



123 Madison Street, Oak Park, Illinois 60302

2023 Certified Local Government Annual Report Village of Oak Park Historic Preservation Commission

Historic Preservation in Oak Park

The Oak Park Historic Preservation Commission was established in 1972 by Village Ordinance (Oak Park Village Code 2-23-1). Members of the Commission are appointed by the Village President and Village Board of Trustees. The Commission's purpose is to help preserve, protect, and enhance the distinctive historic and architectural heritage of Oak Park. As part of its role to preserve the historic integrity of the Village, the Commission reviews exterior alterations to historic properties to ensure that the historic character of the building exteriors is maintained. The Commission also identifies and recommends designation of local historic landmarks and historic districts and seeks to enhance the attractiveness of the Village by educating property owners and citizens about the importance of preservation, restoration, and rehabilitation. The Commission has one full-time historic preservation staff liaison within the Planning Division of the Development Customer Services Department.

Reporting Requirements

Historically, a single report was prepared to fulfill both the Village of Oak Park's reporting requirements under the National Park Service's Certified Local Government (CLG) program and the Programmatic Agreement (PA) between the Village and the State Historic Preservation Office: A Resolution Approving a 5-Year Programmatic Agreement With the Illinois State Historic Preservation Officer for Certain Programs of the U.S. Department of Housing and Urban Development and the Illinois Housing Development Authority Administered by the Village of Oak Park and Authorizing its Execution. The Resolution was adopted by the Village on May 20, 2019.

In 2023, through discussions with the U.S. Department of Housing and Urban Development and the Illinois State Historic Preservation Office, it was determined that this report would be submitted to meet the Programmatic Agreement requirements, while an "CLG Annual Update Form" would be completed to fulfill the CLG requirements. It is anticipated that at some point in the near future, the reporting requirements may be combined for the CLG and PA or otherwise altered to better serve the needs of the Village, the State, and related Federal entities. However, in 2023 the Village agreed with the State Historic Preservation Office to submit both reports to the State until further notice.

The Village of Oak Park has been a *Certified Local Government* since 1994. A *Certified Local Government* is required to carry out the following responsibilities:

1. Enforce the local historic preservation ordinance for the designation and protection of local historic resources.

2. Maintain an adequate and qualified Historic Preservation Commission established by local ordinance.
3. Maintain a system for the survey and inventory of historic properties.
4. Provide for adequate public participation in the local historic preservation program.
5. Review and comment on nominations to the National Register of Historic Places for properties within its jurisdiction, and, within 60 days of receiving the nominations, submit to the State Historic Preservation Office the written recommendations of the Commission and Chief Elected Official as to whether the property meets the criteria of the National Register.
6. Submit an annual report to the State Historic Preservation Officer of the historic commission's activities during the past year, within 60 days of the end of the local government's fiscal year.
7. Be represented at one or more informational meetings per year pertaining to the work and functions of the Commission or historic preservation.
8. Monitor and notify the State Historic Preservation Office of any actual or proposed demolition or actual or proposed major alteration affecting any property within its jurisdiction listed on the Illinois Register of Historic Places or the National Register of Historic Places.
9. Be responsible, in the case of nominations for historic districts, for verifying the names of owners of properties within the historic district, and providing for a public information meeting at mutually agreeable times and locations.
10. Carry out the general program procedures as outlined in "Certification and Transfer of Local Share of Historic Preservation Fund Allocation to Local Governments."

1. Certificates of Appropriateness

Under the authority of the Oak Park Historic Preservation Ordinance, the Historic Preservation Commission and Commission staff review exterior changes visible from the street that are proposed for Oak Park landmarks and properties located within local and National Register designated historic districts. Oak Park Historic Preservation staff reviewed 1,838 permits for projects in Oak Park's historic districts or relating to Oak Park landmarks in 2023. The Historic Preservation Commission conducted reviews of 50 projects requiring a Certificate of Appropriateness. The Certificates of Appropriateness were approved for 45 of those projects.

The Historic Preservation Commission denied a Certificate of Appropriateness for two dormer additions at 312 N East Ave. This project was approved by the Village Board on appeal. The Commission also denied a Certificate of Appropriateness to alter the porch railing design at 738 N Marion St, but the project was approved by the Village Board on appeal. The Historic Preservation Commission took no action on a second application for porch railing alterations at 618 N Ridgeland Ave, but the applicant did not request a public hearing.

The Commission took no action on two Certificates of Appropriateness regarding full demolition of contributing resources at 430 S Taylor Ave and 125 S Lombard Ave. Both were denied at public hearings in January 2024 and reviews are on-going. It is anticipated that both will apply for a Certificate of Economic Hardship in 2024.

2. Certificates of Economic Hardship

The Historic Preservation Commission saw no applications for Certificates of Economic Hardship in 2023, but two are anticipated in 2024.

3. Section 106 of the National Historic Preservation Act

Under the authority of the Oak Park Historic Preservation Ordinance and the Programmatic Agreement (PA) with State and Federal Offices, projects funded through the Community Development Block Grant

(CDBG) or the U.S. Department of Housing and Urban Development (HUD) are reviewed by the Historic Preservation Commission or staff that meet the qualifications outlined in 36 CFR Part 61, the Secretary of the Interior's Professional Qualification Standards for History or Architecture History. In 2023, 15 projects were reviewed under the PA due to their use of CDBG funds.

Projects reviewed included two alley replacement projects with CDBG funding as well as 13 projects done through the Small Rental Properties Rehabilitation Loan Program and the Single Family Housing Rehabilitation Loan Program. The Single Family Housing Rehabilitation Loan Program includes Rehabilitation Loans and Lead Hazard Reduction Grants.

The Village also receives regular requests for comments as part of the Section 106 process unrelated to CDBG grant projects. In 2023, the Village received and responded to requests for comment on one projects. These consisted of replacement street poles with added cell / antenna equipment, including on the roof of the Oak Park Arms (408 S Oak Park Ave), a contributing building within the Ridgeland-Oak Park Historic District.

a. Community Development Block Grant

i. 938 North Boulevard

The following property was submitted for Historic Review in an email memo dated April 12, 2023:

The proposed location of work is a 530 square-foot unit within **938 North Boulevard**, Oak Park, IL. This is a 4-story, 24-unit condominium building that was designed by Robert Johnstone and built in 1963. Johnstone was a prolific architect in Oak Park from the 1940s through the 1960s; he designed over 60 buildings in this time including single-family and apartment buildings. A majority of these buildings were Mid-Century Modern in style, though some of his designs took on Prairie style elements (see 1108-1110 Erie St). Like his Oak Park predecessor, Frank Lloyd Wright, Johnstone claimed to eschew historical styles. However, he noted in an Oak Leaves column that Modern architecture was often misunderstood. He explained that, "architects of today have the ability to design new forms and shapes to conform to the new building materials and to the labor conditions of construction" (Oak Leaves, September 1, 1949). 938 North Blvd exemplifies Johnstone's unique use of materials, including both masonry and glass, and his emphasis of horizontal and vertical lines. The glass front to the building displays an interior stairwell and the blue glass panes along the top match rough blue stone work in the masonry façade and front retaining wall. The sides are characterized by vertical sets of Chicago windows and paired sash windows with patterns of alternating dark and light bricks.

