

Office Use Only	
PROJECT NO:	
DATE RECEIVED:	
DATE REVISED:	

Application for Certificate of Appropriateness

Property Address 477 John Marion Street Date 6-27-2018
Owner Name/Address 224 S. Mavion LLC (Andrew Palomo) er Applicant Phone No. /Email Address 847-489-1900 Andrew Palomo Contractor/Architect (if applicable) 11/A Phone No
Property Use Multi-Tenant Offices Historic Landmark FLW-Prairie School Historic District Gunderson Historic District Gunderson Historic District Description of Job: Demolition of existing improvements
Drawings Submitted YesNoX
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 - PUBLIC HEARING

Hearing Date:

August 30, 2018

Address:

224 South Marion Street

Property Owner:

Andrew Palomo (David Lehman - Contract Purchaser)

Architect:

Drew Nelson, WDN Architects

Historic District:

Ridgeland/Oak Park

Zoning:

DT-3: Downtown District

Project Description:

Demolish Building

Public Hearing List of Exhibits

- A) Certificate of Appropriateness application; dated June 27, 2018
- B) Project Summary / Presentation from David Lehman; dated July 12, 2018
- C) Correspondence from applicant requesting public hearing; dated August 10, 2018
- D) Legal Notice, Notice to owners, Notice to property owners within 250 feet
- E) Photographs of property
- F) Draft Minutes of the August 9, 2018 Historic Preservation Commission meeting
- G) Authorization to proceed from Property Owner; dated August 13, 2018
- H) Resume for Drew Nelson
- I) Public Comment emails received through August 30, 2018



	CAMPII A
Office Use Only	
PROJECT NO:	
DATE RECEIVED:	
DATE REVISED:	-

Application for Certificate of Appropriateness

Property Address 224 S	Bouth Marion	Street	Data 6-27-2018
Owner Name/Address 224 S.	Marion LLC (Andrew	Palomo)
Jer Applicant Phone No./Email Address	47-489-1900	Andrea	wapillarfa.com
Contractor/Architect (if applicable)	V/A		Phone No
Property Use Multi-Tenant O	Historic Ridgela	: Landmark nd Historic District	FLW-Prairie School Historic District Gunderson Historic District
Description of Job: Description	tion of exist	ing impr	rovenents
Drawings Submitted YesNo	×		
Applicant Name/Address David	d Lehnan		
Applicant Phone No. /Email Address 70	<u>8-466-4747</u>	Lehman	ureal@gnail.com
		11	
Notice: This form is not a permit application	on.		APPLICANT'S SIGNATURE
	Certificate of App	ropriateness	
This form is not a permit application. The Oak Park Historic Preservat and has determined that it is in	Certificate of Appletion Commission, or its at accordance with the apple of Oak Park. According	uthorized agent dicable criteria gly, this Certific	t, has reviewed the proposed work set forth in Section 7-9-12 of ate of Appropriateness is issued
This form is not a permit application The Oak Park Historic Preservat and has determined that it is in Article 9 of the Code of the Villa and shall remain in effect for a Any change in the proposed work.	Certificate of Appertion Commission, or its at accordance with the apperent of Oak Park. According period of one year after the after issuance of this Commission.	uthorized agent licable criteria gly, this Certific he date of issu Certificate of Ap	t, has reviewed the proposed work set forth in Section 7-9-12 of ate of Appropriateness is issued ance.
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MEMORANDUM



Date: July 12, 2018

From: David Lehman

To: Oak Park Historic Preservation Commission

RE: Status of 224 S. Marion Street as a Contributing Structure

For the following reasons, the house at 224 S. Marion Street in downtown Oak Park should no longer be considered a structure that meaningfully contributes to the architectural character of the Ridgeland Historic District.

- 1. No information exists for the house's construction date, architect, builder or original owner.
- 2. The house has undergone the following physical modifications to its exterior and interior:
 - A. Porches (1912)
 - B. Bedroom addition (1917)
 - C. First floor conversion to doctor's office (1953)
 - D. Asbestos siding (date unknown)
 - E. Aluminum siding over asbestos siding (date unknown)
 - F. Replacement of several original windows with picture windows (about 2013)
 - G. Conversion of upper floors to office space (about 2013)
- 3. The entire house is now used as a multi-tenant office building, not a single family residence.
- 4. The house is no longer located on a single family street or even within a single family neighborhood (there are just three other detached single family houses within 250 feet of 224 S. Marion Street, and none are used for residential purposes).
- 5. Preserving the house contradicts the goals of the village's comprehensive plan for the redevelopment of underutilized DT-3 zoned property with higher density infill projects (especially within one-quarter of a mile of the Metra and Green Line train stations).
- 6. The house is not an appropriate or appealing gateway structure for the southern entrance of the downtown commercial district.
- The redevelopment of the 224 S. Marion Street property with residential condominiums will
 provide long-time Oak Park residents with much needed single-level living options in an elevator
 building near downtown services.
- 8. A new residential condominium project on the property will generate perhaps a ten-fold increase in real estate taxes from its current use as an office building in a repurposed single family house.
- 9. Residents in a new residential condominium project will patronize downtown retailers and generate increased sales tax revenue for the village.

For downtown commercial districts to remain healthy and vibrant, they must constantly evolve to meet the changing needs of its residents, workers and consumers. The residual historic preservation benefits of 224 S. Marion Street no longer outweigh the economic benefits to the village of redeveloping this property with a more intensive residential condominium project.



From: David Lehman [mailto:lehmanreal@gmail.com]

Sent: Friday, August 10, 2018 9:09 AM

To: Failor, Craig Cc: Bruce, Michael

Subject: Re: Historic Preservation Commission

Yes, please schedule me for August 30. And let me know what my financial obligation is, if any. Thanks

Sent from my iPhone

On Aug 10, 2018, at 9:05 AM, Failor, Craig < cfailor@oak-park.us > wrote:

Hi David,

Please let me know today if you wish to proceed with Public Hearing for August 30.

Thanks. Craig

Craig M. Failor AICP, LEED AP Village Planner Village of Oak Park, Illinois Direct Line: (708)358-5418

Website: www.oak-park.us



VILLAGE OF OAK PARK, ILLINOIS HISTORIC PRESERVATION COMMISSION

LEGAL NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Oak Park Historic Preservation Commission on August 30, 2018 at 7:30 p.m. in Room 201 at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on an application for a Certificate of Appropriateness filed by David Lehman to demolish the commercially-used structure located at 224 South Marion Street, P.I.N. 16-07-309-006-0000, which is located in the *Ridgeland/Oak Park Historic District*.

All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the date. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

For further information, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during normal business hours.



VILLAGE OF DAK PARK, ILLINOIS HISTORIC PRESERVATION COMMISSION

LEGAL NOTICE

LEGAL NOTICE

PUBLIC NOTICE IS HEREBY
GIVEN that a public hearing will
be held by the Village of Dak Park
Histonc Preservation Commission on August 30, 2018 at 7:30
p.m. in Room 201 at the Oak Park
Village Hall, 123 Madison Street,
Qak Park, Illinois on an application for a Certificate of Appropria
ateness filed by David Lehman to
demolish the commercially-used
structure located at 224 South
Marlon Street, P.I.N. 16-07-309006-0000, which is located in
the Ridgeland/Oak Park Histone
District.

District.

All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the date. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fitteen (15) days following completion of the public hearing.

For further information, contact the Development Customer Ser-vices Department, Planning Divi-ation, Villago of Cale Park, Village Hall, 123 Madison Street, Oak Park, Illinois during normal busi-ness hours.

Published in Wednesday Journal 8/15/2016

EXHIBIT D-3

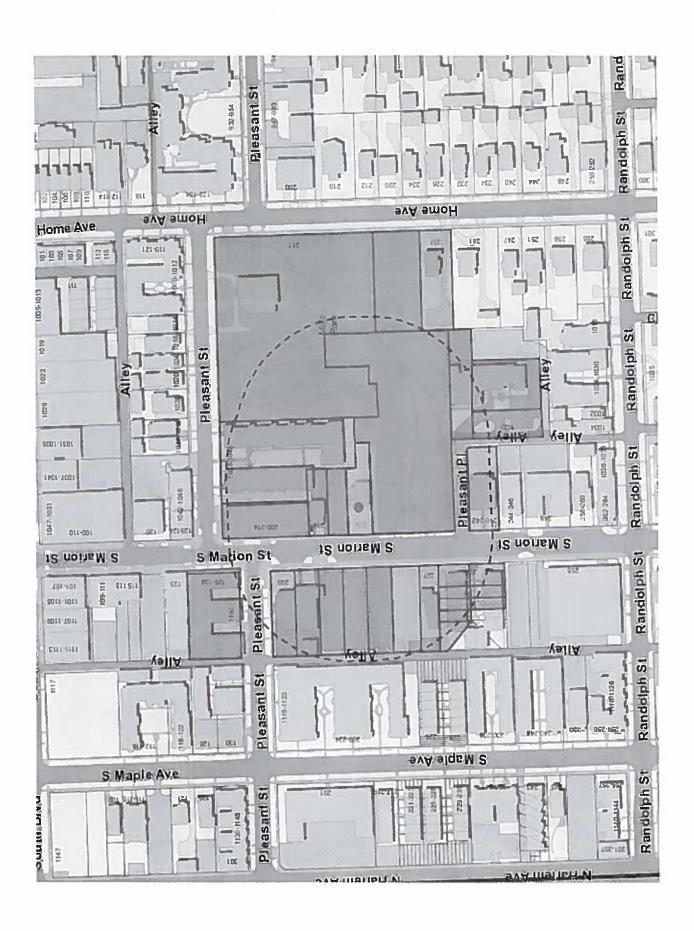


EXHIBIT D-4

Date: August 14, 2018

To:

From: David Lehman

Re: Notice of Public Hearing – Certificate of Appropriateness

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Oak Park Historic Preservation Commission on August 30, 2018 at 7:30 p.m. at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois – Room 201 on an application for a Certificate of Appropriateness filed by David Lehman, contract purchaser, to seek demolition of the commercially-used house located at 224 S. Marion Street, located in the Ridgeland/Oak Park Historic District.

As a property owner within 250 feet of the Property, you are hereby notified of the public hearing to be held as follows:

DATE:

Thursday, August 30, 2018

TIME:

7:30 p.m.

LOCATION:

Oak Park Village Hall - Room 201, 123 Madison Street, Oak Park, IL

All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of its adjournment. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

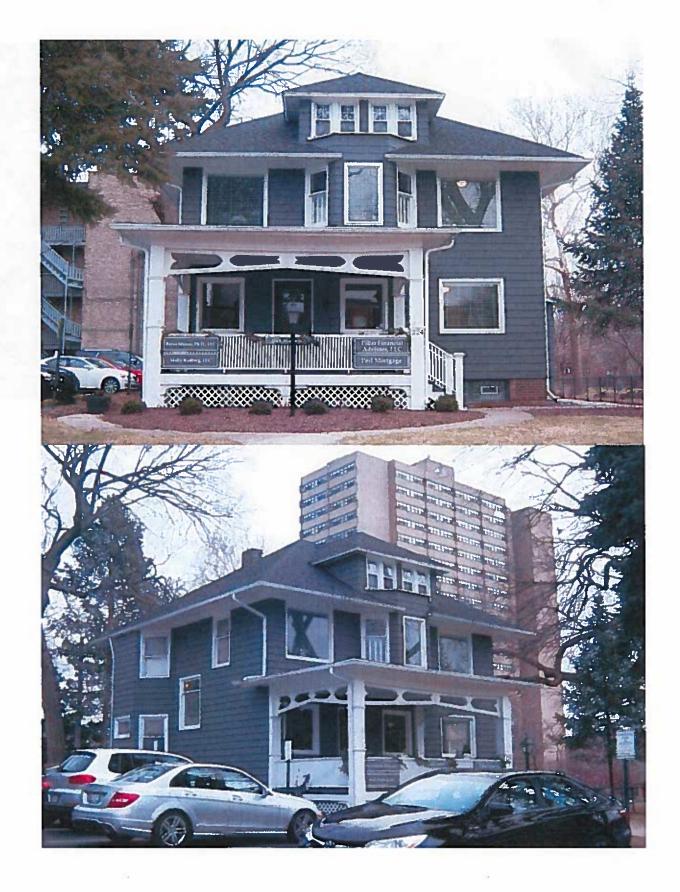
Persons with disabilities planning to attend and needing special accommodations should contact the ADA Coordinator at (708) 358-5430 or e-mail <u>building@oak-park.us</u> at least 48 hours before the scheduled hearing.

Copies of the application and each of the applicable documents are on file and are available for inspection at the Village Hall, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during regular business hours, Monday through Friday, between 8:30 a.m. and 5:00 p.m. To submit public comments please email historicpreservation@oak-park.us.

Any questions regarding the application should be directed to David Lehman at 708-466-4747 or email at Lehmanreal@gmail.com.



