



**Village of Oak Park
Chicago & Harlem Neighborhood Plan**

Architectural and Historical Survey

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PROJECT BACKGROUND

In 2007, the Village of Oak Park began a planning and development study of the Chicago and Harlem Neighborhood. This neighborhood is comprised primarily of commercial buildings in the 1000 and 1100 blocks of Chicago Avenue and the 500-800 blocks of N. Harlem Avenue. The approach to developing a plan for Chicago and Harlem Avenues focuses on understanding the many parameters of the business district. The initial project focus is on existing conditions, current development trends and the design goals and preferences of the Village. Part of this planning effort is to identify buildings with historic character and significance that should be preserved during future redevelopment. This report provides an evaluation of the historic and architectural significance of buildings within the neighborhood study area.

A portion of the neighborhood's boundary lies within the Frank Lloyd Wright – Prairie School of Architecture Historic District which was listed on the National Register of Historic Places in 1973. This historic district was listed on the National Register for its significance in the history of Oak Park and its association with noted architect Frank Lloyd Wright and other Prairie School architects. Just to the east of the boundary area in the 1000 block of Chicago Avenue are three dwellings designed by Wright in the late 19th century. The historic district was also designated locally in 1972 and revised in 1994.

Thee buildings in the neighborhood are a mix of commercial properties, apartment buildings and residences. An architectural survey of the Frank Lloyd Wright-Prairie School of Architecture Historic District was completed in 2006-2007 by volunteers and the consulting firm of Thomason and Associates. This inventory resulted in the evaluation of these buildings as contributing or non-contributing to the district, or structure of merit or no merit if outside the historic district boundaries.



Figure 1: Overall project boundary for the Chicago & Harlem Neighborhood Plan.

