



**Proposed Local and National Register
Hulbert Houses Historic District
May 20, 2015**

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"

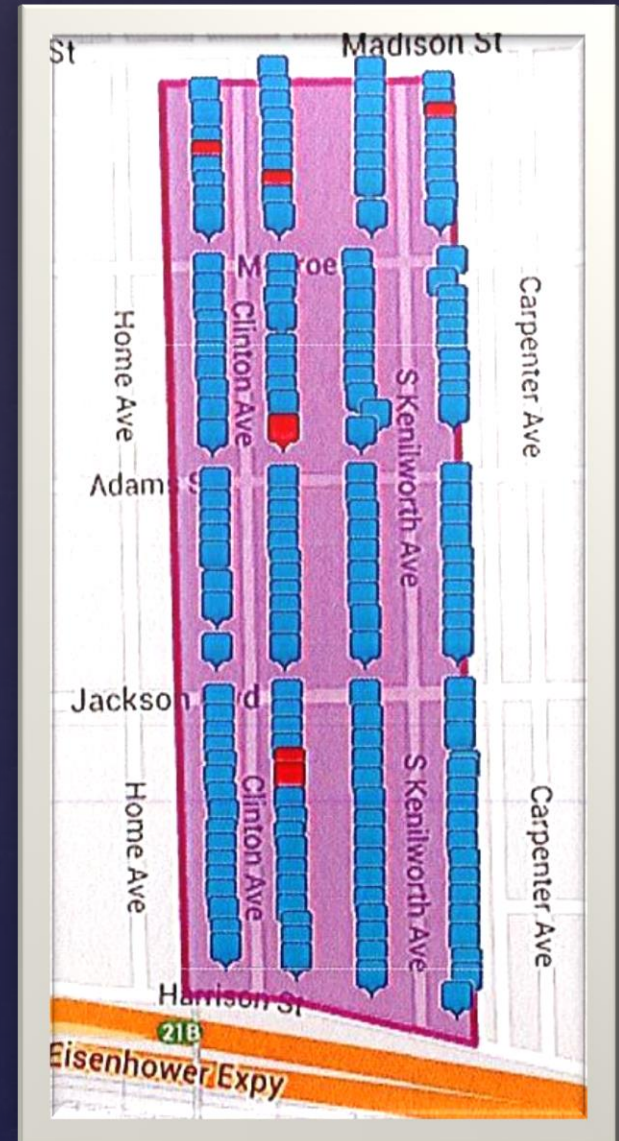
JACKSON BLVD. & CLINTON AV., OAK PARK

CITY OFFICE, 6 MADISON ST.

Hulbert Houses Historic District

Why is historic district designation being sought for the neighborhood?

- Official National and Local recognition
- Long-term protection of historic neighborhood character through thoughtful management of alterations and demolition
- Historic significance and architectural character of the Hulbert Houses
- High level of integrity (97%)
- Long-term planning is proactive rather than reactive



Hulbert Houses Historic District

What is the National Register and What Does it Mean for You?

- Nation's official list of historic buildings, districts and sites
- **Honorary recognition of historic places**
- No local restrictions on alterations or demolition
- **Limited protection from Federally funded undertakings**
- Eligible for the Property Tax Assessment Freeze program
- **Eligible for a Preservation Easement**



Hulbert Houses Historic District

What is Local Designation and What Does it Mean for You?

- Oak Park's official list of Historic Landmarks and Districts
- **Oak Park Historic Preservation Ordinance**
- Historic Preservation Commission review of Demolition* through a Certificate of Appropriateness application
- **Review of Village-funded projects**
- Does not impact how you use the property, nor does it require you to make improvements to your property.
- **Eligible for the Property Tax Assessment Freeze program**
(www.illinois.gov/iHPA/Preserve/Pages/taxfreeze.aspx)
- Eligible for the Preservation Easement Program

*Demolition = The razing or destruction, whether entirely or in significant part of a building, structure, site or object. Demolition includes the removal of a building, structure or object from its site or the removal or destruction of its façade or surface.



Hulbert Houses Historic District

Why Designate Both National and Local Historic Districts?