EXHIBIT E









Oak Park Historic Preservation Commission August 9, 2018 Meeting Minutes - DRAFT Oak Park Village Hall, Council Chambers, 7:30 pm

A recording of this meeting is available on the Village of Oak Park Website: https://www.oak-park.us/your-government/citizen-commissions/commission-tv

ROLL CALL

PRESENT:

Chair Christopher Payne, Tom Abrahamson, Jennifer Bridge, Sandra Carr, Laura

Jordahl, David Sokol, Aleksandra Tadic, Noel Weidner, Rebecca Houze

ABSENT:

Adam Engle, Darrick Gurski

STAFF:

Craig Failor, AICP, Village Planner

ATTORNEY:

Greg Smith, Klein, Thorpe & Jenkins

AGENDA APPROVAL

Village Planner Failor indicated that the applicant for this agenda item withdrew their application: HPC 2018-25: 158 N. Humphrey Avenue (Campos); Certificate of Appropriateness for Status removal – Conforming to Nonconforming. (Ridgeland / Oak Park Historic District)

Motion by Sokol to approve the agenda as amended; Second by Weidner; Motion approved 9-0.

NON-AGENDA PUBLIC COMMENT - None

MINUTES- None

REGULAR AGENDA

B. **HPC 2018-26: 224 S. Marion Street (Palomo):** Certificate of Appropriateness for Status removal / demolition of residence. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor detailed the demolition process and what would be necessary provided the Commission took no action on this application.

A motion was made by Commissioner Jordahl to open the discussion; Second by Commissioner Tadic.

Mr. David Lehman, contract purchaser of the subject property, provided an overview of the request for demolition of the commercially-used house at 224 S. Marion Street. Mr. Lehman stated that economic development should be the priority in the downtown commercially zoned area and that the current use was not the highest and best use for this district based on his read of the Village's Comprehensive Plan. The subject property is zoned DT-3 and located within the Pleasant District. He also felt that one less American four square building-type would not diminish the integrity of the historic district.

Several members of the Commission indicated that the subject site contributes to the Ridgeland-Oak Park Historic District; helps set the context and achieves a good diversity of building types. The Commission was interested in any attempt to retain the building and incorporate it into the proposed development. The Commission stated that their charge is to ensure the integrity of all the historic districts is up held.

The Commission took no action at this time.

C, HPC 2018-31: 719 N. Fair Oaks Avenue: (Ho / Paulson): Certificate of Appropriateness for change to dormer, roof modifications and window changes. (Frank Lloyd Wright Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor indicated that portions of the dormer were added in 1998 and not historic.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Jordahl.

Mr. Robert Steffen, project architect, provided an overview of the proposed changes and a review of the previous work done in 1998. He indicated that the changes are due to bad construction in 1998 creating weather issues and structural concerns.

The Commission indicated that the proposed changes seem rather straight forward and meets their standards.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Abrahamson. Motion approved 9-0.

D. HPC 2018-32: 143 N. Lombard Avenue (Iverson): Certificate of Appropriateness for removal of chimney. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Sokol to open the discussion; Second by Commissioner Jordahl.

Mr. Anthony Ronning, project architect, indicated that the chimney was no longer used for its original purpose. By removing the chimney additional closet space could be achieved in the interior remodel. He stated there were not defining features on the chimney.

The Commission indicated agreement with the removal of the chimney and that the request meets their standards.

A motion was made by Commissioner Abrahamson to approve the Certificate of Appropriateness; Second by Commissioner Jordahl. Motion approved 9-0.

E. HPC 2018-33: 307 S. Elmwood Avenue (Hall): Certificate of Appropriateness for demolition of wall sections to accommodate larger window openings. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Houze to open the discussion; Second by Commissioner Bridge.

Mr. Stan Bakulinski with SNB Remodeling, Inc. presented the application. Mr. Bakulinski indicated that they would be removing existing windows and a portion of the exterior wall to accommodate a

better more functional interior. He indicated that they would be reusing the brick that is removed from the wall to fill in other portions of the wall where the existing windows will be removed or reduced. He also stated that he could reuse the limestone sills for the new window(s). <u>The Commission made this a condition of approval.</u>

The Commission indicated that since he would be reusing historic materials and that the windows were toward the back of the house, the medication met there standards and guidelines.

A motion was made by Commissioner Carr to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition – the limestone sills from the existing windows shall be reused with the new window(s). Motion approved 9-0.

F. HPC 2018-34: 250 Randolph Street (Winge): Certificate of Appropriateness for the removal and replacement of historic siding, trim on and around five dormers. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor provided a sample of the proposed siding for Commission review supplied by the applicant.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Tadic.

Mr. Scott Stack with Von Dreele-Freerksen presented the application. Mr. Stack provided an overview of the pros and cons of various wood products and provided samples for review. Mr. Stack explained the merits of the proposed project material "Boral" which is made of 70% recycled content and has a 20-year limited warranty. Mr. Stack continued with an explanation of the areas of the existing siding that need replacement / repair around five dormers. Mr. Stack also discussed the use of a manmade material for window sills. The Commission was not in favor of this use.

The Commission questioned the applicant due diligence in determining the need for material replacement. Mr. Stack indicated that it was very obvious where the damage is. The commission agreed that the scope of work should only go to just below the window sills and if any proposal to exceed this area must be approved via another Certificate of Appropriateness.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition - the scope of work should only go to just below the window sills. Motion approved 9-0.

CONSENT AGENDA - None

OTHER BUSINESS

Update on Special Meeting on August 30th. Update on Urban Planner position.

ADJOURN

The meeting adjourned at 9:00 p.m.

Motion by Sokol to adjourn; Second by Jordahl

Motion approved 9-0.

Minutes prepared by Craig Failor, Village Planner.



From: Andrew Palomo [mailto:Andrew@Pillarfp.com]

Sent: Monday, August 13, 2018 11:18 AM

To: David Lehman < lehmanreal@gmail.com >
Cc: Chris Conmy < Chris@Pillarfp.com >

Subject: RE: 224 S. Mario Street Demolition Authorization Letter

David- if this email will suffice then yes you have our permission to proceed with the demolition permit application for 224 S. Marion St. Oak Park II 60302

Chris Conmy is copied here, he is the other member of the LLC that owns 224 S. Marion. Let me know if you need an actual letter.

Andrew G. Palomo CFP®

Financial Planner Pillar Financial Advisors 224 S Marion St. Oak Park, IL 60302

708-383-2280 office 847-241-0061 fax 847-489-1900 cell

Securities and Retirement Plan Consulting Program advisory services offered through Cetera Advisor Networks LLC, Member FINRA/SIPC. Investment advisory services also offered through CWM, LLC, an SEC Registered Investment Advisor. Cetera Advisor Networks LLC is under separate ownership from any other named entity.

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From: David Lehman < lehmanreal@gmail.com Sent: Monday, August 13, 2018 11:05 AM To: Andrew Palomo < Andrew@Pillarfp.com>

Subject: 224 S. Mario Street Demolition Authorization Letter

Hello Andrew:

The Village of Oak Park is asking for a letter from the owner of 224 S. Marion Street authorizing me and my architect to proceed with the demolition permit application before the Historic Preservation Commission at their meeting on August 30, 2018.

Via this email message, please confirm that I and my architect have your authorization to proceed with this demolition permit application.

Thank you,

David Lehman

Confidential: This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom this email is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forward, printing, or copying of this message is strictly prohibited.

WDN ARCHITECTURE, IIC



William Drew Nelson, AlA

Philosophy

WDN Architecture was founded on a devotion to building client relationships based on trust and dedicated personal attention through all project phases. It is our central belief that a relationship based on these two principles will produce exceptional design within the project's financial parameters. Our mission is to see that every project meets these goals.

Professional Experience

WDN Architecture, Oak Park, IL, 2003 to present, Owner DeStefano and Partners, Ltd., Chicago, IL, 1995 to 2003, Senior Associate Cordogan, Clark & Associates, Chicago, IL, 1992 to 1995
Thorson Brom Broshar Snyder Architects, Waterloo, IA 1988 to 1990

Drew Nelson holds an undergraduate degree from Iowa State University where he graduated first in his class. After working in Waterloo, Iowa, he attended The University of Michigan where he obtained his Master of Architecture degree and graduated with high distinction.

Mr. Nelson's professional career has given him over twenty-five years of experience in design, construction and rehabilitation. Project types include institutional, commercial, retail, single and multifamily residential and high-rise design. Mr. Nelson also worked as a Sr. Associate at DeStefano and Partners in Chicago and has worked on many notable projects.

This breadth of design and building experience motivated Mr. Nelson to open his own architectural studio in late 2003 founded on the principles stated above.

Professional Associations / Committees

AIA - The American Institute of Architects

NCARB - National Council of Architectural Registration Boards

LEED BD+C - Leadership in Energy and Environmental Design Accredited Professional

USGBC - United States Green Building Council

Registered Energy Professional, City of Chicago

Registered Permit Self-Certification Architect, City of Chicago

Registration

Registered Architect, State of Illinois Registered Architect, State of Michigan

Education

Master of Architecture, University of Michigan, (High Distinction) 1992 Bachelor of Arts in Architecture (Valedictorian), Iowa State University, 1988

WDN ARCHITECTURE, IIC

Selected Projects: WDN Architecture, LLC

4 Story Office Building Renovation, 1229 West Washington Blvd., Chicago, IL

Hinsdale Orthopedics, New Offices and Addition, Joliet and Western Springs, IL

Goose Island Brewery Offices, 240 N. Ashland Ave., Chicago, IL

Rosin Eyecare, Office Renovations, Chicago, IL

Advanced Wellness Center Tenant Build-out, Woodridge, IL

Office Tenant Build-out, 939 W. Lake Street, Chicago, IL

3two7 After School Care Center, Oak Park, IL

Oak Leaf Academy Child Care, Oak Park, IL

Sarku Japan Restaurant, Ford City Mall, Chicago, IL

The Clubhouse, Restaurant Remodeling, Oak Brook, IL

HLR Engineering Services, Office Remodel, Elgin, IL

Tenant Buildout, 123 N. Wacker Ave., Chicago, IL

Tenant Buildout, One East Wacker Ave., Chicago, IL

Tenant Buildouts, 240 N. Ashland Ave., Chicago, IL

Tenant Buildouts, 3333 N. Elston Ave., Chicago, IL

Tenant and Lobby Improvements, 1201 West Washington Blvd., Chicago, IL

The Bottom Lounge Relocation, Commercial Buildout, 1375 W. Lake St., Chicago, IL

Briejo Restaurant and Bar, 209 Harrison St., Oak Park, IL

Wells Street Popcorn Shop, 1119 Lake Street, Oak Park, IL

Carriage Flower Shop, Oak Park, IL

Car Wash Facility, Harlem Ave., Forest Park, IL

New 4,000 Square Foot Residence, Lombard, IL

New 3,500 Square Foot Residence, Oak Park, IL

New 5,500 Square Foot Residence, 634 S. Clinton Ave., Oak Park, IL

Condo Gut Rehab, 3470 Lake Shore Drive, Chicago, IL

Private Residence, Two Story, 2,500 S.F. Loft Buildout, Waterloo, Iowa

Private Residence Addition and Remodeling, 119 S. Euclid Ave., Oak Park, IL

Private Residence Addition and Remodeling, 536 Forest Ave., Oak Park, IL

Private Residence Addition and Remodeling, 836 N. Harvey Ave., Oak Park, IL

Private Residence Interior Remodeling, 241 S. Elmwood Ave., Oak Park, IL

Private Residence Addition and Remodeling, 911 S. Kenilworth Ave., Oak Park, IL

Private Residence Addition and Remodeling, 824 S. Kenilworth Ave., Oak Park, IL

Private Residence Addition and Remodeling, 309 N. Harvey Ave., Oak Park, IL

WDN ARCHITECTURE, IIc

Private Residence Addition and Remodeling, 1043 N. Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 534 N. Ridgeland Ave., Oak Park, IL Private Residence Addition and Remodeling, 632 Keystone, River Forest, IL Private Residence Addition and Remodeling, 615 N. Grove Ave., Oak Park, IL Private Residence Coach House and Remodeling, 321 S. Elmwood Ave., Oak Park, IL Private Residence Addition and Remodeling, 1043 N. Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 857 S. Grove Ave., Oak Park, IL Private Residence Kitchen Remodeling, 178 N. Scoville Ave., Oak Park, IL Private Residence Addition and Remodeling, 7726 Adams St., Forest Park, IL Private Residence Addition and Remodeling, 625 Clinton Place, River Forest, IL Private Residence Addition and Remodeling, 1407 Clinton Place, River Forest, IL Private Residence Addition and Remodeling, 909 Lathrop Ave., Forest Park, IL Private Residence Addition and Remodeling, 813 Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 319 N. Grove Ave., Oak Park, IL Private Residence Addition and Remodeling, 314 S. Humphrey Ave., Oak Park, IL Private Residence Kitchen Remodeling, 326 S. Humphrey Ave., Oak Park, IL Private Residence Addition and Remodeling, 1912 West Lunt Ave., Chicago, IL Private Residence Addition and Remodeling, 150 N. Ridgeland Ave., Oak Park, IL Private Residence Addition and Remodeling, 945 N. Euclid Ave., Oak Park, IL Private Residence Addition and Remodeling, 232 N. Scoville Ave., Oak Park, IL Private Residence Addition and Remodeling, 1206 Edmer Ave., Oak Park, IL Private Residence Addition and Remodeling, 843 South Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 839 South Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 617 North Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 320 N. Harvey Ave., Oak Park, IL Private Residence Addition and Remodeling, 200 N. Taylor Ave., Oak Park, IL Private Residence Addition and Remodeling, 543 N. Taylor Ave., Oak Park, IL Private Residence Interior Remodeling, 1155 S. East Ave., Oak Park, IL Private Residence Addition and Remodeling, 1627 Wenonah Ave., Berwyn, IL Private Residence Addition and Remodeling, 620 S. 10th Ave., LaGrange, IL Private Residence Addition and Remodeling, 2123 Irwin Ave., Park Ridge, IL Private Residence Kitchen and Basement Remodel, 2911 W. Giddings St., Chicago, IL Private Residence Interior Remodel, 226 N. Ridgeland Ave., Oak Park, IL Private Residence Garage Addition, 721 Thomas St., Oak Park, IL

