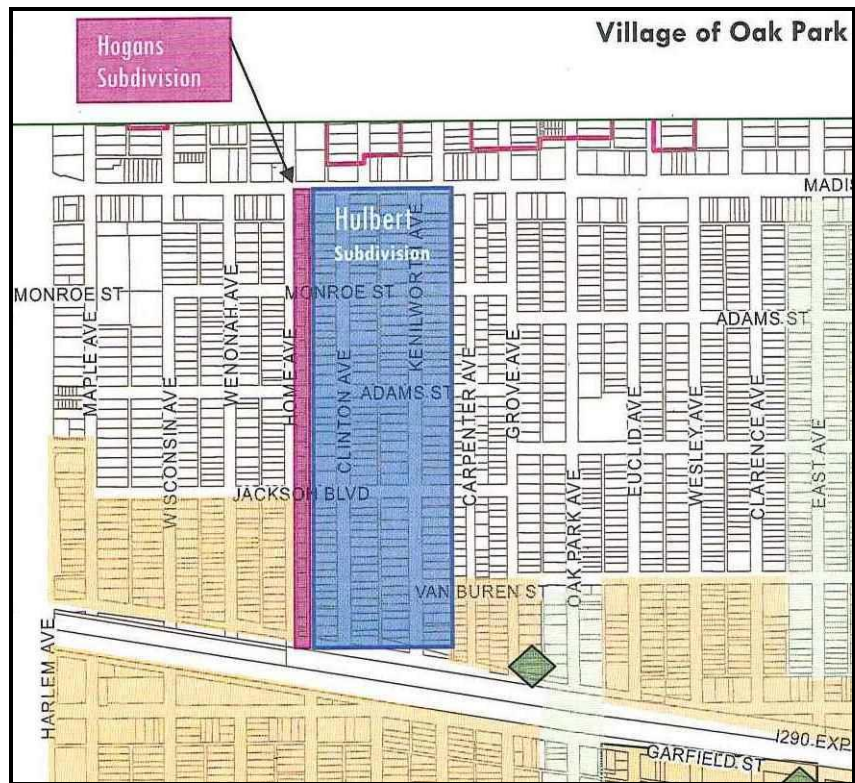
I-290 Architectural Survey. The Historic Preservation Commission received a CLG grant in 2011 in the amount of \$21,140 to conduct an architectural survey of 904 properties flanking the Eisenhower Expressway (I-290) which cuts diagonally through Oak Park. The Village of Oak Park hired *Preservation Services and Technology Group* from Kentucky to conduct the work, including an on-line Google map-based database. The survey and report were completed in 2012. The report may be found at the following link: www.oak-park.us/public/pdfs/Historic%20Preservation/I-290/Survey%20Report.pdf. The survey properties may be found at the following website: www.ruskinarc.com/oakpark/i290survey.



Hulbert and Hogans Subdivisions Survey. A class of graduate students from The School of the Art Institute of Chicago conducted a historic resource survey of two adjacent subdivisions in the Fall of 2012. The Hulbert Subdivision is located on the 500-800 blocks of S. Kenilworth and Clinton Avenues between Madison and Harrison Streets. The subdivision is comprised of approximately 180 homes, the majority of which were constructed by developer Thomas H. Hulbert from 1905-1913.

