



123 Madison Street, Oak Park, Illinois 60302

**2013 Certified Local Government Annual Report  
Village of Oak Park  
Historic Preservation Commission  
March 3, 2014**

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. 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 preserved. 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 Community Planning Division of the Department of Development Customer Services.

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.

**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 2013 was 1,360. A Certificate of Appropriateness was required for 38 projects, of which 17 required review and approval 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, projects funded through CDBG and HUD are reviewed by the Historic Preservation Commission or Staff to meet Federal Section 106 review requirements. Due to a change in program year, no CDBG reviews were conducted in 2013.

The following housing programs were reviewed for compliance in 2013:

**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.

**810 Lyman Avenue** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The one-story frame bungalow was constructed in 1909 by developer Henry Hogans. The front porch has been replaced.

The proposed scope of work involves demolishing the garage, providing new rear parking pad, installing new gutters, installing new door casing and storm door on the front façade, installing a new rear roof support column, interior painting, bathroom remodel, electrical work, and lead hazard reduction including stabilizing and painting windows, capping exterior window trim, soffits and fascia with aluminum, stabilizing the walls, trim, treads and risers of the basement stairs, and installing laminated gypsum board on the interior. No further action is required.



**1045 N. Taylor Avenue** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The one-story brick bungalow was constructed in 1921 by developer Charles Anderson and designed by architect M. L. Cable.

The proposed scope of work involves repointing the chimney, front porch and front stairs, reroof, replace gutters and downspouts, replace A/C unit, replace interior electric units and sump pump. Lead hazard reduction includes enclosing painted trim with aluminum on both dormers, replacing exterior laundry door, stabilize and paint existing painted masonry on the front, paint metal handrails on the front porch, paint front door molding, rear porch, rear door sill, attic windows, basement windows and laundry room walls. The front door will be stabilized and adjusted to remove lead paint from friction/impact surfaces. The basement stairway will be laminated with gypsum board. No further action is required.



**1042 S. Scoville Avenue** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The one-story brick bungalow was constructed in 1908 by Louis Sorenson for Frank Kernberger.

The proposed scope of work involves reroofing, interior bathroom alterations, and replacement of the basement windows with vinyl replacement windows. Lead abatement includes stabilizing the pantry

window, and installing laminating gypsum board on pantry walls/ceilings and one bedroom closet. No further action is required.



**828 S. Maple Avenue** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The house was constructed in 1913 by A. D. Clann.

The proposed scope of work involves stucco repair and repainting, scraping and repainting wood window trim, repair front stairs and add new handrail, replace back stairs, interior repair and electric work, and lead paint stabilization and repainting. The project will have no adverse effect and no further action is required.



2007



2012

**816 N. Austin Boulevard** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The one- and one-half story stucco house was constructed c. 1900 (no original permits on file).

The proposed scope of work involves stucco repair and repainting, re-roofing the house, interior repair and electric work, gate repair, lead paint stabilization and repainting or capping with aluminum. The project will have no adverse effect and no further action is required.



**1160 S. Elmwood Avenue** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The one- and one-half story frame bungalow was constructed in 1916 by J. C. Nixon.

The proposed scope of work involves kitchen and pantry rehabilitation, exterior door replacement, electrical work, painting and wood floor refinishing, lead paint stabilization and replacement of contaminated soil. The project will have no adverse effect and no further action is required.



**242 Flourney Street** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The frame Bungalow was constructed c. 1914.

The proposed scope of work involves roof repair, replacement of insulation, interior kitchen ceiling repair and painting, replace one light fixture in the kitchen. The project will have no adverse effect and no further action is required.



### **SMALL RENTAL PROPERTIES 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.

**1108 S. Austin Boulevard** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The two-story frame house was constructed in 1922 by J. B. Carlson for Elizabeth Wetteland and the front was significantly altered by Builders Improvement for owner Edward Krbec in 1949.

The proposed scope of work involves various rehab work in the basement. No further action is required.



