



123 Madison Street, Oak Park, Illinois 60302

**2021 Certified Local Government Annual Report
Village of Oak Park
Historic Preservation Commission**

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.

This annual report has been prepared in fulfillment of the Village of Oak Park's annual reporting requirement under the National Park Service's Certified Local Government program established under the National Historic Preservation Act. This annual report will also meet the reporting requirements within the Programmatic Agreement 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. 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 2,268 permits for projects in Oak Park's historic districts or relating to Oak Park landmarks in 2021. The Historic Preservation Commission conducted reviews of 56 projects requiring a Certificate of Appropriateness. The Certificates of Appropriateness were approved for 53 of those projects. No Certificates of Appropriateness were denied; the Commission took no action on three applications.

2. Certificates of Economic Hardship

The Historic Preservation Commission saw no applications for Certificates of Economic Hardship.

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 2021, 10 projects were reviewed under the PA due to their use of CDBG funds.

Projects reviewed include two sidewalks projects with CDBG funding as well as eight 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 2021, the Village received and responded to requests for comment on 14 projects. These primary consisted of replacement street poles with added cell equipment. The Village also participated in the project to rehabilitate Chicago Transit Authority's Austin Green Line Station, which was determined eligible for the National Register of Historic Places. Comments were provided by the Village of Oak Park as a CLG, but it should be noted that this is not part of the Village's regular Section 106 compliance under the PA.

a. Community Development Block Grant

i. 412 S Wesley Ave

The following property was submitted for Historic Review in an email memo dated May 14, 2021: 412 Wesley Ave is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. It is, however, located directly

adjacent to the Ridgeland-Oak Park Historic District. The district is significant in part for its role in the history of city planning and its incorporation of multi-family dwellings into single-family blocks. Washington Blvd features a large concentration of historic apartment buildings and forms the southern border of the district, just to the north of the property in question.

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 proposed scope of work includes replacing current windows with new, vinyl windows. The existing windows do not appear to be historic and the new windows will be similar to existing. The project will have no adverse effect on the property and no further action is required.

ii. 916 N Ridgeland Ave

The following property was submitted for Historic Review in an email memo dated June 24, 2021: 916 N Ridgeland Ave is not within a historic district and is not recommended eligible for the NRHP individually or as part of a district. 916 N Ridgeland Ave is one block north of the Frank Lloyd Wright-Prairie School of Architecture Historic District, in an area that was largely developed later than the buildings within the district. 926 N Ridgeland Ave was built in 1919 by owner/contractor Joseph A. Holpuck and the garage was built in 1933. 916 N Ridgeland Ave is within a block of a dozen similar Craftsman bungalows. Craftsman bungalows were popular in the greater Chicago area from the 1910s to the 1930s, particularly in the inner suburbs, such as Oak Park, which loosely form what is known as Chicago's bungalow belt. This portion of the bungalow belt is not recommended eligible as a historic district as it is not a the most intact concentration and does not have individual significance.

The proposed scope of work includes sidewalk patching, replacement of 31 windows, securing and painting eave soffit panels, interior updates, and lead abatement. The façade of the building will not be altered. The project will have no adverse effect on the property and no further action is required.

iii. 1011 Lyman Ave

The following property was submitted for Historic Review in an email memo dated June 25, 2021: 1011 Lyman Ave is part of a multiple dwelling building listed as 1001-1013 S Lyman Ave. It is a two-story dwelling built in 1943 as a 7-unit defense housing product and was approved by the War Production Board. It was designed by architect George L. Ballendeach and the original owner was Realty Corporation of Chicago. The windows are replacement vinyl, 6/6 double-hung sashes and the cladding at the central entryway bay is a modern replacement and appears to be aluminum siding. However, overall fenestration has been retained.

1011 Lyman Ave was surveyed in 2012 and recommended eligible as a contributing building within a potential historic district (Architectural Survey along the I-290 Corridor, 2012,

Village of Oak Park Historic Preservation files). It is not recommended eligible individually and is not currently listed on the NRHP.

