

**2005 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT
VILLAGE OF OAK PARK
HISTORIC PRESERVATION COMMISSION
January 31, 2006**

1. Certificates of Appropriateness and Certificates of Economic Hardship

Under the authority of the Oak Park Historic Preservation Ordinance, 931 building permit or plan review applications were reviewed for appropriateness in 2005. The Historic Preservation Commission reviewed 182 of these permit applications, 88 of which required a Certificate of Appropriateness. There are no applications pending from 2004. (**See Attachment "A"**)

Under the authority of the Historic Preservation Ordinance and the Memorandum of Agreement with State and Federal Offices, the Historic Preservation Commission reviewed 13 projects funded through **CDBG** funding. The findings are as follows:

120 S. Marion Street is not located within an Oak Park historic district. The building was constructed in 1991 and is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The proposed scope of work includes interior alterations. No further historic review was required.



946 North Blvd. is not located within an Oak Park historic district. The Hephzibah Home was constructed in 1928 and designed by architect James L. Fyfe. The glass and aluminum enclosure was added in 1985 by architect Errol Kirsch. The building is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture) due to alterations to the front facade. The proposed scope of work includes replacing gutters and downspouts, roof repair, installation of ice and water shield, and replacement of concrete sidewalk and driveway. No further historic review was required.



319 Chicago Avenue is a Contributing structure within the *Frank Lloyd Wright-Prairie School of Architecture Historic District*. The scope of work includes replacing the roof, gutters, fascia and soffit, and replacing 23 windows. This project required a Certificate of Appropriateness.



14 W. Lake Street is not located within an Oak Park historic district. The building is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture) due to exterior alterations. The building was constructed in 1914 by Duff & Houston for owner W. J. Stoddard. The proposed scope of work includes interior alterations and replacing the roof. No further historic review was required.



309-311 Harrison Street is not located within an Oak Park historic district and is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The proposed scope of work includes removing and replacing wood porch stairs in the rear; remove and replace concrete garage floor; re-roof garage, repair masonry parapet and wrap fascia with aluminum; replace garage doors and frame; replace shed door and frame; remove and replace sidewalk; tuckpointing; replace front wood door with a security door; provide window into entry foyer; interior stair well repairs; clean out catch basin; remove wires from rear yard and repair siding; update electrical system in garage and shed. No further historic review was required.



1045 Highland Avenue is not located within an Oak Park historic district and is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1913 and a second floor was added in 1996. The proposed scope of work includes wrap soffits and fascia on garage with aluminum; install new gutters on garage; replace garage door; wrap garage in vinyl siding with aluminum trim. No further historic review was required.



1124 N. Humphrey Avenue is not located within an Oak Park historic district and is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The proposed scope of work includes covering soffits and fascia with aluminum and installing new gutters and downspouts; replace parts of concrete sidewalk; replace hot water heater. No further historic review was required.



908 Wenonah Avenue is not located within an Oak Park historic district and is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The house was constructed in 1915 by W. E. Marks. The proposed scope of work includes interior floor and bathroom alterations. No further historic review was required.



1111 S. Taylor Avenue is not located within an Oak Park historic district and is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The house was constructed in 1956. The proposed scope of work includes replacing garage service door; install new wood fence and electric gate opener; install new door on wheelchair ramp. No further historic review was required.



The Historic Preservation Commission reviewed 3 projects funded through the use of CDBG funds in the **Commercial Property Rehabilitation & Preservation Program** (*Administered by the Oak Park Development Corporation*):

115 N. Oak Park Avenue (*Treat Cafe*) is a Contributing structure within the *Ridgeland-Oak Park Historic District*. The scope of work consisted of a new awning. The project was approved by staff.

7 Chicago Avenue (*Ace Hardware*) is not located within an Oak Park Historic District and, in my opinion, is not eligible for listing in the National Register. The scope of work consisted of removing inappropriate signage, constructing new storefronts, tuckpointing, adding new signage and gooseneck lighting. No historic review was required.

10 Madison Street (*Ketzback property*) is not located within an Oak Park Historic District and, in my opinion, is not eligible for listing in the National Register. The scope of work consisted of constructing a new storefront. No historic review was required.

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

1001 S. Harvey Avenue is not located within an historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1921. No historic review was required. April 29, 2005.



1177 Lyman Avenue is not located within an historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1921. No historic review was required. April 29, 2005.



217 Iowa Street is not located within an historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1908. No historic review was required. April 29, 2005.



