



123 Madison Street, Oak Park, Illinois 60302

2024 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 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 1,804 permits for projects in Oak Park's historic districts or relating to Oak Park landmarks in 2024. The Historic Preservation Commission conducted reviews of 30 projects requiring a Certificate of Appropriateness. The Certificates of Appropriateness were approved for 28 of those projects.

The Commission took no action on two Certificates of Appropriateness applications regarding full demolition of contributing resources at 430 S Taylor Ave and 125 S Lombard Ave in 2023. Both applications were denied at two separate public hearings in January 2024. Following the public hearings, both projects applied for a Certificate of Economic Hardship in 2024, and the Historic Preservation Commission approved both Certificates of Economic Hardship.

2. Certificates of Economic Hardship

The Historic Preservation Commission approved two Certificates of Economic Hardship applications in 2024 regarding full demolition of contributing resources at 430 S Taylor Ave and 125 S Lombard Ave.

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 2024, two (2) projects were reviewed under the PA due to their use of CDBG funds.

Projects reviewed included two (2) 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 2024, the Village received and responded to requests for comment on two (2) projects. The first project consisted of installing three (3) wireless antennas and two (2) RRUS on the rooftop of the existing building at 715 Lake Street. The second project consisted of replacing an existing light pole with a new light pole with small cell antennas and associated equipment along the pole located across Austin Blvd from the Ridgeland-Oak Park Historic District and the contributing building 336-346 N Austin Blvd (an apartment building built in 1904).

a. Community Development Block Grant

i. 833 Wenonah Avenue

The following property was submitted for Historic Review in an email memo dated May 17, 2024:

833 Wenonah Ave is a 1,367 sq. ft. one-story, stucco bungalow that was built ca. 1915, likely by the local developer/builder, Alan McConachie, who also built the two houses to the north. While the original building permit is not on file, the house does not appear on the 1908 Sanborn map, and permits show a garage was built in 1920. The neighboring houses, both similar Craftsman style bungalows, were built in 1915 (835 Wenonah Ave) and 1920 (829 Wenonah Ave). 833 Wenonah Ave shares many similarities with the two houses to the north, which were built by local builder/developer Alan McConachie.

833 Wenonah was surveyed in 2011 as part of the I-290 Eisenhower Expressway Corridor survey. At that time, it was found to be a contributing building within a potential National Register historic district. This potential district would be significant for its representation of small developments in the early 20th century. It would likely qualify under Criterion A, for community planning and development.

The scope of work consists primarily of minor repairs like repainting, repairing the stucco, installing a new hand rail on the front porch stairs, and replacing the rear porch stairs. Seven windows will be replaced with vinyl windows. Various areas of lead paint will be stabilized and coated. Due to the proximity of the adjacent buildings, and the majority of replacement windows being at the basement level on side elevations, replacement windows will be minimally visible. It is recommended that aluminum windows with a paint-like finish be considered.

It is therefore recommended that proposed project meets the Secretary of the Interior's Standards for Rehabilitation (Standards) and will not adversely affect the historic property.

ii. 1017 Harlem Avenue

The following property was submitted for Historic Review in an email memo dated May 17, 2024:

1017 N Harlem Ave (originally listed as 720 N Harlem Ave) is a brick two-flat that was built in 1925. It was designed by architect Ernest Broucher for owner and carpenter Nels Wickstrom. It is one of five nearly identical two-story, masonry, two-flats fronting the 1000 block of N Harlem Ave: 1015, 1017, 1021, 1027, and 1029. While permit records are missing for several of these addresses, a building permit is on file for 1027 N Harlem Ave from 1925 and the Oak Leaves notes 1017 and 1021 the year prior with the same owner (see below). Few changes have been made to 1017 N Harlem Ave since its construction. The garage was replaced in 1979 due to snow damage and rear porch was enclosed in 1990.

1017 N Harlem Ave is not located within an existing historic district, though the rear property line abuts the Frank Lloyd Wright-Prairie School of Architecture Historic District. 1017 N Harlem Ave may be eligible as a contributing property within a potential historic district. As a brick two-flat within a small, 1920s development on one of Oak Park's main thoroughfares, it represents a specific point in Oak Park's growth.

The proposed work will be all on the interior with the exception of one replacement window, which is near the rear of the building and not visible from the street. It is understood that the window replacement will be aluminum in material and all other repairs are on the interior. It is recommended that aluminum windows with a paint-like finish be considered.