The proposed scope of work includes repointing masonry, replacing rear deck boards, replacing damaged window glass, replacing storm doors, replacing gutters and downspouts, lead abatement, and interior repairs. The façade of the building will not be altered. Work consists of repairs to match existing and will not alter the building. The project will have no adverse effect on the property and no further action is required.

iv. 1045 Highland Ave

The following property was submitted for Historic Review in an email memo dated May 13, 2021: 1045 Highland Ave is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 1045 Highland Ave was built in 1913 by local developer R.G. Hancock. The second-floor addition was constructed by Seguin Services in 1996. The walls are clad in non-historic, vinyl siding and the windows have been replaced. 1045 Highland Ave was surveyed as part of the I-290 Historic Resources Survey in 2012. At that time, it was found to be non-contributing due to a loss of historic integrity.

The proposed scope of work includes replacing a portion of the vinyl siding, repairing the foundation, shoring up the front porch roof line, and constructing a new porch with treated lumber and synthetic decking.

v. 1176 S Grove Ave

The following property was submitted for Historic Review in an email memo dated June 25, 2021: 1176 S Grove Ave is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 1176 S Grove Ave was built ca. 1910. Alterations were done to the rear porch in 1923 and garage was built in 1927. Additional alterations were made in 1940. While the fenestration pattern and form of the house appear generally intact, the windows, siding, and door are not historic. The porch was enclosed at some point and the porch railings are non-historic wrought iron. These changes have contributed to a general loss of historic integrity.

The proposed scope of work includes patching the sidewalk, replacing 31 windows, interior updates, and lead abatement. The façade of the building will not be altered. The project will have no adverse effect on the property and no further action is required.

vi. 2021 CDBG Water Service Replacement Program

The following properties were submitted for Historic Review in an email dated June 8, 2021:

1020 S Humphrey Ave is a bungalow that was likely built ca. 1920. Records indicate it was moved from 936 S Humphrey and placed on a new foundation in 1951. It appears to have undergone major alterations, including a half-story addition on the roof and stone cladding. It was surveyed as part of the Architectural Survey along the I-290 Corridor in 2012 (Village of Oak Park Historic Preservation files). At that time, it was recorded as non-contributing due to a loss of integrity. 1020 S Humphrey is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district.

1003 and 1013 S Lyman Ave are part of a multiple dwelling building that includes addresses 1001-1013 S Lyman Ave. This is a two-story, brick veneer dwelling designed by George L. Ballendeach and built in 1943 by the Realty Corporation of Chicago. The original building permit notes it as a “7-unit defense housing product” approved by the War Production Board. It was surveyed as part of the Architectural Survey along the I-290 Corridor in 2012 (Village of Oak Park Historic Preservation files). At that time, it was recorded as potentially contributing within a historic district, but not individually eligible. 1003 and 1013 S Lyman are not within an existing historic district, but are recommended eligible as a contributing resource.

1030 S Lyman Ave was designed by Ernest Braucher and built for owner Adam L. Todd in 1924. is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. It was surveyed as part of the Architectural Survey along the I-290 Corridor in 2012 (Village of Oak Park Historic Preservation files). At that time, it was recorded as potentially contributing within a historic district, but not individually eligible. 1030 S Lyman is not within an existing historic district, but is recommended eligible as a contributing resource.

1154 S Humphrey Ave is an American Foursquare house with an enclosed front porch that was built ca. 1910. It has non-historic asbestos siding on replacement concrete stairs with a wrought iron railing. It is one of several similar houses on the block, possibly developed at the same time. It is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district.

1106 S Lyman Ave is a one-story, brick, Craftsman bungalow that was designed by Ernest Braucher and built for owner Robert Stretton in 1923. The left half of the porch appears to have been originally open and later filled in/enclosed, somewhat altering the original appearance of the front elevation. It is one of several similar houses on the block, possibly developed at the same time. It is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district.

The objective of this project is to locate low income property owners who still have a lead water service on the private side and offer a solution to upgrade the water service where they could not do the work on their own means. CDBG funds would be used to install a new 1” copper line from the curb stop (B-box) up to and including a new meter setting inside the house. The contract does allow for “open cut” method if that becomes necessary to complete work, but it is not expected at this time. All external restoration (excluding shrubs and other plantings) is included. Internal restoration is limited. Concrete walls and/or floors will be patched.

