

# Oak Park Village Hall

## Historic Preservation Planning & Study Discussion

# *Where We Are in the Process...*

**Part 1 | HISTORIC SIGNIFICANCE & BUILDING PRESERVATION PLAN**

Part 2 | PROGRAMMING ANALYSIS & CONCEPTUAL DESIGN OPTIONS

Part 3 | PREFERRED DESIGN OPTION & CONCLUSIONS

# 01

## VILLAGE GOALS

Meeting current building codes including addressing life safety issues.

Meeting current accessibility codes including Illinois Accessibility Code and Americans with Disabilities Act.

Meeting or exceeding the Illinois Energy Conservation Code.

Addressing safety and security issues for the building and site.

Making the existing building functional as a modern Village Hall, including addressing space and noise issues and lack of support facilities (including but not limited to: Gender-Neutral Bathrooms, Employee Wellness/Interfaith spaces, and a Lactation Room).



# 02 SIGNIFICANCE

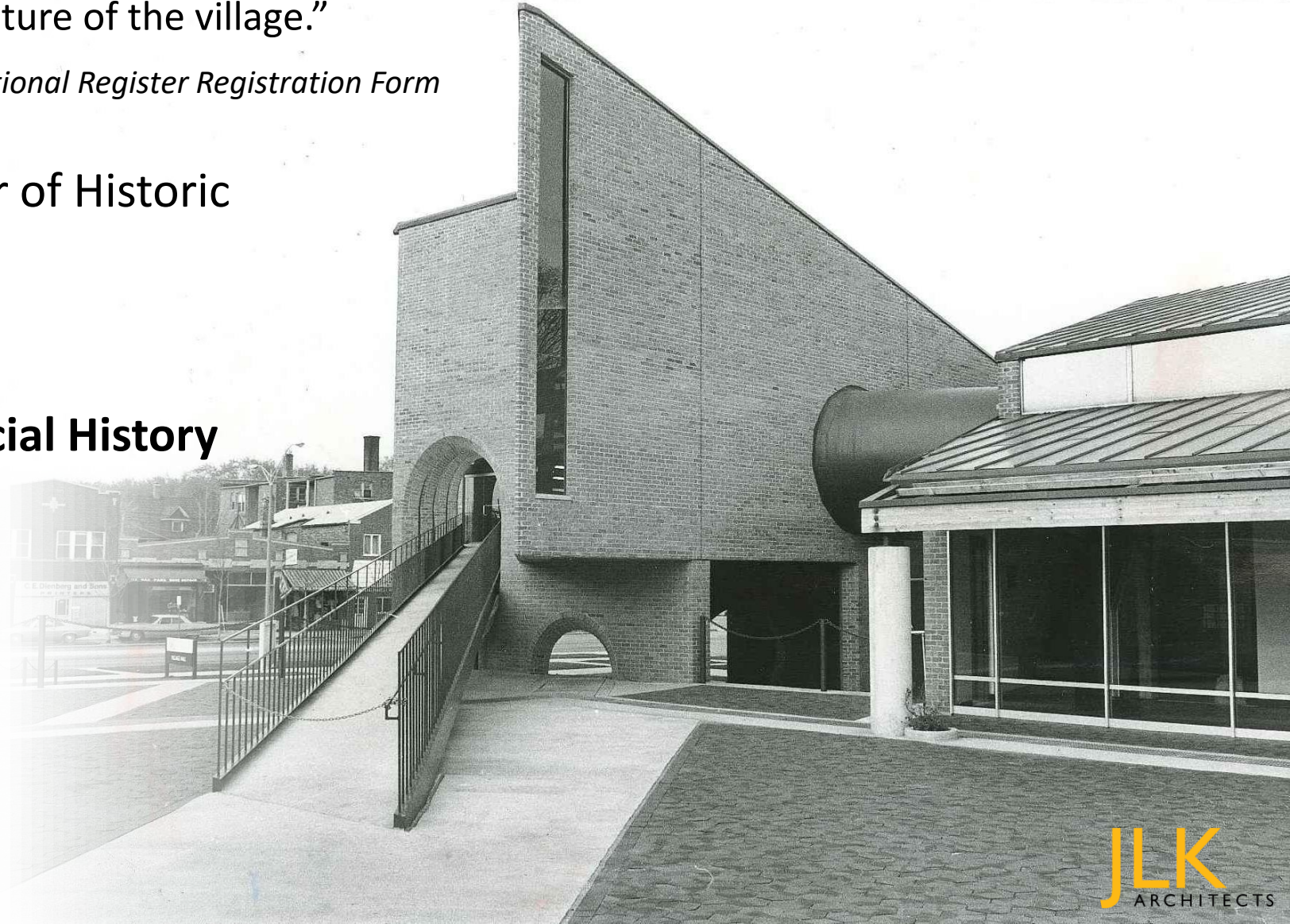
“The new Village Hall provided a **demonstrable symbol** of Oak Park’s commitment to integration...the **quality design of this symbolic new center** of the community was **important to its role** in changes the shared culture of the village.”