- A Historic District includes a specific boundary around a special group of properties that are labeled as Contributing or Non-Contributing Resources. There are no restrictions on Non-Contributing properties as they do not contribute to the historic and architectural character of the historic district.
- National Recognition brings Honor, Prestige and Pride in property and neighborhood.
- Local Recognition allows changes to the long-term historic character of the neighborhood to be thoughtfully managed through the review of demolition* proposed for Contributing Resources by the Historic Preservation Commission or its Staff.
- Contributing Properties are eligible for the Property Tax Assessment Freeze Program and the Preservation Easement Program under both National and Local Districts



Hulbert Houses Historic District

What is a Contributing Resource?

- A property that represents the historic and architectural characteristics that qualify the area as an historic district, retains a significant amount of historic integrity, and was constructed between 1905-1928.

What is a Non-Contributing Resource?

- A property that does not represent the historic and architectural characteristics that qualify the area as an historic district, does not retain a significant amount of historic integrity, or was constructed after 1928.



Hulbert Houses Historic District

What is a Certificate of Appropriateness?

- A 'COA' is a separate application you submit to Commission Staff at no additional fee when demolition* is involved in a project on a Contributing Resource.
- All COA applications are reviewed based on the Architectural Review Guidelines.
- A COA application may be approved by Commission Staff or by the Historic Preservation Commission at a monthly meeting.
- A Building Permit may be issued for a project once the COA has been approved.

***Demolition = The razing or destruction, whether entirely or in significant part of a Building, structure, site or object. Demolition includes the removal of a building, structure or object from its site or the removal or destruction of its façade or surface.**



Oak Park

Office Use Only

PROJECT NO: _____

DATE RECEIVED: _____

DATE REVISED: _____

Application for Certificate of Appropriateness

Property Address _____ Date _____

Owner Name/Address _____

Applicant Phone No./Email Address _____

Contractor/Architect (if applicable) _____ Phone No. _____

Property Use _____

Historic Landmark
 Ridgeland Historic District

Frank Lloyd Wright Historic District
 Gunderson Historic District

Description of Job : _____

Drawings Submitted Yes _____ No _____

Applicant Name/Address _____

Applicant Phone No./Email Address _____

Notice:
This form is not a permit application.

APPLICANT'S SIGNATURE

Certificate of Appropriateness

The Oak Park Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 7-9-12 of Article 9 of the Code of the Village of Oak Park. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.

Chairperson's Signature _____

Date of Commission Review _____

Certificate of Appropriateness – Approved _____ Denied _____ Vote Record _____
Conditions Y N

Hulbert Houses Historic District

What is a Certificate of Advisory Review?

- *Advisory Review is a review process for any project that does not require a COA. Commission Staff generally reviews and signs off on minor projects.*
- All Advisory Review applications are reviewed based on the Architectural Review Guidelines.
- *the Historic Preservation Commission may provide recommendations to you on an Advisory Review project if it will have a significant impact on the neighborhood.*
- You may choose to follow the Historic Preservation Commission's Advisory comments, or you may proceed with the project as submitted.



Hulbert Houses Historic District

Tell me more about the review process.

Comparison with existing historic districts

- Existing Historic District buildings = 4,000 buildings
- 2014 Total Historic Permits Reviewed = 1,169
- Number of Projects Requiring a COA in 2014 = 74
- Number of COA's reviewed by Historic Preservation Commission = 30
- Number of COA's approved by Commission Staff = 44
- Number of building permit applications approved by Commission Staff = 1,069

Comparison with the Gunderson Historic District (Second Subdivision)

- Number of Buildings = 230 buildings
- 2014 Total Historic Permits Reviewed = 42
- 2014 Certificate of Appropriateness reviews = None
- 2014 Certificate of Advisory reviews = 5 (vinyl siding, vinyl windows, addition)
- Staff approvals = 37 (fences, driveways, sidewalks, chimneys, work in rear, garage)



Hulbert Houses Historic District

What are the costs to me for living in a Historic District?

- Architecture/Design Plans for larger projects: If your architect or contractor is familiar with the process, or you consult with the Historic Preservation Commission or Staff early in the design phase, you may eliminate future costs for changes to architectural drawings.
- Building Materials: You may incur some additional costs if proposing to use some materials, such as vinyl or aluminum, as many of these materials do not meet the Architectural Review Guidelines. Upgrading to more traditional materials like stucco, brick, or wood siding may be more expensive in the short-term, but should last much longer.
- Potential delay in permit review process to accommodate Historic Review: By consulting with Commission Staff early in the design phase of any project, and meeting with the Historic Preservation Commission prior to submitting your building permit application, you may eliminate additional delays within the Permit Processing Division.