Replacement of water lines is exempt from Historic Review based on the Oak Park’s Programmatic Agreement with the Illinois State Historic Preservation Office. The intended use of directional drilling will have no effect on historic properties. Should the project scope be altered to include the “open cut” method, this would be limited to the yard and materials would be patched to match.

vii. 940 N Austin Ave

The following property was submitted for Historic Review in an email memo dated October 21, 2021: 940 N Austin Blvd is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 940 N Austin Blvd is a two-story, stucco, American Foursquare house with Craftsman style references that was built in 1915 by Ed Johnson. Johnson was a local contractor and developer that built a number of residences in the Oak Park area, including several similar stucco houses with in the Ridgeland-Oak Park Historic District. These include but are not limited to 229 S East, 233 S East, 200 N Lombard, and 222 N Lombard. A sunroom addition and garage were built at 940 N Austin Blvd in 1925. There have otherwise been few changes to the property.

The proposed scope of work for rehabilitation will include 29 new vinyl windows, a new basement door and railing to basement, replacing the rear porch decking, repairing stucco, and demolishing the garage. Lead hazard reduction will include stabilizing existing materials including interior/exterior doors and the front and rear porches, and removing and disposing of 31 deteriorated lead painted window sashes. It is recommended that the project will have no adverse effect on the property and no further action is required.

viii. 1146 S Clinton Ave

The following property was submitted for Historic Review in an email memo dated October 21, 2021: 1146 S Clinton Ave (also listed as 1146 Clinton Ave) is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 1146 S Clinton Ave was built in 1920 for owner William Ratigan. It is a Craftsman bungalow and has been altered very little since its construction. 1146 S Clinton Ave is within a block of a dozen similar Craftsman bungalows. Craftsman bungalows were popular in the greater Chicago area from the 1910s to the 1930s, particularly in the inner suburbs, such as Oak Park, which loosely form what is known as Chicago's bungalow belt. This portion of the bungalow belt is not recommended eligible as a historic district as it is not a the most intact concentration.

The proposed scope of work will consist of lead abatement including the removal of the rear basement door and window components. Exterior wood surfaces will be prepped and painted. Rehab work will include replacing windows. Other work will be minor and interior only. It is recommended that the project will have no adverse effect on the property and no further action is required.

b. Sidewalks, Alleys, and Roads

ix. B20-23 Infrastructure, ADA Sidewalk Improvement Project

The following project was submitted for review on June 22, 2021. The proposed project aims to eliminate trip hazards throughout the Village as defined by the parameters of the Americans with Disabilities Act. Work includes sidewalk angle cutting, removal and replacement of public/private sidewalk, combination curb and gutter, driveways, PCC base course, and pavement adjacent to curbs. Work may also include adjustments to buffalo boxes and drainage structures when required.

The project includes work in two historic districts: the Frank Lloyd Wright-Prairie School of Architecture Historic District and the Ridgeland-Oak Park Historic District. However, no historic sidewalk squares (slate or sandstone) will be removed as a part of this project.

Project work will primarily consist of repair to match existing elements. It is recommended that the project will have no adverse effect on historic properties and no further action is required. If at any point the project scope is altered and will affect any historic sandstone or slate sidewalks, additional review will be required.

x. **B20-25 Infrastructure, Streets & Sidewalk Ramps**

The following project was submitted for review on July 19, 2021. The proposed project replaces deteriorated roadways and sidewalk ramps at intersections as part of the Village's annual street resurfacing project. The Village maintains approximately 110 miles of streets and when streets are resurfaced sidewalk ramps at intersections are replaced when needed to eliminate hazards that create barriers to persons with disabilities and to comply with ADA guidelines. CDBG funds will be used for CDBG eligible roadways or for sidewalk ramp replacements at various intersections. The project will match existing materials.

The project includes work in two historic districts: the Frank Lloyd Wright-Prairie School of Architecture Historic District and the Ridgeland-Oak Park Historic District. Locations are also found in one historic district potentially eligible for the National Register of Historic Places, the Madison Street corridor. However, no historic sidewalk squares (slate or sandstone) will be removed as a part of this project. Project work will match existing materials. It is recommended that the project will have no adverse effect on historic properties and no further action is required. If at any point the project scope is altered and will affect any historic sandstone or slate sidewalks, additional review will be 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 2021, one building was listed as an Oak Park Landmark. It was nominated in 2020.

a. **609 Linden Ave**

609 Linden Ave, the Telfer MacArthur House, was nominated as an Oak Park Landmark by the homeowners, Tony and Dee Millard. On December 10, 2020, the Historic Preservation Commission found your house at 609 Linden Ave (the Telfer MacArthur House) eligible to be an Oak Park Landmark and passed a resolution recommending designation to the Village Board. The building was listed as a landmark in January 2021.