*National Register Registration Form*

Listed in the National Register of Historic Places under **Criterion A**

Areas of Significance:  
**Politics/Government and Social History**

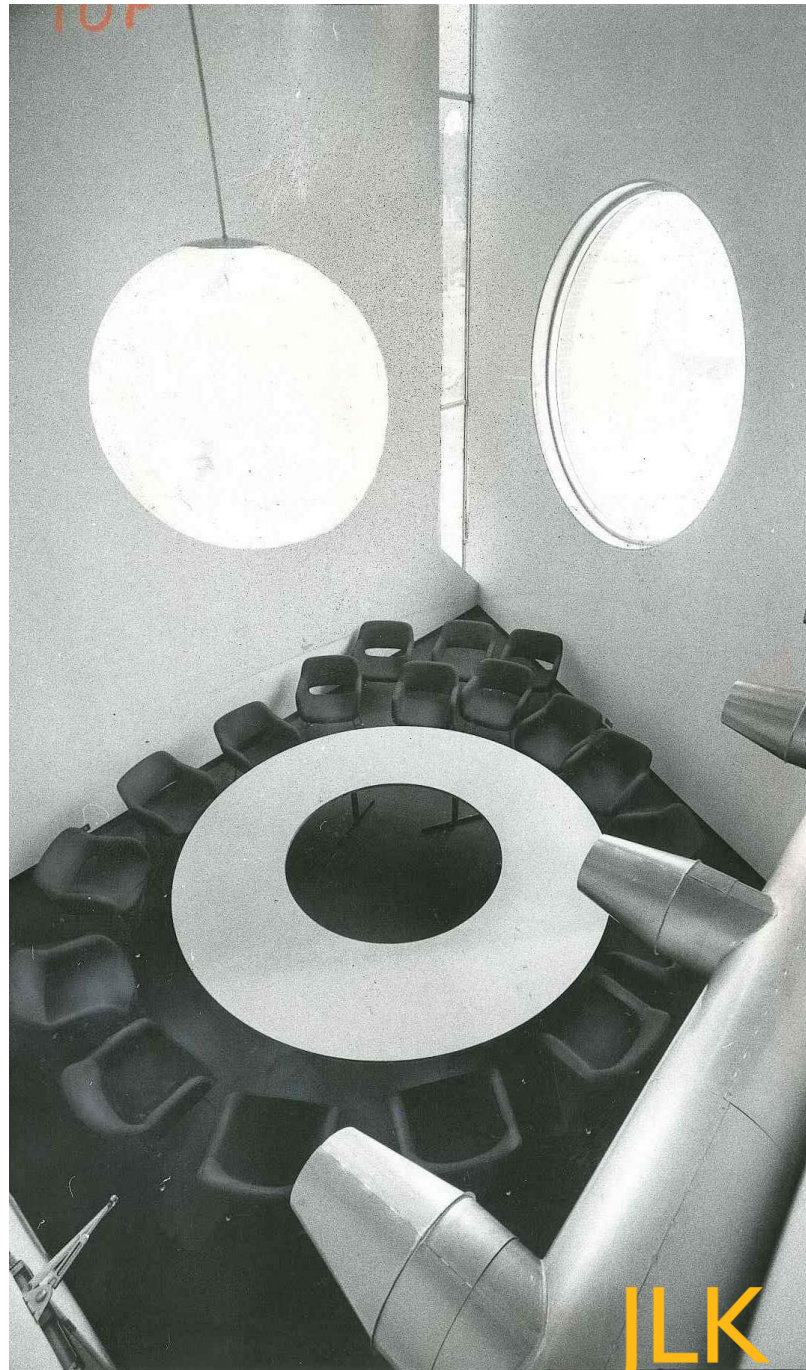
Period of Significance:  
**1975**

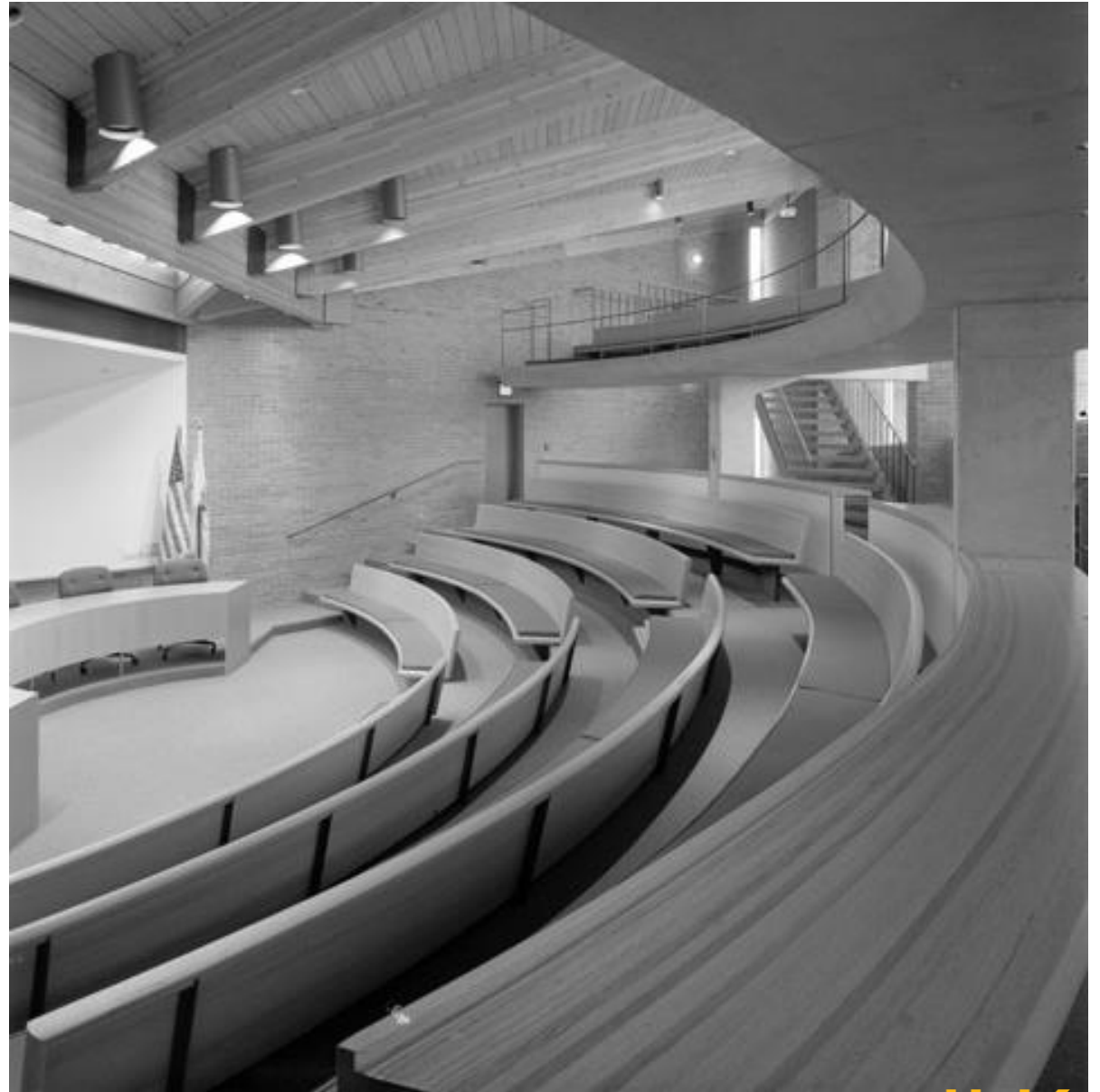


“A marriage of **function and monument**, expressed modestly in pure forms and human scale.”

*Harry Weese, as quoted in National Register Registration Form*











# 03

## CHARACTER-DEFINING FEATURES

“...identify the form and detailing of those **architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character.** Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first.”

*Secretary of the Interior Standards for the Treatment of Historic Properties*

“Even though buildings may be of historic, rather than architectural significance, it is their **tangible elements that embody its significance for association with specific events** or persons and it is **those tangible elements both on the exterior and interior that should be preserved.**”

*National Park Service Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*

*The philosophy of “**open and transparent government**” is woven into the architectural philosophy behind the design of Village Hall. Aspects of the building’s design which characterize it, including its overall form, materiality, and spatial configuration, express the spirit of open government and convey the building’s historic significance.*

***Formal and symbolic expression and significance are intertwined.***

EXTERIOR





NO  
SMOKING  
OR  
OPEN  
FLAMES



# EXTERIOR CHARACTER-DEFINING FEATURES

*Holistically, tangible character-defining features have intangible qualities which express and embody the historic significance of the building.*

## OVERALL FORM/SHAPE

Qualities: Plan formally gestures out toward the community, openness, sensitive, contextual

Features: Open donut plan, public plaza at the center, 1.5-story form

## MATERIALITY

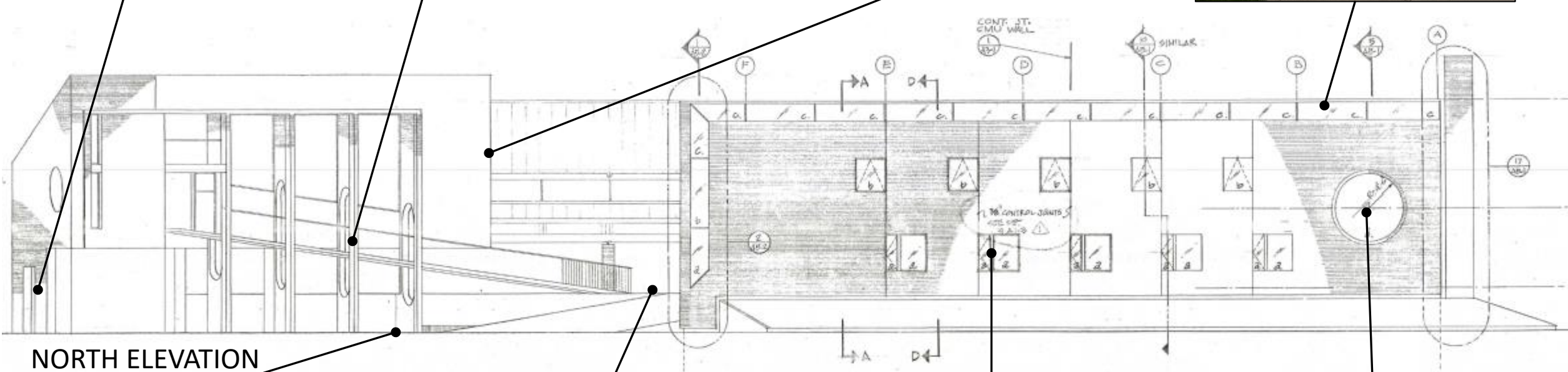
Qualities: Durability, stability, honest expression of structure, natural

Features: Red brick, hexagonal clay tile, standing-seam steel roof, exposed roof beams, concrete columns

