



123 Madison Street, Oak Park, Illinois 60302

**2014 Certified Local Government Annual Report  
Village of Oak Park  
Historic Preservation Commission  
May 29, 2015**

The Oak Park Historic Preservation Commission, whose members are appointed by the Village President and Village Board of Trustees, was established in 1972 by Village Ordinance (originally named the Oak Park Landmarks Commission). The Commission's purpose is to help preserve, protect and enhance the distinctive historic and architectural heritage of Oak Park. As part of its role to preserve the historic integrity of the Village, the Commission reviews exterior alterations to historic properties to ensure that the historic character of the building exteriors is maintained. The Commission also identifies and recommends designation of Historic Landmarks and Historic Districts, and seeks to enhance the attractiveness of the Village by educating property owners and citizens about the importance of preservation, restoration and rehabilitation. The Commission has one full-time staff person within the Planning Division of the Development Customer Services Department.

This annual report has been prepared in fulfillment of the Village of Oak Park's annual reporting requirement under the National Park Service's Certified Local Government program established under the National Historic Preservation Act. The Village of Oak Park has been a *Certified Local Government* since 1994. A *Certified Local Government* is required to carry out the following responsibilities:

1. Enforce the local historic preservation ordinance for the designation and protection of local historic resources.
2. Maintain an adequate and qualified Historic Preservation Commission established by local ordinance.
3. Maintain a system for the survey and inventory of historic properties.
4. Provide for adequate public participation in the local historic preservation program.
5. Review and comment on nominations to the National Register of Historic Places for properties within its jurisdiction, and, within 60 days of receiving the nominations, submit to the State Historic Preservation Office the written recommendations of the Commission and Chief Elected Official as to whether the property meets the criteria of the National Register.
6. Submit an annual report to the State Historic Preservation Officer of the historic commission's activities during the past year, within 60 days of the end of the local government's fiscal year.
7. Be represented at one or more informational meetings per year pertaining to the work and functions of the Commission or historic preservation.
8. Monitor and notify the State Historic Preservation Office of any actual or proposed demolition or actual or proposed major alteration affecting any property within its jurisdiction listed on the Illinois Register of Historic Places or the National Register of Historic Places.
9. Be responsible, in the case of nominations for historic districts, for verifying the names of owners of properties within the historic district, and providing for a public information meeting at mutually agreeable times and locations.
10. Carry out the general program procedures as outlined in "Certification and Transfer of Local Share of Historic Preservation Fund Allocation to Local Governments."

## 1. Certificates of Appropriateness and Economic Hardship

Under the authority of the Oak Park Historic Preservation Ordinance, the Historic Preservation Commission and Commission Staff review exterior changes to Historic Landmarks and properties within Historic Districts which are visible from the street. The number of building permit, demolition permit and plan review applications reviewed for appropriateness in 2014 was 1,169. A Certificate of Appropriateness was required for 74 projects, of which 30 required review and approval by the Historic Preservation Commission. There were no Certificates of Economic Hardship.

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Under the authority of the Historic Preservation Ordinance and the Memorandum of Agreement with State and Federal Offices, projects funded through CDBG and HUD are reviewed by the Historic Preservation Commission or Staff to meet Federal Section 106 review requirements.

The following projects were submitted for review in 2014:

**Street Resurfacing** projects within the *Ridgeland/Oak Park Historic District* on the 100-200 blocks of Clinton Avenue and the 400-500 blocks of South Boulevard. The resurfacing of these streets will have no adverse effect on the historic character of the historic district. Further Historic review is not required.

**Alley Improvements** include the alley north of Roosevelt Road between Lombard and Taylor Avenues (not within a historic district), the alley north of the I-290 Expressway between Lombard and Taylor Avenues (not within a historic district), and the alley north of Washington Boulevard between Humphrey and Austin (within the *Ridgeland/Oak Park Historic District*). The improvements to these alleys will have no adverse effect on the historic character of the historic district. Further Historic review is not required.

**1111 S. Taylor Avenue** is not located within an Oak Park historic district and, in the opinion of Village Staff, is not eligible for listing in the National Register under Criterion C (architecture) due to alterations such a large dormer addition, vinyl siding in the gable and on the dormers, window replacement and a partially enclosed front porch. The house was constructed in 1956. The scope of work includes installation of a new furnace, AC unit and chimney liner and will have no adverse effect on the building. Further historic review is 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 includes repairing a broken sanitary pipe and asphalt driveway and will not have no adverse effect on the building. Further historic review is not required.