While 938 North Blvd is bordered on both the north and south sides by the Ridgeland-Oak Park Historic District, it is not within a historic district. However, it is recommended as potentially eligible for the National Register of Historic Places individually as an example of a Midcentury Modern apartment building in Oak Park.

The proposed scope of work includes will be primarily repairs on the interior. The only exterior work will be the replacement of one picture window and four double-hung sash windows. in compliance with the Condo Association By-Laws, the condo owner must match

the existing windows including the trim and profile. The project will have no adverse effect on the property and no further action is required.

ii. 163 N Lombard Ave

The following project was submitted for review on July 23, 2023.

The proposed project is located at 163 N Lombard Ave, which is within the Ridgeland-Oak Park Historic District but is a non-contributing property due to the amount of alterations that have occurred. 163 N Lombard Ave was built ca. 1878. Alterations include the removal of the historic front porch and the application of a brick veneer. The brick veneer and other alterations were recorded in 1941, which is outside the period of significance for the historic district. 163 N Lombard Ave is not recommended eligible individually.

The proposed scope of work includes replacing roofing, gutters, and trim, as well as rebuilding and repairing the chimneys. It is recommended that the project will have no effect on historic properties and no further action is required.

iii. 28 Madison St, 436 S Taylor Ave, 1111 S Taylor Ave, 120 Marion St, 412 Wesley Ave, and 218 Lake St

The following projects were submitted for review on July 24, 2023. Note that 946 North Blvd was been removed from this group of projects so it may be reviewed separately.

28 Madison Ave is a 2-story, brick office building that was designed by J.J. Smith & Associates for Oak Park National Bank and built in 1961. It is not located in a National Register Historic District. It was surveyed as part of the Madison Street Corridor Survey and the significance was noted as “No Merit” at that time. The proposed scope of work is to replace three rooftop HVAC systems. It is recommended that the project will have no effect on historic properties and no further action is required.

436 S Taylor Ave was built in 1908 by A. Faust for C. Haddis. It is a contributing building within the Ridgeland-Oak Park Historic District. The scope of work is a kitchen renovation including cabinetry, counters, and flooring. It is recommended that the project will have no effect on historic properties and no further action is required.

1111 S Taylor Ave was built ca. 1950. It is a brick, Minimal Traditional house with a Chicago style window on the front elevation and a vinyl-clad attic build-out including two shed-roof dormers. The scope of work will include interior renovation of an existing bathroom. 1111 S Taylor Ave is not recommended eligible for the National Register either individually or as part of a district. It is recommended that the project will have no effect on historic properties and no further action is required.

120 S Marion St was built in 1989. It is a 4-story, brick office building with horizontal banding and dark-tinted, fixed windows. The scope of work will include bathroom renovations and replacing 4 drinking fountains. 120 S Marion St is not recommended eligible for the National Register either individually or as part of a district. It is recommended that the project will have no effect on historic properties and no further action is required.

412 Wesley Ave was built ca. 1890. A garage was built in 1921 and an addition to the house was built in 1930. The property was purchased by the Grateful Hand Foundation in 1970 and has since operated as a boarding house. Numerous alterations, primarily to the interior, were completed in the 1970s and 1980s. A two story addition has been added on the south side, directly adjacent to the front façade, which detracts from the historic integrity. The project scope consists of installing a back-up generator. 412 Wesley Ave is not recommended eligible for the National Register either individually or as part of a district. It is recommended that the project will have no effect on historic properties and no further action is required.

218 Lake St was built in 1948 and designed to be a doctor's office. It was designed by architect Donald Mittrell of River Forest. The building was originally designed to have 12-light, steel sash windows and was sealed concrete block with a stone sill line and coping. The stone bands are now painted. The windows have since been replaced with single-light, fixed windows and the door has been replaced. The project scope consists of interior work only, including installing frosted glass windows on the office doors and canned lighting in the building's common area. 218 Lake St is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. It is recommended that the project will have no effect on historic properties and no further action is required.

In summary, it is recommended that the projects at 28 Madison St, 436 S Taylor Ave, 1111 S Taylor Ave, 120 S Marion St, 412 Wesley Ave, and 218 Lake St will have no effect on historic properties and no further action is required. 946 North Blvd has been removed from this report to allow for further evaluation.

iv. **512 S Grove Ave and 1238 N Austin Blvd**

The following projects were submitted for review on August 15, 2023.

512 S Grove Ave was built in 1910 by owner/builder J. A. Halece, along with several other houses on the 500 block of S Grove. It is a small, Craftsman bungalow with an enclosed porch featuring 3-over-1 light, double-hung sash windows. Minimal alterations have been made to the building. The scope of work includes repairs of exterior window sills, storm windows, sidewalk, and entrance stairs. Repairs will also occur on the interior.

512 S Grove Ave is not listed on the National Register of Historic Places individually or as part of a district. It is not recommended eligible. It is recommended that the project will have no effect on historic properties and no further action is required.

1238 N Austin Blvd was built in 1921 by owner H. Anderson. It is a 1.5-story, Craftsman bungalow. The front consists of an enclosed porch with non-historic windows. It is possible the front portion was added later. The scope of work includes repairing the balcony flooring and installing handrails. The stucco balcony wall will be repaired and painting will occur on the interior.

1238 N Austin Blvd is not listed on the National Register of Historic Places individually or as part of a district. It is not recommended eligible. It is recommended that the project will have no effect on historic properties and no further action is required.

In summary, it is recommended that the projects at 512 S Grove Ave and 1238 N Austin Blvd will have no effect on historic properties and no further action is required.

v. 806 Mapleton Ave

The following project was submitted to qualified personnel for Section 106 review on October 12, 2023:

The proposed project is located at 806 Mapleton Ave. Repairs will primarily occur on the interior and will largely consist of repairs to match existing. On the exterior, roofing shingles will be replaced and elements like window sashes and doors will be stabilized and recoated.