**163 N. Lombard Avenue** is a Contributing Resource located within the *Ridgeland-Oak Park Historic District*. The three-story brick gable-front was constructed c. 1878 and the exterior brick veneer was added in 1941 by Fred Meier for owner Victor J. Peceny. The coach house was constructed in 1918 by E. A. Cummings.

The proposed scope of work involves replacing the boilers in the house and coach house, installing , set back thermostats in the house and coach house, repairing fire-rated ceiling and insulating pipes in the coach house boiler room, installing new stainless steel chimney liners in the house and coach house, and installing new tankless water heater in the house.

The scope of work meets the Village Architectural Review Guidelines and the Secretary of the Interior's Standards for Rehabilitation. No further action is required.



**1126 S. Lombard Avenue** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The two-story brick two-flat was constructed in 1917 by Jacob & Tarnray for David Nixon. The proposed scope of work involves bathroom rehab in the second floor unit, patching the flat roof, and repairing water damage to the ceiling in the second floor unit pantry. No further action is required.



**613-615 S. Maple Avenue** is not located within a local or National Register historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The two-story frame apartment building was constructed as a single-family home prior to 1902, as there are no original building permits on file. The brick addition was added in 1940 and the building was converted to hold five families in 1943. The front porch was likely removed at that time. Vinyl siding has been installed.

The proposed scope of work involves replacing the boiler, replacing 13 windows on the south side of the building, replacing 3 entrance doors, and installing 2 storm doors. No further action is required.



---

## 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.

Two properties were nominated as Oak Park Historic Landmarks in 2013 (see ATTACHMENT "A"). The Village Board approved both of the nominations by Village Ordinance. The following properties were nominated:

- **209-211 S. Elmwood Avenue** (*Charlton H. Catlin Flats*), Designated April 1, 2013  
Two-story stucco two-flat designed in 1905 by architect E. E. Roberts in the Prairie Style of architecture. The two-flat was designed to appear as a single-family home to better integrate this multiple dwelling into the neighborhood. Charlton H. Catlin was an English immigrant who was a credit manager at The Hub Department Store in Chicago.



- **745 S. East Avenue** (*Andreas Brisch House no. 1*), Designated July 1, 2013  
The one- and one-half story brick Chicago Bungalow was constructed by Andreas Brisch in 1914. It was the first of three significant bungalow designs he constructed and lived in over an 8-year period. Brisch was an "architect/contractor" from Oak Park.



### 3. Historic Resource Surveys

**Hulbert and Hogans Home 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 176 single-family homes, the majority of which were constructed by developer Thomas H. Hulbert from 1905-1913.

The Hogans Home Subdivision is located on the 500-800 blocks (even side only) of Home Avenue between Madison and Harrison Streets. The subdivision is comprised of 26 single-family homes constructed by developer Henry Hogans from 1911-1914.

The survey was finalized by Village Staff and a preservation graduate student intern in 2013. Although no survey report was filed, all of the data is available to the public using RuskinArc, Oak Park's on-line historic resources database, available at the following link: <http://www.oak-park.us/village-services/planning/historic-preservation/historic-resources>.



Map of the Hulbert and Hogans Home Subdivisions



Homes in the Hulbert Subdivision





Homes in the Hogans Home Subdivision

#### 4. National Register of Historic Places

No properties were listed on the National Register of Historic Places in 2013.

##### 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 is currently under review by National Register staff.



Oak Park Village Hall (1975)

## Hulbert Historic District

Historic Preservation Staff submitted a report to the Illinois Historic Preservation Agency in December requesting a preliminary determination of eligibility for the Hulbert Historic District (referenced under the Historic Resource Survey section above as the Hulbert Subdivision). In December, National Register staff determined that the proposed historic district was eligible for listing in the National Register of Historic Places under Criterion A: Community Planning, and Criterion C: Architecture. They noted that the district appears to retain enough integrity and would be locally significant for community planning and architecture. The period of significance would from 1905 – 1928, the years the neighborhood was developed. (see ATTACHMENT “B”)

## The Hulbert Houses, Oak Park

---

**RESIDENCES ONLY—No Flats Allowed; \$4,500 to 7,000,  
ON PAYMENTS ANY BUYER CAN EASILY MAKE.**

Do you realize that the attractive, artistic house is more the product of careful thought and effort than of extra cost? Careful thought and effort have been the "watchwords" on the HULBERT property, and on the houses built on it, with the result a property in a class absolutely by itself, unapproached in attractiveness by anything about Chicago, AND with it goes protection against everything which could mar its beauty or usefulness.