WDN ARCHITECTURE, IIC

Additional Selected Projects

Roosevelt Square Condominiums and Townhomes, Chicago, IL

Avalon Condominium Development, Royal Oaks, MI

6 North Michigan Ave. Condominiums, Chicago

59 East Van Buren Condominiums, Chicago

Commerce Plaza Office Park, Oak Brook, IL

520 North Halsted Condominiums, Chicago

The Corporate Center of Northbrook Office Development, Northbrook, IL

River Bend, Office Towers, Chicago

River East Center, Chicago

Prairie House Condominiums, Chicago

Elk Grove Village Town Center, Elk Grove, IL

First Church of Deliverance, Chicago

Cinema Lofts, Chicago

Bicycle Station Townhomes and Lofts, Chicago

Private Residence, Lincoln Park, Chicago

(Architect-of-Record: DeStefano + Partners)

From:

Failor, Craig

Sent:

Friday, August 17, 2018 3:34 PM

To:

'Christopher Payne'

Cc:

'Greg Smith'; Grossman, Tammie; Logan, Vanetta; Bruce, Michael; Tucker. BOT

(rtucker@cclfchicago.org); Trustee Tucker

Subject:

224 S. Marion Street - Public Hearing

Attachments:

EXHIBIT A -COA.pdf; EXHIBIT B - Project Summary - Presentation.pdf; EXHIBIT D1 - Legal Notice - Hearing Date 8.30.18.pdf; EXHIBIT D2 - Newspaper Notice.pdf; EXHIBIT D3 - Notice Map.pdf; EXHIBIT F - 2018-08-09-HISTORIC-draft -minutes.pdf; FW: 224 S. Mario Street Demolition Authorization Letter; EXHIBIT D4 - Sample Property Owner Letter.pdf; EXHIBIT C - Email from Applicant Requesting Public Hearing.pdf; EXHIBIT G - Property Owner Authorization.pdf; CERTIFICATE OF APPROPRIATENESS - List of Exhibits - 224 S.

Marion St.pdf; EXHIBIT H - Drew Nelson Resume.pdf

Tracking:

Recipient

Read

'Christopher Payne'

'Greg Smith'

Grossman, Tammie

Read: 8/17/2018 4:14 PM

Logan, Vanetta Bruce, Michael

Tucker, BOT (rtucker@cclfchicago.org)

Trustee Tucker
'Adam Engle'
'Aleksandra Tadic'
'Darrick Gurski'
'David M. Sokol'
'Jennifer Bridge'
'Laura Jordahl'
'Noel Weidner'
'Rebecca Houze'
'Sandra Carr'
'Tom Abrahamson'

Hi all,

Attached is a list of the Exhibits for the Public Hearing scheduled for August 30, 2018- as well as all the exhibits for the Hearing.

NOTE: Mr. Nelson's resume will be updated.

The applicant, David Lehman, will be represented at the hearing by his architect – Mr. Drew Nelson as he will be unavailable.

Please let me know if you have any initial questions.

I will be sending the agenda out next week.

Thanks. Craig

Craig M. Fallor AICP, LEED AP Village Planner Village of Oak Park, Illinois

Direct Line: (708)358-5418 Website: www.oak-park.us

Development Customer Services

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August 29, 2018

Chris Payne, Chair
Oak Park Historic Preservation Commission
Village of Oak Park
123 Madison St.
Oak Park, IL 60302

RE: 224 S. Marion St., Oak Park, IL

Dear Chairman Payne and Members of the Commission,

It has come to our attention that a Certificate of Appropriateness (COA) for demolition application has been requested for 224 S. Marion St., a contributing property to the Ridgeland/Oak Park Historic District. Landmarks Illinois urges the Commission to deny this application.

As we understand it, the potential buyer has requested demolition of the circa 1900 single-family house, which was converted to commercial use, based on his desire to replace it with a condominium development that would maximize the site's zoning. It is his argument that the zoning potential of the site should trump the property's protection. However, with zoning the historic district is an important land use tool, which in this case helps retain the community's architectural heritage. As noted in the staff report, preserving historic and architectural heritage is a goal of the Village's Comprehensive Plan and maintaining protection of this historic property fulfills that goal. We also understand that the property is in good condition and retains its historic integrity.

We hope you will share our position that demolition of 224 S. Marion should not be permitted and the COA should be denied.

Thank you for your consideration of this matter.

Sincerely,

Jun k

Lisa DiChiera

Director of Advocacy

cc: Craig Failor, Village Planner

Bob Tucker, Village Board Liaison to Historic Preservation Commission

From:

Margaret <mcarlsonlane@gmail.com>

Sent:

Tuesday, August 28, 2018 6:32 PM

To:

Historic Preservation

Subject:

Save 224 S. Marion

Follow Up Flag:

Follow up

Flag Status:

Flagged

Hello,

I live at Pleasant and Marion. I love this house and certainly do not want it sold to a developer who would tear it down. Please preserve Oak Park. The historic architecture is one of the main reasons we choose to live here.

Thank you, Margaret Carlson-Lane 1045 W Pleasant St., Oak Park

From:

Terry C <Ter_C77@hotmail.com>

Sent:

Monday, August 27, 2018 6:20 PM

To:

Historic Preservation

Subject:

224 S Marion

Follow Up Flag: Flag Status: Follow up Flagged

Please let this home stand. It's my neighborhood.

Terry Clarbour

From:

Kyle Eichenberger <eichenbergerkp@yahoo.com>

Sent:

Monday, August 27, 2018 5:17 PM

To: Cc: Historic Preservation
VOP Village Clerk

Subject:

224 S. Marion Special Meeting

Follow Up Flag:

Follow up

Flag Status:

Flagged

Please forward my comments about the proposed demolition of the property at 224 S. Marion. It is my birthday so I will be unable to make the meeting Aug 30.

I wanted to express my sincere thanks to the Historic Preservation Commission for the comments I heard from the Aug 9 meeting. The first I heard about this proposal was when Trustee Andrews posted it on his Facebook page and I've gone back to watch the video of the earlier meeting. While I'm sympathetic to some of the developer's points and am not opposed to tasteful changes to older buildings that allow them to continue into modern use, I think there are a few other issues untouched upon that should come into this discussion.

The first being the greenscape, trees, and beautiful way that the building in question acts as a gateway from Mills Park to the Pleasant District shopping/dining and then to Downtown Oak Park. The developer desires to build lot-line-to-lot-line, he says...that's not a great way to transition from a (busy but) quiet residential street. I'm hoping 224 S. Marion stays put, but any plans for replacement would have plenty of landscaping to match the photo studio across the street, etc. Right? That doesn't seem to be the primary consideration in some of the latest developments around the village. Economic benefits are not the only consideration here. I currently walk my dog every day to Mills Park and the abundance of wildlife (squirrels, rabbits, birds) loves the property as an extension of Mills Park. What do we lose in lot-to-lot construction?

I also write as a potential future American Foursquare owner myself. Our family is currently in negotiations with a seller in Minnesota for a 1915 model there (much less classy than this one, I'll admit) and can tell you that 224 S. Marion is a lovely example I've been examining for inspiration each day as I walk by. Yes, we may have—as the developer said—thousands of Foursquares in Oak Park, but I'm not sure we appreciate that outside of our village they can be much harder to find. They're a lot of work and require careful, thoughtful attention to modernize. I know the house in question is a non-residential structure—we can talk about how and why that's sad another time—but those Foursquares that do exist for families to purchase at a reasonable dollar amount, in reasonable condition, are few and far between in the village. Developers are snatching up smaller/cheaper homes, demolishing them, and building larger structures.

We don't have to preserve these buildings as museums. But I will use this opportunity to advocate for historical preservation that views our turn-of-the-century buildings as treasures to be embraced, valued, and cherished. They're not just part of Oak Park history but American history. I've come to appreciate how important the American Foursquare was to our nation's change the 20th century. The Foursquare literally took us from the Victorian era to today's open-plan kitchen.

I'd be a lot more sympathetic if there was any attempt in incorporating this old house into a new design to respect the history. But that's not what we're hearing. My understanding is what is being asked for is a complete demolition. Let's not let that happen. Please. We can develop Oak Park without sacrificing our past.

Thank you for your time.

Kyle Eichenberger
 Owner at 419 Wisconsin 1W:
 Courtyard apartment
 Italian renaissance revival

Architect: H. B. Abbot Builder: John Cuiper Date: 1920-1929 (1927)

Listed at the national level as contributing to a district

From: Douglas Gilbert <dgilbertarchitect@att.net>

Sent: Wednesday, August 29, 2018 6:36 PM

To: Planning; Failor, Craig

Cc: Melissa Bogusch; Nicholas Kalogeresis; Karen Doty; Jan Arnold; Frank Heitzman; Heidi

Ruehle-May; Sandy Lentz; Frank Lipo; Pleasant Home; Liz Holt; Carol Yetken; Johnnie

Allen; Barbara Gordon; Lisa DiChiera; Frances Figg; Laura Thompson

Subject: COA for Demolition of 224 S. Marion

Attachments: 224 5 Marion.jpg

Follow Up Flag: Follow up Flag Status: Flagged

Historic Preservation Commission:

It is my understanding that the HPC is holding a public hearing on Thursday, August 30, on whether the building at 224 S. Marion Street, located in the Ridgeland/Oak Park Historic District, is a contributing structure to that district. At issue is a request to demolish the structure to make way for a new development. The applicant has stated his desire to build a multi-family building on the site, likely taking advantage of the current downtown business zoning to maximize the buildable area and height for the new structure.

I wish to first note my strong opposition to the idea that this building is not a contributing structure in the district and its demolition. It is a two story, American Foursquare house with Craftsmen style details. Based on the construction type and style, it was likely built circa 1910. Although built as a single family house, it has been converted to office use with minimal alterations to the exterior. The exterior retains its historic porch with its Craftsmen style beam, and has a low-hipped roof with deep eaves. The exterior cladding has been changed or covered with cementitious shingles, but this does not detract from the overall historic character of the structure. Window openings remain in their original locations and proportions and there is a bay window on the front facade.

The house is siting on its lot in a typical single family residential manner. It is set back from the street and has a driveway on the south side and mature trees all around it. I believe it has a detached garage that is not historic.

I have heard the applicant describe the house as an anomaly or vestige of a time when this neighborhood was more residential and that is is now surrounded by parking lots and commercial buildings. This is only partly true and part of why this property should be considered historic. There is a surface parking lot directly to the north, but beyond that is another historic single family structure (also now used as offices). North of that structure is a 1920s era commercial building that also contributes to the district. Directly across the street are two parking lots, but kitty corner to the north is a historic single family structure now used as a funeral home. Kitty corner to the south is a historic

single family structure now used as offices and a photography studio. To the northeast is a historic multi-family building. Most significantly, to the south and east of this property is historic Mills Park, formerly part of the Farson (later Mills) estate for Pleasant Home. Pleasant Home is a National Historic Landmark and one of the most significant historic structures in Oak Park. The setting of this property, therefore, is indeed quite historic and a significant part of the historic development of the Ridgeland/OP Historic District. This historic district represents the evolution of architectural styles and types of development, including the change in many areas of the district in the early 20th century from single family residential to multi-family and commercial. This part of the district clearly represents that historical evolution, with a mix of single family structures, multi-family structures, commercial buildings and a large estate mansion. It also represents the evolution from primarily residential to a commercial use of retail, offices and a funeral home. Mills Park has evolved from a private estate to a public park, which occurred in the 1930s. Consequently, evaluating this structure merely due to a few parking lots nearby would ignore the significant architectural and historical context directly surrounding this property. One point of a historic district like this one is to protect that historic character and evolution that might otherwise be threatened by commercial development.

If the argument were accepted that this building is an anomaly and should be demolished to make way for a more intensive use of the site, it would endanger this entire area of the historic district. That same argument could be applied to the single family structure to the north, to the funeral home and photo studio across the street and perhaps to other buildings in the district where zoning allows for a more intensive development than currently exists. In my time as HPC Chair (2002-08), we reviewed several similar requests for demolition of contributing structures in historic districts in order to make way for more intensive development allowed by the underlying zoning. In each case, the HPC rejected those applications for the reasons I have state above. In cases where an applicant appealed those decisions to the Village Board, our decision was upheld each time. I urge you to remain consistent and deny this application.

An argument put forth is that the Oak Park Comprehensive Plan encourages redevelopment of underutilized properties in the commercial district. But that same plan identifies historic preservation as a guiding principle for planning decisions. Preservation was noted by the public input as a "important issue and value that makes Oak Park unique." Goal 4.2 is to "Enhance the Architectural Integrity of the Village Through Both Preservation and Innovation." This goal specifically calls on the Village to actively support the historic resources in the historic districts, of which this property is one.

A decision to preserve this structure does not mean it cannot be enlarged or modified for a more economic use of the site. It has already been converted from residential to office, and I believe a renovation was carried out in recent years. Oak Park's preservation ordinance and guidelines do allow for appropriate additions and uses as long as they retain the overall historic character. Successful additions to single family structures for multi-family use have been approved in the historic districts, including several during my tenure.