806 Mapleton Ave is a frame bungalow that was built by the Johnson Bros. (owner/builder) in 1910. A rear porch was added by owner Walter Hogue in 1930. Mr. Hogue added a sun parlor and bay window in 1932. The original wood front porch was replaced with a concrete stoop in 1961. Siding was also replaced at this time with aluminum. Pop-up, shed-roof dormers existing on both sides of the house and were likely later additions, but there is no permit record for them. 806 Mapleton Ave is located on a block of similar bungalow-like houses. This part of Oak Park was developed later than the central area, typically the 1910s-1920s, and is consistent with Chicago's "bungalow belt."

806 Mapleton Ave is not located in a National Register Historic District and is not recommended eligible for the National Register. It is recommended that the project will have no effect on historic properties and no further action is required.

The following projects was submitted for review on July 24, 2023.

vi. 946 North Blvd

946 North Blvd (Hephzibah Home) is recommended eligible for that National Register of Historic Places. It is not currently listed on the National Register. Hephzibah Home is a 2-story, brick building that was designed by James L. Fyfe and associates and was built by Guy & McClintock in 1928. The building is an H-shape with a sunken courtyard on the street-facing façade to accommodate a 1985 atrium addition designed by architect Errol Kirsch. The historic building is Colonial in style, with a hip roof. The second floor features decorative trim under the eaves and 6-over-6 light, double-hung sash windows. The windows have all been replaced with vinyl windows, with the exception of the Palladian windows at the front of the building.

The Hephzibah Children's Association was started by Oak Park resident Mary Wessels in 1897. They began construction of their own building in 1926 at 946 North Blvd. It opened in 1929, just as the Great Depression began. According to the Hephzibah website, the building was designed in the shape of a letter "H" to represent healing, hope, happiness, and Hephzibah (Hephzibah Children's Association 2023). The goal of the construction committee was "Not in the least institutional in appearance, as it has never been institutional in atmosphere" (Oak Park Oak Leaves, May 18, 1928).

In the 1970s, Hephzibah pivoted to address the needs of the community and suspended the residential program while launching a day care program. They also opened two daycare sites at local elementary schools and a summer day camp. Between 1981 and 1992 they started a

number of other programs including foster care, a diagnostic treatment center, and a therapeutic group home. Hephzibah Home continues to serve the community and still operates out of 946 North Blvd.

Project Details: The proposed project is to replace 81 windows including 53 double-hung sash windows. Of these windows, none are historic. The double-hung sash windows match the historic 6-over-6 light pattern of the historic windows but are vinyl in material. Sliding windows at the basement level will also be replaced. These are from the 1980s basement expansion done at the time of the atrium construction. They are not historic in size or type.

Historic Review: Village historic preservation staff reached out to the State Historic Preservation Office upon receipt of the project materials, due to the eligibility determination for the building and the large number of windows to be replaced. Village staff had three meetings with Hephzibah Children’s Association over the following three months to discuss appropriate alternatives. Staff indicated that ideal replacement windows would match the historic windows and would be wood, clad wood, aluminum with a paint-like finish, or composite in material. Priority was given to windows at the front of the building. Alternative options were reviewed, including breaking up the project over multiple years.

It was ultimately found that only the all-vinyl replacement option would fit within the grant budget. Grant values are unknown for next year and Hephzibah Children’s Association requested to complete the project at one time to limit moving children. They noted that the youth in their program come with significant trauma as well as behavioral and mental health issues, and stability is key to their treatment. Due to these factors, and the fact that all windows to be replaced with either already vinyl or not historic in nature, staff determined that replacement in-kind would be appropriate. Staff followed up with the State Historic Preservation Office and received confirmation that this decision is supported by the SHPO.

vii. 1050 N Humphrey Ave

The following project was submitted to qualified personnel for Section 106 review on November 7, 2023:

The proposed project is located at 1050 N Humphrey Ave. The scope of work consists primarily of minor repairs like replacing roof shingles and non-historic siding, replacing handrails, and repairing the gutter.

1050 N Humphrey Ave is a brick bungalow that was built, along with a garage, in 1922. It was built by carpenter R.J. Raynertson for owner John Kastner. The architect was M.L. Cable. M.L. Cable designed a number of buildings in Oak Park in the 1920s, including nine houses 1014-1034 S Harvey Ave, the majority of which were bungalows. There have been few changes to 1050 N Humphrey Ave. The front dormer has non-historic siding and two windows have been infilled with siding on the north elevation. The rear porch has been partially enclosed. 1050 N Humphrey Ave is located on a block of similar bungalow-like houses. This part of Oak Park was largely developed in the 1920s and is consistent with Chicago’s “bungalow belt.”

1050 N Humphrey Ave is not located in a National Register Historic District and is not recommended eligible for the National Register. It is recommended that the project will have no effect on historic properties and no further action is required.

b. Sidewalks, Alleys, and Roads

i. Alley Improvements

The following project was submitted for review on March 8, 2023:

The Village of Oak Park maintains an alley network of over 650 alleys. These alleys were primarily constructed in the 1930s and are in deteriorated conditions. They serve as primary access to garages for a majority of residents. The proposed project will replace two deteriorated alleys as part of a larger project in the Village to improve public infrastructure. CDBG funds are used for alley replacements in Low/Mod income areas.

The proposed project will replace two sections of alleys:

- (1) the alley between Ontario/Erie and Taylor/Humphrey; and
- (2) the alley between Harvard/Garfield and Humphrey/Austin.

Both alleys are currently concrete and will be replaced with concrete. Both alleys also feature tile “stop” signs in the concrete at the ends of the alley, in varying conditions (the Ontario/Erie alley has two and the Harvard/Garfield alley has 3 due to its “T” shape). All “stop” signs will be reinstalled with the full word; missing letters will be replaced.

The Ontario/Erie ally is located within the Ridgeland-Oak Park Historic District, though on the east side it borders a parking lot and non-historic wing associated with the West Suburban Hospital. Repairs to these alleys will match existing. The project will have no adverse effect on historic properties and no further action is required.

ii. Four Deteriorated Alleys

The following project was submitted to qualified personnel for Section 106 review on September 19, 2023:

The Village of Oak Park intends to replace four deteriorated alleys. The Village maintains an alley network of over 650 alleys that were primarily constructed in the 1930s. They serve as the primary access to garages for a majority of residents. The proposed alley replacements will be done in concrete and are designed to divert water away from homes and push it toward the roadway and existing sewer infrastructure. Three of the alleys (307, 458, and 608) feature tile letters that read “STOP.” These tiles will be repaired/replaced where currently located.

The proposed project will replace four sections of alleys:

1. Alley 307:
 - a. This alley is located between Erie/Ontario and Humphrey/Taylor.
 - b. This alley is located within the Ridgeland-Oak Park Historic District, though on the east side it borders a parking lot and a non-historic wing associated with the West Suburban Hospital.
2. Alley 452:
 - a. This alley is located between Washington/Grove and Kenilworth. This is a T-shaped alley, so it ends at the rear of the businesses to the south which face Madison St.