**TRANSPORTATION**—Garfield Park branch of Metropolitan Elevated to Oak Park Av., walk two blocks west. Lake Street Elevated to end of line, walk one block east, four blocks south. From West Side, Madison Street car direct to Clinton Avenue.

---

## THOMAS H. HULBERT

"BUILT ON HONOR HOUSES"

JACKSON BLVD. & CLINTON AV., OAK PARK                      CITY OFFICE, 6 MADISON ST.

Advertisement in the 1907 Oak Leaves

## 5. Monitoring and Stewardship

Two single-family houses were demolished to make way for the construction of new single-family houses in 2013. Neither house was located within a local or National Register historic district.



1231 Hayes was demolished in 2013, with the new house under construction



835 N. Lombard was destroyed in a fire, and the new house is under construction

Historic Preservation Staff continued its work with the Oak Park Development Corporation in administering the **Commercial Property Rehabilitation and Preservation Program**, which provides grants for commercial façade improvements throughout the Village of Oak Park. Projects on Madison Street and in Downtown Oak Park are funded using Tax Increment Financing (TIF) funds. Elsewhere the funding is from the Village’s general budget. The purpose of the program is to support the rehabilitation and preservation of commercial property, encourage new businesses, and retain, revitalize, and expand existing businesses in Oak Park. A total of 14 projects were awarded grants in the amount \$31,000.



327-331 Harrison Street (L) and 6804 Roosevelt Road (R) received grants for commercial storefront improvements

## 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.

- ***Nineteenth Century Club Charitable Association, 178 Forest Avenue***

The two-story brick building at 178 Forest Avenue is a Contributing Resource within the *Frank Lloyd Wright-Prairie School of Architecture Historic District* and is an Oak Park Historic Landmark, which was designated on September 20, 2010. The Neo-Classical building was designed in 1928 by architect James L. Fyfe and constructed by the Sides Construction Company for the Nineteenth Century Women’s Club (now the Nineteenth Century Club).

The proposed scope of work includes exterior repair and restoration to the west slate roof and front portico slate roof; wood surface restoration, rehabilitation and painting of the front portico, original wood windows and doors; replacement of west copper gutters, downspouts and flashing with new copper; rehabilitation of the flat roof and repair and rehabilitation of the skylights; and replacement of selected bricks and masonry limestone elements and spot tuckpointing. The Village Board approved the incentive on January 7, 2013.



## 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 have participated in the process the Village is undertaking 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 planning process, and ultimately the Comprehensive Plan, that the Village is undertaking with the help of Houseal Lavigne and Associates. *Envision Oak Park* will address many issues including, land use and development, transportation and circulation, community facilities, infrastructure, environmental features, housing and education, and parks and open space. In addition to the community-wide plans, *Envision Oak Park* will also provide more detailed plans for several key areas in the community.

## 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. The Guidelines are projected to be completed in 2014.





The 2013 Historic Preservation Award recipients



Enjoying the reception

**HPC Newsletter “Landmark Link”.** The Commission continued to issue its educational newsletter. One edition was released during 2013, which included information on the 2012 Preservation Awards, a graduate student historic resources survey, archaeology in Oak Park, information on the Architectural Review Committee, and updates on new Historic Landmarks. (see ATTACHMENT “D”)

**2013 Commission Member Activities**

*The Historic Preservation Commission* meets on the 2<sup>nd</sup> Thursday of each month to review Certificate of Appropriateness applications and Historic Landmark nominations. In addition, the Commission operates two committees: *The Architectural Review Committee*, comprised of five members, meets on the 4<sup>th</sup> Wednesday of each month with applicants 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 4<sup>th</sup> Monday of each month to discuss current and proposed educational and outreach programs and projects.