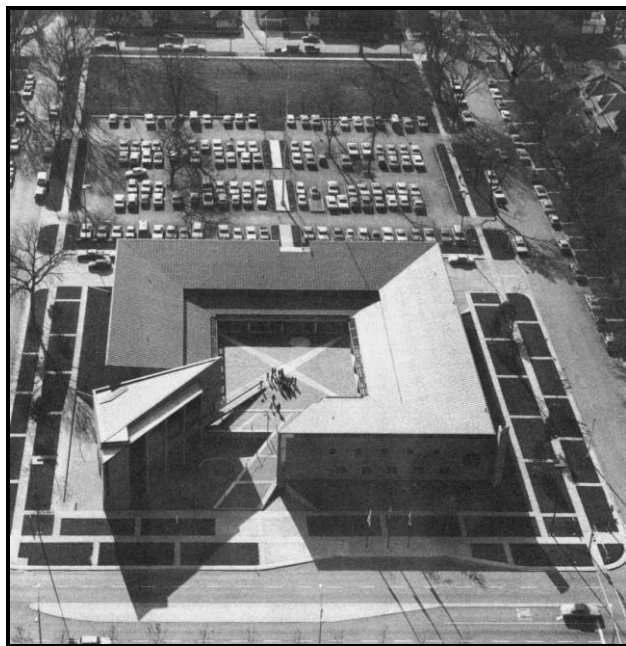
The Hogans Subdivision is located on the 500-800 blocks (even side only) of Home Avenue between Madison and Harrison Streets. The subdivision is comprised of approximately 28 homes constructed by developer Henry Hogans from 1911-1914.

The final survey and report will be submitted and presented in 2013.



4. National Register of Historic Places

No properties were listed on the National Register of Historic Places in 2012. *Oak Park Village Hall*, located at 123 Madison Street, was determined to be eligible for listing on the National Register of Historic Places on April 2, 2012. Constructed in 1975, the building was deemed to be exceptionally significant for its outstanding architectural design and as an exceptionally significant work of Chicago Modernist architect Harry Weese.






Oak Park Village Hall (1975)

5. Monitoring of Demolition

There were no significant demolition projects during 2012.

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 revised Guidelines in 2011. The Village of Oak Park hired consultant Preservation Design Partnership from Philadelphia to conduct the work. During 2012 the Historic Preservation Commission reviewed and amended several draft sections of the new Guidelines, and assembled a Focus Group of local stakeholders to review and provide comments. The consultant Business Districts, Inc. was hired to facilitate the Focus Group and public meetings. Following the first Focus Group meeting, the consultant revised the first draft sections based on these comments. As of today, the consultant Preservation Design Partnership is preparing drafts of the remaining sections. The Guidelines are projected to be completed in 2013.