- b. This alley is partially within the Ridgeland-Oak Park Historic District. It serves as a portion of the district’s southern border.
- 3. Alley 458:
 - a. This alley is located between Randolph/Kenilworth and Clinton. This alley does not go all the way through the block; it culminates at Gwendolyn Brooks Middle School on the south end.
 - b. This alley is located within the Ridgeland-Oak Park Historic District.
- 4. Alley 608/608N:
 - a. This alley is located between Garfield/Harvard and Austin/Humphrey. It will also include the east to west section adjacent to the north connecting Humphrey and Austin. This alley is not in a historic district.

Section 106 Review:

The project includes four alleys, three of which are located in historic districts that are listed on the National Register and locally. Alleys 307 and 608/608N were previously reviewed for Section 106/Historic review on March 8, 2023. The project was found to have no adverse effect on historic properties at that time, and recommendations have not changed. The existing alleys are concrete and asphalt. Tile “STOP” signs must be reinstalled where currently located. The repairs will match existing and it is recommended that they will have no adverse effect on historic properties. No further action is required.

4. Local Landmark Nominations

The Oak Park landmark designation process is initiated by the submission of a nomination form to the Historic Preservation Commission. Upon receipt of a nomination, the Commission makes a preliminary determination of eligibility based on the ability of the proposed resource to meet the criteria outlined in the Oak Park Historic Preservation Ordinance (7-9-5). The preliminary determination of eligibility is followed by a designation hearing. Following the hearing, the Commission determines whether to recommend designation of a historic landmark to the Village Board based on the criteria in the Ordinance. Landmarks are then designated or rejected by the Village Board.

In 2023, the Historic Preservation Commission recommended and the Village Board listed one new landmark at 1201 Fair Oaks Ave.

1201 Fair Oaks Ave, the Swenson-Gottlieb House, was designed by architect George E. Pearson for owners/builders Ellefsen and Arne Bentsen. The house and garage were both built in 1931. The house has been minimally altered over the years, particularly on the exterior, and has retained its historic integrity.

The Swenson-Gottlieb House is significant as an example of a design by a prolific local architect and builders. It is also notable both as a well-preserved example of a 1930s bungalow with Renaissance Revival and Craftsman style detailing, as well as for its being the primary residence of the Gottlieb family for over 40 years. David Gottlieb became a millionaire through the manufacture of pinball machines. He gave large donations to fund such enterprises as the Gottlieb Memorial Hospital on North Ave.

The property meets the following criteria under section 7-9-4 of the Historic Preservation Ordinance “Criteria for Designation of Historic Landmarks and Interior Historic Landmarks”:

Historical And/Or Cultural Importance:

- (1) Significance as an example of the architectural development or heritage of the Village of Oak Park;
- (3) Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic or social heritage of the Village of Oak Park, the State, or the United States;
Architectural And/Or Engineering Importance:
- (2) Embodiment of those distinguishing characteristics of a significant architectural style;
- (3) Identification as the work of an architect whose individual work is significant in the development of the Village of Oak Park, the State of Illinois and the United States;

In addition, the property is at least 50 years old and has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

5. Historic Resource Surveys

Historic Preservation staff regularly update the existing survey of the three historic districts. While no new historic resource surveys were conducted, Village staff worked with GIS staff to ensure the timely and accurate transition of all historic resource data from the previous website hosted by RuskinArc to a new, Village owned website. This was to accommodate for RuskinArc closing on December 31, 2023.

6. National Register of Historic Places

No properties were listed on the National Register of Historic Places in 2023.

7. Monitoring and Stewardship

a. 430 S Taylor Ave

A Certificate of Appropriateness for demolition of the contributing resource at 430 S Taylor Ave was considered at the Historic Preservation Commission meeting on November 30, 2023. The Commission took no action and the application will be considered at a public hearing in 2024.

House History: 430 S Taylor Ave was built in 1908 as a home and a showcase for the plaster work of its owner and builder, Joseph W. Farr. Few changes have been made to the house, likely in part because it appears to have stayed in the Farr family until approximately 1980. A garage was built in 1914 and a stucco addition was built in 1920. Alterations were made to the garage in 1924. IN 1942, J.W. Farr requested to change the single-family residence to a two-family residence with an apartment on the second floor and a “summer kitchen in the basement to be used by the family. The application was not approved as proper plans were not submitted. However, the summer kitchen was approved and built in 1943 with the agreement that no portion of the house would be rented out outside of the family.

Joseph W. Farr lived in the house with his family until his death in 1945. The house stayed in the family for several more decades. It continued to be listed as the address for J.W. Farr & Co, plastering contractors, through 1974. While Joseph Farr’s twin sons, George and Thomas, ultimately took over his business, his children excelled in their own right. Joseph Farr was noted as a musician and director of the one-time Oak Park municipal band during World War I (the Second Infantry Band). Both his daughters at one point taught music lessons, and Margaret Farr Wilson played with both the Chicago Symphony Orchestra and the New York Philharmonic. Thomas Farr was enlisted as a catcher for the Pittsburgh Pirates in 1927.

Contributing Status Within the Historic District: 430 S Taylor Ave is a contributing resource within the Ridgeland-Oak Park Historic District, which is listed both locally and on the National Register of Historic Places. The Illinois State Historic Preservation Office has reviewed and confirmed its contributing status (see attached letter). The house was featured in *Ridgeland Revealed: Guide to the Architecture of the Ridgeland-Oak Park Historic District*, a book about the historic district that was created by the Historic Preservation Commission (edited by Arlene Sanderson) and published by the Village in 1993.

430 S Taylor Ave is emblematic of several of the historical trends that make the Ridgeland-Oak Park Historic District significant. The district is significant in part for its architectural and planning precedents that went beyond the local community and influenced national developments (p10). The nomination notes the frame and stucco residences of S Taylor built between 1900 and 1920 (of which 430 S Taylor Ave, a stucco residence built in 1908, is one) as examples of where local builders popularized the lessons and forms of E.E. Roberts and other Prairie School architects (p18). The district is also significant in part for its mixture of housing types, including smaller houses and larger apartment buildings on the same block, and its use of aspects like consistent building setbacks and greenspace (e.g. courtyard apartments) prior to established zoning and planning requirements. 430 S Taylor Ave, itself on a block containing buildings of varying size, is a key part of this historic fabric.

b. 125 S Lombard Ave

A Certificate of Appropriateness for demolition of the contributing resource at 430 S Taylor Ave was considered at the Historic Preservation Commission meeting on November 30, 2023. The Commission took no action and the application will be considered at a public hearing in 2024.

