

**2002 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT  
VILLAGE OF OAK PARK  
HISTORIC PRESERVATION COMMISSION**

**1. Certificates of Appropriateness and Certificates of Economic Hardship**

Under the authority of the Oak Park Historic Preservation Ordinance, 829 building permit or plan review applications were reviewed for appropriateness in 2002. 116 permits were forwarded to the Architectural Review Committee of the Historic Preservation Commission for review. There are no applications pending from 2002 nor were any withdrawn. (See Attachment "A" – Permits Reviewed)

---

Under the authority of the Historic Preservation Ordinance and the Memorandum of Agreement with State and Federal Offices, the Historic Preservation Commission reviewed 15 projects funded through **CDBG** funding. The findings are as follows:

470 N. Austin Boulevard (*Residence Corporation of Oak Park*) is located within the *Ridgeland-Oak Park Historic District* and is considered to be a Contributing building. The project involved an interior rehab of two 2-bedroom apartments with the addition of a circular stair to connect the two apartments and make them one. The addition of the circular stair in one corner of the living room does not have a negative impact on the historic character of the property and could be removed in the future. A determination of National Register eligibility was not completed. *Review date: February 12, 2002*



605 Lake Street (*MOMENTA Performing Arts Company*) is not located within an Oak Park historic district. The building was determined to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture), based upon a letter from Anne Haaker, IHPA dated 12-6-02 concurring with the Historic Preservation Commission's determination. The proposed work includes the addition of a handicapped ramp to the west exterior entrance which is not visible from the street. It also includes an interior lift, which will be placed within the existing stairwell opening, and making the bathrooms on the first floor accessible. The majority of these alterations are not permanent in nature and do not have a negative impact on the historic character of the building. *Review date: February 12, 2002 and September 25, 2002*



418 S. Oak Park Avenue (*Oak Park Township Senior Services*) is located within the *Ridgeland-Oak Park Historic District* and is a Contributing building. The proposed work includes the replacement of the existing carpeting with new carpeting and does not have a negative impact on the historic character of the building. A determination of National Register eligibility was not completed. *Review date: February 12, 2002*



436 S. Taylor Avenue (*Sequin Services*) is located within the *Ridgeland-Oak Park Historic District* and is a Contributing building. The proposed work includes the installation of a sprinkler system, wall repair and repainting. These changes will not permanently alter the building and therefore will not have a negative impact on the historic character of the building. It was determined that the property is not eligible for listing on the National Register of Historic Places under Criterion C (architecture). *Review date: February 12, 2002*



120 S. Marion Street (*Family Service & Mental Health Center of Oak Park*) is not located within a historic district and is not eligible for listing on the National Register as the building is less than 50 years old. No historic review was completed. *Review date: September 25, 2002*



1139 Randolph Street (*Oak Park & River Forest Day Nursery*) is a Contributing structure within the *Ridgeland-Oak Park Historic District*. The building was an Eligible Historic Landmark, and had been recommended for landmark designation at the time of review. The building was designated a landmark on November 18, 2002. Work involved repairing a broken window and water-damaged basement wall, as well as replacement of rear concrete steps. *Review date: September 25, 2002*



416 N. Humphrey Avenue (*Sequin Services*) is not located within an Oak Park Historic District and was determined not to be eligible for listing on the National Register under Criterion C (architecture). No historic review was completed. *Review date: September 25, 2002*



1045 S. Highland Avenue (*Sequin Services*) is not located within an Oak Park Historic District and was determined not to be eligible for listing on the National Register under Criterion C (architecture). No historic review was completed. *Review date: September 25, 2002*



1124 N. Humphrey Avenue (*Sequin Services*) is not located within an Oak Park Historic District and was determined not to be eligible for listing on the National Register under Criterion C (architecture). No historic review was completed. *Review date: September 25, 2002*



1111 S. Taylor Avenue (*Sequin Services*) is not located within an Oak Park Historic District and was determined not to be eligible for listing on the National Register under Criterion C (architecture). No historic review was completed. *Review date: September 25, 2002*



908 Wenonah Avenue (*Sequin Services*) is not located within an Oak Park Historic District and was determined not to be eligible for listing on the National Register under Criterion C (architecture). No historic review was completed. *Review date: September 25, 2002*