**332 Harrison Street** is not located within an Oak Park historic district and, in the opinion of Village Staff, is not eligible for listing in the National Register under Criterion C (architecture). The 1914 commercial building has been significantly altered with modern brick, concrete block, cast stone and EIFS. The scope of work includes installation of two HVAC roof top units and will have no adverse effect on the building. Further historic review is not required.



### **Single Family Housing Rehabilitation Loan Program**

This program is funded by CDBG funds, and all properties designated locally, listed on the National Register or deemed eligible for listing on the National Register will require Historic review. The program includes *Rehabilitation Loans* and *Lead Hazard Reduction Grants*.

**SFR-056: 719 Lyman Avenue** is not located within a local or National Register historic district and, in the opinion of Village Staff, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The stucco gable front was constructed c. 1915. The proposed scope of work involves roof replacement, rebuilding the chimney, new gutters and downspouts, six replacement windows, interior repair, new basement storm door, porch stair repair and lead paint stabilization. The project will have no adverse effect and no further Historic review is required.



**SFR-060: 833 Wesley Avenue** is not located within a local or National Register historic district and, in the opinion of Village Staff, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The stucco bungalow was constructed in 1915 by local developer T. A. Holm. The proposed scope of work involves roof replacement, rebuilding the chimney, new gutters and downspouts, stucco repair, interior repair and lead paint stabilization. The project will have no adverse effect on the property and no further Historic review is required.



**Small Rental Property Rehabilitation Loan Program**

This program is funded by CDBG funds, and all properties designated locally, listed on the National Register or deemed eligible for listing on the National Register will require Historic review.

**SRP-024: 1041 S. Oak Park Avenue** is not located within a local or National Register historic district and, in the opinion of Village Staff, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The brick apartment building was constructed in 1961 by developer M & M Construction and designed by architect Robert C. Taylor. The proposed scope of work involves interior kitchen and bathroom rehab in five units. The project will have no adverse effect and no further Historic review is required.



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## 2. Local Designations

The Landmark designation process is initiated with a preliminary vote by the Historic Preservation Commission on whether a property is eligible under one or more criteria for designation. Once a preliminary determination of eligibility has been made, the Historic Preservation Commission has jurisdiction to review all building and demolition permit applications until a final determination on designation has been made by the Village Board of Trustees.

Three properties were nominated as Oak Park Historic Landmarks in 2014 (see ATTACHMENT "A"). The Village Board approved the nominations by Village Ordinance. The following properties were nominated:

- **636 Fair Oaks Avenue** (*Edward B. Kittle House*), designated October 6, 2014. The two-story Prairie School stucco house was constructed in 1909 and designed by architects Tallmadge and Watson.



- **200 S. East Avenue** (*Walter S. Gerts House*), designated October 6, 2014. The two and one-half story frame house was constructed in 1897. The property is significant for its Queen Anne and Prairie School architecture, and for its association with architect Frank D. Thompson and owner Walter S. Gerts.



- **1010 Fair Oaks Avenue** (*I.M. and Fannabell Fixman House*), designated December 8, 2014. The one-story brick house was constructed in 1953. The property is significant for its Mid-Century Modern architecture, and for its association with owners Isadore and Fannabell Fixman.



### 3. Historic Resource Surveys

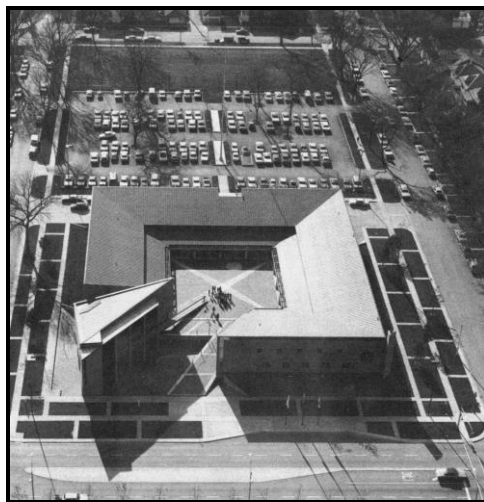
No historic resource surveys were conducted in 2014.

### 4. National Register of Historic Places

One property was listed on the National Register of Historic Places in 2014.

#### **Oak Park Village Hall**

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. The nomination report, as prepared by commissioner and local architect Frank Heitzman, was submitted to the Illinois Historic Preservation Agency for review in 2013 and was entered in the National Register of Historic Places on August 25, 2014.



Oak Park Village Hall (1975)



## 5. Monitoring and Stewardship

Three single-family houses were demolished or destroyed in 2014. None of the houses were located within a local or National Register historic district.