House History: 125 S Lombard Ave was built by W.S. Palmer for owner S.J. Moffott in 1915. A garage was built in 1923 for then-owner J.G. Wanderer by carpenter H. Wanderer. The garage was replaced in 1988. In 1998, burnt siding was replaced and glass block windows installed in the basement. In 1998 a permit also notes removal and replacement of front porch, but it is unclear which elements are replaced.

The house was rented, at least in part, as early as 1916 when a room was leased and noted as near the "L." The house was purchased by the Wanderer family and occupied by A.E. Wanderer, MD, and Walter Wanderer in 1923. Several Wanderer family members are listed at this address over the following decades, through Robert Wanderer in 1949.

Contributing Status Within the Historic District: 125 S Lombard Ave is a contributing resource within the Ridgeland-Oak Park Historic District, which is listed both locally and on the National Register of Historic Places. The Illinois State Historic Preservation Office has reviewed and confirmed its contributing status (see attached letter).

125 S Lombard Ave contributes to the Ridgeland-Oak Park Historic District as an example of a single-family bungalow. The district is significant in part for its mixture of building types, including smaller houses and larger apartment buildings on the same block, and its use of aspects like consistent building setbacks and greenspace prior to established zoning and planning requirements. Local contractors like Frederick A. Hill made efforts to create unified streetscapes and while the plans don't exist today, the National Register nomination notes that, "the attention to images of definition, unity and community are evidence in the rows of frame

and stucco residences on North Taylor, South Taylor, South Lombard, and South Harvey, built between 1900 and 1920. Here builders popularized the lessons and forms of Maher, Roberts, and other Prairie School Architects” (page 18).

8. Commission Activities

a. Historic Preservation Awards

The Historic Preservation Commission held an awards panel to recognize preservation projects across the Village (not limited to historic districts or landmarks). The awards will be announced in January 2024.

b. A Day in Our Village

The Historic Preservation Commission participated in A Day in Our Village. The shared a table with the Plan Commission and provided information to the public about the Commission and historic preservation in Oak Park.

9. Attachments

All reviews conducted under the PA are attached.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: March 8, 2023

To: Venessa Matheny, Grants Supervisor

From: Susie Trexler, Historic Preservation Urban Planner

Re: **Section 106 Review for Public Works Alley Improvements, B22-25**

The Historic Preservation Commission reviews demolition, exterior alterations, and new construction within the three historic districts, for Oak Park Landmarks, and for properties considered eligible for listing on the National Register of Historic Places (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on March 8, 2023.

The Village of Oak Park maintains an alley network of over 650 alleys. These alleys were primarily constructed in the 1930s and are in deteriorated conditions. They serve as primary access to garages for a majority of residents. The proposed project will replace two deteriorated alleys as part of a larger project in the Village to improve public infrastructure. CDBG funds are used for alley replacements in Low/Mod income areas.

The proposed project will replace two sections of alleys:

- (1) the alley between Ontario/Erie and Taylor/Humphrey; and
- (2) the alley between Harvard/Garfield and Humphrey/Austin.

Both alleys are currently concrete and will be replaced with concrete. Both alleys also feature tile “stop” signs in the concrete at the ends of the alley, in varying conditions (the Ontario/Erie alley has two and the Harvard/Garfield alley has 3 due to its “T” shape). All “stop” signs will be reinstalled with the full word; missing letters will be replaced.

The Ontario/Erie ally is located within the Ridgeland-Oak Park Historic District, though on the east side it borders a parking lot and non-historic wing associated with the West Suburban Hospital. Repairs to these alleys will match existing. The project will have no adverse effect on historic properties and no further action is required.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: April 19, 2023
To: Vanessa Matheny, Grants Supervisor
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **Historical Review - Richards**

Based on the Programmatic Agreement with the Illinois State Historic Preservation Officer (SHPO), Qualified Staff will review projects for certain programs under the U.S. Department of Housing and Urban Development (HUD) and the Illinois Housing Development Authority (IHDA) in compliance with Section 106 of the National Historic Preservation Act (NHPA). In accordance with the Oak Park Historic Preservation Ordinance, the Historic Preservation Commission will review demolition, exterior alterations, and new construction within the three historic districts and for Oak Park Landmarks, and for properties deemed eligible for listing on the National Register of Historic Places (NRHP). Everything but minor repair will require a Certificate of Appropriateness.

The following property was submitted for Historic Review in an email memo dated April 12, 2023:

The proposed location of work is a 530 square-foot unit within **938 North Boulevard**, Oak Park, IL. This is a 4-story, 24-unit condominium building that was designed by Robert Johnstone and built in 1963. Johnstone was a prolific architect in Oak Park from the 1940s through the 1960s; he designed over 60 buildings in this time including single-family and apartment buildings. A majority of these buildings were Mid-Century Modern in style, though some of his designs took on Prairie style elements (see 1108-1110 Erie St). Like his Oak Park predecessor, Frank Lloyd Wright, Johnstone claimed to eschew historical styles. However, he noted in an Oak Leaves column that Modern architecture was often misunderstood. He explained that, “architects of today have the ability to design new forms and shapes to conform to the new building materials and to the labor conditions of construction” (Oak Leaves, September 1, 1949). 938 North Blvd exemplifies Johnstone’s unique use of materials, including both masonry and glass, and his emphasis of horizontal and vertical lines. The glass front to the building displays an interior stairwell and the blue glass panes along the top match rough blue stone work in the masonry façade and front retaining wall. The sides are characterized by vertical sets of Chicago windows and paired sash windows with patterns of alternating dark and light bricks.

While 938 North Blvd is bordered on both the north and south sides by the Ridgeland-Oak Park Historic District, it is not within a historic district. However, it is recommended as potentially eligible for the National Register of Historic Places individually as an example of a Midcentury Modern apartment building in Oak Park.

The proposed scope of work includes will be primarily repairs on the interior. The only exterior work will be the replacement of one picture window and four double-hung sash windows. in compliance with the Condo Association By-Laws, the condo owner must match the existing windows including the trim and profile. The project will have no adverse effect on the property and no further action is required.

Please contact Historic Preservation staff at historicpreservation@oak-park.us if you have any questions.

Sources:

Oak Park Oak Leaves, September 01, 1949, "Going to Build?" by Robert Johnstone, page 46.