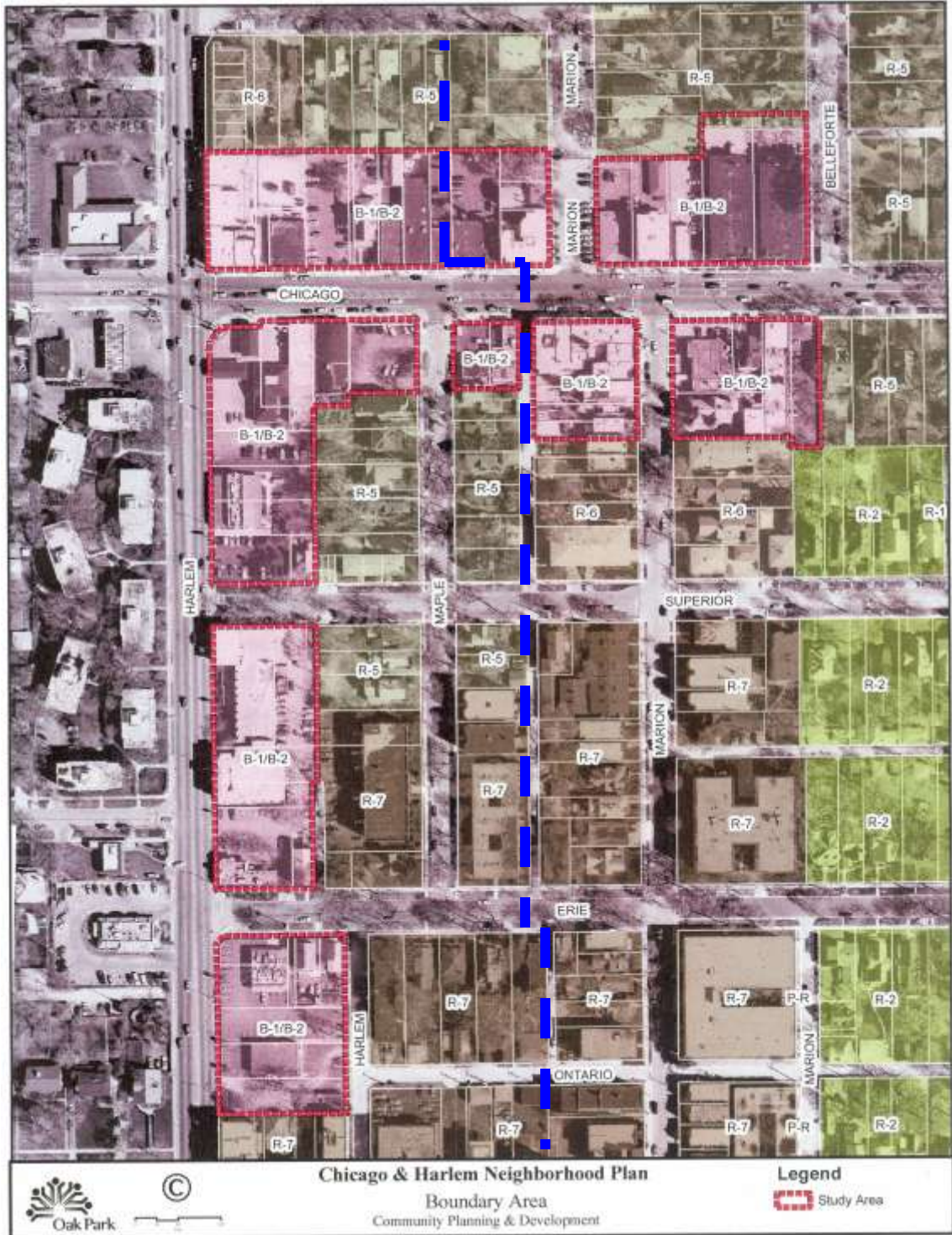


Figure 2: Project boundary for the Chicago & Harlem Neighborhood Plan and the western boundary of the Frank Lloyd Wright-Prairie School of Architecture Historic District is shown as the blue dashed line.

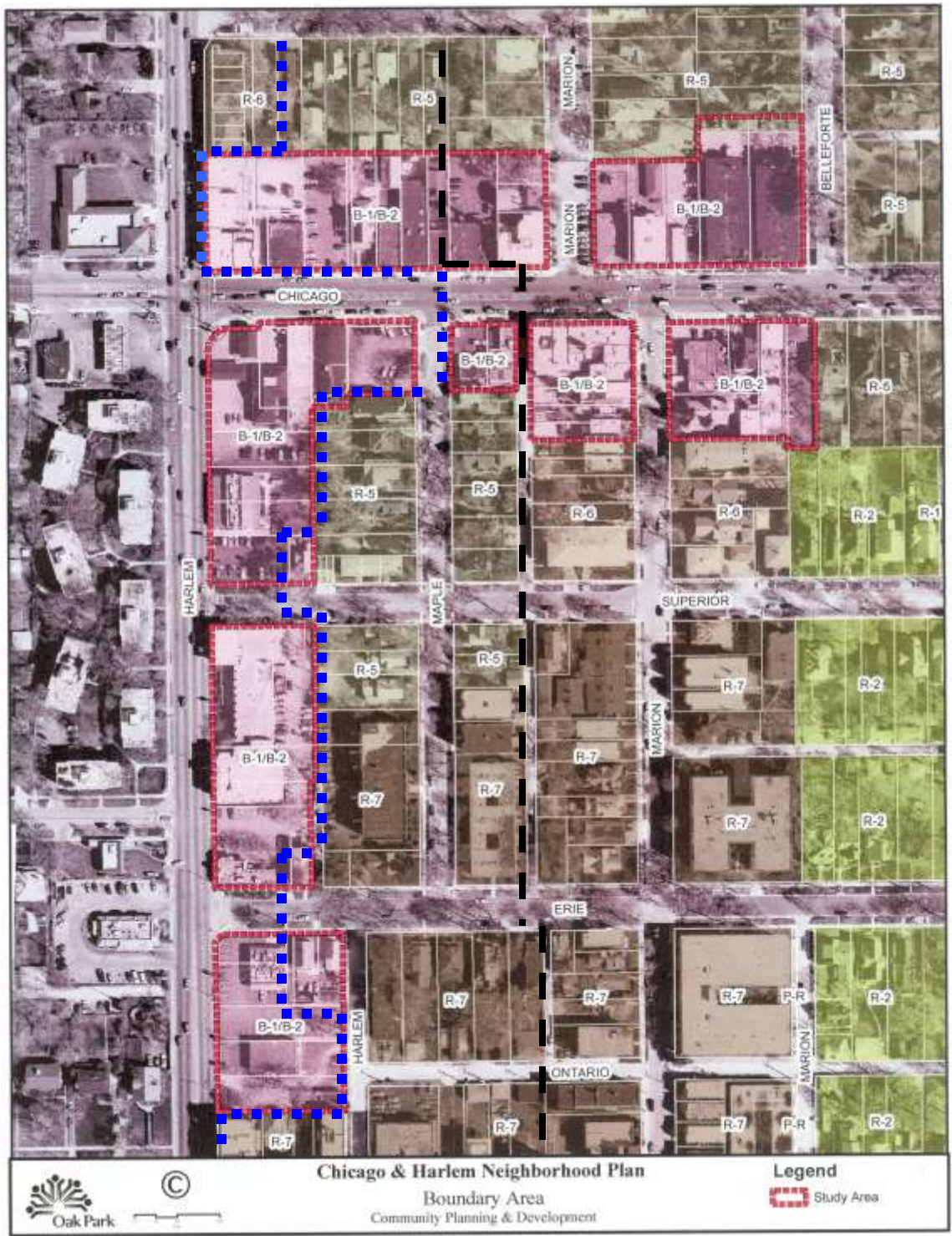


Figure 3: The proposed boundary extension Frank Lloyd Wright-Prairie School of Architecture Historic District is shown as the blue dotted line.

