



123 Madison Street, Oak Park, Illinois 60302

2018 Certified Local Government Annual Report Village of Oak Park Historic Preservation Commission

The Oak Park Historic Preservation Commission was established in 1972 by Village Ordinance (Oak Park Village Code 2-23-1). Members of the Commission are appointed by the Village President and Village Board of Trustees. 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 local 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 historic preservation staff liaison 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

Under the authority of the Oak Park Historic Preservation Ordinance, the Historic Preservation Commission and Commission staff review exterior changes visible from the street that are proposed for Oak Park landmarks and properties located within local and National Register designated historic districts. Oak Park Historic Preservation staff reviewed permits for 1468 projects in Oak Park's historic districts or relating to Oak Park landmarks in 2018. The Historic Preservation Commission conducted reviews of 54 projects requiring a Certificate of Appropriateness. The Certificates of Appropriateness were approved for 51 of those projects. There were no Certificates of Economic Hardship.

2. Section 106 of the National Historic Preservation Act

Under the authority of the Oak Park Historic Preservation Ordinance and the Programmatic Agreement with State and Federal Offices, projects funded through the Community Development Block Grant (CDBG) or the U.S. Department of Housing and Urban Development (HUD) are reviewed by the Historic Preservation Commission or staff that meet the qualifications outlined in 36 CFR Part 61, the Secretary of the Interior's Professional Qualification Standards for History or Architecture History.

a. Community Development Block Grant

i. 1025 Pleasant Place (Mills Park Tower)

The Mills Park Tower is a non-contributing resource within the Ridgeland-Oak Park Historic District. It is not recommended eligible for the NRHP. The apartment building was designed by architects Pyskacek & Rosenwinkel and was built in 1974 by William E. Burger Company for the Oak Park Housing Authority. The proposed scope of work involves interior bathroom renovations, interior flooring, and interior painting. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

b. Small Rental Properties Rehabilitation Loan Program

The Small Rental Properties Rehabilitation Loan Program is funded by CDBG funds, and all properties designated locally, listed on the NRHP, or deemed eligible for listing on the NRHP require Historic review.

i. 501-505 Madison St

This property is not located within a local or National Register historic district and is not recommended eligible for the NRHP. The two-story, brick commercial building was built in 1911 by builder Gauranty Construction Company for owner C. Furnis. The proposed scope of work involves replacing a flat roof. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

ii. 613-615 S Maple Ave

This property is not located within a local or National Register historic district and is not recommended eligible for the NRHP. The two-story frame house was built in 1897 and has been significantly altered over the years. The proposed scope of work involves replacing the asphalt shingle roof on the house, replacing the flat roofs on the two additions, and repointing the east and west ends of the brick addition. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

c. Single Family Housing Rehabilitation Loan Program

The Single Family Housing Rehabilitation Loan 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.

i. 621 Carpenter Ave

This property is not located within a local or National Register historic district and is not recommended eligible for listing on the NRHP. The stucco Craftsman bungalow was built in 1914 by builder and developer R. J. Vanderslice. The proposed scope of work involves replacing an interior damaged boiler. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

ii. 705 S Grove Ave

This property is not located within a local or National Register historic district and is not recommended eligible for listing on the NRHP. The two-story frame house was built in 1915 by C. Ramsair for owner J. F. Ellis. The proposed scope of work involves replacing five damaged windows, three vinyl and two glass block, with vinyl windows. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

iii. 922 S Humphrey Ave

This property is not located within a local or National Register historic district and is not recommended eligible for listing on the NRHP. The one-and-a-half-story, frame Craftsman bungalow was built in 1915 by developer Thomas Mack. The house is currently clad with vinyl siding and wood shingles and retains its historic wood windows. The proposed scope of work involves removing non-original wood windows, vinyl siding and framing from the front porch, providing structural repair to the porch roof, installing a light and beadboard ceiling, removing the side entry, adding wood stairs in the front, infilling porch openings with smaller windows, painting vinyl siding and an exposed concrete foundation, and repairing brick. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

iv. 1030 N Austin Blvd (Unit 3N)