Retrieved from NewspaperArchive online on April 19, 2023

<https://newspaperarchive.com/oak-park-oak-leaves-sep-01-1949-p-46/>

Village of Oak Park

- Permit records, historic to present
- Historic Preservation files regarding Robert Johnstone
- Historic District map
- Oak Park Historic Resource map (for other Johnstone buildings) <https://www.oak-park.us/village-services/planning/historic-preservation/historic-resources>



2015 Village photo



2015 Village photo



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: July 10, 2023
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: Historical Review of Neighborhood Services' Small Rental Rehab, B22-21

The Historic Preservation Commission reviews demolition, exterior alterations, and new construction within the three historic districts, for Oak Park Landmarks, and for properties considered eligible for listing on the National Register of Historic Places (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on July 23, 2023.

The proposed project is located at 163 N Lombard Ave, which is within the Ridgeland-Oak Park Historic District but is a non-contributing property due to the amount of alterations that have occurred. 163 N Lombard Ave was built ca. 1878. Alterations include the removal of the historic front porch and the application of a brick veneer. The brick veneer and other alterations were recorded in 1941, which is outside the period of significance for the historic district. 163 N Lombard Ave is not recommended eligible individually.

The proposed scope of work includes replacing roofing, gutters, and trim, as well as rebuilding and repairing the chimneys. It is recommended that the project will have no effect on historic properties and no further action is required.

Please contact Historic Preservation staff at historicpreservation@oak-park.us if you have any questions.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: July 25, 2023
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: Historical Review of CDBG Facility Improvement Projects

The Historic Preservation Commission reviews demolition, exterior alterations, and new construction within the three historic districts, for Oak Park Landmarks, and for properties considered eligible for listing on the National Register of Historic Places (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following projects were submitted for review on July 24, 2023. Note that 946 North Blvd was been removed from this group of projects so it may be reviewed separately.

28 Madison Ave is a 2-story, brick office building that was designed by J.J. Smith & Associates for Oak Park National Bank and built in 1961. It is not located in a National Register Historic District. It was surveyed as part of the Madison Street Corridor Survey and the significance was noted as “No Merit” at that time. The proposed scope of work is to replace three rooftop HVAC systems. It is recommended that the project will have no effect on historic properties and no further action is required.

436 S Taylor Ave was built in 1908 by A. Faust for C. Haddis. It is a contributing building within the Ridgeland-Oak Park Historic District. The scope of work is a kitchen renovation including cabinetry, counters, and flooring. It is recommended that the project will have no effect on historic properties and no further action is required.

1111 S Taylor Ave was built ca. 1950. It is a brick, Minimal Traditional house with a Chicago style window on the front elevation and a vinyl-clad attic build-out including two shed-roof dormers. The scope of work will include interior renovation of an existing bathroom. 1111 S Taylor Ave is not recommended eligible for the National Register either individually or as part of a district. It is recommended that the project will have no effect on historic properties and no further action is required.

120 S Marion St was built in 1989. It is a 4-story, brick office building with horizontal banding and dark-tinted, fixed windows. The scope of work will include bathroom renovations and replacing 4 drinking fountains. 120 S Marion St is not recommended eligible for the National Register either individually or as part of a district. It is recommended that the project will have no effect on historic properties and no further action is required.

412 Wesley Ave was built ca. 1890. A garage was built in 1921 and an addition to the house was built in 1930. The property was purchased by the Grateful Hand Foundation in 1970 and has since operated as a boarding house. Numerous alterations, primarily to the interior, were completed in the 1970s and 1980s. A two story addition has been added on the south side, directly adjacent to the front façade, which detracts from the historic integrity. The project scope consists of installing a back-up generator. 412 Wesley Ave is not recommended eligible for the National Register either individually or as part of a district. It is recommended that the project will have no effect on historic properties and no further action is required.

218 Lake St was built in 1948 and designed to be a doctor's office. It was designed by architect Donald Mittrell of River Forest. The building was originally designed to have 12-light, steel sash windows and was sealed concrete block with a stone sill line and coping. The stone bands are now painted. The windows have since been replaced with single-light, fixed windows and the door has been replaced. The project scope consists of interior work only, including installing frosted glass windows on the office doors and canned lighting in the building's common area. 218 Lake St is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. It is recommended that the project will have no effect on historic properties and no further action is required.

In summary, it is recommended that the projects at 28 Madison St, 436 S Taylor Ave, 1111 S Taylor Ave, 120 S Marion St, 412 Wesley Ave, and 218 Lake St will have no effect on historic properties and no further action is required. 946 North Blvd has been removed from this report to allow for further evaluation.

Please contact Historic Preservation staff at historicpreservation@oak-park.us if you have any questions.

Photos of project locations:



218 Lake St (2021 Google Street View photo)



28 Madison St (2005 Village photo)



436 S Taylor Ave (2014 Village photo)



1111 S Taylor Ave (2007 Village photo)



120 S Marion St (2014 Village photo)



412 Wesley Ave (2014 Village photo)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: August 16, 2023
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: Review of Neighborhood Services' Single-Family Rehab and Small Rental Rehab

The Historic Preservation Commission reviews demolition, exterior alterations, and new construction within the three historic districts, for Oak Park Landmarks, and for properties considered eligible for listing on the National Register of Historic Places (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following projects were submitted for review on August 15, 2023.

512 S Grove Ave was built in 1910 by owner/builder J. A. Halece, along with several other houses on the 500 block of S Grove. It is a small, Craftsman bungalow with an enclosed porch featuring 3-over-1 light, double-hung sash windows. Minimal alterations have been made to the building. The scope of work includes repairs of exterior window sills, storm windows, sidewalk, and entrance stairs. Repairs will also occur on the interior.

512 S Grove Ave is not listed on the National Register of Historic Places individually or as part of a district. It is not recommended eligible. It is recommended that the project will have no effect on historic properties and no further action is required.

1238 N Austin Blvd was built in 1921 by owner H. Anderson. It is a 1.5-story, Craftsman bungalow. The front consists of an enclosed porch with non-historic windows. It is possible the front portion was added later. The scope of work includes repairing the balcony flooring and installing handrails. The stucco balcony wall will be repaired and painting will occur on the interior.

1238 N Austin Blvd is not listed on the National Register of Historic Places individually or as part of a district. It is not recommended eligible. It is recommended that the project will have no effect on historic properties and no further action is required.

In summary, it is recommended that the projects at 512 S Grove Ave and 1238 N Austin Blvd will have no effect on historic properties and no further action is required.

Please contact Historic Preservation staff at historicpreservation@oak-park.us if you have any questions.