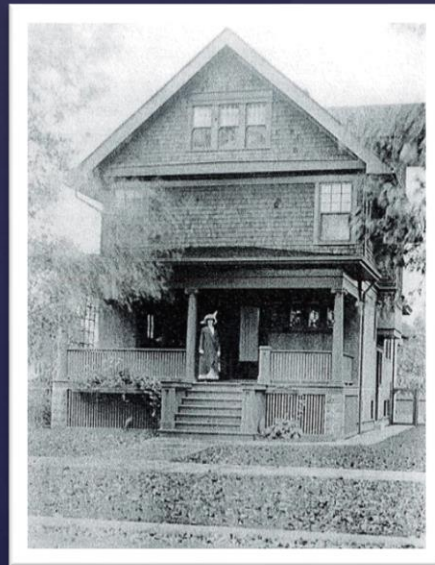
Hulbert Houses Historic District

Will living in a Historic District Affect my Property Taxes?

- There is no basis for connecting property tax assessments with historic district designation. Normal assessment procedures by Cook County will not change. Property taxes are assessed based on numerous factors, such as comparable sales, land, location, square footage and construction type.

Will living in a Historic District Affect my Property Values?

- Numerous studies have shown that over time, property values within a historic district either stabilize or may increase. This is partly due to the knowledge that the historic district will not drastically change in the future, and that no major projects will be constructed which will negatively impact the character of the neighborhood. This stability comes from the fact that all properties are reviewed based on the Architectural Review Guidelines.



Hulbert Houses Historic District

Common Terms and Definitions:

- **CONTRIBUTING RESOURCE:**
A building constructed between 1905-1928 that has not been significantly altered and therefore contributes to the historic character of the district.
- **NON-CONTRIBUTING RESOURCE:**
A building constructed after 1928 or one which has been significantly altered and therefore does not contribute to the historic character of the district.
- **CERTIFICATE OF APPROPRIATENESS:**
An application for a project which involves full or partial demolition of a Contributing Resource or is using a local government funding sources.
- **CERTIFICATE OF ADVISORY REVIEW:** An application for a project that does not meet the criteria for a Certificate of Appropriateness.
- **HISTORIC PRESERVATION ORDINANCE:** An ordinance adopted by the Village of Oak Park which outlines the roles and duties of the Historic Preservation Commission, designation procedures and criteria, and work that requires a Certificate of Appropriateness.
- **ARCHITECTURAL REVIEW GUIDELINES:** Design review guidelines adopted by the Village of Oak Park which outlines the principles by which the Historic Preservation Commission will review submittals for proposed work within Oak Park Historic Districts or work on Oak Park Landmarks



Hulbert Houses Historic District

Process Moving Forward:

- Analyze the results of the two public meetings.
- Prepare a “Frequently Asked Questions” flyer.
- Prepare a Survey/Poll to mail to property owners to gauge support.
- Scenario 1: Hire a consultant to prepare Nomination Report to be used for both National Register and Local historic district designation
 - Hold a public hearing
 - Forward to village Board for local approval
 - Meet with Illinois Historic Sites Advisory Council
- Scenario 2: Hire a consultant to prepare Nomination Report to be used for either a Local or National Register historic district designation
 - Either Village or State process
- Scenario 3: Consider designation of a historic district at a later date

Hulbert Houses Historic District

Questions or written public comments may be sent to:

historicpreservation@oak-park.us

board@oak-park.us

Douglas Kaarre, Commission Staff

(708) 358-5417

www.oak-park.us/historicpreservation

Next Step

Property Owner Survey
and FAQ (June 2015)



The Hulbert Houses, Oak Park

\$4300 to \$7000 Booklet Sent Free

RESIDENCES ONLY—NO FLATS ALLOWED

The question is often asked why no portion of the Hulbert property at Oak Park will be sold without a house on it. In no other way can its high standard of excellence and attractiveness be maintained. When you buy a Hulbert House you not only get the best but you get with it the certainty that nothing but the best can come on to any part of the property. It has every convenience of city life, you do not wait for it to be finished, it has been finished before you come. It is in no sense a speculative proposition. It is an honest, substantial business project, and I see always that my prices be compared with those of houses ordinarily offered for sale. The tax building and every objectionable thing, you will remember, are absolutely barred.

TRANSPORTATION

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THOS. H. HULBERT

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Jackson Blvd. and Madison St., Oak Park