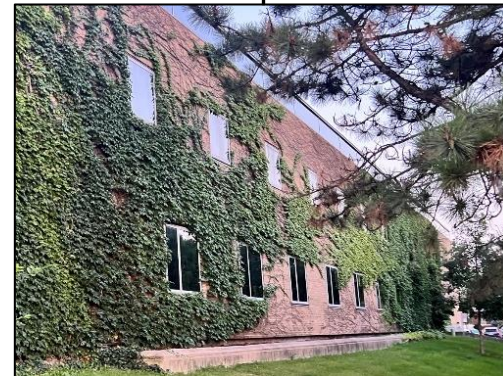
## OPENINGS

Qualities: Transparency, light, sense of “floating,” participatory

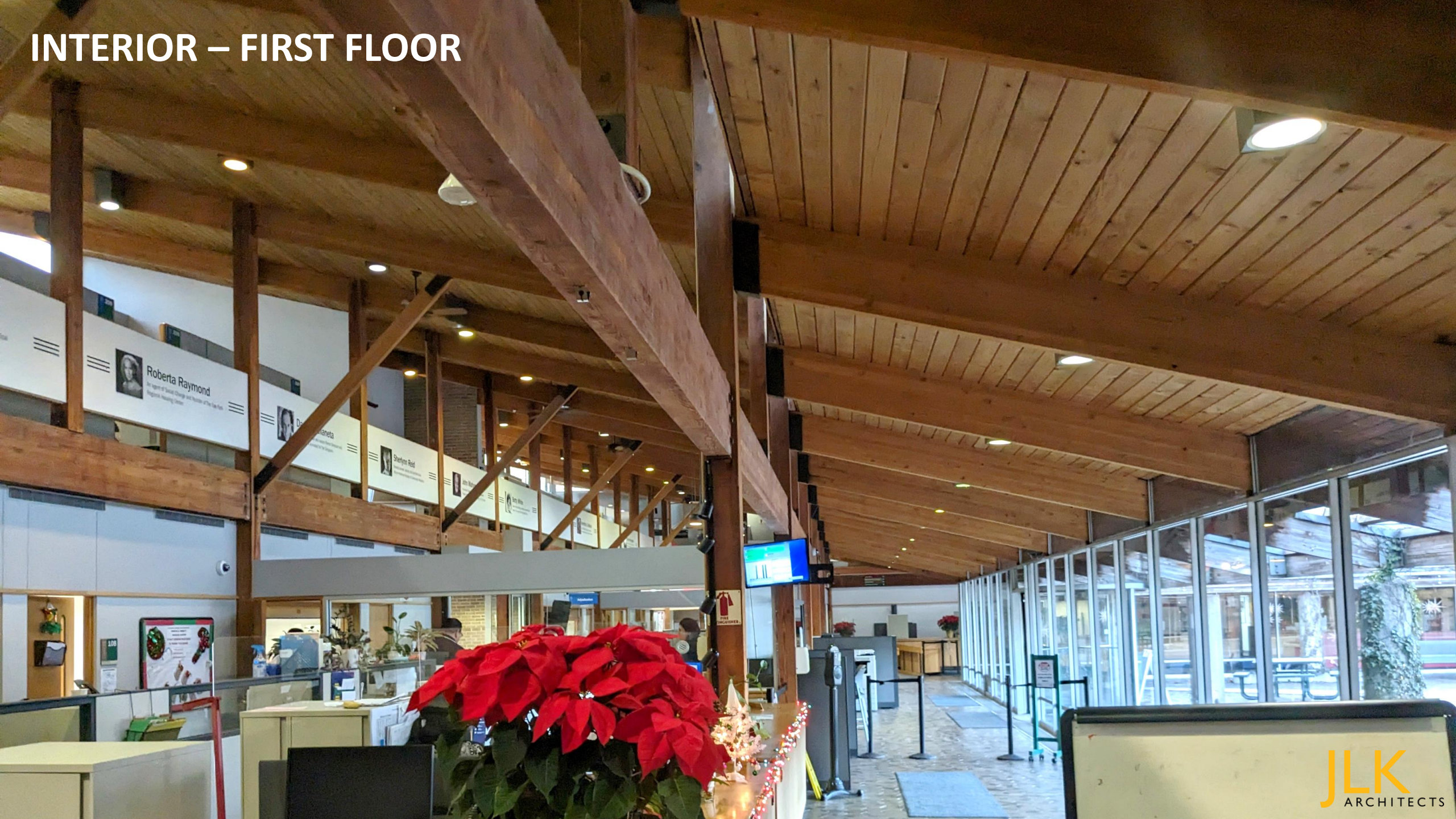
Features: Ribbon windows, reflective window coating, circular pass-through openings in brick piers, circular windows, floor-to-ceiling glass enclosure wall surrounding public courtyard



NORTH ELEVATION



# INTERIOR – FIRST FLOOR

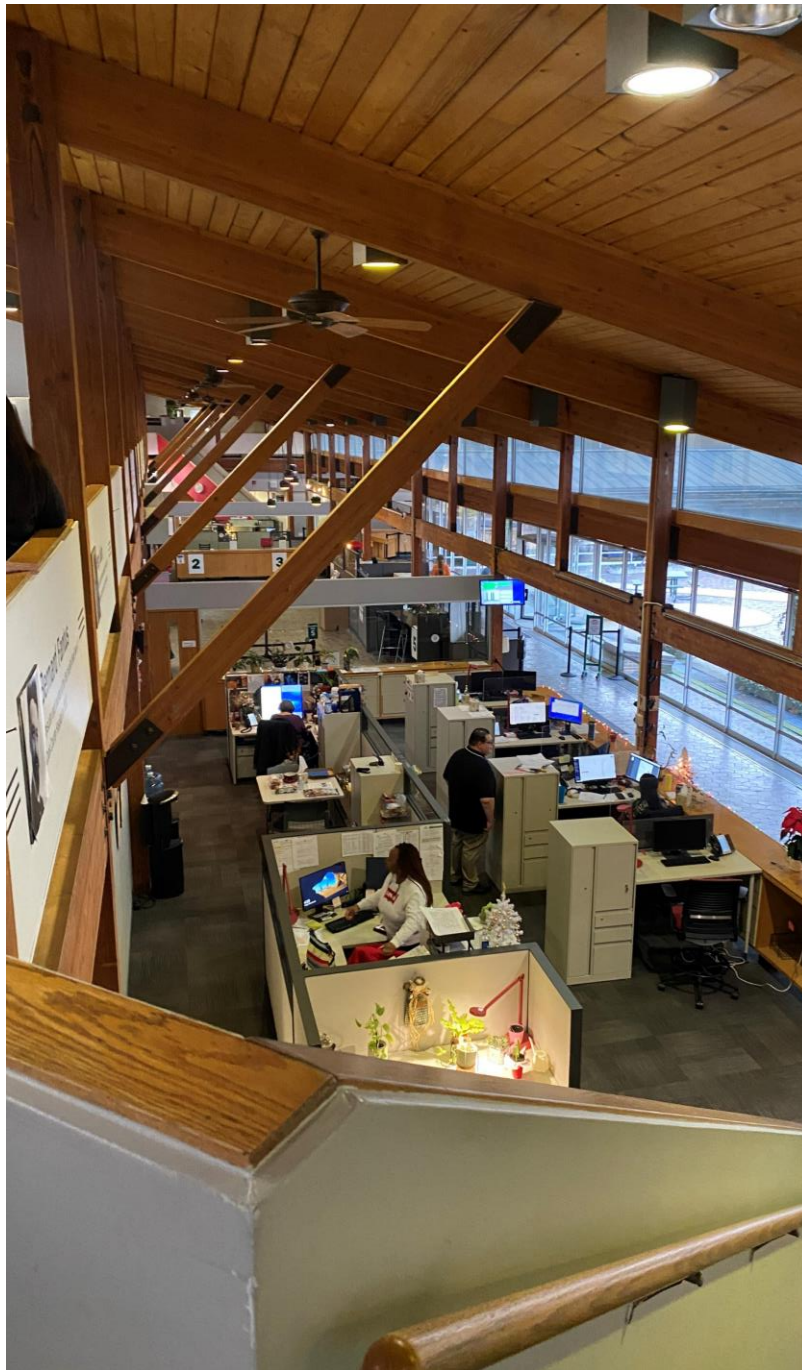
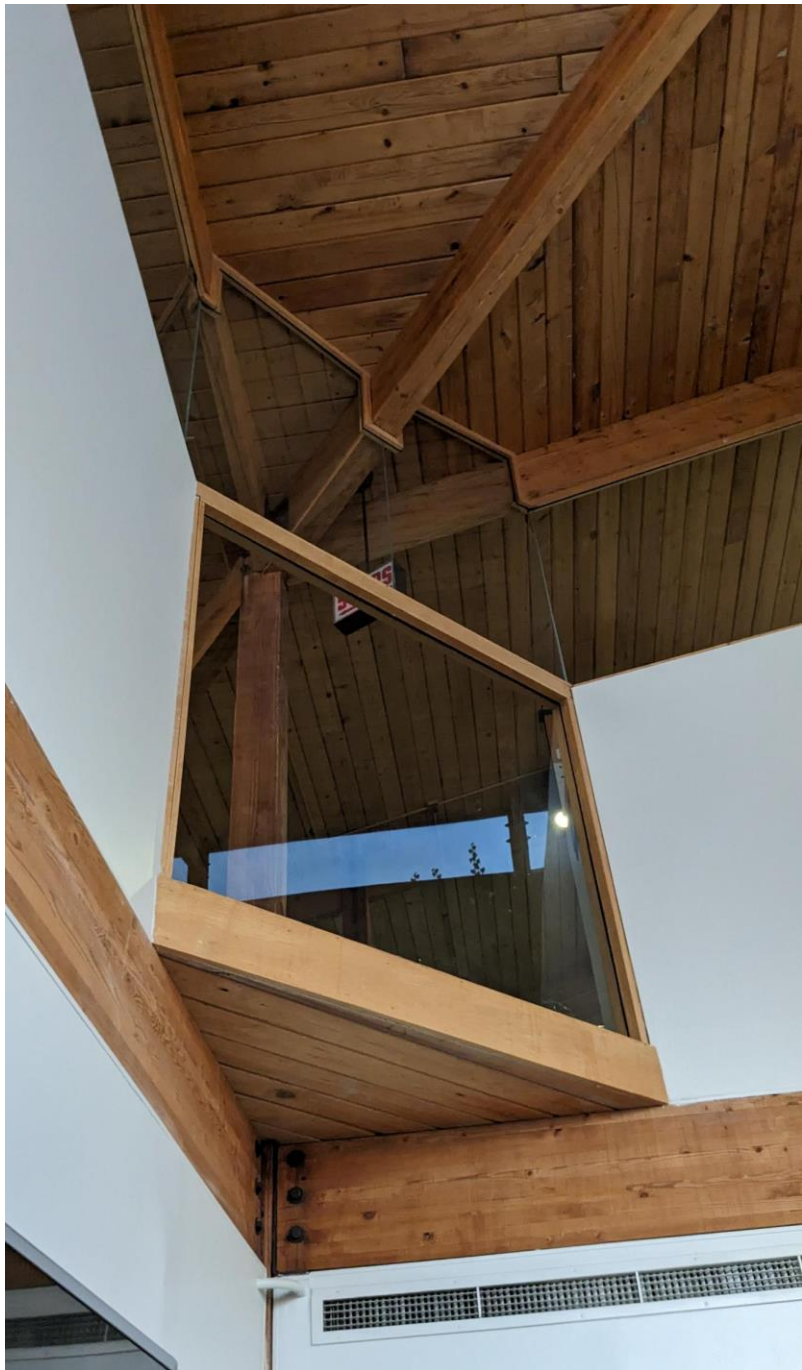