I regret that I cannot attend the public hearing in person, but thank you for considering my comments as a neighbor and former HPC Chair.

Douglas Gilbert

PS - I encourage others I have copied on this email to spread the word and speak out or email the HPC. I have attached a photo in case you are unfamiliar with the property.

Douglas E. Gilbert Architect, Inc. 220 South Maple, #41 Oak Park, IL 60302 708-660-1749 dgilbertarchitect@att.net www.dgilbertarchitect.com

From: Wendy Greenhouse <wgreenhouse@gmail.com>

Sent: Monday, August 27, 2018 5:47 PM

To: Historic Preservation

Subject: 224 S Marion

Follow Up Flag: Follow up Flag Status: Flagged

PLEASE don't tear down this lovely old house, which is sure to be replaced by something that is not good for the character of the street and neighborhood!

Wendy Greenhouse, PhD

wgreenhouse@gmail.com

http://independent.academia.edu/WendyGreenhouse

From:

Bruce, Michael

Sent:

Tuesday, August 28, 2018 10:34 AM

To:

Failor, Craig

Subject:

FW: COA for demolition of 224 South Marion Street

Follow Up Flag: Flag Status:

Follow up Flagged

fyi

Michael Bruce Zoning Administrator Development Customer Services Village of Oak Park 123 Madison Street Oak Park, IL 60302 708-358-5449

From: Frank Heitzman [mailto:frank@heitzman.org]

Sent: Tuesday, August 28, 2018 10:33 AM

To: Bruce, Michael; 'Chris Payne (OPAL)'; 'Dyson, Carol'; VOP Board; lizholt72@yahoo.com;

pneumann@pleasanthome.org; 'Doug Gilbert (OPAL)'; 'Kathy Cummings'

Subject: COA for demolition of 224 South Marion Street

Mike and Chris:

I strongly object to the demolition of the existing building at 224 South Marion Street. It is a contributing resource in the Ridgeland/Oak Park Historic District, created in 1983. This building has architectural and historic integrity and embodies important characteristics of its style and period of construction. It also has significance with relation to Pleasant Home and Mills Park, in that it provides the important historic context surrounding that National Historic Landmark.

Oak Park and its respected inheritance will be undeniably diminished if this building is allowed to be removed. The Historic Preservation Commission and the Village Board have a duty to be good stewards of our cultural and historic heritage. I urge you to deny this application for demolition.



Frank

From:

Joshua Klayman <voiceoakpark@gmail.com>

Sent:

Monday, August 27, 2018 4:38 PM

To:

Historic Preservation

Subject:

Do not allow demolition of 224 S. Marion

While recognizing that development is a necessary constant, it is not <u>always</u> a benefit to the community, and the cost to quality of life for immediate neighbors and for the Village more broadly is sometimes not repaid by other benefits.

I urge the Village to protect the house at 224 S. Marion on both neighborhood and Village accounts. Preservation of appropriate properties is key to Oak Park's character and its property values. The house is a typical old Oak Park home worthy of preservation, and it's destruction will diminish the character of its surroundings and will lower the quality of life of its neighbors.

Sincerely,

Joshua Klayman 324 N. Marion St.

From:

Bruce Lehman <Bruce@BruceLehman.onmicrosoft.com>

Sent:

Saturday, August 25, 2018 1:28 PM

To:

Historic Preservation

Subject:

224 S. Marion - Proposed Demolition

I live within 250 feet of the subject property.

I object to its being torn down. It is supposed to be protected as a contributing property within a historic district.

Bruce Lehman 1045 Pleasant St. 1A

From:

Joyce Porter <joyceporter2001@yahoo.com>

Sent:

Monday, August 27, 2018 4:44 PM

To:

Historic Preservation

Subject:

224 S Marion

Hi

I can't see why anyone would want to tear down this lovely house nor how anything replacing it could better it.

Joyce Porter 1026 Mapleton Oak Park, IL 60302

From:

Susan Roberts <susan@executivesupportinc.com>

Sent:

Monday, August 27, 2018 5:19 PM

To:

Historic Preservation

Subject:

House at 224 S. Marion

Follow Up Flag:

Follow up

Flag Status:

Flagged

To the Historic Preservation Commission:

Please don't approve the tear down of the home at 224 S. Marion St. We don't need to lose any more of our lovely homes.

Thank you.

Susan Roberts 202 Forest Ave. Oak Park 708-848-9374 708-302-9374 (cell)

From:

Kate Ronan ktronan@sbcglobal.net

Sent:

Monday, August 27, 2018 3:44 PM

To: Subject: Historic Preservation Save 224 S. Marion!

Keep Oak Park, Oak Park!

Don't destroy this historical building.

Thank you,

Kate Ronan-Sizemore 626 Carpenter Ave. Oak Park, IL 60304

From:

Gary Schwab <gsoakpark@aol.com>

Sent:

Monday, August 27, 2018 4:30 PM

To:

Historic Preservation; bruce@brucelehman.onmicrosoft.com

Subject:

224 S. Marion

I object to demolition of the house at 224 South Marion. It's a mostly-intact contributing structure in its historic district and could be rehabbed. Approving demolition would signal that contributing structures in historic districts were fair game for developers.

Gary Schwab 316 N. Oak Park Ave. Oak Park

From:

Karen Brammer <karen.brammer@gmail.com>

Sent:

Tuesday, August 28, 2018 10:00 AM

To:

Historic Preservation

Subject:

Demolition of 224 S Marion

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Historic Preservation Commission,

Please preserve the historic house at 224 South Marion. And please support zoning and development which will continue to keep the historic architecture and fabric of our village intact. We can have both. Let's be thoughtful and diligent. Thank you!

- Karen Brammer 210 Forest Avenue Oak Park

From:

Jennifer Gray <jennifergray1000@hotmail.com>

Sent:

Thursday, August 30, 2018 3:44 PM

To:

Historic Preservation

Subject:

Please do not let the house located at 224 S. Marion be destroyed.

Importance:

High

Follow Up Flag:

Follow up

Flag Status:

Flagged

Dear Mr. Failor:

Please do not let the house located at 224 S. Marion be destroyed.

This is a historical piece of Oak Park's neighborhood. I am a homeowner in Oak Park and strongly urge you to prevent this home from being torn down.

Sincerely,

Jennifer Gray 708-925-8244

From:

Kelly Walsh <leighwalsh@yahoo.com>

Sent:

Thursday, August 30, 2018 2:56 PM

To:

Historic Preservation

Subject:

Proposed Tear Down Appeal-224 So Marion

Follow Up Flag:

Follow up

Flag Status:

Flagged

Village of Oak Park- Development,

On behalf of all historic landmarks which make Oak Park unique, I strongly object to the proposed demolition of the house located at 224 S. Marion.

Sincerely,

Kelly Walsh 214 No Oak Park, 1CC Oak Park, IL 60302

From:

Frank Lipo <franklipo@sbcglobal.net> Thursday, August 30, 2018 4:52 PM

Sent: To:

Planning; Failor, Craig; Christopher Payne

Subject:

224 S. Marion Demolition Public Hearing

Attachments:

224 S. Marion Lackey House.docx; 224 S. Marion research material.pdf

Dear Chairman Payne and Members of the HPC:

I am opposed to the HPC granting a COA for demolition of 224 S. Marion, a Contributing structure to the Ridgeland-Oak Park Historic District.

I have been researching the structure and have confirmed it was built in 1900 by the Lackey family. I have not confirmed the original architect, unfortunately.

Attached are some remarks about the COA demolition application and a PDF document with some supporting research materials.

Thank you.

Frank

Frank Lipo 535 N. Ridgeland Avenue, Oak Park 708-969-4410 Public Hearing on COA Application for Demolition of 224 S. Marion Aug. 30, 2018

My name is Frank Lipo and I live at 535 N. Ridgeland. I have lived in the community for nearly 30 years and have served as Executive Director of The Historical Society of OPRF for nearly 25 years. From 2002 to 2008 I served as a member of the OP Historic Preservation Commission.

I had the pleasure of working in Pleasant Home in Mills Park for more than 20 years, so I am very familiar with this structure, its location which helps define the west edge of Mills Park, and the wide variety of building types that populate this part of the village and create the ambiance of Oak Park as an "urban suburb" where architectural eras coexist and the description of buildings as "obsolete" does not ring true.

I urge you to reject the application for a Certificate of Appropriateness to demolish the building at 224 S. Marion, which is a Contributing structure in the Ridgeland/Oak Park Historic District. It is worthy of preservation not because it is an "old building" but because it retains much of its original architectural character, is in good condition, and it helps tell the story of the surrounding historic district.

Because of our community's architectural legacy, many residents agree they oppose the unbridled tear-down mentality of developers who have drastically changed the character of certain towns. But even those who support preservation sometimes see a building like this one and view it is as "expendable" because it does not have the highest pedigree or its architect has not yet been re-discovered or documented. That perspective chips away at community character instead of embracing what makes our village desirable.

This building needs to be understood and appreciated as precisely what it is: a structure that contributes to the overall character of a community area even if is not a "superstar" itself. It is part of this diverse fabric in one of our unique historic districts that should not be taken apart, thread-by-thread. A demolition of this building also would open the doors for the demolition of many other buildings in the district using a similar argument, including other nearby buildings on that stretch of Marion alone.

Lackey House—1900

I have been researching the history of this building in recent weeks and want to share a few facts I have re-discovered. I have emailed these remarks to the HPC with some supporting documentation but will touch on some highlights tonight.

I can confidently put an exact date and historic name to this structure, which often has been labeled as a "circa 1900 or circa 1910" property. It is the Lackey Home.

This structure was built as a home for two generations of the Lackey family in 1900. Based on news accounts and city directories of the era, Frances Lackey lived with her two adult sons Robert and Charles in the home beginning in 1900, after moving from their earlier home near the corner of Marion and Westgate.

On Aug. 23, 1900, the Oak Park Reporter carried the small item:

Robert A. Lackey's handsome new home on Wisconsin Avenue is ready for occupancy.

On Sept. 20, 1900, the same newspaper reported:

Mrs. F. A. Lackey and family have taken possession of their handsome new home at 224 Wisconsin ave.

The new home was built in a very desirable residential district, then and now. The street name was changed on this portion of Wisconsin in the 1920s.

On April 14, 1905, Oak Leaves reported:

Mr. Farson has also been making purchases for the enlargement of his suburban homestead at Home avenue and Pleasant street. He now owns....all the Wisconsin avenue frontage from Pease court up to the Lackey residence."

The Farson estate, of course, is now Mills Park and today's park boundary at that corner is literally defined by the original Lackey property. The house whose fate you are considering actually pre-dated the adjacent estate that is now Mills Park. Pleasant Home was one of the first 5 properties designated as an Oak Park Landmark and whose context is especially important to the Ridgeland/Oak Park Historic District.

But who were the Lackeys who moved into this house in 1900? Do they have a story to tell?

Mrs. Frances A. Lackey was one of two women elected in 1893 to the Cicero Township School District #1—that district is today's District 97 and District 200 when it was one unified district. They were the first women ever elected to any government office in our area. She was the widow of Dr. Robert M. Lackey, who first began practicing medicine in Oak Park in 1880 and who died in 1895. The couple lived in Chicago early in their marriage and lost everything in the 1871 Great Chicago Fire. He was a prominent veteran of the Civil War who upon graduating from Rush Medical College in 1861 served as a surgeon in the Union Army. He and his wife were leaders of the local GAR post—the Union Army veterans group.

It appears from research to date that this house was built as a joint project by Mrs. Frances Lackey and her son Robert A. Lackey, who in 1900 was a 29-year-old civil engineer who had various business interests. In fact, in 1895 before Dr. Robert Lackey's death, he partnered with his son Robert to build a substantial business block at 107-09-11 N. Marion that was called the Lackey Building and stayed in the family's ownership until 1920. The building remains today. That building was designed by River Forest architect Frank D. Thompson, a fellow Civil War veteran and colleague of the elder Lackey. In fact, the prolific architect rented offices in the Lackey Building, as did the younger Robert Lackey in the late 1890s. It is only a hypothesis that has not been proven, but the relationship between the Lackey family and Thompson related to this earlier building may indicate that the building at 224 S. Marion might have been designed by Thompson. Among Thompson's many designs was the first section of the Hemingway Real Estate Building at the northwest corner of Marion and Westgate that now houses Ten Thousand Villages, the original River Forest Village Hall, the Mt. Carmel Baptist Church, built by Oak Park African American residents in 1905, and numerous single-family homes in Oak Park. Research on the Chain of Title for this property might provide insight on the architect of 224 S. Marion since Thompson advertised in 1899 that he could design homes on lots he had available for sale.



The Oak Park Argus. POST BEFORE HOLL FOR HALL FOR HOLL FO



SECOND YEAR-NO. 30,

OAK PARK, ILL, FRIDAY, SEPTEMBER 14, 1900.

ONE YEAR ONE DOLLAR

OFFIGIAL PAPER

ONE VEAR LINE BULLAR. 24 Per Copy

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Japanese Fern Balls.

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PERSONALS.

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E. Watersdorf, of 317 S Scorille avenue, le confined to ble bed by Hares

E H. Van Vilus bas leased Mea. A. Lackey's restresce at \$40 William?