The MacArthur House was designed by architects White & Weber and built in 1928 for original owner, William Telfer MacArthur. It is a contributing building within the Frank Lloyd Wright-Prairie School of Architecture Historic District. The Historic District nomination notes the Prairie style houses in the district as well as "other excellent specimens of architectural styles from the Italianate residences of the 1860s to the revived Classical and Medieval types of the 1920s." As a Tudor Revival style house, the MacArthur House not only illustrates the revival styles that followed the Prairie style in Oak Park, but directly illustrates the shift in architectural preference

of architect Charles E. White, Jr. After working for Frank Lloyd Wright, White's work was primarily reflected the Prairie style, but his designs shifted to more Classical revival styles into the 1920s. While Frank Lloyd Wright eschewed European revival styles, White work often seems to combine the Prairie and revival styles; notably, he was retained by Wright to be the local architect of record for the rebuilding of the Tudor-influenced Nathan Moore House in 1923.

While White designed many houses revival styles on his own, 609 Linden is one of just a handful of Tudor Revival houses (425 N East Ave, 220 E Euclid Ave or Cheney Mansion, and 420 N Euclid Ave) and 609 Linden is unique with its English Cottage references and large, asymmetrical gables. The MacArthur House is a rare example of a White & Weber designed residence. The other known buildings designed by White & Weber in the historic district are an apartment building at 24-32 Washington Blvd, a commercial building at 801-809 South Blvd, and the Post Office at 901 Lake St.

The MacArthur House is further representative of development in the "estate" section of Oak Park. The coach house now on the property previously served the Todd House (620 N Euclid Ave), an E. E. Roberts designed house which originally existed as a through-lot. The MacArthur House was originally built for Lawrence Telfer MacArthur (1891-1960), prominent businessman in Oak Park publisher of the Oak Leaves.

5. Historic Resource Surveys

Historic Preservation staff regularly update the existing survey of the three historic districts, which is currently located on a website hosted by RuskinARC. No other historic resource surveys were conducted.

6. National Register of Historic Places

No properties were listed on the National Register of Historic Places in 2021.

7. Monitoring and Stewardship

a. 932-954 Pleasant St

On June 10, 2021, the Historic Preservation Commission reviewed a Certificate of Appropriateness to demolish historic site features in the courtyard at 932-954 Pleasant St, a historic courtyard apartment building, to build a parking lot. The HPC did not feel the proposal met the Architectural Review Guidelines and therefore took no action on the item. The HPC recommended that the following be considered: restoration of the courtyard's historic site features and consideration of additional parking options at the rear of the building. The applicant withdrew the application.

b. Oak Park Post Office

The Historic Preservation Commission expressed concern about the future of the Oak Park Post Office. Commissioner Sokol reached out to Representative Davis and the Commission's efforts were published in the Chicago Tribune and the Wednesday Journal. The Commission formed a work group to follow-up on these concerns.

8. Commission Activities

a. Historic Preservation Ordinance and Guidelines Update

At their meeting on October 14, 2021, the Historic Preservation Commission recommended approval of the updated Historic Preservation Ordinance to the Village Board by unanimous vote of those present.

b. Historic Preservation Awards

The Historic Preservation Commission gave out eight awards for preservation projects in the community. These awards were selected by an outside panel facilitated by Village staff and the Historic Preservation Commission Chair. Due to the ongoing pandemic, the awards ceremony was not held and award winners were announced on the Village of Oak Park website.