**Commissioner Joerg Albrecht:**

- Assisted in the organization of the 2013 Historic Preservation Awards event (November).

**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
- Attended Super Skyscrapers, Logan Center, University of Chicago (September)

**Commissioner/Commission Chair Rosanne McGrath:**

- President of Studio M Architects, Oak Park

**Commissioner Frank Heitzman:**

- President of Heitzman Architects, Oak Park
- Convener, Oak Park Architectural League
- Pleasant Home Foundation, Board Member & Restoration Committee Chair
- Pleasant Home Foundation, House Walk Docent (October)
- Construction Specifications Institute, Uniform Drawing Standards Task Team Chair
- National Institute of Building Sciences, BIM Ad Hoc Task Team, Vice Chair
- National Institute of Building Sciences, NCS Steering Committee
- National Institute of Building Sciences, NBIMS-US Standard Practice Subcommittee
- Downtown Oak Park, Board of Directors
- Oak Park Lake Street Design Committee Member

- Triton College Architecture Program, Advisory Committee Member
- Attended Wil Arets Lecture, Unity Temple (March)
- Attended National Register Nomination Workshop, Springfield (May)
- Prepared National Register Nomination for Oak Park Village Hall
- Attended Bjarke Ingals Lecture, Chicago (June)
- Attended the Historical Society of Oak Park & River Forest annual meeting (June)
- Attended the Illinois Preservation Conference, Evanston (June)
- Moderated panel discussion on energy conservation and historic buildings at Illinois Preservation Conference, Evanston (June)
- Attended Building Chicago Expo (September)
- Attended Construction Specifications Institute seminar on the Chicago Energy Code, Chicago (September)
- Attended Traditional Building Conference, Chicago (September)
- Attended International Energy Compliance Code Workshop, Chicago (December)

**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

**Commission Chair Christina Morris:**

- National Trust for Historic Preservation, Midwest Field Office, Chicago (January-August)
- Co-Presenter: Preservation Training, Oak Park Area Association of Realtors (April)

**Commissioner Regina Nally:**

- Historic Preservation Specialist, U.S. General Services Administration, Chicago
- Assisted in the organization of the 2013 Historic Preservation Awards event (November)

**Commissioner Drew Niermann:**

- President of Niermann Builders, Oak Park

**Commissioner Gary Palese:**

- Assisted in the organization of the 2013 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:**

- National Planning Conference, Local Host Mobile Workshop Committee Member, Chicago (April)
- Attended National Planning Conference, Chicago (April)
- Member of Oak Park Comprehensive Plan Advisory Committee
- Webinar: Mobile Planning: There is an App for That (January)
- Guest Lecturer: *Topics in Urban Planning & Policy: Introduction to Historic Preservation Planning*, University of Illinois Chicago (Feb)
- Co-Presenter: Preservation Training, Oak Park Area Association of Realtors (April)
- Attended thesis presentations for the Historic Preservation Program, School of the Art Institute of Chicago (April)
- Webinar: Multimodal Way Finding (July)
- Webinar: Addressing the Needs of LGBT Seniors (July)
- Webinar: Success Stories in Sustainability, The Common Ground Program (August)
- Webinar: Post WWII Suburbs (September)

- Attended National Preservation Conference, Indianapolis (October-November)
- Assisted in the organization of the 2013 Historic Preservation Awards event (November)
- Attended Annual Board Meeting, Illinois Association of Historic Preservation Commissions, elected Vice President, Springfield (December)

## 7. Attachments

A = Historic Landmark nomination reports for the following:

- 209-211 S. Elmwood Avenue (*Charlton H. Catlin Flats*, 1905, E. E. Roberts)
- 745 S. East Avenue (*Andreas Brisch House no. 1*, 1914)

B = Hulbert Historic District – National Register Preliminary Determination of Eligibility Report, October 29, 2013

C = 2013 Historic Preservation Award Recipients and Event program

D = HPC Newsletter *Landmark Link*

E = Commission Attendance and Meeting Minutes