# INTERIOR – MEZZANINE





# INTERIOR CHARACTER-DEFINING FEATURES

*Holistically, tangible character-defining features have intangible qualities which express and embody the historic significance of the building.*

## OVERALL FORM/SHAPE

Qualities: Openness, participatory, collaborative, democratic

Features: Large double-height reception, circulation, and office space; layers of public, semiprivate, and private spaces; open circulation; interior window openings

## OVERALL MATERIALITY

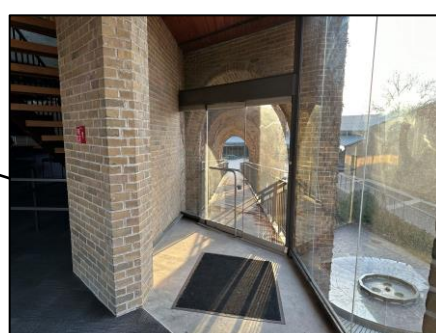
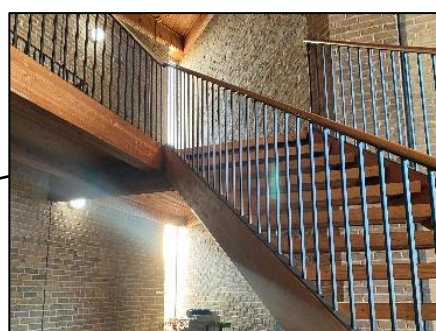
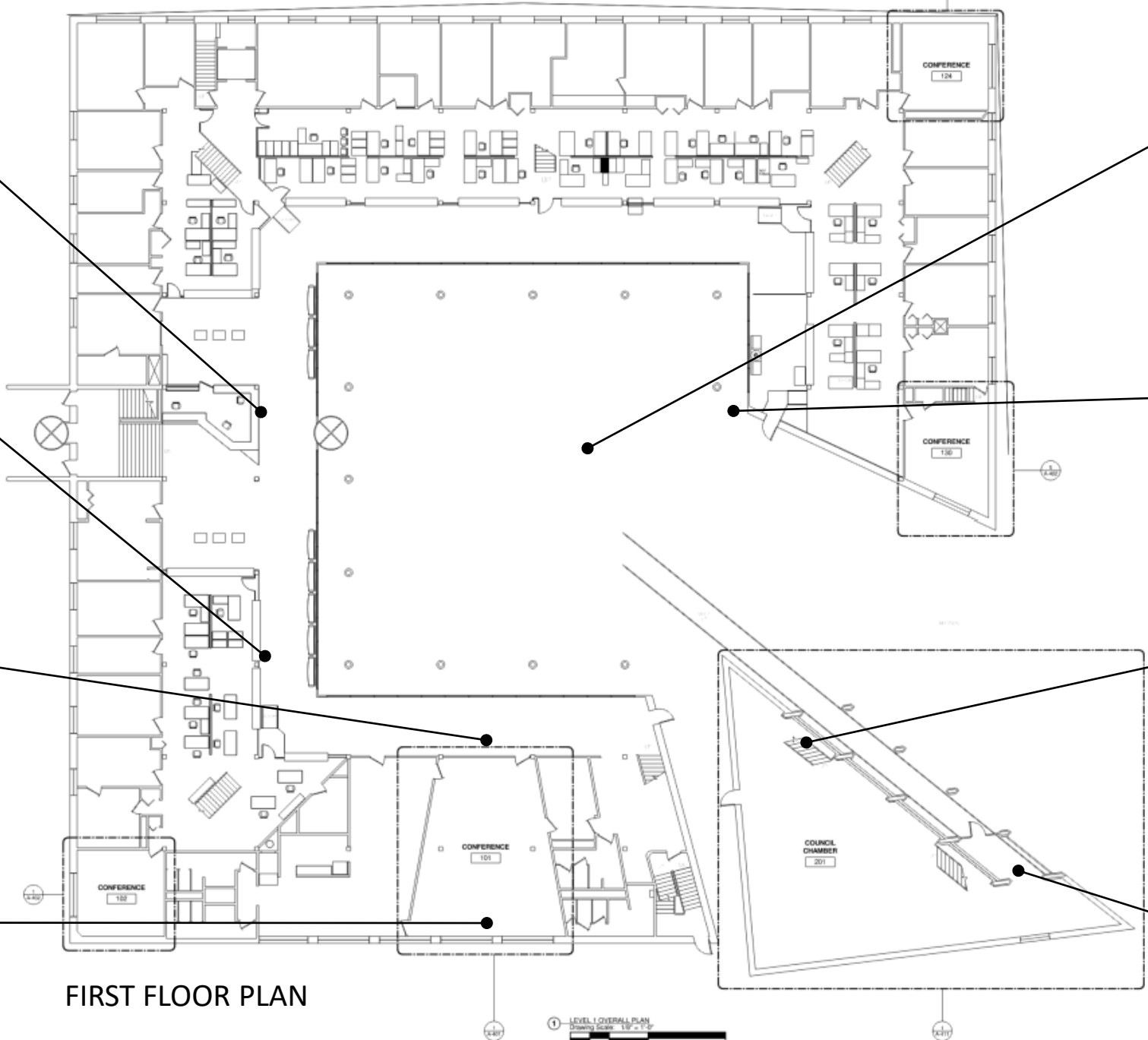
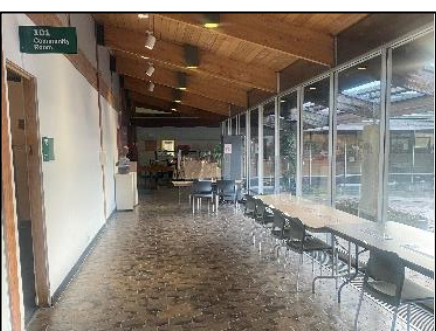
Qualities: Durability, stability, honest structural expression, natural, warmth, welcoming