This property is not located within a local or National Register historic district and is not recommended eligible for listing on the NRHP. The multi-family building was constructed in ca. 1930 and designed by Meyer and Cook, Architects. The proposed scope of work involves replacing the windows and minor work on the interior. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

v. 1235 N Elmwood Ave

This property is not located within a local or National Register historic district and is not recommended eligible for listing on the NRHP. The single-family brick bungalow was built ca. 1952. The proposed scope of work involves repairs and replacement of damaged materials on the exterior as well as interior repairs and upgrades. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

vi. 1042 S Scoville Ave

This property is not located within a local or National Register historic district and is not recommended eligible for listing on the NRHP. The building was built in 1908 by Louis Sorenson for owner Frank Kernberger. It is an example of the "shoebox" graystone house type, a single-family variation of the Chicago Greystone. The shoebox graystones are most common near early twentieth century industrial sites, as seen in North Lawndale's K-Town Historic District. The proposed scope of work involves replacement of damaged portions of the front porch decking, treads, lattice fascia, and gutters. Other work consists of installing a new white storm door as well as rehabilitation work on the rear façade and interior. The project was found to meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will result in a finding of no adverse effect as defined in 36 CFR Part 800.5(b).

3. Advisory Review

a. Planned Developments

Section 7-9-10 of the Historic Preservation Ordinance states that for Planned Development projects within historic districts, the Historic Preservation Commission "shall evaluate the anticipated effect of the zoning action requested in the application on the designated historic district and shall consider the long-term compatibility of the proposed zoning action with the character of the affected historic resources and the effect of any proposed zoning action on the long-range preservation of these resources." No Planned Developments were reviewed by the Historic Preservation Commission in 2018.

4. Local Designations

The Oak Park landmark designation process is initiated by the submission of a nomination form to the Historic Preservation Commission. Upon receipt of a nomination, the Commission makes a preliminary determination of eligibility based on the ability of the proposed resource to meet the criteria outlined in

the Oak Park Historic Preservation Ordinance (7-9-5). The preliminary determination of eligibility is followed by a designation hearing. Following the hearing, the Commission determines whether to recommend designation of a historic landmark to the Village Board based on the criteria in the Ordinance. Landmarks are then designated or rejected by the Village Board.

a. 400 N Kenilworth Ave (John J. Schmidt House)

The Schmidt House was designated an Oak Park landmark on May 7, 2018. The house was built in 1872 for commuting Chicago manufacturing executive John J. Schmidt on land purchased from Joseph Kettlestrings, Oak Park's original settler. It was altered in 1908 with a new front porch, side addition, and interior changes. The 1908 design was by architect E. E. Roberts. The house is significant as representative of Oak Park's history, from its post-Chicago Fire, Italianate style construction to its remodeling by well-known local architect E. E. Roberts.

5. Historic Resource Surveys

No historic resource surveys were conducted in 2018.

6. National Register of Historic Places

No properties were listed on the National Register of Historic Places in 2018.

7. Monitoring and Stewardship

a. Proposed Demolition

i. 224 S Marion St

The property of 224 S Marion St pursued demolition but their Certificate of Appropriateness was ultimately denied by the Village Board. A Certificate of Appropriateness was submitted to the Historic Preservation Commission on August 9, 2018, to demolish the house at 224 S Marion St. The house is a contributing structure within the Ridgeland-Oak Park Historic District, and the Commission determined that the house contributes to the historic integrity of the district, meets the intent of the comprehensive plan and zoning ordinance, and is supported by the preservation standards and guidelines. On October 15, 2018 the Village Board concurred with the Historic Preservation Commission in denying a Certificate of Appropriateness to demolish the single-family house and detached garage at 224 S Marion St.