HISTORICAL OVERVIEW

The area that is today's Village of Oak Park was first settled by Joseph and Betty Kettlestrings of Yorkshire, England, who came to the area in 1835. The area at that time was a part of Cicero Township. In 1848, the Galena & Chicago Union Railroad (later the Chicago & North Western Railroad) was constructed through the future village on its westward route out of Chicago. After the Chicago Fire of 1871, residential development accelerated in Oak Park, and the population grew to 4,589 persons by 1890. Numerous churches, social clubs, and fraternal organizations were established in the 1870s, and the first high school class graduated in 1877.

Most of the commercial growth and development of Oak Park was along Lake Street adjacent to the railroad line. As suburban residential development continued in the 1880s and 1890s, streetcars and elevated trains supplemented the original main-line steam railroads to connect Oak Park commuters to jobs in downtown Chicago. An extensive streetcar network throughout Oak Park was opened in 1890. This system ran east-west on Madison Street and Lake Street, with a north-south connection on Harlem Avenue.

Oak Park separated from Cicero Township and was organized as an independent municipality in 1902. The village limits included large sections of vacant land, much of which was developed in the first decades of the twentieth century. As the village grew the need for additional business services resulted in the construction of commercial buildings along Harlem and Chicago Avenues. The electric streetcar line along Harlem provided access to shoppers and by the 1910s a number of brick buildings were built along the blocks at the intersection of these two streets.

Construction in these blocks increased as the population of Oak Park soared in the 1920s to over 60,000 residents. While Lake Street continued to be the main shopping district of the Village, several new brick buildings with elaborate terra cotta facades were constructed along Chicago Avenue. These included the Gotsch Building at 1101-13 Chicago Avenue and the building at 1142-46 Chicago Avenue. These buildings housed various businesses such as drug stores, furniture stores and a bank. Another notable business of this period was the North End Tire Shop, which occupied several buildings in the 1100 block of Chicago.

Chicago and Harlem Avenues remained busy thoroughfares in Oak Park into the mid-20th century. Commercial building construction continued to move east into the residential area with several brick-and-stone veneer buildings constructed in the 1950s on Chicago Avenue. A notable development from

these years was the construction of the identical plan Belleforte Apartments at 1030 and 1040 Chicago Avenue in 1955. Additional commercial buildings were constructed along these blocks of Chicago in the 1960s and 1970s.

In the mid-20th century Harlem Avenue became one of the more prominent north-south streets in this section of the city and was the dividing line between Oak Park and the adjacent village of River Forest. The importance of this street led to the gradual removal of all original dwellings in the project area and their replacement with post-1957 buildings in the late 20th century. No historic buildings were identified within the project area along Harlem Avenue. Today, the project area is composed of modern buildings along Harlem Avenue, both historic and non-historic buildings on Chicago Avenue and historic dwellings built on the side streets such as N. Marion, Erie and Superior.

PROJECT METHODOLOGY

Architectural Survey

The architectural survey of the project area was conducted by Thomason and Associates and volunteers with the Village of Oak Park in 2007. A standard form was used to inventory each property which consisted of descriptions of the buildings and site and setting. In addition to the completion of forms, each property was photographed using digital technology. This information was gathered as part of an overall inventory of the Frank Lloyd Wright – Prairie School of Architecture Historic District and a reevaluation of district boundaries commissioned by the Village in 2007.

Historical Research

Historical research for this project was conducted at the Oak Park Public Library (OPPL) and the Historical Society of Oak Park and River Forest (HSOPRF). The collection at OPPL includes published books, local newspapers, and village directories on microfilm. The collection at HSOPRF includes extensive and partially indexed local newspapers (Oak Leaves and Wednesday Journal), historic photograph collections, ephemera files organized by street name, and Sanborn maps. Additionally, Village building permit data was used to identify dates of construction. The Village also has on file a list of architects, builders and original owners, which were consulted as part of this study.

Field Survey

The field survey work was conducted in April and October of 2007 by Phil Thomason and Andra Kowalczyk of Thomason and Associates. Each building was photographed using digital cameras and descriptions were completed for each property. For properties located within the Frank Lloyd Wright – Prairie School of Architecture Historic District, survey forms completed by volunteers were reviewed. Historical data on each building was examined at the Oak Park Public Library and Historical Society. All buildings fifty years old or older were inventoried while those less than fifty years of age were noted and photographed.