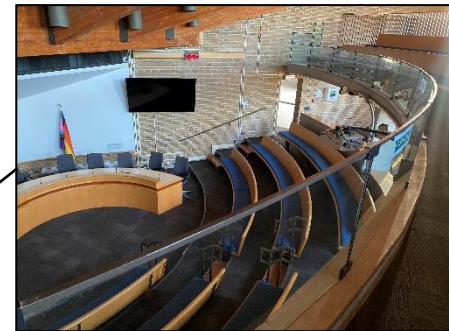
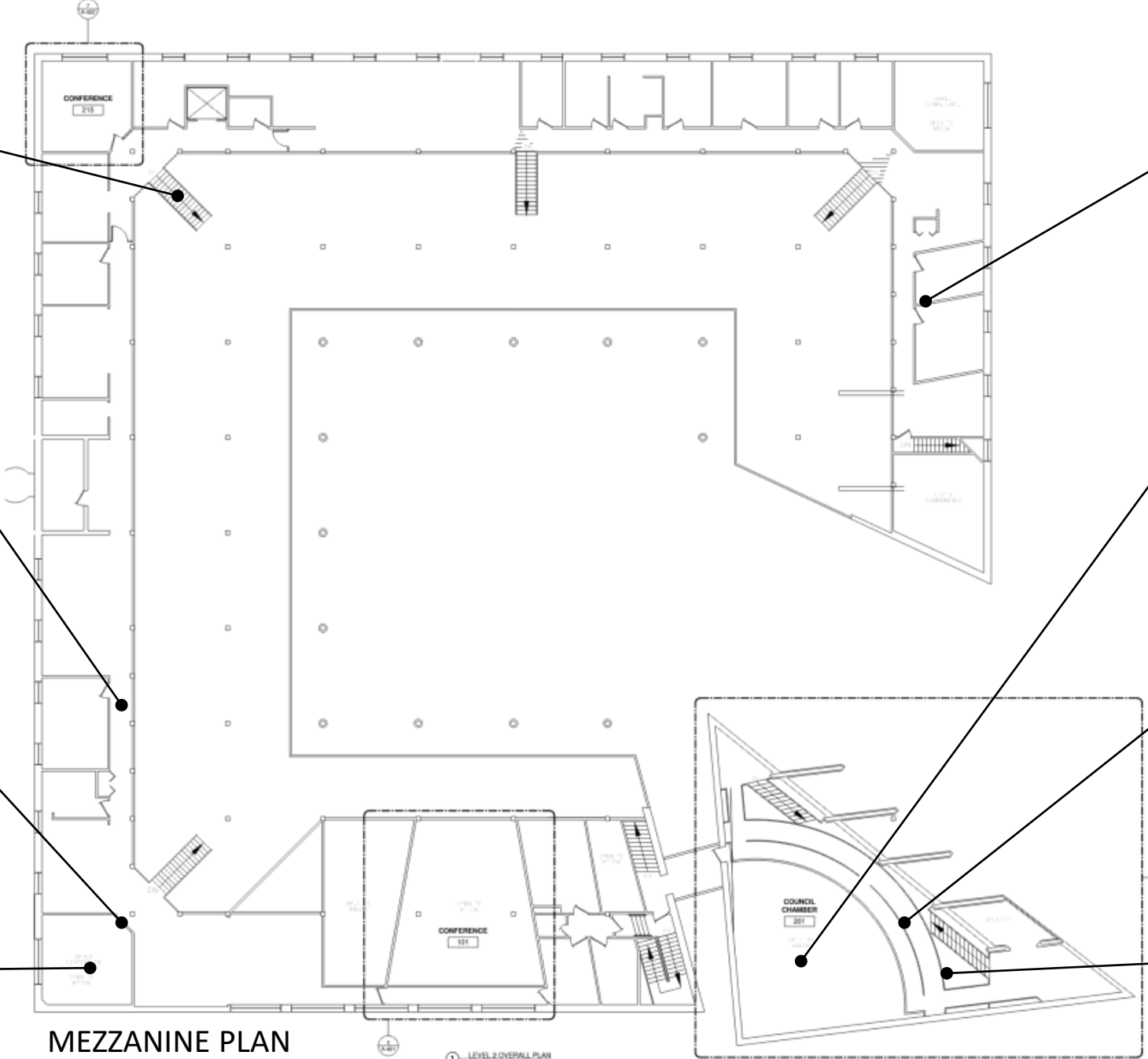
Features: Red brick, hexagonal clay tile, exposed wood structure and roof decking, oak furniture, doors, and trim

## COUNCIL CHAMBERS

Qualities: Transparency, light, sense of “floating,” participatory, democratic

Features: Semi-circular amphitheater seating, exposed concrete balcony and open stairs,





# 04

## BUILDING PRESERVATION PLAN

### Zone Level 1: Primary

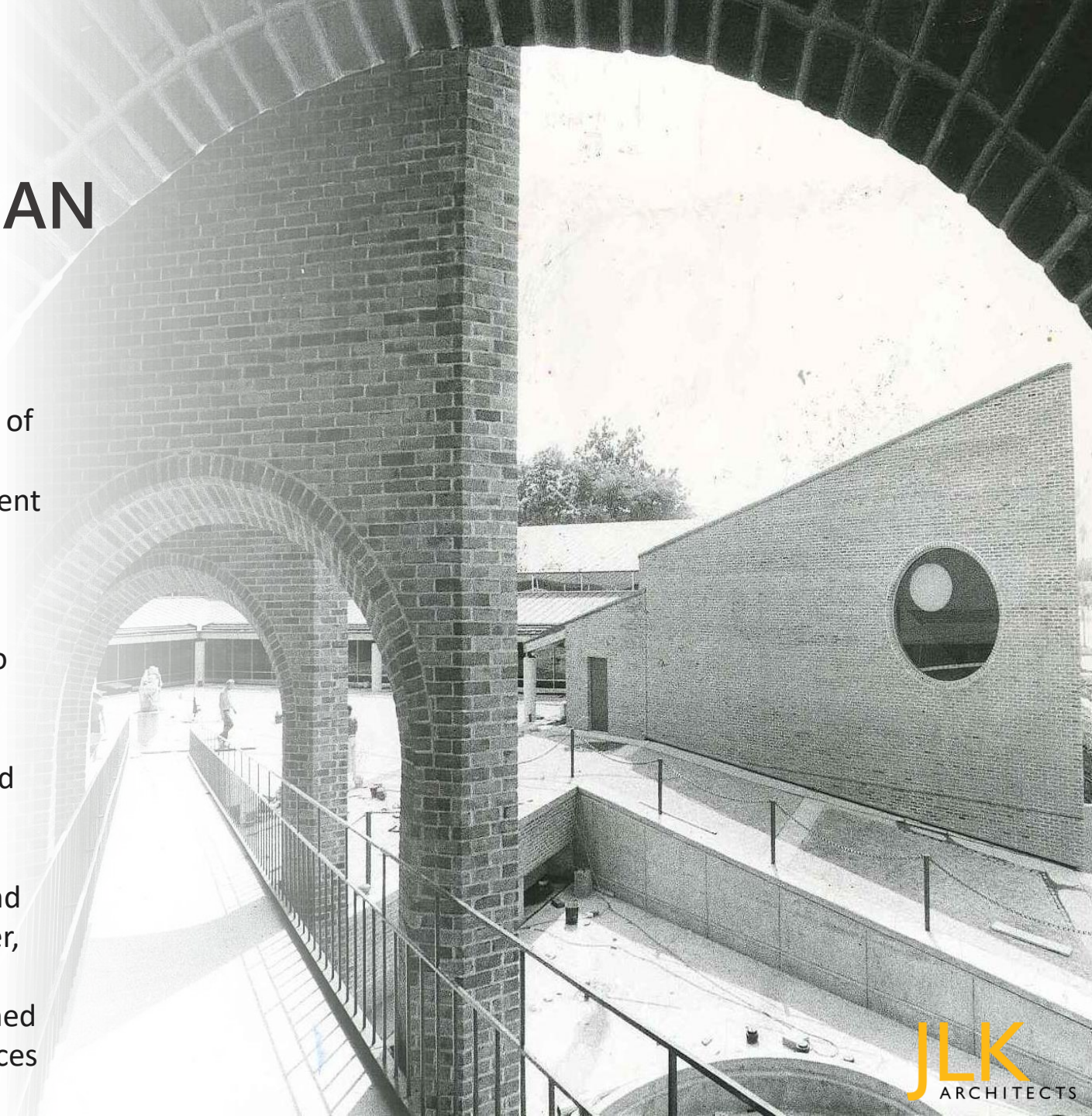
Primary areas exhibiting unique or distinctive qualities, original materials or elements; or representing examples of skilled craftsmanship; the work of a known architect or builder; or associated with a person or event or preeminent importance. Level 1 areas are distinguished from Level 2 areas by concentrations of finish material and detail.