Therefore, the proposed project meets the Secretary of the Interior's Standards for Rehabilitation (Standards) and will not adversely affect the historic property.

iii. 5975 W. CORCORAN PL

The following project was submitted to qualified personnel for Section 106 review on March 26, 2024:

The scope of work submitted by Trileaf in relation to the Crown Castle proposal included replacing an existing light pole with a new light pole with small cell antennas and associated equipment along the pole. The proposed light pole is located across Austin Blvd from the Ridgeland-Oak Park Historic District and the contributing building 336-346 N Austin Blvd, an apartment building built in 1904.

It is recommended that the project as proposed would have no effect on historic resources due to the similar existing poles in this part of the historic district and as it will not be attached in any way to a historic resource. There are no additional recommendations at this time.

iv. 715 Lake Street

The following project was submitted to qualified personnel for Section 106 review on April 22, 2024:

The scope of work submitted by Trileaf Corporation in relation to a Dish Wireless Proposal included installing three (3) wireless antennas and two (2) RRUS on the rooftop of the existing building at 715 Lake Street in Oak Park.

The Medical Arts Building at 715 Lake Street is a contributing resource within the Ridgeland-Oak Park Historic District. The building was designed by architect Roy Hotchkiss in the Art Deco style and was built in 1929. The building has a number of existing rooftop antennas. The following recommendations are based on the Oak Park Architectural Review Guidelines:

- Antennas should be placed so they are minimally visible (stepped back from the edge of the roof as much as possible).
- Do not attach such antennas or associated new objects to historic materials
- Provide enclosures to hide such objects from street view
- Paint new objects with a color that will blend with background

It is recommended that the project as proposed would have limited effect on historic resources due to the height of the roof and the presence of other equipment already in this location.

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 2024, the Historic Preservation Commission reviewed a Landmark Nomination Application for 1132-42 Lake Street known as the Oak Leaves Building. The Commission, through a unanimous vote determined that the Oak Leaves Building was likely eligible to become an Oak Park Landmark. In January 2025, the Commission held a landmark hearing and approved a resolution recommending the Village Board to nominate the Oak Leaves Building as an Oak Park Landmark. The Village Board will make a decision on the Landmark Nomination application in 2025.

The Oak Leaves Building was designed by Samuel N. Crowen & Associates, and built in 1929. It was initially completed as a speculative professional office building with a top, fifth-floor suite for Oak Park's Oak Leaves newspaper. The building was designed with four ground level commercial storefronts that flanked a central entrance to upper floor offices. The Oak Leaves Building is significant for its association with the adjacent Marshall Field and Company Store and the development of a downtown Oak Park commercial district. The Oak Leaves Building has a remarkable interior and exterior integrity of finish and design for its association with Marshall Field and Woolworth. It is also significant for its unique Egyptian Art Deco façade which survives and contributes to the streetscape of downtown Oak Park. The

limestone façade of the Oak Leaves Building retains most if not all of its original Egyptian Art Deco ornament, and retains a great deal of integrity.

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:

Criteria 1: Significance as an example of architectural, cultural, economic, historic or social development or heritage of the Village of Oak Park, the state, of the United States.

Criteria 3: Identification with a person or persons (in this case Marshall Field and Company Store) who significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State, or the United States.

Architectural And/ Or Engineering Importance:

Criteria 5: Embodiment of those distinguishing characteristics of significant architectural type, or style, or engineering specimen.

Criteria 7: Contains design elements, detail, materials or craftsmanship that make the property or building structurally or architecturally innovative, rare or unique.

Criteria 8: Representation of an architectural, cultural, economic, historic or social theme, styles or period, expressed in distinctive areas, districts, places, buildings or structures that may or may not be contiguous.

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.

6. National Register of Historic Places

In December 2024, the Illinois Department of Natural Resources requested the Village of Oak Park Historic Preservation Commission and Village President to review, comment, and solicit public remarks regarding an amended National Register Nomination for 1144 Lake Street known as the Marshall Field and Company Store. The amended nomination will increase the boundary and include the adjacent Oak Leaves Building (1132-42 Lake St) in the National Register Nomination. The review of aforementioned National Register Nomination will be completed in 2025.