Mrs. F. A. Lacksy on Monday morelato ber vom residança, 224 Wiscowis

Mrs. M. K. Emmert and daughter Martha returned postarday Deaver.

Recine came home Monday avening and to steadily improving.

James Robertson, einer in Portle is suffering greatly with quiesy.

Mrs. Rebecca Monvar, of Presport, is visiting her daughter, Mrs. Sampton togers, and sear, Frank and George

The wind storm played hob with the telephone service. The company is sparing nothing to get the wires in saralar shape.

Hr. and Mrs. A. F. Masan, of Botton, ers visiting Mr. and Mrs. F. W. Coux. 101 Forcet avenue, Dr. Minne and Mr. Cook were bays together.

Mits Catherine Search is going to Delavan Lake, Wite, to speed two weeks as the guest of Mrs. U. L. McDaniel, who will return about Oct. 1.

George A. Abbutt and family of 721 Forest avenue, are toos to taove to New Micriden, Coam, where Mr. Abbott lakes on Important business markting.

W. A. Hange received a painful injury by bulag thrown from his bluyole on Macday last. The front fork broke, pliching him forward and scratching the right side of his face hadly on the paring

Mrs. M. J. Calder, of Wonarocket U. is visiting Mrs. A. Andrews. 117 6, Austle avenue. Mrs. Calder was state elefetary of the South Da-tota W. C. f. U. and is an approsite temperagus worker.

Mre. Mary Brott and two daughters. of West Union, Iowa, are the guesteon Copt. Richard. Clark, 215 Clinton ave-Mrs. Brett's husband is a prem luent Grand Army man and in wall known in his state.

Frank Prossier, a clark for C V. Daere. 100 Laka street, fell among thiercoon Saturday night at Despisions arenus and Toulith street by three acgress. He was relieved of his ratch and pockat kalfe.

4 H. Hibbard, gecoral manager of A B Hibbard, gasoral manager of morrow for a ten days, fitting trip in the Chicago Tatephono Ca., was in the moote ever State Line, Wis. The Oak Park quite recently looking for a but so far as we are able to leave on their angless still throw the line to chulca has been decided upon

Milit Juce nowe, see tropustate the street when they returned from a smooth's stories when they return. They would stolet at Lake George, N. Y., on Thursday of lest wook, where the was an- Bure thing!

Withdred, who spent to anomals of the Description IMPOSSIBLE.

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The many friends of Wesley A Arnold, the well-known sechilers, who has ilved in that Para a number of years, will be palord to four that he ledying in the Perhylenian Heart. tal seriously til ofth typiste ferne

F. W. Cook has returned from Mt. Clemens, Mich., where he received great barefu from mixing up with the spring waters of that now feedings recort. Five to seren hundred people delly plunge late the medicated waters.

This evening there will be a raily of the West Side H. Y. P. U. at Oak Park Depilet Church, Addresses and reall be gires. Good musicand a good tiple will be furnished all who attend.

Mr. C. M. Thomas, of Layden, N. Lyman W. Barnes of Palling, Kan. and William L. Lewis, of Burgle Mills. R. Y., ex-members of the Fifth N. Y. Peter.

O. E. March, who was very ill at recont G. A. R. excampment.

> Dr. W. M. Borne, who has recently returned from a trip to Europe and Egypt, called at THE ARRES office pasterday. The dector looks well, but not so first; as when he went away. Mrs. Bures is well and their son, W. Forter Burne, who has been guite fil, is recuttering rapidly.

Mr. ani Mrs. Arbenna, paramu o the famous triplets-Sarab, flabecca and Lillian-will give a birthday party the young latter us the completion of their second year next Sunday at their residence, \$49 S. Desplates strest, Chicago. Thoin who eleited Comp Goodwilt this year baties, who attracted a good deat of at-4611C0

Tuesday last one a great has chasing testen. The wind was bigh, so was every place of payor on the etroot, findless bung on to their bate and men Dailed their caps down to their cars Nervous burtes marca back and forth as if they were soriourin get the brusto at their back. Bicycliste waluty pempol scalast the tild ale and school children were all over looking for stray bats. If you fed any old hat that looks as if it had no father or mother advertise it in Unit Agous

Among the joung people of the town who have gone away to echool this fall, and the schools they will attend, are the following: Bartow Pat-rick at the Wisconia University, Eigar Morrison and Norman McGa; at the Michigan University, Donald and Loyal Sawyer at the Bilingia Uniand Layer Sawper 28 the Interior Direction, were ity, Mise Louite Baldwin at Oberlin, O., Walter Andrews at the Kanese University, Elmer Conley at Deation University, transvitte, Ohio, and Edwie Wheeler at Beloit, Wie.

l'estmatter Butchingen, B. D. Places, prailings of the Board of L'Aucation; G. S. Pelice, pressions of the Oblicage Underweiters' Association, and H. A. Paylor, president Oak Para improvement Association, start to-Day Park quite recently looking for a trees are being trimuned along the location for bis now outchange building, shorts of the various attenues where that the shade won't be too dame to Alles Juce Rowe, 760 Woodbine see the cork go down. Talk about 5th

The Dells of Wisconsin Too Much for Words.

An "Argue" Carrespondent Visita and Mentions Room of Incir Charms.

Kalborns, Wit. Szrt. S. 1900 -Editor Oil Park Argus fo alequate conception of the marreless beauty and gracious of the Upper Delle of the and gratuur of the type; better the Wiscosie can be given in any pan pleture, and koisk flands can only catch a faint glimpse of the serunic attractions to be found here, as the camera cansot contay the colors and

Weltern Kilbauen a guint neette village of 1,600 lababitants, and take steamer Apolic at 9 a. m. The moraing is levely and about 100 parrangers on the upper derk engerly acce the cliffs as our bost steam up the error. About haif a mile from the leading ee para through the "Lower Jame of the Delia" with "High Rock" on our eide and "Romesce Cita" as the other Like bure seatingle these stately cray stand at the getness. The "L of Romance Cliff' le a wonderful story, but far too long to give here. Just above se approach the rules of the "Old Dell House" at Atlen's Landing, This was barot the last year, It was the calterman's home, and kept as a tavern many years. The Wisconsta River fifty years ago was easof the great highways for rafting lumber to be Miretreippl and wated exertes are told of this great respet

The running of the Harrons was very dangerous and often raths were will remember seeling the mather and iled up for some time stating president, is prepared a program of saline, who attracted a good deated at the right stage of the mater, and liquid interest of papers and saline seed to the saline stage of the s that time, this rators became noted those who attend the 'adlar as' not only for hillarious doings, but asked to make it quite a fell canetons terrible crimes.

Several points along the rives we shelt spież ofliter, as no dost down etresm in ameli boste with guide.

"Chapel tlorge" is guite interesting Thursdy at the autrance is pulpit shaped. "Chimney Rock" rerembled tery strikingly an old stick and mor-

At "Storgeon Hock" we noter some of the believe and granical of the Delt sconery.

The Navy Yard to wonderful, and I to not suppose anything on this con-tinent or perhaps to the world, can compare with it its picturesque beauty and imitation of goeston beautestips. On the cight for about one sight of a mile are ranged side by side the prowe of huge war reseals of soils rock, polating late the civer, which at this pulst seems scarcely wide enough for our steamer. The steamer whistless at the antracce, thes notifying any down-coming oraft col to enter at the apper sad.

The Glaut's Hand to perfect. It is found to a recess between two of instruct and put the atherence of a palm laid on the balk. As old Indian legend saget . 'Chora sustale aru sume of Cortes ables and the captorers treated the fedless so bally as to anger their god, abo in his neath laid his hand on the philps and to root them to stone !

"Esten Grolto," "Daril's Elton," Blackbank's Care' (where the old shiel hid during the Blackhank warj.

Cantinual to Page 2

Berting I Blabard Marble started un Standay for Luces College Hapleston.

biblicoord was those get making it eccuary in reballd It

Too wind storm of fuerlas shell did policies good deat of damage to ractions ways. It ad, and area divebrauches were blown of Acd strews along the streets and on the alderstate to the toconventence of padestrees and vehicles.

The fire starm easted, of the south elds of the tilings was greatly dis-abled during the brenze of fucidar-night, "This endangered all the territory touth of the Northwestern Stallbefore a perfect reitoration of service was affected, so that apprehiter is to the veuel marking under at the present

On Norday evening cost the He publican Club will meet at village ball. It is expected that the organlaine of the club late a flegublican Marching Club, under the totalings of the League of Republican Clubs, may be consummated. The present officers are Felix J. Gricto, president, and Henry Struble, recretery and tressurer. The memberably includes most of the lienabileace of the town and is an ar-1be Women's Foreign Missioners

Society of the Methodist Court and bold its numeral meeting, to bear rathe ansulag year, test Moudes, of the stone avesue, at a o'c and in the after scot. Mrs. Dr. William Execute the those who attend the fadler are

the Village Bland meeting hald last Monday night, of which it was axtected that the arests of the use alexated lies that scale to taxade Kings Furnit and the northwest port of Prosizu would be present to answer a long-list of queries stored long-list rasy accure he the citizens of that section atd aut arystalites tops a esticuso riscuttion at all, to fact, the matter was atteres referred to, and another at present able to give describilities as tion when it will be Both sides and biding the apportune occasion to much "the agems" and get the most favor able encreasions.

Dr. Educati's raturn from his saca.

tion and bis orderation of his pulpit in pert of the Mothellot Church to meers department of its labors. The Sucday artool, under the leafership of Mr. Rotert Odell and Mr. Walter to. Kraft, legrowing and it is enough to esy that both teachers and children fully cores their bour's stay on the Sabhath to atuly the Scriptures Sunday evening erricula conficults the Epworth League, which Legion at 7, and to conducted through the month of September by the Familia Both off and young fact to this ser-sice. Nort dabbath evening the orb-ject is "Inter in the Hall!" Mr Scraft the president of fregue has incited the patter to conduct there services The United Bland has unnaturally asked for the return of Dr Farcett for abother year, and the officiery declars that he shall have a life tenure of his precent partorate.

159 HED-EVERT THURSDAY

Show of the medical property of the St

Thursday, Lagret 23, 1300

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legs the entile full and the con-tray one according full and the con-tray one completions that On-Park will have large three in the record lateral hard south. The three lateral hard south street is though a the will, southed a count of the families of the second of the Oldangs, while project is will say charge her projects of the se-terating one projects, with the se-centage one projects, with the se-terating one projects, with the se-terating of the second of the se-teration of the second of the second of the se-teration of the second of the second of the se-teration of the second of the second of the se-teration of the second of the se-teration of the second of the second of the second of the se-teration of the second of the seco expansed by those of our data facts d'auter d'auter d'auter l'auter 1 he personne d'es confidere bet be obje sui des te large facts le the fatter growth of Oak Park. Eves diving this des semme quite o large encrott of sem nou building han haur gologen out the prospetit for a greet d'auter the prospetit for a greet d'auter the occupie fail and winder.

MAR GUTLER'S LETTER.

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CIVIL SERVICE EXAMINATION

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FOR RENT-Frontet, furnished from men, donn hash Fort Exe and M Reaffageth spartments.

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OAK PARK

sureast. Strangers to Oak Park an acceptably larvial to any to att of the mortus.

F. G. Etelys and family, have so terend from Labs Mills, Win.

After D. Begles of Chicago, has combined the desig state of L. E. Remorel, 10s Loke street.

Thomas 3 Rettle has julted his wife at Mandra, Colo. where the fet ter has been specking some moche

Miss Jalle British has returned from specifing a merely at Corth, Mich.

Mech.
Acrite Mody at Dubith, to be our operates? The extentration of write Revisible considers on North Oak Park Averse, which will be considered in the extent. E. E. Electo has designed the plant it is not to the extent of th

Rabert & Leaber's healeding for home on Wissouth Avenue leavely les corrects.

nur nur Beite feit fat wech in remping with friends for a trip fo Rarepo. (The Directories Telephine Seatter to third tell to up also produce any same or appellications.)

Mr. sed Mrs. J. B. Wath, of Clie ton drenes, the making an elleride (rip latte East. SPAIDIAL NOTCET-Sub made of the translation of the contract of

Me. and Mrs. H. N. Northrep are anjurating in the East. Supt. Retail and Patrilpal Moons, of the Oak Park attack, no is keen arranging for the fall speaking of the behavior.

O. L. Subsoit core gots (tool of his Timesed Dates Oble, our they of him. Less distance evening here from a being be perly grounded by a plant suppor at the Social Cherch. The evening was an ideal one for soft a pleasing puts, and the ride per a great ground.

Mise Mary Whiteles to spending a fortalght at Labo Unions.

O. H. Wentingles and family will remma from Tula Labor. Wile about Begin when Kont.

Me. Theretae Othert and Mr. Heavy Thorte, city passenger and thebringers for the Michel Plate, who have been whiching to New Harra and Harriard are now at Dethinhem in the White Mennance.

First Church of Christ Scientist heigh services in Meantle half belie-ling at 10 45 at m, subject, "Mean" Wedseader coming menting at the same glade, all notemes.

First Church of Circle Schauler half being services by Seanich half bottom of the Seanich half being seanich half being seanich that half being seanich with the seanich half being seanich half

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Mrs. U.S. Signified of South Orace needs in stanty respecting from has recent needing Dines. We are glad to suport has non-theorem.