### Zone Level 2: Secondary

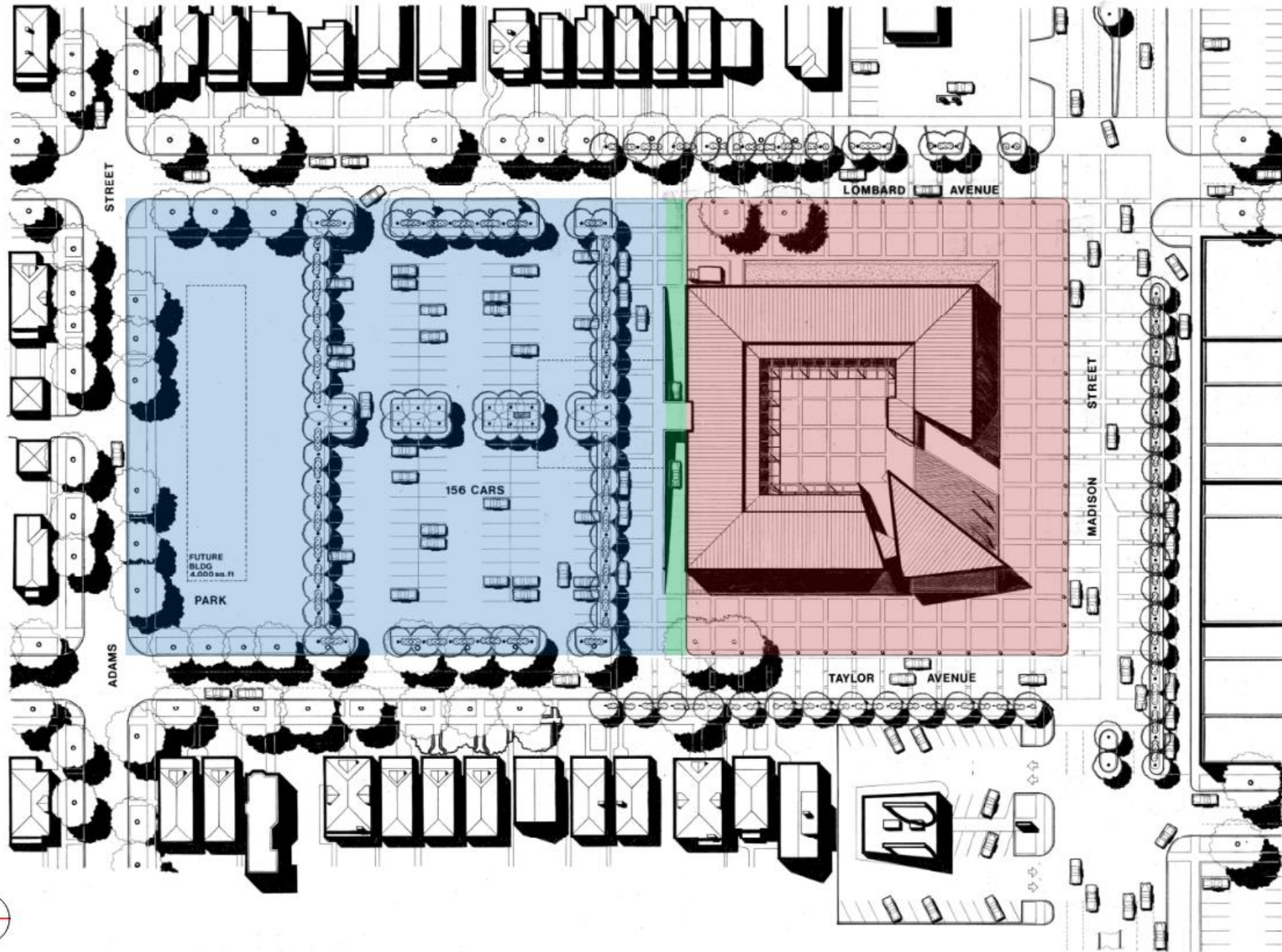
Secondary areas are more modest in nature compared to Level 1, not highly ornamented but may be original with historic features which have been maintained at an acceptable level. This zone includes secondary spaces and areas generally out of public view.

### Zone Level 3: Tertiary

Tertiary areas not subject to the above two categories and whose modification would not represent loss of character, code violation or intrusion to an otherwise historically significant structure. This zone may include undistinguished repetitive or recently constructed areas and support spaces