 <p>Village of Oak Park Historic Preservation Commission</p> <p>REQUIREMENTS FOR ROOFING</p>  <p><i>A roof and its associated features, including its form, materials, chimneys, dormers and overhanging eaves can be key elements in defining a building's style.</i></p> <p>WHAT YOU NEED TO KNOW ABOUT ROOFS A building's roof is one of its more important elements. Not only does it serve as the first line of defense against the weather, but its design greatly affects the overall appearance of the building. You should consider these functional and aesthetic issues when you are planning any roofing project:</p> <ul style="list-style-type: none"> • Weather-tight roofing preserves a building and protects the building and its materials from rain, wind, sun and snow • Temperature changes and building movement affect roofing materials • Roofing is an important element of the building's character, silhouette and architectural style • The form, color and texture of the roof and roof opening affect the scale and massing of the building • Variations in roofing materials and styles add visual interest to the streetscape and neighborhood  <p><i>Individual missing or damaged slates can often be replaced, extending the serviceable life of the roof and postponing costly replacement.</i></p> <p>DRAFT 11/27/2012</p>	<p>RECOMMENDED BEST PRACTICES FOR ANY ROOFING PROJECT</p> <p>Substitute Roof Materials</p> <ul style="list-style-type: none"> • Don't rely on brochure photographs. Visit a similar completed project to see the materials. • Confirm that the proposed material is appropriate for your roof slope. • Understand the total roofing system and attic ventilation that is appropriate for each material • Know that some artificial materials may fade or change their appearance over time • Know that some substitute roof materials may require more frequent replacement, increasing the overall costs over time <p>Roof Repair and Replacement</p> <ul style="list-style-type: none"> • Maintain, clean, and repair your 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. • Regularly repaint metal and wood elements that are vulnerable to rusting, rot and deterioration • Securely install fasteners and flashings that have a life span longer than the roofing material <p>Roof Accessories</p> <ul style="list-style-type: none"> • Use flashing materials with a life span longer than the roofing materials' life span • Regularly clean your gutters and downspouts, typically each spring and fall • Install half-round gutters rather than a "K-gutter," and use plain round or rectangular downspouts instead of corrugated downspouts • Minimize the overall number of openings in the roof and locate them in unobtrusive locations that are not visible from the street. • Select skylights and roof windows that do not extend more than 8" above roof surface; and minimize alteration of the roof structure with the long dimension oriented down the roof slope <p>REQUIREMENTS FOR ROOFING PROJECTS REVIEWED BY HPC</p> <p>Substitute Roof Materials</p> <p>Property Owners Shall:</p> <ul style="list-style-type: none"> • Install roofing materials (not siding materials) on the steep slopes of roofs. <p>Roof Repair and Replacement</p> <p>Property Owners Shall:</p> <ul style="list-style-type: none"> • Selectively replace damaged or missing materials with new materials to match the original material in size, shape, texture, color and overall appearance • If the damage or deterioration of the original material is beyond repair, completely replace damaged or missing materials with new materials to match the original in size, shape, texture, pattern, color and overall appearance. • If replacement matching original material is not possible, replace the damaged or missing materials with new materials that are similar in size, shape, texture, pattern, color and overall appearance. <p>Roof Accessories</p> <p>Property Owners Shall:</p> <ul style="list-style-type: none"> • Retain the original drainage system and its appearance. • Regularly repaint metal and wood elements that are vulnerable to rusting, rot and deterioration • Securely install fasteners and flashings that have a life span longer than the roofing material • Use flashing materials with a life span longer than the roofing materials' life span • Regularly clean your gutters and downspouts, typically each spring and fall • Install half-round gutters rather than a "K-gutter," and use plain round or rectangular downspouts instead of corrugated downspouts • Minimize the overall number of openings in the roof and locate them in unobtrusive locations that are not visible from the street. • Select skylights and roof windows that do not extend more than 8" above roof surface; and minimize alteration of the roof structure with the long dimension oriented down the roof slope • Remove historic roof features such as chimneys, dormers, cupolas, weathervanes, finials, etc. • Remove or alter historic drainage systems. • Add or alter rooftop features visible from the street that change the roof configuration including 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 (weathervanes, cupolas, placing wood shingles on an original slate roof) without producing supporting evidence. • Add new features or modern amenities that are visible from the street that do not match the roof's character, scale, materials or detailing. This includes 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. <p>This publication was prepared by Preservation Design Partnership, LLC, Philadelphia, PA</p> <p>2 Village of Oak Park - Requirements for Roofing DRAFT 11/27/2012</p>
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A draft of the *Requirements for Roofing* from the revised Guidelines

Historic Preservation Awards. The Historic Preservation Commission hosted its annual Awards event at Unity Temple on November 13, 2012. This Commission co-hosted the event with the Environment & Energy Commission, who presented their 2012 Green Awards, and the Community Design Commission, who presented their 2012 Cavalcade of Pride Awards. The HPC presented six historic preservation awards. Members of the Village Board of Trustees and Village President were in attendance. A reception in Unity House followed.

The co-hosted event was attended by approximately 100 people and was considered a great success. (see ATTACHMENT "B")



Presentation ceremony at Unity Temple



The 2012 Historic Preservation Award recipients

HPC Newsletter "Landmark Link". The Commission continued the creation of its educational newsletter. Two editions were released during 2012, which included information on tax incentives for historic properties, expansion of the *Frank Lloyd Wright-Prairie School of Architecture Historic District*, the 2012 Preservation Awards, weatherization, building permit information, the Historic Preservation Commission's 40th anniversary, 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 3, 2012. Commission members volunteered to staff the booth to answer questions and provide educational information about historic preservation in Oak Park.

Commissioner Joerg Albrecht attended the following in 2012:

- Volunteered at *A Day In Our Village* (June)
- Co-organized the 2012 Historic Preservation Awards event (November).