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Lange the present much

Resided, The Publish Shills
be requested to many this invitation
to the Phil Straigh Post with the
compliance title Oak Pair Claim

Yeer Respectfully,

Yeer Charles,

L. S. Yav Yarry, Secretary.

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The marriage accounts one pur-traced by the Ser. B. R. White, of the Ephanopel street, Oak Fart. The bride was standard by her accords, fire. Wather B. Bail of Farthousy, as matters of homes and then Matthe Ward. The bride was provided in white of Birchington, U.S. as bridenants. The bride was provided in white the street of the Server Chica of the strips and fears. Buth making as there is a fears. Buth making as provided by the street of the provided of the Server Chica of the strips and fears. Buth making as there is a full street of the street the street of the Server Chica of the street and court of boundary one pake your and court of boundary one pake

sever and helloward over your reverse and melloward property of gath line.

The groom was attended by his mostly, Mr. Joseph Sicole of Rend fact, far. I have been selected by his mostly, Mr. Joseph Sicole of Rend fact, far. I have been dead to be a fact, far. I have been dead to be a fact, far. I have been seen from Vetaburry. Hoch Land and Utbage.

A beautiful health of the warding was the gards and the gard have been great the gard have been fall to be always as it is being health party life. Rathert played the warding march from Manufacturing of the beautiful Rende chart when the health of the Rathert persons. The war fall we do you have been the Rathert persons. The war fall we do you have been the most persons. The war fall we do you have the common that the common the persons the march the service of the persons of the persons of the persons of the march of the there are service. The war fall we do you have the persons of the march of

lived by the brides agrees one correct critics. The bases was beauthfully decremed by J. C. Thinnes of Chicage, the fivery used being pass likes used the control of the country of the country of the country of the country of the purpose of the purpose of the fivery of the country of the cou

Seventh Band Concert

Soventh Band Concert.

Owing to the rath list of filley the second band deciment was proposed and Mireday execute, when the wester was tool and a large action of the second band of the

Gig" Ma Martinan . Grand Moode from Go Opard, "Mar-

Oracle Mark W. C. 1900 at 18 a. Mark 1800 at 1

The Wast Shore Sallrand now has free extended through trakes stelly, Chicago to Section, and six feet through trakes dully Chicago to New York: Section passes yes visits nonremente l'utic d'aif. L'hiere de l'in-l'art. Entire passengre à laité pop-vier cette vill be permilled to dep-vier a l'Nigaris Fille fram çui le lait dest, vithert elves étregs. Nev Terb passengres vill be permitte de l'in-si l'èt Fally lies som l'arghé d' Ura, and d'es vall tres ait quelte d'elle Et dans. Roier fétances l'eves élésaje, l'in Nie Terb. ditter Dey 18 gals. Line. Fer suien, they lag ous houpe-modistien aux de cher la trametien, cai cu et cidenes, d. J. McCuthy, Dan't Yester Falsongre à guat, 20 ff cuth Cioh St., Cilongo, ids.

Paster Time via the WADASH

CONTINUESTAL The Contractal LIMITED Exhibitions Chings at \$1.00 coor, and assists from York \$100, and Sarra 1.00 the following care \$ 50, and Section \$ 10 the following afternoon. Theritigh also post to look politic.

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The Washington Shirt Co. F. L. Loads CR, Park Two stores: Adems and Dearborn, Washington and Dearborn,

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Dr. W. H. Weaver.

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JOHN STORER, M.D.

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Paleshous Date Park Hills Grinda Housel Pag. (DOCASO, B. 1207). Name 10 ft to to 1 P. M. Tal. Committee.

Thereby, September 23, 1600

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OAK PARK



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Oak Park, Illinois.

Saturday, May 4, 1907.

Vol. xxvi. No. 18.

TRUSTEES MEET

Village Fathers Decide to Abandon M. Roach, president of the Chicago Municipal Street Sprinkling in Oak Park

The most important business transacted at the meeting of the Oak ised that as soon as the street car Park board of trustees Thursday night companies were reorganized Oak was the decision of the board to abandon municipal sprinkling of the vilage streets. Oak Park is declared to be one of the few villages in the Lake street and Madison streets withcountry which have endeavored to out transfers. sprinkle the streets, other towns letting this work out by private contract as was previously done here.

The sentiment of the board in regard to paying for the cleaning and sprinkling of the improved thorofares in Oak Park out of general taxes from an appropriation which it considers all too small for successful carrying out the more important work of street cleaning, was expressed in the following resolution, which was adopted:

Whereas, The cost of street sprinkling is a financial burden to the village which is increasing with the increase in number of improved streets, and the time of the superin-tendent of streets and the employes and teams at his disposal are needed in cleaning the streets and in removing dirt therefrom, and

Whereas, Street sprinkling is a special privilege offered to some of the citizens only, and of a character not altogether satisfactory to them; therefore, be it

Resolved. That the superintendent of streets, be, and he is hereby, directed to discontinue street sprinkling; and be it further Resolved, That the president of the village be, and he is hereby, authorized to sell such of the apparatus as is in his judgment not

needed for the regular street service.

The apparatus necessary for the work has been sold by the village to Delos Hull & Co., who will undertake the work by private subscription as was done prior to the taking over of the sprinkling by the village.

Much of the business of the meeting was of a routine nature. Bids for brick and carpenter work on the club quartet will render several songs, alterations proposed for the Lombard and an original poem by Elmer Hill ly patriotic and it was thru her efforts avenue engine house were referred will be read. A special program has that the Memorial day exercises were (Continued on page 23)

Better Car Service Promised

In a recent conference with John Consolidated Traction company, by Trustees Wilson, Bartlett and President Hamilton, in response to their request, these gentlemen were prom-Park would have an improved street car service, which he assured them meant a heavy grooved rail, large cars and a thru service to the city on both

Hunt Picnic Grounds in Blizzard

The committee consisting of C. P. Miller, Eugene Bailey, and J. Shiffman delegated to choose a site for the annual picnic of the Oak Park Business Men's association had an experience Friday afternoon while searching for a suitable picnic ground in the Fox River valley which the members declare they will not forget in a lifetime. A number of sites were visited. While at a park several miles south of Aurora the blizzard which swept over the northern part of the state late in the afternoon caught the committee away from shelter and furnished enough snow and rain during the short time it continued to last the party several winters to come. The location of the ground for the picnic has not yet been agreed upon.

Will Greet Dr. Luccock

Elaborate plans have been made for the reception to be tendered Dr. George N. Luccock, pastor of the First Presbyterian church, to be given Monday evening, May 6, under the auspices of the Men's club of the church. Dr. Luccock will arrive in Oak Park from his trip abroad this Saturday afternoon, unless delayed. He will preach in his own pulpit tomorrow.

At the reception, which will be given in the church parlors the Men's kiss, who was killed in the battle of to the committee of the whole. A been arranged for the occasion, which instituted in the Lowell school communication from John W. Lang-promises to be of more than ordinary grounds. Both she and Dr. Lackey interest.

MRS. LACKEY DEAD

Well Known Oak Park Lady Passes Away at Her Home on Wednesday, May 1

The many friends of Mrs. Frances A. Lackey were shocked to learn of the death of that lady at her home, 224 Wisconsin avenue, at 1 o'clock on Wednesday, following an illness of a few weeks. Mrs. Lackey was one of the best known ladies in the village and had made her home here for twenty-seven years. She was closely identified with many institutions and organizations in Oak Park and was widely known for her work along patriotic lines.

Mrs. Lackey was born in Davenport. Iowa, May 4, 1842, where her father, Allen Hitchcock, had been sent as home missionary to the territory of Rev. Hitchcock founded a Iowa. church there and also in Moline, across the river. Here Miss Hitchcock met Dr. Robert Lackey, to whom she was married in 1866. Mr. and Mrs. Lackey came to Chicago following their marriage and lived there until their home was destroyed by the fire in 1871. In 1880 they moved to Maywood, coming to Oak Park the same year.

Ever since settling in the village Mrs. Lackey had been prominent in the many societies and organizations, but her interest was centered in the Ladies of Phil Sheridan Post, G. A. R., of which she was a past president, and also in D. A. R. circles. In the latter society she was an active worker, being identified with it since its organization in Oak Park. As a member of the D. A. R. she traced her ancestry on the American continent to Mathias Hitchcock, who came to America in 1620, and to Caleb Hotelt-Lexington. Mrs. Lackey was intensewere interested in the education of



THE LATE MRS. FRANCES A. LACKEY

the school children along patriotic lines, attending the shools and speaking before the classes.

preserved for future generations, and funeral services were held Thursday tho she did not see the completion of afternoon at the First Congregational her plans, she did much to help the church, Rev. W E. Barton officiating, work during her lifetime. As the first assisted by Rev. Charles M. Morton. lady member of the school board she was well known in educational circles in Oak Park.

Mrs. Lackey is survived by her two Forest Home cemetery.

sons, Robert Allen, and Charles R. Lackey, who make their home in Oak ark. Dr. Lackey died April 29, 1895. One of Mrs. Lackey's ambitions was within one day of being twelve years to see the historical spots of the state before the death of Mrs. Lackey. The Members of the Ladies of the Post. D. A. R. and other organizations, were in attendance. Intermen'

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PUBLIC SCHOOLS

Some Needs Discussed by Professor W. L. Nida Before River Forest Women's Club

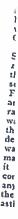
At the River Forest Women's club last Tuesday, Mr. Nida, principal of the River Forest schools, gave an interesting talk on "Some Needs of Our Public Schools,"

In a delightfully informal way he pointed out that school work cannot be separated from moral training, that if a pupil has the right attitude toward his work he will have right morals. The teacher creates the attitude of the pupil and this result depends on her. He insisted that three conditions were necessary, silence, punctuality and obedience. Each has a right to do as he pleases as long as the rights of others are not interfered with. Children should be started for school on time and negligence in this regard will cause suffering in the future. The character training comes thru experience and it is wise to give the child the serious side of life, making his work his responsibility. These three conventions, silence, punctuality and obedience are necessary to the smooth running of society. Mr. Nida said that corporal punishment was unnecessary when parents stood by the schools and that he should welcome the time when thru proper home training, corporal punishment could be entirely eliminated. There should be an education for leisure as well as for work, every man having a portion of the time for leisure during his day. He quoted President Eliot of Harvard who said that the eight hour day would be a curse to the laboring man unless he knows how to spend the extra time. Boys and girls, said Mr. Nida, should be trained to do something with their spare time, therefore the necessity for drawing and music, ordinarily considered the frills, but equally important with the three R's. Manual training and domestic science too, have their place, the former being indispensable for hand and eyetraining,

Failures in life, he stated, are principally due to wrong choice of life work. The high school while filling an important position does not tend to serious work, so many cannot afford to give it place. There should be public schools for the boy or girl with the scientific mind as well as for those of a literary turn. Germany outstrips us in this regard, for she provides a school for each. Mr. Nida made a strong plea for the boy without literary inclinations. He expressed a wish for trade schools, along with high schools, that each boy might have an equal chance to choose his life work. He spoke of the great good accomplished by domestic science in school- and read letters from

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GRAHAM STEWART New Gehe al Sec etary of Oak Park Young Mea's Christian Association

The board of directors of the Y. Minn., January 14, 1879, and moved M. C. A. have announced the selection to Monmouth, Ill., in 1892. of a new general secretary for the Oak Park association, the man chos-later Monmouth college. Following en for this office being Graham Stew- two years of commercial life he acart of Evanston. Mr. Stewart will cepted a position in the office of the assume the duties of his new position on Monday, May 7. Since the resignation of W. H. Day as general secondary training school one term.

Ladies of the Post held their meetings in the Central association he attended of holding nublic services in the Central of holding nublic services in the retary the work has been in charge Ch'eago training school one term.

from the Evanston association where he has been boys' work director since April 1, 1903. He was born in Benson, 155 to 300.

He attended high school there and of F. T. Johnson, assistant secretary. At Evanston he has been signally Mr. Stewart comes to Oak Park successful with his work in the boys' department, the membership having grown under his directorship from

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FRANCES A. LACKEY

Dr. Barton and Rev. Charles M. Morten Speak at Funeral of Well-known Lady

At the funeral of Mrs. Lackey, which was held in the First Congregational church on Thursday, Rev. Charles M. Morton said:

I have long comforted myself with the thought that it is just as natural to leave this world as to enter it. And we know very much more about the world to which we are going than we did about this one before we came. And one of the best things is that we shall not be alone. I can remember how my boy; when he was little, would call down the stairs, "Papa, are you there?" and when I answered, he was content. He wanted to know that his father was there. We want to know when it is dark and we seem alone, that our Father is within call. It is a comfort to know He is where He can hear us. We talk about the valley of the shadow of death. I have long comforted myself with talk about the valley of the shadow of death. A shadow may frighten, but it cannot hurt us. The shadow of the auditorium may fall upon us, but it cannot hurt us if we know it is a shadow. Death cannot conquer us if our Father is with us.

Dr. Lackey had a multitude of friends. Mrs. Lackey had a multitude of friends. It was because they deserved them. We loved them. They were faithful in life and faithful unto

One of the Ladies of the Post has prepared a brief culline of the life of Mrs. Lackey, which I am glad to read. It was written by Mrs. Mclivaine, and tells what we all know and are glad to remember concerning Mrs.