BUILDING PRESERVATION PLAN  
SITE



ZONE LEVEL 1  
PRIMARY

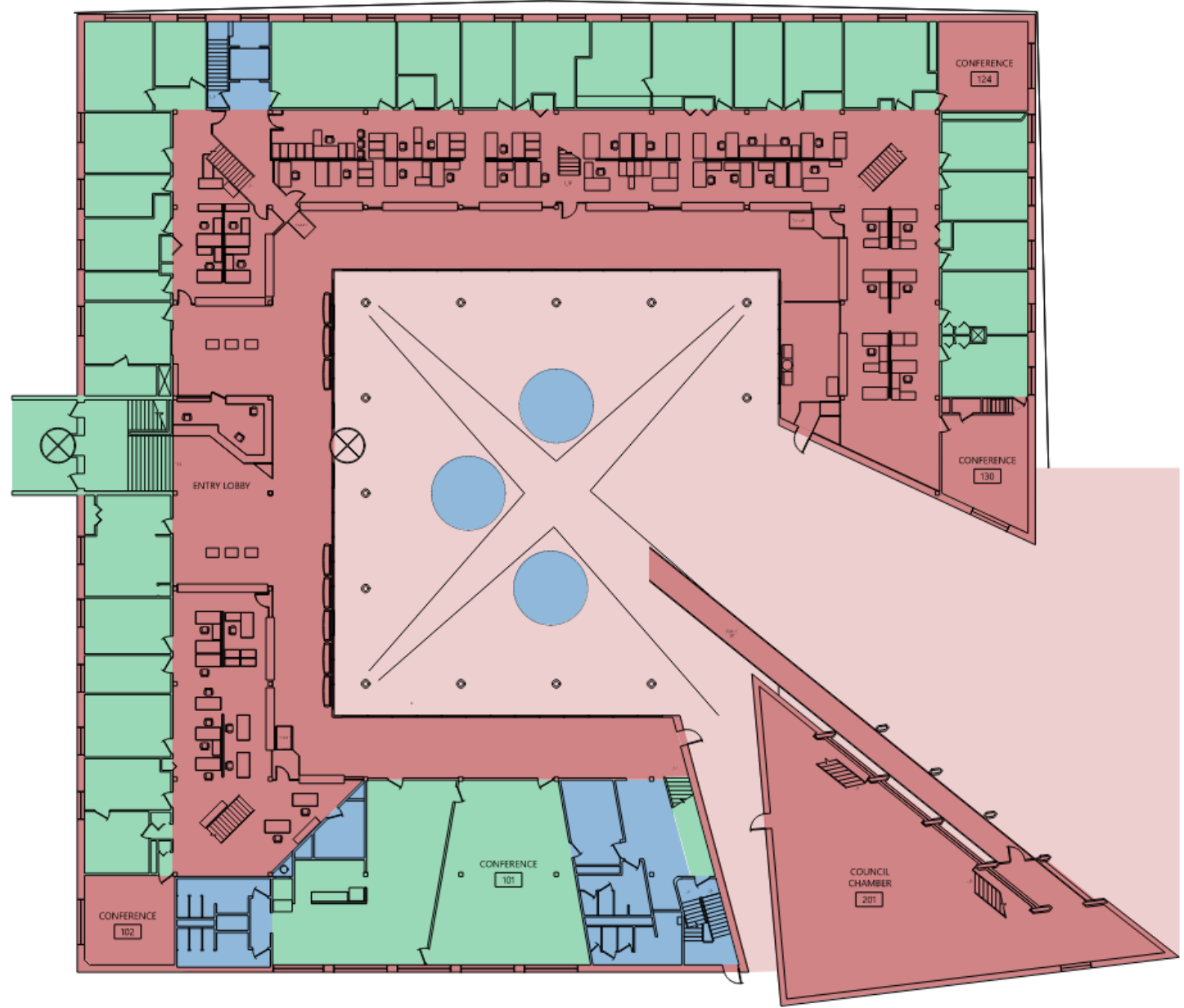
ZONE LEVEL 2  
SECONDARY

ZONE LEVEL 3

*Note: This Site Plan is intended to guide general treatment approach to the historic property overall. Refer to the preservation plans and sections for more detailed guidance.*

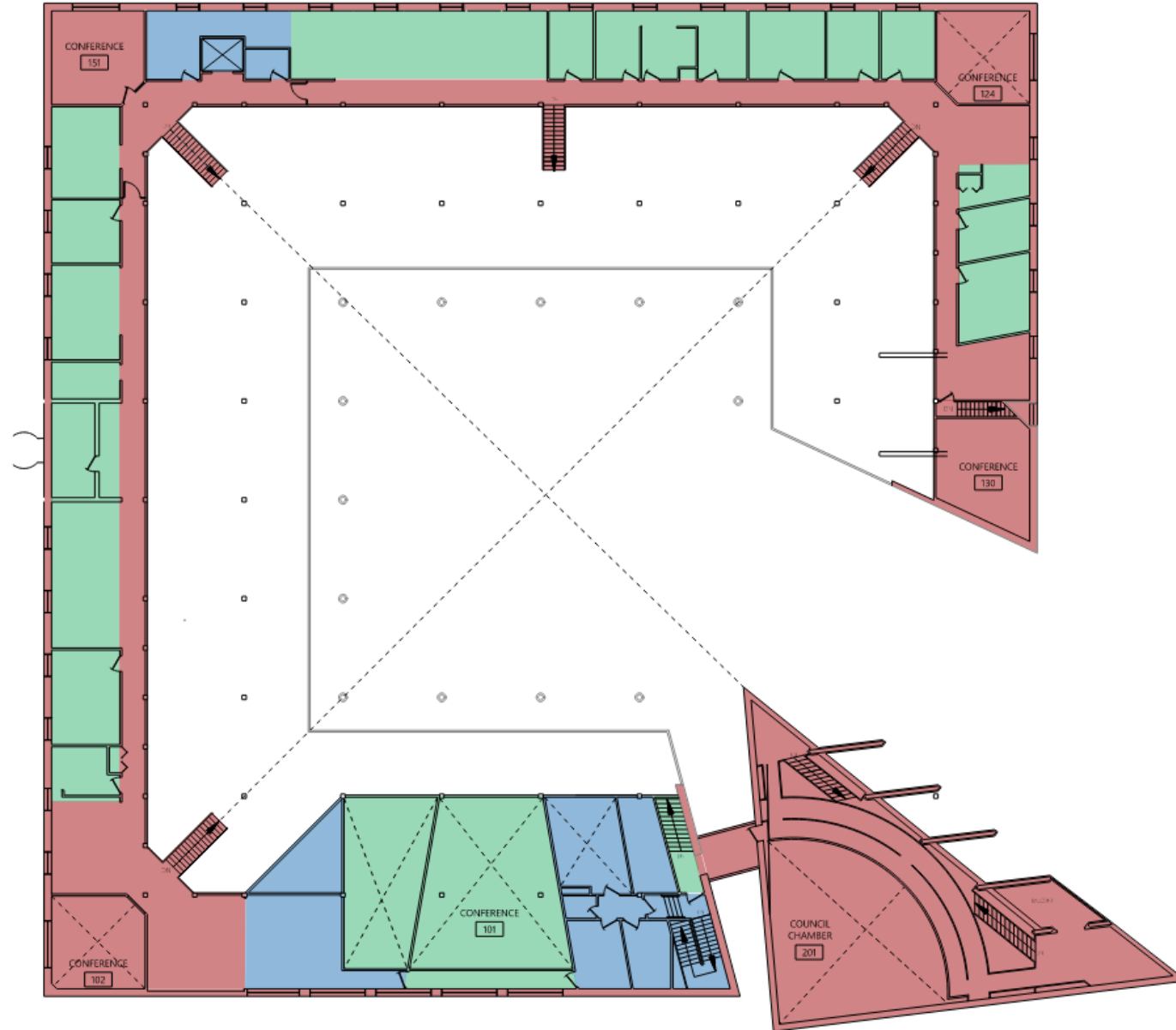


BUILDING PRESERVATION PLAN  
FLOOR 1



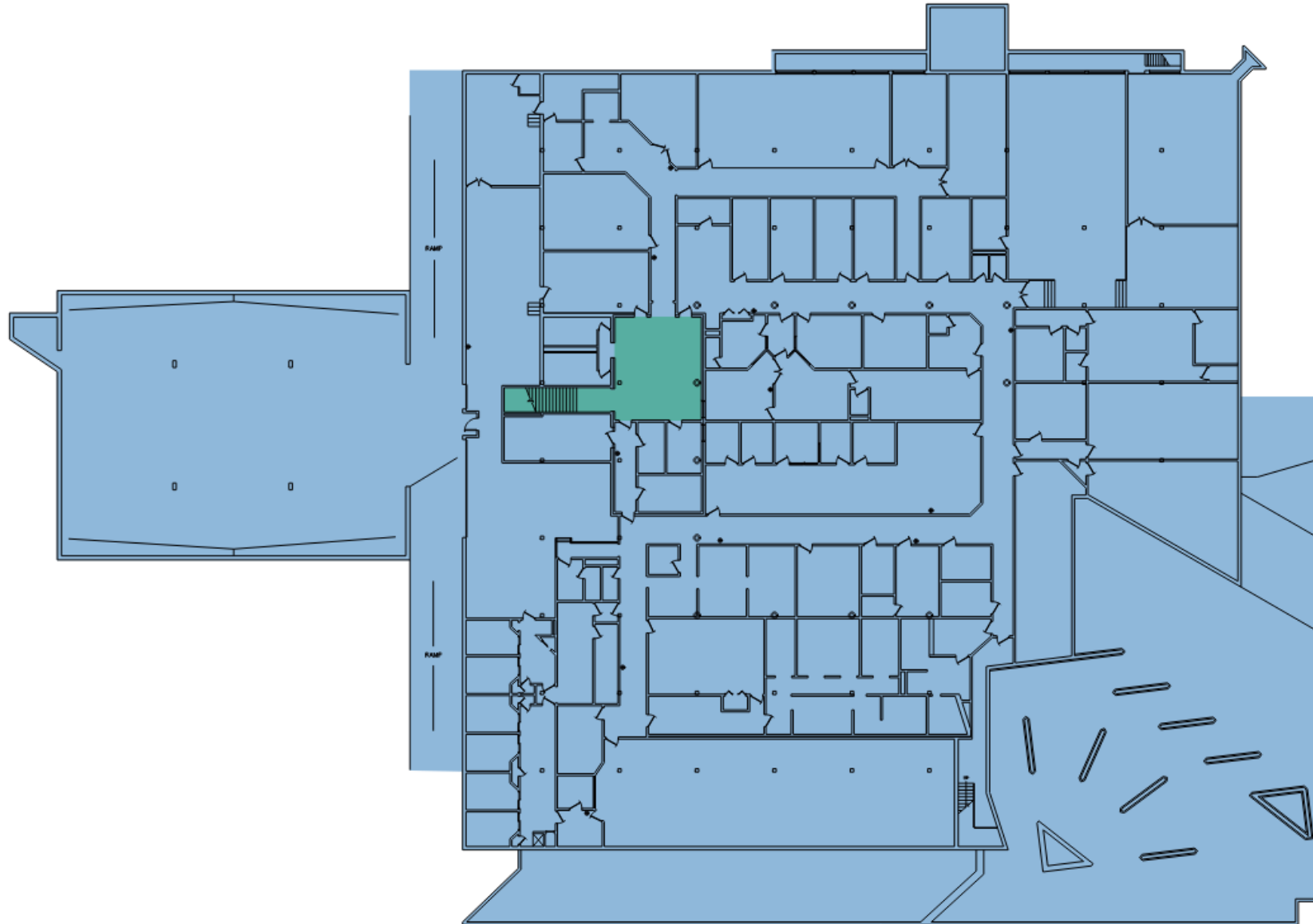
-  ZONE LEVEL 1  
PRIMARY
-  ZONE LEVEL 2  
SECONDARY
-  ZONE LEVEL 3  
TERTIARY