Commissioner Greg Battaglia attended the following in 2012:

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

Commissioner Garret Eakin attended the following in 2012:

- Architecture Columnist for the Oak Park Wednesday Journal.
- Adjunct Professor at the School of the Art Institute
- Adjunct Professor at Triton College
- Attended the Traditional Building Conference on November 8
- Attended the AIA Northeast Illinois ASCETICSM How Life Experiences and Education Inform a Lifetime of Design 11/15/12
- Frank Lloyd Wright Preservation Trust, Logan Center Tour: University of Chicago

Commissioner Frank Heitzman attended the following in 2012:

- Convener, Oak Park Architectural League, 2012
- Member and Chair of Restoration Committee, Pleasant Home Foundation Board, 2012
- Vice President, Illinois Association of Historic Preservation Commissions, 2012

- Attended meetings of the Illinois Association of Historic Preservation Commissions (January 14 and May 4)
- Attended seminar “*This is Not My Beautiful House*”: *Historic Preservation and the People’s History Hull House*” (February 10)
- Volunteered at *A Day In Our Village* (June)
- Attended CLG workshop in Blue Island, IL (October 12)
- Hosted Oak Park Architectural League Comprehensive Plan meeting (November 29)

Commissioner Rosanne McGrath attended the following in 2012:

- Attended a Continuing Education workshop called “Historic Window Systems” sponsored by Marvin Windows (August)
- Attended a Continuing Education workshop called “Traditional Building Tax Credits” sponsored by Clem Labine’s Traditional Building (September)
- Volunteer in the Architecture Program with School District 97, conducting architecture projects with elementary and middle school students.

Commission Chair Christina Morris attended the following in 2012:

- Volunteered at *A Day In Our Village* (June)
- Member of the Oak Park Lake Street Streetscape Committee, proposing redevelopment of the commercial streetscape along Lake Street.
- Attended regular Commission Chair meetings held by the Village Clerk’s office.

Commissioner Regina Nally attended the following in 2012:

- Attended symposium in D.C. on Francis Perkins, first U.S. Secretary of Labor (July)
- Attended CLG workshop in Blue Island, IL (October 12)

Commissioner Drew Niermann attended the following in 2012:

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

Commissioner Gary Palese attended the following in 2012:

- Volunteered at *A Day In Our Village* (June)
- Volunteer docent at the Frank Lloyd Wright Home and Studio

Commissioner Tony Quinn attended the following in 2012:

- Executive Committee Member – Treasurer, Illinois Chapter - American Society of Landscape Architects
- Attended the ASLA National Conference, Phoenix, Arizona

Commission Staff Liaison Douglas Kaarre attended the following in 2012:

- Volunteer: National Planning Conference, Local Host Committee (Chicago) – Mobile Workshop Committee
- Member of Oak Park Comprehensive Plan Advisory Committee
- Attended the NAPC Forum in Norfolk, VA (July 18-21)
- Webinar: HUD and Historic Preservation (September)
- Attended CLG workshop in Blue Island, IL (October 12)
- Webinar: “*Ethical Challenges for Planners*” (November)
- American Planning Association-Chicago Metro Section: Educational workshop “*Reinventing Aging Commercial Corridors*” in Oak Park (November)
- Webinar: “*Demystifying LEED-ND*” (November)

7. Attachments

- A** = Historic Landmark nomination reports for the following:
- 241 S. Elmwood Avenue (*William J. Ehlers Flats*, 1909, E. E. Roberts)
 - 410 N. Kenilworth Avenue (*Edwin H. Ehrman House*, 1908, Lawrence Buck)
 - 743 Columbian Avenue (*George L. Smith House*, 1915, John S. Van Bergen)
- B** = 2012 Historic Preservation Award Recipients and Event program
- C** = HPC Newsletter *Landmark Link*
- D** = Commission Attendance and Meeting Minutes