Mr. Morton then read the follow-

Mrs. Lackey has been identified with the society of the Ladies of the Post from its beginning. Nineteen years ago, when the need for the ladies' auxiliary was suggested by the post commander. Mrs. Lackey was prompt to heed the call, and was foremost in organizing the society. ing the society.

of holding public services in the Central school grounds on Memorial day and during her administration as president the first of these services was held.

To enumerate all the work of our society in which our dear sister took an active part would be to relate its full history. Even while on the Pacific coast she kept in close touch with the interests of our society and her letters were full of patriotic suggestions and inspiration.

She was our inspiration.

She was our pride.

She was our oracle,

We loved her and knew she loved us. She seemed to take a personal interest in each individual member.

Mrs. Lackey's whole soul thrilled with patriotism. She loved her country. She loved the dear old flag. She rejoiced in giving honor to the veterans of the civil war. Especially to Phil Sheridan Post she was most

Her beautiful Christian character was shown in all her works of love and patriotism connected with our society.

MARY E. McILVAINE.

Dr Barton then spoke as follows:

Had she lived until the day after tomorrow Mrs. Lackey would have been only sixty-five years of age. She was born at Davenport, Iowa, the daughter of the Congregational pastor in that place. She traced her lineage thru her father, Rev. Allen B. Hitchcock, straight back to Matthias Hitchcock, who landed at New Haven in 1635. Of Puritan



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ancestry and of missionary spirit, her father graduated from Yale in 1841, married and came at once to Davenport where she was born May 4, 1842. She grew up among her father's books, and cherished his ideals. He was a staunch natriot and a man of devotion was a staunch patriot and a man of devotion. He was an ardent abolitionist and a strong patriot. When the war broke out, he and his family were strong friends of the union.

Frances was then a young woman of 19.
She could not fight. But she learned of two
young men clerks in stores who wanted to young men cierss in stores and water to go as soldiers but could not go because their mothers depended upon them for support; and she and another girl offered to take their and she and another girl onered to take men-places in the store, and send all their wages, to the mothers of the young men in order that they might go and fight. She put a man into the front of battle for the saving of

the Union.

the Union.

On Rock Island, in the days of the war, was Dr. Robert Lackey, a young surgeon in the army. In her patriotic work she met him. They were married after the war ended and came to Chicago, where they lived until the fire destroyed all they had. Then they removed to Maywood, and twenty-seven years ago to Oak Park. Those of us who never knew Dr. Lackey knew of the influence he had ago to Oak Park. Those of us who never knew Dr. Lackey knew of the influence he had for good as a man, as a soldier and a physician, and the lasting mark he made in this community. We have pathetic news today concerning his brother, like himself a Christian physician, and known in Oak Park, a member of Phil Sheridan post. Word is received today that he died yesterday in Tacoma, Washington, leaving behind him a good record as a faithful man and physician. The not a minister he sometimes preached; and was honored by people in this place.

and was honored by people in this place.

Mrs. Lackey's relatives were among the early missionaries to Hawaii, and she herself will share laborate and she sherished a Ribbe visited those islands, and cherished a Bible, one of the edition first made by the mission-aries there. She was a loyal member of this aries there. She was a loyal member of this church; an active worker, and had been president of its Women's society, as she was also of the Daughters of the American Revolution and of the Ladies of the Post. She was also the first woman member of the Cak Park school board.

Next to her religion was her particular

Next to her religion was her patriotism. She went south; and on her return was a realous collector of money and literature for the colored people. On her last visit to the south, she was on an island off the coast of Florida. Washington's birthday approached, and the question was raised of a flag to be raised that day. The proprietor of the hotel was timid; he had southern people as guests; they might not like it. But Mrs. Lackey declared there should be a flag, and as there was none, she and Mrs. Lewis set out to make one. The southern women sewed upon it as loyally as those of the north. The exconfederate soldiers in the hotel were glad as Next to her religion was her patriotism. or as toyally as those of the north. The ex-confederate soldiers in the hotel were glad as any of the others to see the flag go up. And the timid proprietor of the hotel grew enthusi-astic and proposed that the day end with a

patriotic celebration in the evening, which accordingly was done.

cordingly was done.

She was state historian of the D. A. R., and she loved these things patriotic second only to her religious faith. Not long before she died she wrote two documents. One was a penciled memorandum giving an outline of her life up to the time of her coming to Oak Park, a thing to be preserved by her children. The other was written in ink, a poem she copied, expressive of her own faith. There were four stanzas, of which this is the There were four stanzas, of which this is the

"And so to me there is no sting in death; And so to me there is no string in death,
And so the grave has lost its victory.

It is but crossing with abated breath
And with set face, a little strip of sea,
To find the loved ones waiting on the shore,
More beautiful and precious than before."

S. A. Rothermel, 438 Kenilworth avenue, has rented his residence for a year, and has taken an estate on Macatawa Bay, Mich., where he, with his family, will pass the summer months.

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ner of his joys and sorrows mise was great. Memorial eral other places. His wife . Scoville's memory will be

irtues were soon recognized en Mr. Dunlop entered into at his trade and afterwards e printing business, and was isit to his family at Indianrancisco found his partners well and opened a printing ards, in 1867, J. J. Spalding d years of prosperous existurade of printer. In 1849 he fornia. In San Francisco he d not like, and left the conto Chleago and entered into yle then becoming Dunlop, dest daughter, Hannah. In ak Park from Chicago, and elfish, cordial and kind. Mr. Ireland, where he was born s immigrated tr New York, ens. He was pre-eminently rs, then removed to Indian orthies there is one whose by those who knew him of Simpson and Joseph K. unkers, and husband of Mr.

Dunlops were leading members of the Methodist church, as was Mr. Ketthestrings, and their sudden taking off was a matter of profound sorrow. Mr. and Mrs. Dunloy left five nue. His wife survived him only three months, and her father, two weeks after her, expired of heart disease. The dry goods and notion business. At the time of the big fire, in 1871, he belonged to the firm of Dunlop, Reade & Brewster, which was burned out. In 1855 Mr. Dunlop married Miss 1883, quite suddenly, in front of his residence on Grove avcergartuership with his brother and engaged in the wholesale Kettlestrings, and in 1862 moved hither. He died Aug. 11, children to mourn their demise.

R. M. LACKEY, M. D.

made many friends. He commenced practicing medicine here in 1880, and took up his residence in 1883. He was born in Marrison county, Ohio, Dec. 1, 1835, and was educated at then a territory, and lived there a year of the stormy period of its political existence. He came to Illinois in 1856, living at Mreeport, where he studied medicine. Afterwards he atkended lectures in Obicago and Cincinnati, graduating at Rush Medical College in February, 1861. Then he entered the army, acting as assistant surgeon to the Forty-second Illinois volunteer infantry, and was subsequently changed to other regiments. In December of 1863, he was promoted. In 1864 he was appointed by President Lincoln as one of the corps of staff surgeous, and assigned to duty in the department of Arkansas as chief medical officer of the staff of General Solowen. Later he was placed in charge of the general hospital a man of distinction, was possessed of strong sympathies and Franklin College, New Athens. In 1855 he went to Kansas, Dr. Lackey was not an early comer to Oak Park, but he was

in 1S5 15 ye אור ע the at Little Rock, Ark., where be served until mustered out, Nov. 26, 1896, and breveted captain for "faithful and meritorious M Oak Park. Since her husband's death, Mrs. Luckcy has served as a member of the Oak Park school board and resigned the position on account of removal to California for her health; of Oak Park. He was married in February, 1866, to Miss Frances A. Eitchcock, a daughter of Rev. A. B. Hitchcock, Roland, born October, 1871. Both are now residing here in and deservedly regretted, as he was always a friend of the two sons, Robert Allen, born November, 1868, and Charles He died at his residence in Oak Park, April 31, 1895, greatly soldier as well as of the poor. He left, busides his widow, of Moline, one of the ploneer ministers of Illinois and Iowa. record was quite brilliant. He was a member of the Tuiou Veteran club, of Cluicago, and George H. Thomas Post, G. A. R., and subsequently Phil. Sheridan Post No. 615, G. A. B., college during the lecture course of 1866 and 1867. His war syrvice." He was demonstrator of anatomy in Rush Medical but she is now here. -

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T. ANDREW VOGT.

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here in 1856 and served the Chicago & Northwestern Railroad Company as agent for 27 years, and the public in various cupacities for eleven years. He was born in Um. South Ger-For a period of thirty-eight years there was no better known man in Oak Park than Andrew Vogt.

HA Heys Pictorial 0.20

MEN ELECTED TO THE SCHOOL BOARD.

i, Prances A. Lacker and Mrs, Lillie M, Pitkin for District No. 1, Cinero. aw elections are so quiet or so satisfactory beir results as the election for three memof the Board of Education held in School riet No. 1 of Cicerc last Saturday. The one chosen were Jesse A. Baldwin, for e years, to succeed himself; Mrs. Lillio



MINS, FRANCES A. LICKEY.

Pitkin, for three years, to succeed H. H. over; and Mrs. Frances A. Lackey, for year, to succeed C. L. Ames, resigned. The r mumbers of the board are J. P. Clove.

over, to succeed C. L. Ames, resigned. The remembers of the board are J. P. Clovel, E. W. Lyman, and N. G. Moore, has is the first time that women have been ted on this board, or, in fact, have exert the right of suffrage in Oak Park and geland, and therefore the erent has excited oud deal of interest. Mrs. Lackey and Pitkin are old residents of Oak Park and reland respectively. And one regarded recilient selections for the position. Both hem are members of the Congregational reh, but neither of them has ever been an after or been in public lite many way. Lackey is the wife of Dr. R. M. Lackey, lat. Park physician, and Mrs. Pitkin the of E. H. Pitkin of the creekery firm of in d. Brooks in the city. Our election," said Mrs. Lackey yester—"was to no sone a victory, because we no opposition and had to put forth no exact. There was a report that the Oak Park is employed the primaries, but the fact is a were no primaries hold. There was a caucus of ledies and gentlemen, but any was captured. The meeting was practly unanimous."

We have no abuses to reform, no spec to propose, and no battles to fight. I ve our election was perhaps due to the ca and efforts of the gentlemen on the d, and to the facility that has long pred that ladies were needed in the position."

Chiuz. Thomas 4-19-1893

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ORULE THE SCHOOLS.

)MEN WHO WILL SERVE ON BOARDS OF EDUCATION.

reessful Candidates at the Recent Election-Mrs. R. M. Luckey's Experience in Oak Park-Evanston Appoints Mes-Emina C. Clark-Women of Pullon Serve Coffee at the Polls and Put Through Their Ticket-Three Members of the Fale Sex to Serro in Benton.

he number of women elected on the tool Boards of various cities and towns in nois at the recent election is proof that men are laking an netive interest in the ilted tights of enflrage granted them and iking the most of their apportunities at the is the most of their apparentes at the street of their who are about to "take a hand" in not matters will be wetenne to most of its sisters, whether they are convinced that a ballot-hox should be theirs or not. The lowing items have been gleaned for their rusal from all over the State.

RS. LACKEY SERVES IN OAR PARK.

o Is Elected Without Opposition to the School Roard.

Wrs. Frances Lackey, who has just been re-seted to the School Board of Oak Park, a elected last year to fill an enexpired on, and her work upon the board met with h universal commendation that the peoof Oak Park insisted upon her taking anor term. With her husband, Dr. Lackey, e has been in Culifornia all winter, and, ex-cting to remain there so no time, also sent her resignation. The board refused to ne-pt it and after she had declined a redication



MIRS. R. M. LACKEY,

riciegraph they still insisted, winning her luctual consent to serve another term. She is a cleeted without opposition. She is a aughter of the Roy, Dr. Hitcheoek of oline, Ill. Just before leaving for Culifornishe went to Moline to attend the difficient site went to Moline to attend the difficient was a compared that taste for literary and acational work which have since made her mane among educational people. She ught school in Molino before her marriage, at twenty-five years ago went to Oak Park the hor husband. He has been over since a commont practitioner there, and holls have mays been at the front in social life and dianthropic efforts of every sort. Mrs. tekey is President of the "Destitute Criped Children's lionne" on the West Side and the Ladies' Austlingy of Phil Sheridan Post J. 415, G. A. H.
Another hady, Mrs. Edward H. Pitkin, is on o School Board, which has always been and for its perfect luranouy. Under their of the Oak Park schools have come to rank nong the best in Cook County.

IR WILL HELP REBUILD A SCHOOL

tive Work in View for Mrs. Emms C. Clark of the Evenstan Board. Evanston, III., May 2.—[Special Corre-undence.]—Mrs. Famint C. Clark of No.

10 Judeon avenue, Evanaton, who was elect-

inm Someomann, a prominent tumber ince-chant of this place, in 1873. Her husband has been Mayor of the city four terms and a member of the School Beard a number of terms, declining reflection only hast year. Her brother, F. M. Eckard, is a possible can-didate on the Republican tleket for County Clerk of this county.

THREE WOMEN ON BESTON BOARD.

They Are All Natives of Illinois and All Mambers of the W. C. T. U.

BESTON, Ill., May 2.-[Special Correspondence,]-The three women mumbers of the Board of Education recently elected here are Mrs. Jennie P. Reed. Mrs. Imogene Ward, and Mrs. Emma Plaunigan.

Jennie Pittman Reed was born in 1960 at Jerseyville, Ill., where the most of her life lins been spent. She graduated from the



MRS, EMMA STANSIGAS.

high school of that place in 1870 under Prof. J. Pike, one of the best educators of the Safe. She is also a "Montteello girl." having subsequently attended Montfeello Sembarry. She bean active member of the Methodist Church of Benton and also of the Woman's Christian Temperance Union, holding local and district effects.