Commercial Rehabilitation Award:

- 513 Madison St

Residential Rehabilitation Award:

- 100 Home Ave
- 303 N Marion St (*and honorable mention in Restoration for siding preservation*)
- 614 N Ridgeland Ave (honorable mention)
- 631 N Kenilworth Ave (*also awarded for Restoration*)
- 814 S Elmwood Ave

Residential Restoration Award:

- 202 Clinton Ave
- 206 S Grove Ave
- 303 N Marion St (honorable mention for siding restoration; *also awarded for Rehabilitation*)
- 631 N Kenilworth Ave (*also awarded for Rehabilitation*)

c. Midcentury Modern Architecture

The Historic Preservation Commission Chair expressed concern about the future preservation of Midcentury Modern resources in the Village, most of which are not protected within the Historic Districts or through local Landmark status. To address this, the Commission added the following item to the Work Plan: forward education and knowledge regarding Oak Park's Midcentury Modern architecture, including compiling and assessing existing resources for future use.

d. A Day in Our Village

A Day in Our Village was canceled in 2021 due to the COVID-19 pandemic.

9. Attachments

All reviews conducted under the PA are attached, in order of completion:

- 1045 Highland
- 412 Wesley
- Water Line Replacement

- ADA Sidewalk Improvements
- 916 N Ridgeland
- 1011 Lyman
- 1176 S Grove
- Infrastructure, Streets, & Sidewalk Ramps
- 1126 S Clinton
- 940 N Austin



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: May 13, 2021
To: Mark Dwyer, Grants Supervisor
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **B21-15 Facility Improvement Project (Section 106 Review)**

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 May 13, 2021:

1045 Highland Ave is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 1045 Highland Ave was built in 1913 by local developer R.G. Hancock. The second-floor addition was constructed by Seguin Services in 1996. The walls are clad in non-historic, vinyl siding and the windows have been replaced. 1045 Highland Ave was surveyed as part of the I-290 Historic Resources Survey in 2012. At that time, it was found to be non-contributing due to a loss of historic integrity.

The proposed scope of work includes replacing a portion of the vinyl siding, repairing the foundation, shoring up the front porch roof line, and constructing a new porch with treated lumber and synthetic decking.

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.



2004 Village photo



2011 Village photo



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: May 14, 2021
To: Mark Dwyer, Grants Supervisor
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **B21-28 Facility Improvement Project (Section 106 Review)**

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.

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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.

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2014 Village photos



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: June 15, 2021
To: Jim Eggen, Water and Sewer Division
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **2021 CDBG Water Service Replacement Program**

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 properties were submitted for Historic Review in an email dated June 8, 2021:

Historical Analysis

1020 S Humphrey Ave is a bungalow that was likely built ca. 1920. Records indicate it was moved from 936 S Humphrey and placed on a new foundation in 1951. It appears to have undergone major alterations, including a half-story addition on the roof and stone cladding. It was surveyed as part of the Architectural Survey along the I-290 Corridor in 2012 (Village of Oak Park Historic Preservation files). At that time, it was recorded as non-contributing due to a loss of integrity. 1020 S Humphrey is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district.

1003 and 1013 S Lyman Ave are part of a multiple dwelling building that includes addresses 1001-1013 S Lyman Ave. This is a two-story, brick veneer dwelling designed by George L. Ballendeach and built in 1943 by the Realty Corporation of Chicago. The original building permit notes it as a "7-unit defense housing product" approved by the War Production Board. It was surveyed as part of the Architectural Survey along the I-290 Corridor in 2012 (Village of Oak Park Historic Preservation files). At that time, it was recorded as potentially contributing within a historic district, but not individually eligible. 1003 and 1013 S Lyman are not within an existing historic district, but are recommended eligible as a contributing resource.

1030 S Lyman Ave was designed by Ernest Braucher and built for owner Adam L. Todd in 1924. It is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. It was surveyed as part of the Architectural Survey along the I-290 Corridor in 2012 (Village of Oak Park Historic Preservation files). At that time, it was recorded as potentially contributing within a historic district, but not individually eligible. 1030

S Lyman is not within an existing historic district, but is recommended eligible as a contributing resource.

1154 S Humphrey Ave is an American Foursquare house with an enclosed front porch that was built ca. 1910. It has non-historic asbestos siding on replacement concrete stairs with a wrought iron railing. It is one of several similar houses on the block, possibly developed at the same time. It is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district.

1106 S Lyman Ave is a one-story, brick, Craftsman bungalow that was designed by Ernest Braucher and built for owner Robert Stretton in 1923. The left half of the porch appears to have been originally open and later filled in/enclosed, somewhat altering the original appearance of the front elevation. It is one of several similar houses on the block, possibly developed at the same time. It is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district.