1026 Clinton was demolished in 2014 to make way for a new house



541 N. Humphrey was destroyed by fire



814 Clinton was destroyed by fire

## 6. Economic Incentives

### **Cook County Class L Property Tax Incentive**

Cook County adopted a financial incentive referred to as “Class L” status which promotes the rehabilitation or restoration of buildings used for commercial, industrial, multi-family residential or not-for-profit properties located in historic districts or designated as local landmarks. Properties with Class L designation will be assessed at 10% of fair market value for the first 10 years, 15% in the 11<sup>th</sup> year, and 20% in the 12<sup>th</sup> year. The owner must invest at least 50% of the building’s full market value to be eligible. The Historic Preservation Commission reviews the proposed scope of work and approves a resolution recommending that the work meets historic standards. Their recommendation is referred to the Village Board of Trustees for ordinance approval.

- ***Oak Park Brewing/Hamburger Mary’s, 155 S. Oak Park Avenue***

The one-story brick and terracotta commercial building at 155 S. Oak Park Avenue is a Contributing Resource within the *Ridgeland/Oak Park Historic District*. The building was constructed in 1928 by Roy E. Tullgrew for Sam Cooper and designed by architects Lowenberg & Lowenberg. The building was purchased to rehabilitate into a brewpub, restaurant and cabaret lounge. The interior renovation includes kitchen space, dining room, brewery equipment, bathrooms, cabaret-style lounge with stage, and upgraded utilities. The exterior renovation will include construction of a new storefront system to replace non-historic storefront glass and framing within in the existing opening. The proposed renovation will retain and repair any remaining interior historic features, as well as the exterior terracotta façade and terracotta base with new railing which runs along the sidewalk. The Village Board approved the incentive on September 2, 2014.



155 S. Oak Park Avenue



## 7. Historic Preservation Planning


### Envision Oak Park – Updating the Comprehensive Plan, [www.envisionoakpark.com](http://www.envisionoakpark.com)

The Historic Preservation Commission and Village Staff participated in the planning process the Village undertook to update its comprehensive plan. A comprehensive plan serves as the Village’s official guide for land use, physical improvements, local services and development. The comprehensive plan provides a foundation for decision-making based on community consensus, community vision, existing conditions and future potentials. The plan serves as a “road map” for 10 to 15 years into the future by guiding policy decisions and helping the community achieve its long-term objectives. “*Envision Oak Park*” is the name of the Comprehensive Plan which was prepared with the assistance of Houseal Lavigne and Associates. Envision Oak Park is guided by five core values that establish the context for all objectives and recommendations included in the Plan: Diversity, Sustainability, Respect for Oak Park’s History and Legacy, Collaboration and Cooperation, and Thriving Neighborhoods. Historic Preservation is woven into the several of the 11 chapters, including Land Use and Built Environment, and Arts and Culture. The plan was adopted by the Village Board on September 15, 2014.

## 8. Commission Activities






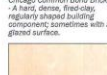






### Architectural Review Guidelines.

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 2012-2013 the Historic Preservation Commission continued to review and amend 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 Focus Group meetings, the consultant revised the draft sections based on these comments. As of today, the consultant Preservation Design Partnership is preparing drafts of the remaining sections. Work continued in 2014 on revising the Guidelines.



**Village of Oak Park  
Historic Preservation Commission**

**GUIDELINES FOR MASONRY & STUCCO**

 <b>19th Century Brick</b> - A soft, fired-clay, fairly regularly shaped building component; often with color and surface variations.	 <b>Chicago Common Bond Brick</b> - A hard, dense, fired-clay, regularly shaped building component; sometimes with a glaze surface.	 <b>Wire Cut Brick</b> - A hard, dense, fired-clay, regularly shaped building component; with a ridged surface.	 <b>Roman Brick</b> - A hard, dense, fired-clay, regularly shaped building component; with elongated proportions.
 <b>Rusticated Limestone Foundation</b> - A sedimentary rock, used for building walls and foundations.	 <b>Limestone Decorative Trim</b> - A sedimentary rock, often found at window sills and lintels, ornamental stone, sculpture and for producing lime.	 <b>Limeless Stone</b> - A high grade limestone, used as a masonry wall as well as a veneer.	 <b>Half Timbering</b> - An exposed timber framework filled with brick, stone, or plastered lath.
 <b>Terra Cotta</b> - A fired-clay, non-structural building component; often with colored glaze, used for decorative, ornate details and wall finishes.	 <b>Textured Concrete Block</b> - A structural building material made by mixing water, cement, sand and aggregate, placing it in forms and curing.	 <b>Noble Dash Stucco</b> - Textured finish with pronounced aggregate at the surface.	 <b>Smooth Finish Stucco</b> - Relatively smooth and flat finish with a plaster appearance.