Terminology

The categories used to designate the historical significance of individual properties are based upon the categories used in the “Architectural Survey of Downtown Oak Park and the Avenue Business District” prepared by the

Village of Oak Park and revised October 2005. The categories of significance used herein are as follows:

Significant: Any property and/or improvement which has special character or significant historical, cultural, architectural, archeological, community or aesthetic value and is worthy of preservation. The property is important enough to warrant individual Oak Park Landmark designation.

Structure of Merit: A building which has historic or aesthetic character but to a lesser degree than a "Significant" building, or that has had alterations affecting its integrity. Such a building may contribute to a broader historic character or provide historic context to a larger group of buildings and is worthy of preservation.

No Merit: A building which is less than 50 years old, or a building which never originally had aesthetic character or significance, or that has had alterations that destroy its integrity. While the Commission is not necessarily advocating the demolition of these buildings, they are not considered worthy of preservation from an architectural standpoint.

Contributing: A property and/or improvement which has retained enough of its original architectural integrity to be able to contribute to the historic and architectural character of an historic district. While it may not be important enough individually to warrant Landmark designation, it is worth preserving as part of the whole. *This rank applies to buildings within a Historic District only.*

Non-Contributing: A property and/or improvement located within an historic district that does not represent significant historical and/or aesthetic characteristics which qualified that district as an historic district. *This rank applies to buildings within a Historic District only.*

ARCHITECTURAL SURVEY

A. Properties within the Chicago and Harlem Neighborhood Plan boundary which are within the Frank Lloyd Wright – Prairie School of Architecture Historic District



Address: 1030 Chicago Avenue

Date: 1955

Architect: Robert Johnstone

Style: International

Ranking: Non-Contributing

Description: The Belleforte East Apartments was completed in 1955. It is a two-story brick apartment building with a brick-and-stone veneer. Entrances have ca. 1970 aluminum-and-glass doors and windows are original two-over-two sash design. Each floor is separated by a concrete belt course. It retains much of its original design and character.



Address: 1037 Chicago Avenue

Date: 1955

Architect: Robert Johnstone

Style: Commercial (International influenced)

Ranking: Non-Contributing

Description: This is a one-story office building. It has an exterior of brick and wood, large single-light windows and a recessed entrance on the east elevation.



Address: 1040 Chicago Avenue

Date: 1955

Architect: Robert Johnstone

Style: International

Ranking: Non-Contributing

Description: At 1040 Chicago Avenue is the Belleforte West Apartments, which uses an identical plan to the neighboring Belleforte East Apartments. It is a two-story brick apartment building with a brick-and-stone veneer. Entrances have ca. 1970 aluminum-and-glass doors and windows are original two-over-two sash design. Each floor is separated by a concrete belt course. It retains much of its original design and character.



Address: 1041 Chicago Avenue

Date: ca. 1890

Architect: Unknown

Style: Queen Anne influenced

Ranking: Contributing

Description: At this location is a ca. 1890 two-and-one-half-story Queen Anne-influenced dwelling with a stone foundation, vinyl siding and a gable roof of asphalt shingles. The main façade has a partial-width porch with a shed roof and original paired square, wood posts. The main entrance has an original single-light glass-and-wood door and windows are original one-over-one wood sash. Originally built as a dwelling, this property has been converted to offices.



Address: 1042 Chicago Avenue

Date: 1950

Architect: Unknown

Style: Commercial

Ranking: Non-Contributing

Description: At 1042 Chicago Avenue is a one-story commercial building built in 1950. The building has a concrete foundation, a flat roof, brick veneer and a stone-faced façade. The main façade has one large plate-glass window and an original glass-and-wood panel door. Above the door, the roofline has a stepped parapet. The building has been used for various shops and offices since its construction. It remains unaltered.



Address: 1045 Chicago Avenue

Date: 1953

Architect: William T. Herzog

Style: Commercial

Ranking: Non-Contributing

Description: At this location is a one-story commercial building built in 1953. The building has a flat asphalt roof, a brick exterior and a concrete foundation. The storefront has ca. 1980 display windows and aluminum-and-glass doors and original brick bulkheads.



Address: 1046-1048 Chicago Avenue

Date: 1908

Architect: Unknown

Style: Commercial (Tudor Revival influenced)

Ranking: Contributing

Description: This three-story brick building was constructed for owner H.C. Hansen with offices on the first floor and apartments on the upper floor in 1908. It has a concrete foundation, flat asphalt roof and brick exterior. The storefront was remodeled ca. 1960 with stone veneer bulkheads, aluminum-and-glass doors and display windows. Windows on the upper stories are original four-over-one vertical-light sash design. The window surrounds have limestone sills, lintels and corner blocks. The central bay is framed by limestone floral panels. At the roofline is a stepped parapet. The building retains much of its original design.