Temperance chios, abuting total and district offices.

Imageno Ward is a untive of Franklin County, is 36 years old, and has resided in Beaton sirce her marriage in 1870. Sho is the wife of W. R. Ward, banker of this city, and the youngest daughter of Mr. Soloman Snyder, a prominent farmer of this county. Mrs. Ward is an active member of the Christian Church, a zenious teacher in the Sandayschool, a prominent member of the W. C. P. U., and an ardent ricont of the cauce of checation and temperance. In addition to a good high school education Mrs. Ward attended the Old Daquoin Sendancy for two years, and also spent one year at St. Vincent's Academy, Kentucky.

Emma Plannigan was born in Benton and is 35 years old. Sho is the wife of Judge R. H. Flannigan and cluest daughter of the



MER. WARD.

Hon. John J. St. Chair. She is an active member of the First Baptist Church, a teacher in the Sunday, school, and serving her second term as District Treasurer of the W. C. T. U. She is deeply interested in temperature and

WILL DIRECT THE PUBLIC SCHOOLS.

Mrs. Cornolla Clino McNazy Is Elected to

5-5-1894

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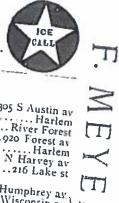
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SUBURBAN ESTATES

R. W. Sears and John Farson Adding to Their Homestead Property in Oak Park

Among the recent real estate transactions in Oak Park, some of which are noted elsewhere in this issue, is the sale of the north half of the block bounded by Chicago avenue, Lindea avenue, Superior street and Euclid avenue, to R. W. Sears, by C. B Scoville, the price being \$25,000. Mr. Sears purchased the south half of this block some months ago and the announcement was made that lie would build a palatial residence. He now owns the whole block and it is understood that plans are completed for one of the finest suburban residences in or about Chicago. The house has been designed by Meyer. who drew the plans for John Farson's "Pleasant Home." When built upon and landscaped in acordance with Mr. Sears' plans this block will be one of the beauty spots of Oak Park

Mr. Farson has also been making purchases for the enlargement of his suburban homestead at Home avenue, and Pleasant street. He now owns all the Pease court frontage excepting the Holley house and all the Wisconsin avenue frontage from Pease court up to the Lackey residence.

It is understood that he will remove the buildings from this property and incorporate it with the rest of his homestead there. By the purchase of the Noyes house and lot also he extends his Pleasant street holdings; east to James H. Heald's residence. These purchases are taken as indications that Mr. Farson does not intendito forsake Oak Park or Chicago in the near future.

the near future.

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IN THE SOCIE

One of the largest wee Leasten was that of A daughter of Mr. and A 4127 Michigan avenue, Jr., con of Mr. and Mrs. Park. The Rev. William the estemony at \$200 of the first Streat Presbyten was a large bridal part love atturbing as maid Myron Wick of Young man. The male's were Mrs. Jessie Hy unn of O Kubnert, and Miss Marging as uthers were Mr. A Bradford Briston, Mr. Oak Park, and Mr. Davi

The bride were an gown. It was farlien high neck, and cibow white ratin. For trimm point lace was used or panel of embrollered adorned the skirt. For were a string of pearl groom's father, and a quedding token from the was of Brussels net, and the valley. Miss Your, light green net over we white roses. The brider white liberty childen with and bore huge bouquets. They all were short in green leaves.

Easter blies and pala orabe the chancel of the Hotel Metropole, where greats was held after a lean beauties and white Assisting the bride and work Mr. and Mrs. Murray with white lace and Mr. The groung couple with moon in Europe and ha Thursday of next were France, Switzerland, ar car.

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THE wedding of J erty was solemnized yes terian Church and duly lowed at the Metropole ful of the season, and th of rosebuds ever gathere ert, Jessie Hyman, Marg of honor was Miss Jane larly appropriate name Myron A. Wick came or his friend John, and the munds, David Tait and chunis of the happy groo three years old, and aid mobiles that has helped. bile will figure extensiv being built in France for by them in touring the country Mr. and Mrs. sweet demosticity in Ne purchased for his son a s to the time of eights five

Earnest Discussion of "A Model Municipality" by the Fellowship Club.

It Was Agreed That a High Grade Town Is Made by High Citizenship.

MANY LEADING CITIZENS PRESENT.

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POSTLEWAIT Undertaking

Sime Address to Robert A. LACKES 111 Min Sit RESOLUTION OF THE VILLAGE OF OAK PARK HISTORIC PRESERVATION COMMISSION DENYING A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF A COMMERCIALLY USED RESIDENTIAL STRUCTURE WITHIN THE RIDGELAND/OAK PARK HISTORIC DISTRICT LOCATED AT 224 S. MARION STREET, OAK PARK, ILLINOIS

WHEREAS, on July 27, 2018, David Lehman ("Applicant") filed an application for a Certificate of Appropriateness seeking approval to demolish a commercially used residential structure ("Structure") within the Ridgeland/Oak Park Historic District located at 224 S. Marion Street ("Subject Property"); and

WHEREAS, on August 9, 2018 the Village of Oak Park Historic Preservation Commission ("Commission") reviewed the Applicant's application and determined it did not meet the Architectural Review Guidelines and took no action on the application per Section 7-9-13(F) of the Village of Oak Park Village Code ("Village Code"); and

WHEREAS, on August 10, 2018, the Applicant requested a public hearing before the Commission on his application, on August 15, 2018, a legal notice was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park ("Village") providing notice of the public hearing, and letters were mailed by regular and certified mail also on August 14, 2018 to owners of property within two hundred and fifty (250) feet of the Subject Property advising them of the proposal and the public hearing; and

WHEREAS, pursuant to proper notice, the Commission conducted a public hearing on the application on August 30, 2018, at which time and place a quorum of the Commission was present;

WHEREAS, at the public hearing all persons testifying were sworn and provided testimony and evidence under oath, the Applicant presented evidence and testimony if favor of the application, and ten (10) members of the public presented in-person testimony opposing the application, and the Commission received and reviewed an additional seventeen (17) written comments opposing the application;

WHEREAS, at the conclusion of the public hearing the Commission considered all evidence and testimony submitted on the application, deliberated on the application and determined, by unanimous votes of those Commissioners present, that the Structure is a contributing resource in the Ridgeland/Oak Park Historic District and that the application of a Certificate of Appropriateness to demolish the Structure be denied;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF OAK PARK HISTORIC PRESERVATION COMMISSION:

<u>SECTION 1:</u> Incorporation. Each Whereas paragraph above is incorporated by reference into this Section and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: Findings of Fact. The Commission makes the following findings of fact regarding the application:

Subject Property and Structure

- 1. The Subject Property is located at 224 S. Marion Street.
- 2. The Subject Property is located in the DT-3 Pleasant Sub-District Zoning District, the purpose of which is to "accommodate the pedestrian-friendly, lower-intensity mix of small floor plate retail, personal service, and entertainment uses that support the vitality of the Downtown Central," per Section 5.1.A.3. of the Village's Zoning Ordinance.
- 3. The Subject Property abuts Mills Park, which is in the OS Open Space Zoning District.
- 4. The Structure was built in 1900 as a residence for the Lackey family.
- 5. The Lackey family which originally occupied the Structure included a notable Village resident, who was among the first women elected to local office in the Village.
- 6. The Structure is a two and a half story office building in the Prairie School style with Queen Anne influences, with a single-story, partial-width open porch characterized by a flat roof with square wood windows and a decorative hanging balustrade.
- 7. The Structure features a distinctive bay, with decorative leaded windows, and porch.
- 8. The Structure was renovated from a residential use to office space, beginning in or around 1953.

<u>Application</u>

- 9. The Applicant proposed to demolish the Structure to build a "maximum permitted" condominium development on the Subject Property, with a building height of approximately sixty feet (60'), with the building as close to the lot lines as the Village's Zoning Ordinance permits.
- 10. The Applicant does not propose to incorporate, save or preserve any elements of the Structure in his proposed condominium development.
 - 11. The Applicant did not attend the public hearing.

- 12. The Applicant had his architect attend the public hearing as his representative.
- 13. The Applicant, through his representative, stated that the Subject Property would be improved to a higher and better use with the proposed development, as opposed to leaving the Structure on the Subject Property, as property tax receipts from the Subject Property would increase.
- 14. The Applicant did not present any testimony or evidence regarding the design of the proposed development.
- 15. The Applicant did not provide any testimony or evidence regarding whether or not the Structure is a contributing resource in the Ridgeland/Oak Park Historic District.
- 16. The Applicant did not provide any testimony or evidence regarding the application of the standards for determining whether a Certificate of Appropriateness should be granted to demolish the Structure.

Testimony and Evidence

- 17. Other than testimony and evidence from the Applicant's representative, no testimony or evidence was presented in support of the application.
- 18. Seventeen (17) written objections to the application were received by the Commission prior to the public hearing and accepted into evidence.
- 19. At the public hearing, ten (10) Village residents testified in opposition to the application, many of whom live in the vicinity of the Subject Property.
- 20. Evidence at the public hearing demonstrated that the Subject Property and the Structure are an important gateway and transition into Mills Park.
- 21. Mills Park includes a National Landmark, Pleasant Home, in close proximity to the Subject Property.
- 22. The Ridgeland/Oak Park Historic District's nomination notes that a strength of the District is the myriad of types of structures in the District.
- 23. Two (2) members of the public stated that they are willing to purchase the Subject Property and preserve the Structure.

- 24. The Chair accepted the following exhibits into evidence at the public hearing:
 - A. Certificate of Appropriateness application; dated June 27, 2018
 - B. Project Summary / Presentation from David Lehman; dated
 July 12, 2018
 - Correspondence from applicant requesting public hearing; dated August 10, 2018
 - D. Legal Notice, Notice to owners, Notice to property owners within 250 feet
 - E. Photographs of property
 - F. Draft Minutes of the August 9, 2018 Historic Preservation Commission meeting
 - G. Authorization to proceed from Property Owner; dated August 13, 2018
 - H. Resume for Drew Nelson
 - Public comments received by the Village prior to the public hearing

Comprehensive Plan

- 25. The Village's Comprehensive Plan's ("Comprehensive Plan") Future Land Use Plan identifies the Subject Property as being within the Neighborhood Commercial / Mixed Use land use area, an area that is desired to include single-story commercial structures located along the street and multiple-story mixed use structures, and which area is sought to remain pedestrian-oriented.
- 26. While the Comprehensive Plan supports the economic health of the Village, it also supports the preservation of the Village's historical and architectural heritage, which preservation ensures one of the Village's defining characteristics and source of price endures.

Architectural Review Guidelines

27. Section 7-9-12(B) of the Village Code provides that the United States Secretary of the Interior's Standards and the Commission's Architectural Review Guidelines shall be used when considering whether a Certificate of Appropriateness for demolition of a contributing resource should be granted.

<u>SECTION 3:</u> Conclusions. The Commission makes the following conclusions regarding the application based on the testimony and evidence presented at the public hearing, and based on the findings of fact set forth above:

- 1. The architectural style and heritage of the Structure should be preserved.
- 2. The Structure contributes to and reinforces the character of the Village as a whole, the Ridgeland/Oak Park Historic District and the area in the immediate vicinity of the Subject Property and Mills Park.
- 3. The Structure serves as an important gateway from the surrounding neighborhood into Mills Park and Pleasant Home, a National Landmark.
- 4. The Subject Property is a contributing resource within the Ridgeland/Oak Park Historic District.
- 5. Demolition of the Structure does not comply with the Village's historic preservation requirements in the Village Code.
- 6. Demolition of the Structure does not meet the United States Secretary of the Interior's Standards and does not meet the Commission's Architectural Review Guidelines.
- 7. Demolition of the Structure would frustrate and thwart the policy of the Village as expressed in the Comprehensive Plan, by removing a building which contributes to the Village's historical and architectural heritage.
- 8. Demolition of the Structure would remove the home of a notable Village resident
- 9. Demolition of the Structure would disrupt the myriad of types of structures in the Ridgeland/Oak Park Historic District and other Village Historic Districts.
- 10. Demolition of the Structure would set a negative precedent for requests to demolish other contributing resources in the Ridgeland/Oak Park Historic District.
- 11. The Structure is in good condition, has a long useful life and there is a real and substantial interest in acquiring and preserving the Structure.
- 12. The Structure conforms to the purpose of the DT-3 Pleasant Sub-District as described in the Zoning Ordinance.

13. Rehabilitation and adaptive reuse of existing historic structures, such as the Structure, is a valuable and recognized form of economic redevelopment.

SECTION 4: Denial of Application. Pursuant to the authority vested in the Commission by the Village Code, and based on the above findings, the testimony and the evidence presented at the public hearing, by a unanimous vote of those Commissioners present, the Commission hereby findings the Structure is a contributing structure in the Ridgeland/Oak Park Historic District and, by a unanimous vote of those Commissioners present, the Commission denies the Certificate of Appropriateness application to permit demolition of the Subject Property.

<u>SECTION 5:</u> Severability. If any Section, paragraph, sentence or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

ADOPTED this 30th day of August, 2018, pursuant to a unanimous roll call vote of the Commission.

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APPROVED by me this 30th day of August, 2018.

Christopher Payne, Chair of the Commission

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