512 S Grove Ave 2019 Google Street View



1238 N Austin Blvd 2022 Google Street View



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: September 25, 2023
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: **Historical Review of CDBG PY 2023 Alley Improvement Projects**

Historic Review Background:

The Village of Oak Park has a Programmatic Agreement with the Illinois State Historic Preservation Officer (SHPO) for certain programs of the U.S. Housing and Urban Development and the Illinois Housing Development Authority. This Programmatic Agreement allows qualified personnel at the Village to conduct historic reviews associated with Section 106 of the National Historic Preservation Act on behalf of or in consultation with the SHPO. Qualified personnel must review applicable projects to determine potential effects on historic properties. If qualified personnel determine that there are no historic properties or the project will have no adverse effect on a historic property, the project may proceed. If the project is found to have an adverse effect, the Village will consult with the SHPO as outlined in the Programmatic Agreement.

In some cases, projects may also require local historic review by the Historic Preservation Commission or Village historic preservation staff, in accordance with the Oak Park Historic Preservation Ordinance. Any local historic review will be conducted separately from the Section 106 review.

Project Details:

The following project was submitted to qualified personnel for Section 106 review on September 19, 2023.

The Village of Oak Park intends to replace four deteriorated alleys. The Village maintains an alley network of over 650 alleys that were primarily constructed in the 1930s. They serve as the primary access to garages for a majority of residents. The proposed alley replacements will be

done in concrete and are designed to divert water away from homes and push it toward the roadway and existing sewer infrastructure. Three of the alleys (307, 458, and 608) feature tile letters that read "STOP." These tiles will be repaired/replaced where currently located.

The proposed project will replace four sections of alleys:

1. Alley 307:
 - a. This alley is located between Erie/Ontario and Humphrey/Taylor.
 - b. This alley is located within the Ridgeland-Oak Park Historic District, though on the east side it borders a parking lot and a non-historic wing associated with the West Suburban Hospital.
2. Alley 452:
 - a. This alley is located between Washington/Grove and Kenilworth. This is a T-shaped alley, so it ends at the rear of the businesses to the south which face Madison St.
 - b. This alley is partially within the Ridgeland-Oak Park Historic District. It serves as a portion of the district's southern border.
3. Alley 458:
 - a. This alley is located between Randolph/Kenilworth and Clinton. This alley does not go all the way through the block; it culminates at Gwendolyn Brooks Middle School on the south end.
 - b. This alley is located within the Ridgeland-Oak Park Historic District.
4. Alley 608/608N:
 - a. This alley is located between Garfield/Harvard and Austin/Humphrey. It will also include the east to west section adjacent to the north connecting Humphrey and Austin. This alley is not in a historic district.

Section 106 Review:

The project includes four alleys, three of which are located in historic districts that are listed on the National Register and locally. Alleys 307 and 608/608N were previously reviewed for Section 106/Historic review on March 8, 2023. The project was found to have no adverse effect on historic properties at that time, and recommendations have not changed. The existing alleys are concrete and asphalt. Tile "STOP" signs must be reinstalled where currently located. The repairs will match existing and it is recommended that they will have no adverse effect on historic properties. No further action is required.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: October 12, 2023
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: Historical Review of Neighborhood Services' Small Rental Rehab, SFR-101

Historic Review Background:

The Village of Oak Park has a Programmatic Agreement with the Illinois State Historic Preservation Officer (SHPO) for certain programs of the U.S. Housing and Urban Development and the Illinois Housing Development Authority. This Programmatic Agreement allows qualified personnel at the Village to conduct historic reviews associated with Section 106 of the National Historic Preservation Act on behalf of or in consultation with the SHPO. Qualified personnel must review applicable projects to determine potential effects on historic properties. If qualified personnel determine that there are no historic properties or the project will have no adverse effect on a historic property, the project may proceed. If the project is found to have an adverse effect, the Village will consult with the SHPO as outlined in the Programmatic Agreement.

In some cases, projects may also require local historic review by the Historic Preservation Commission or Village historic preservation staff, in accordance with the Oak Park Historic Preservation Ordinance. Any local historic review will be conducted separately from the Section 106 review.

Project Details:

The following project was submitted to qualified personnel for Section 106 review on October 12, 2023:

The proposed project is located at 806 Mapleton Ave. Repairs will primarily occur on the interior and will largely consist of repairs to match existing. On the exterior, roofing shingles will be replaced and elements like window sashes and doors will be stabilized and recoated.

806 Mapleton Ave is a frame bungalow that was built by the Johnson Bros. (owner/builder) in 1910. A rear porch was added by owner Walter Hogue in 1930. Mr. Hogue added a sun parlor and bay window in 1932. The original wood front porch was replaced with a concrete stoop in 1961. Siding was also replaced at this time with aluminum. Pop-up, shed-roof dormers existing on both sides of the house and were likely later additions, but there is no permit record for them. 806 Mapleton Ave is located on a block of similar bungalow-like houses. This part of Oak Park was developed later than the central area, typically the 1910s-1920s, and is consistent with Chicago's "bungalow belt."

806 Mapleton Ave is not located in a National Register Historic District and is not recommended eligible for the National Register. It is recommended that the project will have no effect on historic properties and no further action is required.

Please contact Historic Preservation staff at historicpreservation@oak-park.us if you have any questions.



806 Mapleton Ave Google Streetview (2011)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: October 19, 2023
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: Historical Review of CDBG Facility Improvement Projects

The Village of Oak Park has a Programmatic Agreement with the Illinois State Historic Preservation Officer (SHPO) for certain programs of the U.S. Housing and Urban Development and the Illinois Housing Development Authority. This Programmatic Agreement allows qualified personnel at the Village to conduct historic reviews associated with Section 106 of the National Historic Preservation Act on behalf of or in consultation with the SHPO. Qualified personnel must review applicable projects to determine potential effects on historic properties. If qualified personnel determine that there are no historic properties or the project will have no adverse effect on a historic property, the project may proceed. If the project is found to have an adverse effect, the Village will consult with the SHPO as outlined in the Programmatic Agreement.

In some cases, projects may also require local historic review by the Historic Preservation Commission or Village historic preservation staff, in accordance with the Oak Park Historic Preservation Ordinance. Any local historic review will be conducted separately from the Section 106 review.

The following projects was submitted for review on July 24, 2023.

946 North Blvd (Hephzibah Home) is recommended eligible for that National Register of Historic Places. It is not currently listed on the National Register. Hephzibah Home is a 2-story, brick building that was designed by James L. Fyfe and associates and was built by Guy & McClintock in 1928. The building is an H-shape with a sunken courtyard on the street-facing façade to accommodate a 1985 atrium addition designed by architect Errol Kirsch. The historic building is Colonial in style, with a hip roof. The second floor features decorative trim under the eaves and 6-over-6 light, double-hung sash windows. The windows have all been replaced with vinyl windows, with the exception of the Palladian windows at the front of the building.