1008 Washington Blvd. is not located within an historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1958. No historic review was required. April 29, 2005.



426-430 S. Lombard Avenue is not located within an historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1963. No historic review was required. April 29, 2005.



1046 S. Cuyler Avenue is not located within an historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1913 by builder R. G. Hancock. No historic review was required. April 29, 2005.



709 Gunderson Avenue not located within an historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1908. No historic review was required. June 29, 2005.



415 S. Maple Avenue is not located within an historic district and, in my opinion, is not eligible for individual listing on the National Register of Historic Places under Criterion C (architecture). The building was constructed in 1962. No historic review was required. July 27, 2005.



2. Local Designations

Six buildings were nominated and five were designated as Oak Park Landmarks in 2005 (**see Attachment “B”**). The Village Board approved two of the nominations on February 22, one on June 20 and two on November 7. One nomination was withdrawn by the property owners. The following properties were designated:

- 1036 Fair Oaks Avenue (*Margaret Morse House*) – constructed in 1926
- 553 N. Marion Street (*Albert Schneider House*) – constructed c. 1899
- 424-426 S. Austin Blvd. (*Dorothy Manor Apartments*) – constructed in 1927
- 324 N. Oak Park Avenue (*First United Methodist Church*) – constructed in 1923
- 845 Gunderson Avenue (*Maze Branch Library*) – constructed in 1936

- 159-169 N. Marion Street (*Holley Court Apartments*) – constructed in 1927
(APPLICATION WITHDRAWN BY OWNERS)

No historic districts were designated in 2005

3. Survey

Potential Landmark Inventory

The Historic Preservation Commission continues to contact property owners identified in this inventory to encourage local landmark designation. Properties ranked as Significant from the Downtown Architectural Survey were added to the Inventory.

Downtown Architectural Survey

The Village Board approved the final version of an architectural survey of Downtown Oak Park and the Avenue Business District. The survey was approved on November 21, 2005. Those properties listed as Significant were added to the Potential Landmark Inventory. (**see Attachment “C”**)

Downtown Master Plan and Development Design Guidelines

The Commission reviewed and recommended on the new Downtown Master Plan and Design Guidelines, which were approved by the Village Board in April 2005. (**see Attachment “D”**)

4. National Register

Final approval was received for listing the *Oak Park Conservatory* in the National Register on March 8, 2005. (**see 2004 CLG Annual Report**)

5. Monitoring

Three properties were demolished in the historic districts in 2005. Two were located in the Frank Lloyd Wright-Prairie School of Architecture Historic District:

- 500 N. Euclid Avenue (Ranch, 1956 – non-contributing structure)
- 501 N. Euclid Avenue (Ranch, 1954 – non-contributing structure)

One was located in the Ridgeland-Oak Park Historic District:

- 121 S. Harvey Avenue (Two-flat, c. 1900 – contributing structure destroyed by fire)

(**See Attachment “E”**)

6. Activities

- The Commission presented 12 historic preservation awards at the Village Board meeting on May 16, 2005. (**Attachment “F”**)
- The Commission hosted a booth at “A Day in Our Village”, the annual summer festival held in downtown Oak Park on June 1, 2005. The booth offered an architectural quiz with a raffle winner receiving a “House Advice” session offered by the Commission.
- The Commission created two new educational brochures in 2005 – 1) *Building Permits for Historic Properties*; and 2) *Frank Lloyd Wright-Prairie School of Architecture Historic District*. These utilized a CLG grant. (**Attachment “G”**)
- Commission staff attended the National Preservation Conference in Portland, OR in September/October 2005.
- National Preservation Conference, Portland, OR (Sept./Oct. 2005): Attended by Commission staff Doug Kaarre and Commissioner Nick Kalogeresis.
- State Preservation Conference, Joliet, IL (June 2005): Attended by Commission staff Doug Kaarre and Commissioners Doug Gilbert and Doug Freerksen. Both Commissioners together presented the educational session “*Windows: Old and New*” at the conference.
- National Main Street Conference, Baltimore, MD (May 2005): Attended by Commissioner Nick Kalogeresis.

7. Attachments

- A – 2005 Permits Reviewed
- B – Landmark nominations for five properties
- C – Downtown Architectural Survey
- D – Downtown Master Plan and Development Design Guidelines
- E – Demolished properties in 2005
- F – 2005 Historic Preservation Award Winners
- G – Completed brochures
- H – Commission Attendance and Meeting Minutes