8. Commission Activities

a. Historic Preservation Awards

The Historic Preservation Commission cohosted an awards program, Celebrating Stewardship: Heritage, Environment, and Design (Attachment A). The Preservation Awards were presented in conjunction with the Green Awards and Cavalcade of Pride Awards; the latter were presented by the Environment + Energy and the Community Design Commissions. The ceremony was held at Village Hall on December 12, 2018.

The 2018 Preservation Awards were presented for the following:

- 232 S Kenilworth Ave for Best of Preservation
- 426 Forest Ave for Restoration
- 400 Home Ave for Restoration
- 304 N Scoville Ave for Restoration (Honorable Mention)
- 316 Washington Blvd for Rehabilitation
- 121 S Kenilworth Ave for Sustainability
- 948 N East Ave for Addition

b. Joint Commission Meeting

The Historic Preservation Commission attended a joint meeting with the Plan Commission, the Zoning Board of Appeals, and the Community Design Commission. Training presenters Michael Blue and Courtney Kashima discussed the Comprehensive Plan, Planned Development process, roll of Commissioners and elected officials, items not subject to review by the Commission, the hearing process, conflict of interest, and other items.

9. Attachments

- A. 2016 Historic Preservation Award Recipients and Event program

Welcome and Opening Remarks

Anan Abu-Taleb, Mayor
Village of Oak Park

2018 Preservation Awards

Christopher Payne, Chair
Historic Preservation Commission

2018 Green Awards

Nick Bridge, Chair
Townsend Bailey, Commissioner
Environment & Energy Commission

2018 Cavalcade of Pride Awards

Douglas Chien, Chair
Community Design Commission

2018 Disability Access Awards

Amy O'Rourke, Chair
Jennifer Kovar, Commissioner
Disability Access Commission

*Please join us for light refreshments in
Room 101 after the ceremony.*

2018 Preservation Awards

232 S. Kenilworth Avenue
Edward Scheck & Carrie Hageman
Debra McQueen, Architect
Maldonado Construction
Overall

426 Forest Avenue
Anne & Ron Paluck
Steve Matticks Remodeling
Restoration

400 Home Avenue
Rachel & Dan Stark
Thomas Restoration
Restoration

304 N. Scoville Avenue
Lauren & Jonathan Tulbert
Restoration (honorable mention)

316 Washington Boulevard
Mike Fox
Garapolo & Associates Architects
Rehabilitation

341 Harrison Street
Rick & Mimi Comerford
Sustainability

121 S. Kenilworth Avenue
Carol Jackson
G. Michael Gold
Sustainability (honorable mention)

948 N. East Avenue
Kathleen A. Capone
Debra McQueen, Architect
Pam Whitehead, P&P Construction
Addition

2018 Green Awards

**2018 SolSmart Gold Award
to the Village of Oak Park**

Kenneth Crowley
Green Fleet Project

Rick & Mimi Comerford
Renewable Energy & The Built Environment

Deb Quantock McCarey
*Deb's Big Backyard as education advocates for urban
birding and nature conservation*

David Murphy
Deep Roots Project

Schools' Green Team Garden Collaboration
Sustaining Healthy School Gardens

Laura Maychruk - Buzz Cafe
Single-use plastic reduction & zero waste initiatives

The Park District of Oak Park
Water conservation and playground re-purpose project