The Hephzibah Children’s Association was started by Oak Park resident Mary Wessels in 1897. They began construction of their own building in 1926 at 946 North Blvd. It opened in 1929, just as the Great Depression began. According to the Hephzibah website, the building was designed in the shape of a letter “H” to represent healing, hope, happiness, and Hephzibah (Hephzibah Children’s Association 2023). The goal of the construction committee was “Not in the least institutional in appearance, as it has never been institutional in atmosphere” (Oak Park Oak Leaves, May 18, 1928).

In the 1970s, Hephzibah pivoted to address the needs of the community and suspended the residential program while launching a day care program. They also opened two daycare sites at local elementary schools and a summer day camp. Between 1981 and 1992 they started a number of other programs including foster care, a diagnostic treatment center, and a therapeutic group home. Hephzibah Home continues to serve the community and still operates out of 946 North Blvd.

Project Details: The proposed project is to replace 81 windows including 53 double-hung sash windows. Of these windows, none are historic. The double-hung sash windows match the historic 6-over-6 light pattern of the historic windows but are vinyl in material. Sliding windows at the basement level will also be replaced. These are from the 1980s basement expansion done at the time of the atrium construction. They are not historic in size or type.

Historic Review: Village historic preservation staff reached out to the State Historic Preservation Office upon receipt of the project materials, due to the eligibility determination for the building and the large number of windows to be replaced. Village staff had three meetings with Hephzibah Children’s Association over the following three months to discuss appropriate alternatives. Staff indicated that ideal replacement windows would match the historic windows and would be wood, clad wood, aluminum with a paint-like finish, or composite in material. Priority was given to windows at the front of the building. Alternative options were reviewed, including breaking up the project over multiple years.

It was ultimately found that only the all-vinyl replacement option would fit within the grant budget. Grant values are unknown for next year and Hephzibah Children’s Association requested to complete the project at one time to limit moving children. They noted that the youth in their program come with significant trauma as well as behavioral and mental health issues, and stability is key to their treatment. Due to these factors, and the fact that all windows to be replaced with either already vinyl or not historic in nature, staff determined that replacement in-kind would be appropriate. Staff followed up with the State Historic Preservation Office and received confirmation that this decision is supported by the SHPO.

It is recommended that the project will have limited effect on historic properties and no further action is required. Please contact Historic Preservation staff at historicpreservation@oak-park.us if you have any questions.



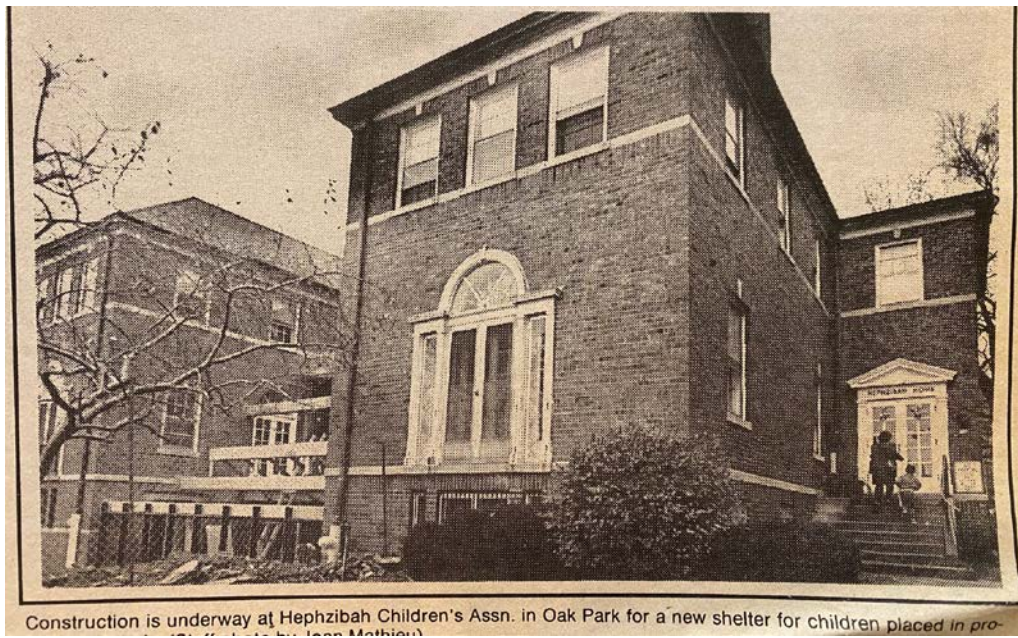
2016 Village photos



2023 photos



1929 photo (Oak Park River Forest Historical Society)



1985 photo (Oak Park River Forest Historical Society)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: November 15, 2023
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: Historical Review of Neighborhood Services' Small Rental Rehab, SFR-101

Historic Review Background:

The Village of Oak Park has a Programmatic Agreement with the Illinois State Historic Preservation Officer (SHPO) for certain programs of the U.S. Housing and Urban Development and the Illinois Housing Development Authority. This Programmatic Agreement allows qualified personnel at the Village to conduct historic reviews associated with Section 106 of the National Historic Preservation Act on behalf of or in consultation with the SHPO. Qualified personnel must review applicable projects to determine potential effects on historic properties. If qualified personnel determine that there are no historic properties or the project will have no adverse effect on a historic property, the project may proceed. If the project is found to have an adverse effect, the Village will consult with the SHPO as outlined in the Programmatic Agreement.

In some cases, projects may also require local historic review by the Historic Preservation Commission or Village historic preservation staff, in accordance with the Oak Park Historic Preservation Ordinance. Any local historic review will be conducted separately from the Section 106 review.

Project Details:

The following project was submitted to qualified personnel for Section 106 review on November 7, 2023:

The proposed project is located at 1050 N Humphrey Ave. The scope of work consists primarily of minor repairs like replacing roof shingles and non-historic siding, replacing handrails, and repairing the gutter.

1050 N Humphrey Ave is a brick bungalow that was built, along with a garage, in 1922. It was built by carpenter R.J. Raynertson for owner John Kastner. The architect was M.L. Cable. M.L. Cable designed a number of buildings in Oak Park in the 1920s, including nine houses 1014-1034 S Harvey Ave, the majority of which were bungalows. There have been few changes to 1050 N Humphrey Ave. The front dormer has non-historic siding and two windows have been infilled with siding on the north elevation. The rear porch has been partially enclosed. 1050 N Humphrey Ave is located on a block of similar bungalow-like houses. This part of Oak Park was largely developed in the 1920s and is consistent with Chicago's "bungalow belt."

1050 N Humphrey Ave is not located in a National Register Historic District and is not recommended eligible for the National Register. It is recommended that the project will have no effect on historic properties and no further action is required.

Please contact Historic Preservation staff at historicpreservation@oak-park.us if you have any questions.



2019 Google street view image