317 and 319 Chicago Avenue (*Oak/Leyden Development Services*) are Contributing structures in the *Frank Lloyd Wright and Prairie School of Architecture Historic District*. 317 Chicago is the coach house for 319 Chicago. It was determined that the property is not eligible for listing on the National Register of Historic Places under Criterion C (architecture). Project work for 319 included repairing the roof, porch handrails and gutters. For 317 it included replacing bathroom and kitchen flooring and deck repair. *Review date: September 25, 2002*





320 Chicago Avenue (*Oak/Leyden Development Services*) is not located within an Oak Park Historic District and was determined not to be eligible for listing on the National Register under Criterion C (architecture). No historic review was completed. *Review date: September 25, 2002*



411 Chicago Avenue (*Oak/Leyden Development Services*) is not located within an Oak Park Historic District and was determined not to be eligible for listing on the National Register under Criterion C (architecture). No historic review was completed. *Review date: September 25, 2002*



5 Pleasant Street (*Residence Corporation of Oak Park*) is a Non-Contributing property in the *Ridgeland-Oak Park Historic District* and was determined not to be eligible for listing on the National Register under Criterion C (architecture). No historic review was completed. *Review date: September 25, 2002*



---

The Historic Preservation Commission reviewed 5 projects funded through the use of CDBG funds in the **Commercial Property Rehabilitation & Preservation Program** (*Administered by the Oak Park Development Corporation*):

46 Lake Street (*Danza Viva*) is a contributing property within the *Ridgeland-Oak Park Historic District*. The project involved the addition of a canvas awning and new security doors. These improvements were deemed as being temporary and were approved. *Review date: June 7, 2002*



621 Madison Street (*CP Financing*) is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). *Review date: June 7, 2002*



31 W. Harrison Street (*Oak Park Residence Corp.*) is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The project was to convert a ground-floor residential space back to a commercial space. *Review date: October 30, 2002*



114 N. Oak park Avenue (*Gloor Realty*) is a contributing property within the *Ridgeland-Oak Park Historic District*. The project involved interior ADA bathroom improvements. *Review date: May 31, 2002*



728 Lake Street (Spiro Papageorge) is not located within an Oak Park historic district. The project was the addition of a canvas awning. *Review date: August 6, 2002*



---

The Historic Preservation Commission reviewed 8 projects funded through the use of CDBG funds in the **Single-Family Rehab Program** (*Administered by the Village of Oak Park*):

1111 N. Harvey Avenue is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). *Review date: May 23, 2002*



1158 S. Harvey Avenue is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). *Review date: May 29, 2002*



1034 N. Austin Blvd. is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). *Review date: May 29, 2002*



838 S. East Avenue is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). *Review date: May 29, 2002*



817 S. Cuyler Avenue is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). *Review date: May 29, 2002*



1112 S. Cuyler Avenue is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). *Review date: July 22, 2002*





529 S. Harvey Avenue is not located within an Oak Park historic district and was determined not to be eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). *Review date: July 22, 2002*



417 S. Humphrey Avenue is a Contributing structure within the *Ridgeland/Oak Park Historic District*. *Review date: December 4, 2002*



## **2. Local Designations**

Five buildings were nominated for designation as an Oak Park Landmark in 2002. The public hearing for four nominations was held on August 8, 2002, the fifth on October 24, 2002. The Village Board approved three of the nominations on November 18, 2002, and the remaining two on December 2, 2002. The following five properties were nominated:

- 1027 Chicago Avenue (*Thomas Gale House*) – Designed by Frank Lloyd Wright and constructed in 1892. Designated November 18, 2002.
- 223 N. Euclid Avenue (*George Furbeck House*) – Designed by Frank Lloyd Wright and constructed in 1897. Designated November 18, 2002
- 1139 Randolph Street (*Oak Park-River Forest Day Nursery*) – Designed by Charles E. White and constructed in 1926. Designated November 18, 2002.
- 321 N. Euclid Avenue (*Charles Roberts House*) – Designed by Burnham & Root c. 1883. Designated December 2, 2002.

- 300-304 N. Grove Avenue (*Roberts Building*) – Designed by E. E. Roberts and Elmer C. Roberts and constructed in 1928. Designated December 2, 2002.

### **3. Survey**

#### Architectural Survey for Downtown and The Avenue Business District

In 1975, a survey was sponsored by the Historic Preservation Commission (then the “Landmarks Commission”) and the Community Design Commission to take an inventory of the commercial buildings in and around what was known as the “Oak Park Mall”, and what is now referred to as Downtown Oak Park. In 1981, the survey was updated by the Oak Park Tour Center of the Frank Lloyd Wright Home & Studio and prepared by Gail Downey. The 1981 update included building permit research for each building as well as adding the Avenue District on Oak Park Avenue.