Address: 1050 Chicago Avenue

Date: 1996

Architect: Unknown

Style: Modernistic

Ranking: Non-Contributing

Description: At this address is a one-story brick building constructed in 1996.



Address: 1100-1106 Chicago Avenue

Date: 1925

Architect: Eben E. Roberts

Style: Colonial Revival

Ranking: Significant

Description: Originally known as the Nicholas Building and owned by Robert Nicholas, this building was designed by architect E. E. Roberts and constructed by the firm of Harper and Butendorff at a cost of \$150,000. This three-story brick building was constructed in 1925 to house retail establishments on the first floor and apartments on the second floor. The building has a concrete foundation, flat asphalt roof and exterior of brick and limestone. The storefront has original single-light glass-and-wood doors, marble bulkheads, copper-and-glass display windows, and original transoms. Entrances on the south facade have limestone surrounds with radiating voussoirs and arched transoms. Over the storefront is a terra cotta cornice. Windows on the upper façade are original one-over-one wood sash with brick header course arches and limestone sills. Below the roofline is a terra cotta cornice. The building retains much of its original design.



**Address: 1101-13 Chicago Avenue /
423-429 N. Marion Street**

Date: 1925

Architect: J. T. Herter

Style: Beaux-Arts

Ranking: Significant

Description: Built in 1925, the Gotsch Building was one of several commercial buildings constructed on Chicago Avenue in the mid-1920s. It was completed at a cost of \$100,000 and designed by architect J.T. Herter. The building's contractors was the Van Sickle, Hilfer Company and it was built for owner E.J. Gotsch. The building was designed with seven storefronts on the first floor and apartments on the second floor. Original occupants included the E.J. Gotsch Grocery Store and the North Oak Park State Bank. The two-story brick building has a flat asphalt roof, concrete foundation and exterior of terra cotta. The building has a series of storefronts facing both Chicago and Marion. The storefronts have original single-light glass-and-wood doors, painted limestone bulkheads and many original copper-and-glass display windows. Some transoms are original while others have replacement glass. On both first floor facades are recessed terra cotta panels

depicting a horn of plenty. Windows in the upper façade are ca. 1990 one-over-one vinyl sash. The façade has ornate terra cotta decoration including a belt course and a floral frieze above the first floor. Dividing the upper façade bays are paired Corinthian pilasters. At the roofline is a floral frieze and cornice of terra cotta. The building has a notable façade of terra cotta and retains much of its architectural design.





Address: 1108-1112 Chicago Avenue

Date: 1915

Architect: Unknown

Style: Commercial

Ranking: Contributing

Description: This one-story brick building was constructed in 1915 with three storefronts. It housed numerous neighborhood-oriented businesses in the 1920s and 1930s. In 1925, it was occupied by the Brundige and Kolb Meat Market, Leo Sutor, Shoe Maker and Frank Pepseh, Baker. These businesses continued to occupy the building into the 1930s. All of the storefronts have ca. 1980 aluminum-and-glass display windows. The upper façade has rectangular tapestry brick panels and a limestone belt course below the roofline. On a side elevation, a painted sign reading "CASH MARKET MEATS POULTRY FRUITS VEGETABLES" remains. All of the interiors have been remodeled. While the building's storefronts have been altered, the overall design and plan of the building remains evident.



Address: 417 N. Marion Street

Date: 1903/ca. 1970

Architect: Unknown

Style: Modernistic

Ranking: Non-Contributing

Description: The original building at this location was constructed in 1903. It was extensively remodeled or replaced ca. 1970 with the existing building.



Address: 421 N. Marion Street

Date: c. 1910

Architect: Unknown

Style: Commercial

Ranking: Contributing

Description: This two-story brick building was constructed c. 1910. The building was occupied during much of the early 20th century by George Eissler and his family; they lived on the second floor and operated a grocery store on the first floor. The storefront retains original cast iron pilasters but was remodeled ca. 1940 with marble bulkheads and copper-and-glass display windows. Windows on the upper façade have one-over-one ca. 1970 vinyl sashes. The secondary entrance on the main façade has a ca. 1970 wood door and an enclosed transom. On the south façade is an added two-story wing built in 1959 with a patio and open courtyard below.