2018 Cavalcade of Pride Awards

~ Residential ~
1034 N. Grove Avenue
Karen Lareau and Sanjay Patel

1216 Fair Oaks Avenue
Jessica & Christopher Wollmuth

52 LeMoyné Parkway
Mary Kay Shaw

913 South Boulevard
Kim Tran & Michael Papciak

124 Wesley Avenue
Marie Stoshak-Chavez & Milton Chavez

205 S. Cuyler Avenue
Amy Kovalan & Edward Kerros

1156 S. Grove Ave.
Thomas Brooker

707 Wesley Avenue
Lauren & Mark Frenden

543 Lyman Avenue
Lisa and David Rothkopf

~ Most Improved ~
11 Elizabeth Court
Keeli Mickus

~ Multi-Family ~
300 N. Grove Avenue
Roberts Condo Association

500 Washington Boulevard
Scoville Court Condo Association

825-827 S. Lombard Avenue
Jeanne Cotter

~ Garden ~
928 Mapleton Avenue
Kim & John Wilson

300 N. Forest Avenue
Allison & Kip Meyer

~ Block ~
1000 Mapleton Avenue

~ Commercial ~
Yuppie Puppy
1042 Chicago Avenue

~ Sign ~
Maple Place
1133 Chicago Avenue

Harrison Harvey sign
220-226 Harrison Street
Tom Basset-Dilley, Architect
Brand & Company

~ Special ~
Mosaic Murals
Oak Park Area Arts Council

~ Good Neighbor ~
Forest Preserves of Cook County
536 N. Harlem Avenue, River Forest

2018 Disability Access Awards

Lemonmade
187 N. Marion Street

Lively Athletics
109 N. Oak Park Avenue

**United Cerebral Palsy Seguin of Greater Chicago
(UCP Seguin)**
332 W. Harrison Street

Village of Oak Park
Anan Abu-Taleb, Mayor
Trustees Deno Andrews, Simone Boutet,
Andrea Button, Dan Moroney, Jim Taglia,
Bob Tucker
Vicki Scaman, Village Clerk
Cara Pavlicek, Village Manager

Historic Preservation Commission
Christopher Payne (Chair), Tom Abrahamson,
Jennifer Bridge, Sandra Carr, Darrick Gurski,
Rebecca Houze, Laura Jordahl, David Sokol,
Aleksandra Tadic, Noel Weidner
Staff Liaison: Susie Trexler

The Historic Preservation Commission, established in 1972, is an 11-member body that evaluates proposals affecting the Village's landmarks and historic districts. The Commission also advises on historic preservation issues and policies.

Environment & Energy Commission
Nick Bridge (Chair), Townsend Bailey,
Laura Derks, Scott Friesen, Elizabeth Judson,
Stephen Morales
Staff Liaison: Mindy Agnew

The Environment and Energy Commission, established in 1974, is a nine-member body that advises on policies related to the best methods of maintaining an environment beneficial to the Village and as free from pollution as is practical and is reasonable, methods to promote energy conservation, environmental sustainability, recycling, waste reduction, water conservation and reduction of air emissions.

Community Design Commission
Douglas Chien (Chair), Jason Bergwerff,
Juan Betancur, Richard Katz, Jonathan Kirk,
Greg Kolar, Lloyd Natof, Nick Sinadinos,
Christopher "Scott" Smith, Aaron Stigger,
Cindy Wong
Staff Liaison: Craig Failor

The Community Design Commission was established in 1973 to advise on policies that help enhance the aesthetic quality of life in the Village of Oak Park. Its tasks and projects include providing design advice, administering the Cavalcade of Pride awards each year and developing resource material to aid in private property development, in addition to hearing requests for sign regulation variations.

Disability Access Commission
Amy O'Rourke (Chair), Stephanie Browning,
Jennifer Kovar, Suzen Riley, Brian Roman,
Alap Shah, Kathleen Yannias
Staff Liaison: Steven Cutaia

The Disability Access Commission was established in 1980 as the Universal Access Commission to advise on policies that facilitate full participation in community activities by its disabled residents, to bring disabled persons into the mainstream of Oak Park life by recognizing that disabled persons can lead proud and productive lives, to promote universal access throughout the Village and to heighten public awareness. The name was changed in 2012.



Celebrating Stewardship:

Heritage Environment Design Access

2018 Preservation Awards
2018 Green Awards
2018 Cavalcade of Pride Awards
2018 Disability Access Awards

December 12, 2018
Village Hall
Council Chambers
123 Madison Street