**COMPONENTS OF MASONRY WALLS**  
Masonry walls, foundations, and piers were historically constructed of stones, bricks, hollow clay tiles, or concrete blocks stacked on top of each other. The individual units were bonded by mortar, which served to hold the masonry units together and fill the gaps between them. Historically the masonry was load bearing, meaning it carried its own weight to the ground as well as the load of other building elements such as walls, floors, and roofs. Stone veneer wall cladding was popularized in the 20th century.

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**RECOMMENDED BEST PRACTICES FOR ANY MASONRY OR STUCCO PROJECT**

**Masonry**

- Repair, stabilize, and conserve fragile masonry by using well-tested consultants, when appropriate. Repairs should be physically and visually compatible and identifiable upon close inspection for future research.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

**Cleaning**

- Clean masonry only when necessary to halt deterioration or remove heavy soiling.
- Do not use a cleaning method that uses water or liquid cleaners when there is a possibility of freezing temperatures.
- Clean masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.
- Carry out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long-range effects are known.

**Mortar & Repointing**

- Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. Using hand tools to remove deteriorated joints is preferred over electric saws and hammers, because overcut mortar joints can alter a building’s appearance and electric saws and hammers can damage historic brick.

**Surface Treatments**

- Inspect painted masonry surfaces to determine whether repainting is necessary.
- It is not recommended to paint masonry surfaces if they have not historically been painted.
- When painting masonry, it is important to properly prepare the surface prior to applying the paint.
- It is not recommended to apply new or non-historic surface treatments such as water-repellent coatings to masonry.
- It is acceptable to grow or to continue to grow ivy on masonry walls.
- Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible prior to repainting (See Exterior Woodwork).

**REQUIREMENTS FOR MASONRY OR STUCCO PROJECTS REVIEWED BY HPC**

**Property Owners Shall:**

- Stabilize deteriorated or damaged masonry as a preliminary measure prior to undertaking appropriate preservation work.
- Retain historic masonry, trim and ornament.
- Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color and texture. Do not remove sound stucco or repair with new stucco that is stronger than the historic material or does not convey the same visual appearance.
- Selectively replace damaged or missing materials with new materials to match the original 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 damaged or missing materials with new materials that are similar in size, shape, texture, pattern, color and overall appearance.
- Repair masonry features by patching, piecing in, or otherwise reinforcing the masonry using recognized preservation methods.
- Use proven mortar mixtures for historic buildings.
- Duplicate mortar joints in width and profile.

**Property Owners Shall NOT:**

- Remove or encapsulate masonry, trim or decorative features that characterize a property.
- Install artificial siding or stucco over masonry.
- Install alternatives to masonry and trim unless they match in exposure, thickness, detailing.
- Add detail or ornament not appropriate to the building type or style without historic documentation.
- Remove or replace masonry that could be stabilized, repaired and conserved, or use untreated consolidants and untrained personnel, thus causing further damage to fragile materials.
- Sandblast masonry using abrasives.
- Use high-pressure water or blast masonry.
- Clean masonry with chemical products that will damage masonry.
- Repoint with mortar with a high cement content that is stronger than the historic material, causing damage due to expansion.
- Use electric saws and hammers to remove deteriorated mortar from joints as the joints can become overcut and brick may be damaged.
- Repoint with synthetic caulk or sealant.
- Paint, stucco or apply other coatings over masonry materials that have historically been unpainted.
- Remove paint from historically painted masonry.

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

2 Village of Oak Park - Requirements for Masonry & Stucco DRAFT 01/27/2014

A draft of the *Guidelines for Masonry & Stucco* from the revised Architectural Review Guidelines

### **Historic Preservation Awards.**

The Historic Preservation Commission hosted its annual Awards event at the Nineteenth Century Club on November 20, 2014. This Commission co-hosted the event with the Environment & Energy Commission, who presented their 2014 Green Awards, and the Community Design Commission, who presented their 2014 Cavalcade of Pride Awards. The HPC awarded 7 projects. Members of the Village Board of Trustees were in attendance. A catered reception followed. The co-hosted event was attended by approximately 150 people and was considered a great success. (see ATTACHMENT "B")