Address: 509 N. Marion Street

Date: ca. 1883

Architect: Unknown

Style: Queen Anne

Ranking: Contributing

Description: At 509 N. Marion Street is a two-story Queen Anne style dwelling built c. 1883. The house has a stone foundation, a clapboard exterior, and an asphalt-shingled roof with an interior brick chimney. On the main façade is a hipped roof entry porch with original milled columns and railing. The main entrance has an original glass-and-wood door and windows have original one-over-one wood sashes. The property retains integrity of design.



Address: 511 N. Marion Street

Date: ca. 1905

Architect: Unknown

Style: Folk Victorian/Gabled Ell

Ranking: Contributing

Description: At 511 N. Marion Street is a one-and-a-half-story gable-and-wing dwelling built ca. 1905 with a poured-concrete foundation, a clapboard exterior, and an asphalt-shingled roof with an interior brick chimney. On the main façade is a partial-width one-story porch with original wood columns. The main entrance has an original glass-and-wood door and windows have original one-over-one wood sashes. The property retains integrity of design.

B. Properties within the Chicago & Harlem Neighborhood Plan boundary recommended for inclusion within the Frank Lloyd Wright – Prairie School of Architecture Historic District expansion.



Address: 1114-1116 Chicago Avenue

Date: 1912

Architect: Unknown

Style: Commercial

Ranking: Structure of Merit (proposed Contributing)

Description: At this location is a one-story brick building built in 1912. This one-story building was occupied by various neighborhood-oriented businesses in the early 20th century. In 1925, occupants included the Safus Patterson Barber Shop and in the 1930s it housed the Vogue Beauty Shop. The building has a flat asphalt roof and a concrete foundation. The storefront has original recessed single-light glass-and-wood doors. The storefront also has ca. 1960 stone veneer bulkheads and aluminum-and-glass display windows. Dividing the storefront display windows is an original cast iron pilaster. The upper façade has an inset brick panel and a stepped parapet at the roofline with limestone coping. While the building's storefront has been altered, the overall design and plan of the building remains evident. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.



Address: 1115 Chicago Avenue

Date: 1924 with 2003 alterations

Architect: J. T. Herter

Style: Modernistic

Ranking: No Merit (proposed Non-Contributing)

Description: This one-story brick building was constructed in 1924 but the existing façade was added in 2003. It was originally the home to the North End Tire Shop and was designed with an elaborate Tudor Revival façade, removed in 2003. Due to the extent of alterations this building does not possess integrity. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a non-contributing building.



Address: 1117 Chicago Avenue

Date: 1924

Architect: J. T. Herter

Style: Spanish Revival

Ranking: Structure of Merit (proposed Contributing)

Description: This one-story Spanish Revival style building was constructed in 1924. This building was originally part of the North End Tire Shop, the main automobile-oriented business along this section of W. Chicago Avenue. The building has a flat asphalt roof, a concrete foundation, and a stucco exterior. The main entrance has an original single-light glass-and-wood door. The original storefront was replaced ca. 2000 with metal casement windows. Other windows in the building also have metal casement designs. The roofline has a stepped parapet with clay tiles. On the east façade is a garage bay with an added shed-roof canopy and door. The building has been somewhat altered but it retains its overall form and plan. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.



Address: 1118 Chicago Avenue

Date: 1930

Architect: J. B. Rocher & Son

Style: Commercial

Ranking: Structure of Merit (proposed Contributing)

Description: This one-story brick building was constructed in 1930. It was originally occupied by the National Tea Company. The storefront was remodeled ca. 1970 with brick bulkheads and aluminum-and-glass display windows and doors. The upper façade has an original limestone-and-terra cotta cornice with dentils. At the roofline is a stepped parapet with limestone coping. The building has an altered storefront but its overall design and plan remain evident and its upper façade detailing is intact. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.



Address: 1120 Chicago Avenue

Date: 1931

Architect: Jens J. Jensen

Style: Art Deco

Ranking: Structure of Merit (proposed Contributing)

Description: Built in 1931, this one-story brick building was first occupied by the H.R. Spoo and Sons retail store. It was designed with Art Deco detailing and has a flat asphalt roof, concrete foundation and exterior of limestone panels. The storefront has original single-light glass-and-wood doors, limestone bulkheads and copper-and-glass display windows. Over the doors are original single-light transoms. The transom panel above the display windows is covered with metal panels. The storefront is framed by fluted piers with floral limestone capitals. Below the roofline is a frieze with chevrons and floral banding. The building retains much of its original storefront and upper facade Art Deco detailing. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.