The Marshall Field and Company Store in Oak Park, IL, was listed in the National Register in 1988. The nomination includes a full description of the building at the northeast corner of Lake and Harlem Streets at the western edge of Oak Park. It was constructed as the first permanent suburban store for the

merchandising giant Marshall Field & Company who prior to this only had their flagship store on State Street in downtown Chicago

This amended nomination expands the boundary of the inventory to include the adjacent Oak Leaves Building as a part of the Marshall Field and Company Store. The original Marshall Field nomination mentions the Oak Leaves Building on page 2 of the description (section 7) as an expansion or annex of Marshall Field that occurred in 1949. Being adjacent to the east, the Oak Leaves building served an important role in the success of the growing department store as either additional sales floor space or storage depending on the floor. Without this available space to annex, the growth and continued success of this major retailer would have been limited as would have the development of the emerging downtown Oak Park commercial district.

The amended national Register Nomination for Marshall Field and Company Store has satisfied the National Register standards for documentation by the State Historic Preservation Office. Before the nomination is presented to the Illinois National Register Advisory Council (INRAC), however, as a Certified Local Government, the Oak Park Historic Preservation Commission and the Village Board have an opportunity to review, comment, and solicit public remarks on the nomination as provided by 36 CFR, Part 61. By these same regulations, the Historic Preservation Commission and Village Board has the opportunity to advise why the subject place does or does not satisfy the National Register criteria and explain the reasons for the advice.

The review of aforementioned National Register Nomination will be completed in 2025.

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 at this meeting. The Commission held a public hearing on January 11, 2024 in which the Commission denied the Certificate of appropriateness. Following the public hearing, the homeowner applied for a Certificate of Economic Hardship in February 2024 which was approved by the Commission.

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 125 S Lombard Ave was considered at the Historic Preservation Commission meeting on November 30, 2023. The Commission took no action at this meeting. The Commission held a public hearing on January 18, 2024 in which the Commission denied the Certificate of appropriateness. Following the public hearing, the homeowner applied for a Certificate of Economic Hardship in April 2024 which was approved by the Commission.

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 2025.

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: May 20, 2024
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: Historical Review of Neighborhood Services' Single Family Housing Rehab, SFR-102

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 May 17, 2024:

The proposed project is located at 833 Wenonah Ave. The scope of work consists primarily of minor repairs like repainting, repairing the stucco, installing a new hand rail on the front porch

stairs, and replacing the rear porch stairs. Seven windows will be replaced with vinyl windows. Various areas of lead paint will be stabilized and coated.

833 Wenonah was surveyed in 2011 as part of the I-290 Eisenhower Expressway Corridor survey. At that time, it was found to be a contributing building within a potential National Register historic district. This potential district would be significant for its representation of small developments in the early 20th century. It would likely qualify under Criterion A, for community planning and development.

833 Wenonah Ave is a one-story, stucco bungalow that was built ca. 1915, likely by the local developer/builder, Alan McConachie, who also built the two houses to the north. While the original building permit is not on file, the house does not appear on the 1908 Sanborn map, and permits show a garage was built in 1920. The neighboring houses, both similar Craftsman style bungalows, were built in 1915 (835 Wenonah Ave) and 1920 (829 Wenonah Ave). 833 Wenonah Ave shares many similarities with the two houses to the north, which were built by local builder/developer Alan McConachie.

Due to the proximity of the adjacent buildings, and the majority of replacement windows being at the basement level on side elevations, replacement windows will be minimally visible. It is therefore recommended that proposed project meets the Secretary of the Interior's Standards for Rehabilitation (Standards) and will not adversely affect the historic property. However, it is recommended that aluminum windows with a paint-like finish be considered. The memo dated May 17, 2024, should also be amended to reflect the National Register eligibility.

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



833 Wenonah Ave (2019 Google Street View)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: May 20, 2024
To: Venessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: Historical Review of Neighborhood Services' Small Rental Properties Rehab, SRP-049

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 May 17, 2024:

The proposed project is located at 1017 Harlem Ave. The proposed work will be all on the interior with the exception of one replacement window, which is near the rear of the building and not visible from the street.

1017 N Harlem Ave (originally listed as 720 N Harlem Ave) is a brick two-flat that was built in 1925. It was designed by architect Ernest Broucher for owner and carpenter Nels Wickstrom. It is one of five nearly identical two-story, masonry, two-flats fronting the 1000 block of N Harlem Ave: 1015, 1017, 1021, 1027, and 1029. While permit records are missing for several of these addresses, a building permit is on file for 1027 N Harlem Ave from 1925 and the Oak Leaves notes 1017 and 1021 the year prior with the same owner (see below). Few changes have been made to 1017 N Harlem Ave since its construction. The garage was replaced in 1979 due to snow damage and rear porch was enclosed in 1990.