BUILDING PRESERVATION PLAN  
MEZZANINE



- ZONE LEVEL 1  
PRIMARY
- ZONE LEVEL 2  
SECONDARY
- ZONE LEVEL 3  
TERTIARY

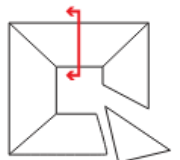
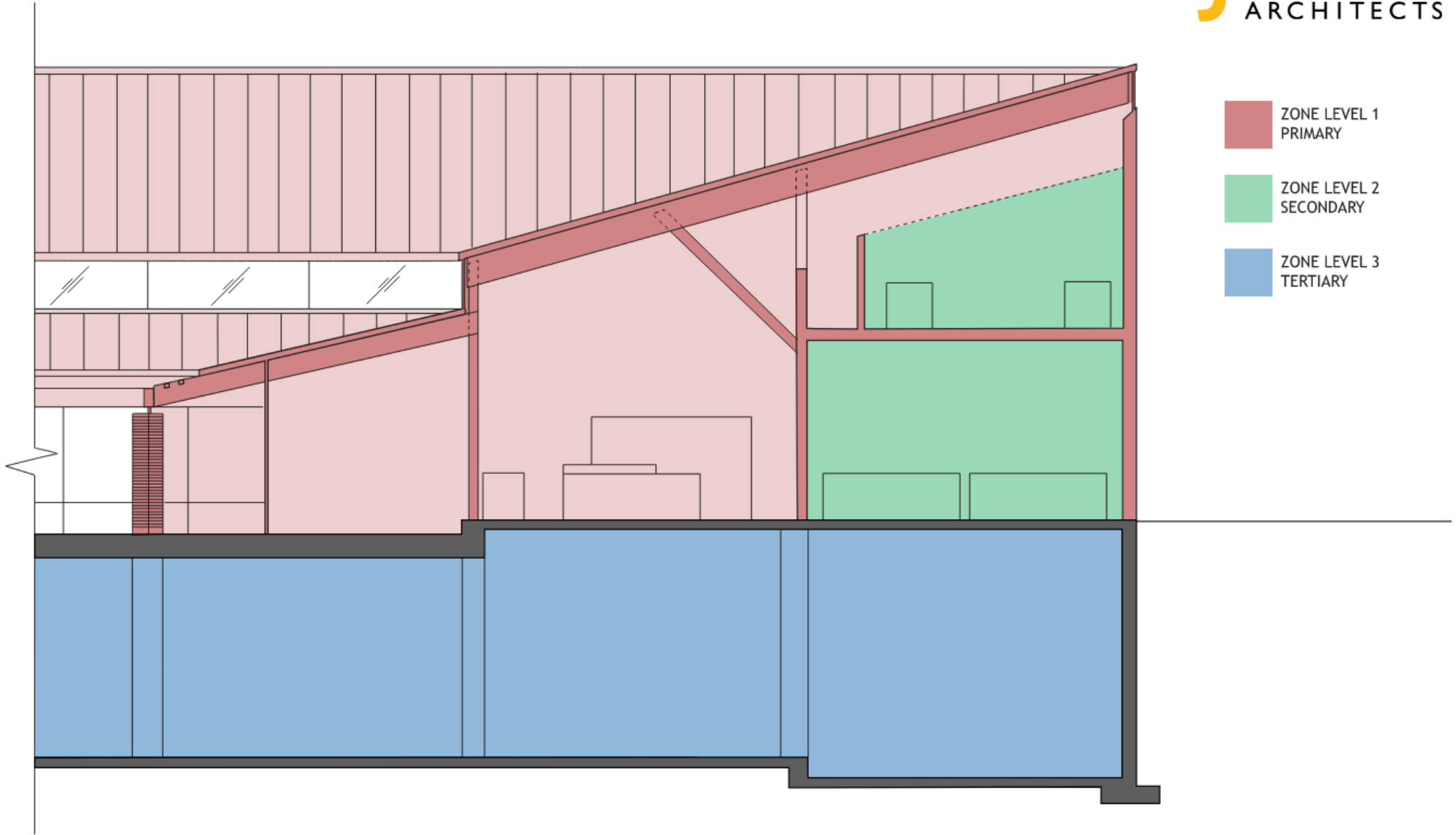
BUILDING PRESERVATION PLAN  
BASEMENT






-  ZONE LEVEL 1  
PRIMARY
-  ZONE LEVEL 2  
SECONDARY
-  ZONE LEVEL 3  
TERTIARY






BUILDING PRESERVATION SECTION



## Element Rating Matrix

Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Immediate Exterior Site and Landscaping	Paving – Hexagonal Clay Tile and Concrete	1	
1 – Primary	Immediate Exterior Site and Landscaping	Glass Globe Light Fixture	1	
1 – Primary	Immediate Exterior Site and Landscaping	Sculpture – “Pathfinder”	1	

## Element Rating Matrix

Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Immediate Exterior Site and Landscaping	Fountain	1	
1 – Primary	Immediate Exterior Site and Landscaping	Railings	5	
1 – Primary	Immediate Exterior Site and Landscaping	Planters – Circular concrete planters	5	

## *Next Steps...*

Part 1 | HISTORIC SIGNIFICANCE & BUILDING PRESERVATION PLAN

**Part 2 | PROGRAMMING ANALYSIS & CONCEPTUAL DESIGN OPTIONS**

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THANK YOU



## Opportunities

The following are key existing conditions within the design of Oak Park Village Hall that work well:

- Openness promotes a sense of community within the workplace.
- Substantial windows provide ample natural light and connection to the outside world.
- Interior circulation is simple and easy to understand.
- Durable materials – wood, brick, clay tile, steel – are also timeless and require less maintenance than painted gypsum walls and carpeting, which are used minimally in the historic design.
- Incorporation of public outdoor space via the courtyard.
- Dynamism in its overall design, an icon in Oak Park that ties into community history and identity.

## Challenges

The following are existing conditions within the design of Oak Park Village Hall the present key challenges and require sensitive attention to be improved:

- Openness promotes audio transference and difficulties with controlling sound.
- Substantial single-pane windows, coupled with other existing conditions, present difficulties in regulating heating and cooling.
- Open staircases as they relate to compliance with fire and life safety code.
- Use of wheelchair lifts and lack of public elevator as they relate to accessibility and compliance with ADA.
- Exterior/site circulation promotes misunderstanding of the building; primary entrance is at rear façade instead of through the courtyard due to accessibility issues in site design, results in underutilized courtyard.