Address: 1122 Chicago Avenue

Date: 1894

Architect: Unknown

Style: Queen Anne

Ranking: Significant (proposed Contributing)

Description: At this location is a two-story frame Queen Anne dwelling built in 1894. It had various occupants and owners at the turn of the century. By the 1910s it was the home to August E. Schroeder who worked as a clerk in the Oak Park Post Office. The dwelling was later the home to Mary Spellman, and was later converted into offices. The house has a stone foundation, weatherboard siding and a gable roof of asphalt shingles. On the main façade is an original full-width porch with Tuscan columns and a wood railing. The house has two entrances on the main façade with ca. 1990 glass-and-wood doors. Windows are original one-over-one wood sash. At the southeast corner is a two-story elliptical tower. This property is a well-preserved example of the Queen Anne style from the late 19th century and retains much of its original character. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.



Address: 1130 Chicago Avenue

Date: 1956 with 2004 alterations

Architect: Robert Johnstone

Style: International and Modernistic influenced

Ranking: No Merit (proposed Non-Contributing)

Description: At this address is a one-story brick building constructed in 1956 with an original stone veneer on the main façade. A large projecting roof of synthetic stucco was added at the roofline in 2004, and the storefront was remodeled at this time. Due to the alterations to the building, it no longer retains integrity of its original design. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a non-contributing building.



Address: 1142-46 Chicago Avenue / 801-811 Harlem Avenue

Date: 1924

Architect: Hall, Lawrence, Rippel & Ratcliffe

Style: Spanish Colonial Revival

Ranking: Significant (proposed Contributing)

Description: This building was constructed at the northeast corner of Chicago and Harlem Avenues in 1924. It was one of several constructed along Chicago Avenue in the mid-1920s that were noted for their architectural design and expense of construction. The building was originally owned by George Retrakos, and the first floor was occupied by seven businesses while the upper floor was used for apartments. For many years the corner storefront was occupied by the Latsis Drug Company and adjacent storefronts contained physicians such as Dr. J.J. Haller and Dr. C.W. Carey in the 1930s and 1940s.

The building has a flat asphalt roof, concrete foundation, and exterior of glazed terra cotta over brick. The storefronts on both facades have terra cotta bulkheads and ca. 1960 aluminum and glass display windows and doors. Entrances have terra cotta surrounds with rope and pellet molding and floral and shield panels. Above the first story is a terra cotta cornice with egg and leaf molding. Historic photos show that some cornice elements are missing. The second story windows are original four-over-one vertical light

sash with terra cotta cornices decorated with inset urns. The upper façade bays are divided by terra cotta pilasters with inset urn and floral panels. This building is a notable example of a terra cotta façade of the early 20th century. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.





Address: 1135 Erie Street

Date: ca. 1900

Architect: Unknown

Style: Gable Front

Ranking: Structure of Merit (proposed Contributing)

Description: At 1135 Erie Street is a ca. 1900 two-story gable-front dwelling with vinyl siding and a roof of asphalt shingles. The main façade has a partial-width wrap-around porch that was enclosed ca. 1970. Entrances and windows were also altered ca. 1970. The house continues to retain its overall form and plan. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.



Address: 1137 Erie Street

Date: ca. 1900

Architect: Unknown

Style: Gable Front

Ranking: Structure of Merit (proposed Contributing)

Description: This is a two-story gable-front dwelling with vinyl siding, a central interior brick chimney, and asphalt roof shingles. The main façade has a full-width porch with ca. 1980 windows and doors. At the roofline are gable returns. Windows are from ca. 1980 with one-over-one vinyl sashes. This dwelling has been altered but it retains integrity of its original design. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.



Address: 1140 Erie Street

Date: 1894

Architect: Unknown

Style: Italianate

Ranking: Significant (proposed Contributing)

Description: This two-story frame commercial building was constructed in 1894, according to tax records. It has housed numerous businesses. One of the more notable was the art-glass shop operated in the building by W.C. Eiler. He had his shop in the first floor and resided on the second floor with his family from the 1910s to the 1940s. The building has a gable roof of asphalt shingles, a stone foundation and vinyl siding. The building has two storefronts, both of which were altered ca. 1980 with glass-and-wood doors and large multi-light windows. Windows in the upper façade have original one-over-one wood sashes with original wood cornices. At the roofline is an original wood cornice. The property retains much of its original form and plan. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.



Address: 1140 Superior Street

Date: ca. 1900

Architect: Unknown

Style: Gable Front

Ranking: Structure of Merit (proposed Contributing)

Description: At 1140 Superior Street is a ca. 1900 two-story gable-front dwelling with a stone foundation, a roof of asphalt shingles and vinyl siding. The main façade has a full-width porch with original milled wood posts, decorative brackets and railing. The main entrance has an original glass-and-wood door and windows have original one-over-one wood sashes. This property retains much of its original design. Associated with the dwelling is a ca. 1970 frame garage. It is proposed for inclusion into the *Frank Lloyd Wright-Prairie School of Architecture Historic District* as a contributing building.