722 N. Harlem, brick 2-apartment; owner and contractor, Nels Wickstrom; estimated value, \$13,500.

720 N. Harlem, brick 2-apartment; owner and contractor, Nels Wickstrom; estimated value, \$13,500.

Oak Park Oak Leaves Newspaper Archives November 1, 1924 Page 76

1017 N Harlem Ave is not located within an existing historic district, though the rear property line abuts the Frank Lloyd Wright-Prairie School of Architecture Historic District. 1017 N Harlem Ave may be eligible as a contributing property within a potential historic district. As a brick two-flat within a small, 1920s development on one of Oak Park's main thoroughfares, it represents a specific point in Oak Park's growth.

It is understood that the window replacement will be aluminum in material and all other repairs are on the interior. Therefore, the proposed project meets the Secretary of the Interior's Standards for Rehabilitation (Standards) and will not adversely affect the historic property. However, it is recommended that aluminum windows with a paint-like finish be considered. The memo dated May 17, 2024, should also be amended to reflect the National Register eligibility.

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



1017 Harlem Ave (center), Google Street View 2019



1015 (far right) to 1029 N Harlem Ave, Google Street View 2019



123 MADISON STREET, OAK PARK, ILLINOIS 60302

March 26, 2024

Lisa Skeens
Project Scientist
1821 Walden Office Square, Suite 500
Shaumburg, IL 60173
l.skeens@trileaf.com

Re: Crown Castle – CHPH30967 / Project# SCU# 471573 – Trileaf Project #734830
5975 West Corcoran Place, Chicago, IL 60644
Cook County, River Forest Quadrangle (USGS)
Latitude 41° 53' 13.68" N, Longitude: 87° 46' 27.62" W

Dear Ms. Skeens:

I have reviewed the information submitted by Trileaf in relation to the Crown Castle proposal to replace an existing light pole with a new light pole with small cell antennas and associated equipment along the pole.

Historic Properties: The proposed light pole is located across Austin Blvd from the Ridgeland-Oak Park Historic District and the contributing building 336-346 N Austin Blvd, an apartment building built in 1904.

Recommendations: It is recommended that the project as proposed would have no effect on historic resources due to the similar existing poles in this part of the historic district and as it will not be attached in any way to a historic resource. There are no additional recommendations at this time.

Thank you for considering our comments and please let me know if you have any questions.

Sincerely,

Susie Trexler
Urban Planner Historic Preservation
Village of Oak Park, Illinois
strexler@oak-park.us

CC: Craig Failor, Village Planner; Michael Bruce, Zoning Administrator



123 MADISON STREET, OAK PARK, ILLINOIS 60302

April 22, 2024

Lisa Skeens
1821 Walden Office Square Suite 500
Schaumburg, IL 60173
l.skeens@trileaf.com

Re: Dish Wireless (Dish Network) – CHCHI00890C – Trileaf Project #738806
715 Lake Street, Oak Park, IL 60301
Cook County, River Forest Quadrangle (USGS)
Latitude: 41°53'18.19" N, Longitude: 87°47'36.43" W

Dear Lisa Skeens:

I have reviewed the proposal submitted by Trileaf Corporation in relation to a Dish Wireless Proposal to install three (3) wireless antennas and two (2) RRUS on the rooftop of the existing building at 715 Lake Street in Oak Park. The Village of Oak Park wishes to provide the following comments as a consulting party.

The Medical Arts Building at 715 Lake Street is a contributing resource within the Ridgeland-Oak Park Historic District. The building was designed by architect Roy Hotchkiss in the Art Deco style and was built in 1929. The building has a number of existing rooftop antennas.

The following recommendations based on the Oak Park Architectural Review Guidelines:

- Antennas should be placed so they are minimally visible (stepped back from the edge of the roof as much as possible).
- Do not attach such antennas or associated new objects to historic materials
- Provide enclosures to hide such objects from street view
- Paint new objects with a color that will blend with background

It is recommended that the project as proposed would have limited effect on historic resources due to the height of the roof and the presence of other equipment already in this location.

Sincerely,

Susie Trexler
Urban Planner Historic Preservation
Village of Oak Park, Illinois
strexler@oak-park.us

CC: Craig Failor, Village Planner; Michael Bruce, Zoning Administrator