### **HPC Newsletter "Landmark Link".**

The Commission continued to issue its educational newsletter. Two editions were released during 2014, which included information on the 2013 Preservation Awards, the RuskinArc on-line historic resources database, information on the Architectural Review Committee, and updates on new Historic Landmarks. (see ATTACHMENT "C")

### **2014 Commission Member Activities**

*The Historic Preservation Commission* meets on the second Thursday of each month to review Certificate of Appropriateness applications and Historic Landmark nominations. In addition, the Commission operates two subcommittees: *The Architectural Review Committee*, comprised of five members, meets with applicants on the fourth Wednesday of each month to provide preliminary reviews for major project applications such as additions, significant alterations and new infill construction; *The Education Committee*, comprised of five members and citizen volunteers, meets on the fourth Monday of each month to discuss current and proposed educational and outreach programs and projects.

#### **Commissioner Joerg Albrecht:**

- Assisted in the organization of the 2014 Historic Preservation Awards event (November).
- HPC Education Committee

#### **Commissioner Garret Eakin:**

- President, Garret Michael Eakin Architect, Oak Park, [www.garreteakin.com](http://www.garreteakin.com)
- Architecture Columnist for the Oak Park newspaper Wednesday Journal  
[www.garreteakin.com/Journal.html](http://www.garreteakin.com/Journal.html)
- Adjunct Professor at the School of the Art Institute
- HPC Architectural Review Committee

#### **Commissioner/Commission Chair Rosanne McGrath:**

- President of Studio M Architects, Oak Park
- HPC Architectural Review Committee

#### **Commissioner Frank Heitzman:**

- President of Heitzman Architects, Oak Park
- Pleasant Home Foundation, Board Member & Restoration Committee Chair
- Downtown Oak Park, Board of Directors
- HPC Education Committee

#### **Commissioner Dan Moroney:**

- President, Moroney Homes, LLC
- 2013 Historic Preservation Award recipient
- Licensed IL Real Estate Broker
- Licensed IL Home Inspector

**Commissioner Tom Sundling:**

- President of Thomas Patrick Homes, Oak Park, [www.thomaspatrickhomes.com](http://www.thomaspatrickhomes.com)
- Prepares a monthly blog for homeowners on home renovation
- HPC Architectural Review Committee

**Commissioner Regina Nally:**

- Historic Preservation Specialist, U.S. General Services Administration, Chicago
- HPC Architectural Review Committee

**Commissioner Fred Brandstrader, AIA:**

- HPC Education Committee
- Chicago Architecture Foundation Board Member
- AIA Chicago Foundation Board Member
- Village of Oak Park I-290 Expansion Advisory Committee

**Commissioner Drew Niermann:**

- President of Niermann Builders, Oak Park

**Commissioner Gary Palese:**

- Assisted in the organization of the 2014 Historic Preservation Awards event (November)
- Frank Lloyd Wright Home & Studio, Volunteer Docent

**Commissioner Tony Quinn:**

- Partner in Culliton-Quinn Landscape Architecture Workshop, [www.cullitonquinn.com](http://www.cullitonquinn.com)

**Commission Staff Liaison Douglas Kaarre:**

- Member of Oak Park Comprehensive Plan Advisory Committee
- Guest Lecturer: *Topics in Urban Planning & Policy: Introduction to Historic Preservation Planning*, University of Illinois Chicago (Feb)
- Attended *National Alliance of Preservation Commissions Forum*, Philadelphia (July)
- Webinar: Getting Equitable Development into the Plan (Sept)
- Webinar: Defensible Historic Preservation Regulations (Sept)
- Attended Annual Board Meeting of the *Illinois Association of Historic Preservation Commissions* and the Commission Assistance and Mentoring Program, sponsored by the *National Alliance of Preservation Commissions*, Centralia (October)
- President, *Illinois Association of Historic Preservation Commissions*
- Assisted in the organization of the 2014 Preservation Awards event (November)
- Webinar: Reuse and Redevelopment
- Planning Committee for the *2015 Illinois Main Street and Historic Preservation Conference*

**7. Attachments**

- A =** Historic Landmark nomination reports for the following:
- **636 Fair Oaks Avenue** (*Edward B. Kittle House, 1909, Tallmadge and Watson*)
  - **200 S. East Avenue** (*Walter S. Gerts House, 1897*)
  - **1010 Fair Oaks Avenue** (*I.M. and Fannabell Fixman House, 1953*)
- B =** 2014 Historic Preservation Award Recipients and Event program
- C =** HPC Newsletter *Landmark Link*
- D =** Commission Attendance and Meeting Minutes