C. Other Chicago Avenue Buildings



Address: 1135 Chicago Avenue

Date: 1923 with 1965 alterations

Architect: Unknown

Style: No Style

Ranking: No Merit

Description: Built in 1923, this one-story brick building was extensively modified ca. 1965 with a new façade. This façade has an exterior of glass and wood and upper roof shingles to approximate a hip or Mansard roof. Due to the extent of the alterations, this property does not possess integrity.



Address: 1137 Chicago Avenue

Date: 1922 with 1960 alterations

Architect: Unknown

Style: No Style

Ranking: No Merit

Description: This one-story brick building was built in 1922 and has a storefront with ca. 1960 stone veneer bulkheads and aluminum and glass display windows and doors. The façade around the storefront has unembellished ca. 1960 concrete panels. On the upper façade is a large plastic sign added ca. 1980. This building has housed several businesses and has been the home to Dressel's Hardware Company for a number of decades. Due to the extent of alterations to the building, it no longer possesses integrity.

D. Buildings on Harlem Avenue



Address: 515-517 N. Harlem Avenue

Date: 2005

Architect: Morgante-Wilson Architects

Style: Modernistic

Ranking: No Merit

Description: This is a four-story residential building with a brick exterior. Extending from the exterior walls are roofless balconies and brick Art Deco-style divider components. The condominium building is known as The Tapestry.



Address: 525 N. Harlem Avenue

Date: 1966

Architect: Scott B. Arnold

Style: No Style

Ranking: No Merit

Description: This is a one-story commercial building with a Mansard-like roof and glass windows was originally constructed as a Burger King restaurant.



Address: 601 N. Harlem Avenue

Date: 2007

Architect: Pappageorge/Haymes Ltd.

Style: Commercial

Ranking: No Merit

Description: This one-story brick commercial building was constructed to house Metropolitan Bank.



Address: 625 N. Harlem Avenue

Date: 1962

Architect: Shayman & Salk

Style: No Style

Ranking: No Merit

Description: This two-story nursing home has exposed rafter tails on its projecting front-gabled portion. Concrete vertical elements divide the façade into several bays. Between the two floors are brick segments, and the remainder of the façade has glass windows.



Address: 711 N. Harlem Avenue

Date: 1973

Architect: Richard N. Pierron

Style: No Style

Ranking: No Merit

Description: The design and materials used in this one-story building are typical of all restaurants in the Denny's restaurant franchise.



Address: 727 N. Harlem Avenue

Date: 1970

Architect: Jack D. Pickett

Style: Colonial Revival

Ranking: No Merit

Description: This one-story brick building was constructed to house a Standard Oil service station. It remains in use as a gas station.

SURVEY SUMMARY

During 2006-2007, a comprehensive survey and reevaluation of the Frank Lloyd Wright – Prairie School of Architecture Historic District was undertaken by the Village of Oak Park. As part of this study the existing boundaries of the district were reviewed and recommendations made for expanding the boundary to include additional eligible properties. This reevaluation recommended expanding the western edge of the historic district boundary to include several properties within the Chicago & Harlem Neighborhood Plan area.

On the north side of Chicago Avenue the boundary of the historic district is recommended to extend west all the way to Harlem Avenue. This would result in the inclusion of five contributing and one non-contributing buildings into the district. Of particular importance on this block is the building at 1142-1146 Chicago Avenue. Built in 1926, this two-story building at the corner of Harlem Avenue has a notable terra cotta façade and is one of the most significant commercial buildings in the project area. On the south side of Chicago Avenue the boundary is recommended to extend two additional lots to include the Spanish Revival automobile business at 1117 Chicago Avenue. The remaining buildings along this block from Marion Street to Harlem Avenue have been extensively altered and have no merit.

The proposed boundary revision would also include the addition of several dwellings in the project area into the district. These would be the buildings at 1135, 1137 and 1142 Erie Street and 1140 Superior Street. Three of these buildings continue to be used as dwellings while the building at 1140 Erie Street is a historic commercial building dating from the 1890s.

The blocks along Harlem Avenue in the neighborhood plan area have lost their original architectural and historic character. Most buildings in these blocks are less than fifty years of age and do not possess architectural significance.

Survey Statistics

A total of thirty-five (35) properties were surveyed or noted as part of this project.

By date of construction:

1883-1899: 4 properties

1900-1919: 8 properties

1920-1930: 5 properties

1931-1958: 6 properties

1959-2007: 12 properties

By significance:

Contributing: 6

Non-Contributing: 7

Significant: 5

Structure of Merit: 0

Structure of Merit (proposed Contributing): 7

No Merit: 8

No Merit (proposed Non-Contributing): 2

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