The 2002 update, prepared by the Historic Preservation Commission and Village staff, updated the photographs of each building, added additional information that was not available 20 years ago, and added the commercial areas south of the railroad tracks on South Blvd., S. Marion Street and S. Oak Park Avenue. Also, the current update has added architectural information on each building and given each building a rank.

The purpose of updating this architectural survey was mainly educational. It was to educate property owners, Village officials and staff and the public at large as to what buildings in our downtown and Avenue business districts are worthy of preserving either as part of a whole or as an individual Landmark. It should be noted that certain buildings within this survey already existed within the *Ridgeland-Oak Park Historic District*. This is noted on the survey form. This survey does not make specific recommendations regarding future historic districts or boundaries. However, the Historic Preservation Commission does recommend that further research be conducted to determine whether a downtown historic district should be designated.

#### Significant Property List

The Landmarks Committee of the Historic Preservation Commission reviewed a compilation of properties identified on various architectural surveys, including the Hasbrouck-Sprague survey of 1970, the Illinois Historic Structures Survey of 1972, the list of significant properties identified in the Ridgeland-Oak Park National Register Historic District nomination form of 1983, and the Gunderson Historic Resources Survey of 1997. Properties from the Commission’s two guidebooks are also included, as well as various properties identified by staff.

The purpose was to review the properties identified on the list as to whether they merit individual historic landmark designation. Properties not currently on the list or identified as significant in the future can be added to the list. The Committee has not completed their review of the list, which will be forwarded to the Historic Preservation Commission for adoption. Following adoption of the list, all property owners on the list will be notified and encouraged to landmark their property.

The Significant Property List has not been completed as of December 31, 2002.

### **4. National Register**

The Historic Preservation Commission submitted a nomination form to list Scoville Park on the National Register of Historic Places.

- IHPA representative Amy Easton provided a preliminary determination of eligibility on October 10, 2001.
- A contract was signed between the Village of Oak Park and Gilmore Franzen Architects on April 10, 2002 to prepare the nomination form.
- The Historic Preservation Commission reviewed and discussed the draft nomination at a public meeting on June 13, 2002 attended by representatives from the Park District of Oak Park.
- The Historic Preservation Commission submitted a letter to IHPA dated August 9, 2002 endorsing the nomination of the district.
- The Village President submitted a letter to IHPA dated September 3, 2002 endorsing the nomination of the district.
- The district was approved by IHSAC on September 12, 2002.
- Scoville Park was listed on the National Register on November 21, 2002.

## 5. Monitoring

The property at **833 Woodbine Avenue**, located in the *Frank Lloyd Wright and Prairie School of Architecture Historic District*, was demolished without approval by the Historic Preservation Commission in August of 2002. The Commission had determined that the property, a vernacular single-family home, was a contributing property in the district. The Commission had approved two additions to the home prior to the unapproved demolition. The property owner was fined \$200.00 by the Village of Oak Park and required to construct (reconstruct) what was originally approved.



## 6. Activities

- The Commission presented 11 historic preservation awards at the Village Board meeting on May 20, 2002. (*See Attachment "E" – Historic Preservation Awards*)
- The Commission hosted a booth at "A Day in Our Village", the annual summer festival held in downtown Oak Park in June, 2002.
- Commissioners Gilbert, Freerksen, Doty, Walwyn and Commission staff attended the LPCI state preservation conference in Chicago in September 2002.
- Commissioner Gilbert and Commission staff attended the National Preservation Conference in Cleveland, Ohio in October 2002.
- New Commissioners – Frank Lipo, Doug Freerksen, Scott Fortman, Mark Kasprzyk, Karen Doty

## 7. Attachments

- A – 2001 Permits Reviewed
- B – 1027 Chicago Avenue Local Landmark Nomination
- C – 223 N. Euclid Avenue Local Landmark Nomination
- D – 1139 Randolph Street Local Landmark Nomination

E – 321 N. Euclid Avenue Local Landmark Nomination  
F – 300-304 N. Grove Avenue Local Landmark Nomination  
G – Downtown Architectural Survey  
H – Scoville Park National Register Nomination  
I – 2002 Historic Preservation Awards  
J – Resumes of New Commissioners  
K – Historic Preservation Commission meeting minutes