Project Summary

The objective of this project is to locate low income property owners who still have a lead water service on the private side and offer a solution to upgrade the water service where they could not do the work on their own means. CDBG funds would be used to install a new 1" copper line from the curb stop (B-box) up to and including a new meter setting inside the house. The contract does allow for "open cut" method if that becomes necessary to complete work, but it is not expected at this time. All external restoration (excluding shrubs and other plantings) is included. Internal restoration is limited. Concrete walls and/or floors will be patched.

Conclusion

Replacement of water lines is exempt from Historic Review based on the Oak Park's Programmatic Agreement with the Illinois State Historic Preservation Office. The intended use of directional drilling will have no effect on historic properties. Should the project scope be altered to include the "open cut" method, this would be limited to the yard and materials would be patched to match.

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



Left to right: 1003-1013 S Lyman Ave and 1020 S Humprey Ave (Google Street View 2015)



1030 S Lyman Ave (Google Street View 2019)



1154 S Humphrey Ave (Google Street View 2019)



1106 S Lyman Ave (Google Street View 2019)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: June 23, 2021
To: Mark Dwyer, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: **B20-23 Infrastructure, ADA Sidewalk Improvement Project**

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. With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on June 22, 2021.

The proposed project aims to eliminate trip hazards throughout the Village as defined by the parameters of the Americans with Disabilities Act. Work includes sidewalk angle cutting, removal and replacement of public/private sidewalk, combination curb and gutter, driveways, PCC base course, and pavement adjacent to curbs. Work may also include adjustments to buffalo boxes and drainage structures when required.

The Programmatic Agreement between the Village of Oak Park and the Illinois State Historic Preservation Officer for projects funded by HUD programs, including CDBG, states that:

“Site and public improvements within historic districts including sidewalk improvements, repaving of streets, installation of landscaping, street lighting and street furniture and other infrastructure improvements will adhere to the Standards. These improvements will be designed to ensure that character-defining elements of historic properties are preserved through repair or replacement in kind. Any new materials or features introduced in a historic district will be responsive to the character of that district.”

The Village of Oak Park Historic Preservation Commission’s Architectural Review Guidelines state that:

“If Village-owned historic slate/stone sidewalk exists in front of a building, it shall not be replaced, unless, in the opinion of the Village, it has been irreparably damaged. If existing historic slate/stone sidewalks are replaced,

they shall be replaced with new slate of like thickness, color, and size. If historic slate/stone sidewalk is damaged by Owner or Owner's contractor during remodeling activities, cost of replacing historic slate/stone sidewalk shall be borne by person responsible for breakage.”

The project includes work in two historic districts: the Frank Lloyd Wright-Prairie School of Architecture Historic District and the Ridgeland-Oak Park Historic District. However, no historic sidewalk squares (slate or sandstone) will be removed as a part of this project. Project work will primarily consist of repair to match existing elements. It is recommended that the project will have no adverse effect on historic properties and no further action is required. If at any point the project scope is altered and will affect any historic sandstone or slate sidewalks, additional review will be required.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: June 25, 2021
To: Deb Meneses, Grants Coordinator
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **Section 106 Review, SFR-090**

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 June 24, 2021:

916 N Ridgeland Ave is not within a historic district and is not recommended eligible for the NRHP individually or as part of a district. 916 N Ridgeland Ave is one block north of the Frank Lloyd Wright-Prairie School of Architecture Historic District, in an area that was largely developed later than the buildings within the district. 926 N Ridgeland Ave was built in 1919 by owner/contractor Joseph A. Holpuck and the garage was built in 1933. 916 N Ridgeland Ave is within a block of a dozen similar Craftsman bungalows. Craftsman bungalows were popular in the greater Chicago area from the 1910s to the 1930s, particularly in the inner suburbs, such as Oak Park, which loosely form what is known as Chicago's bungalow belt. This portion of the bungalow belt is not recommended eligible as a historic district as it is not a the most intact concentration and does not have individual significance.

The proposed scope of work includes sidewalk patching, replacement of 31 windows, securing and painting eave soffit panels, interior updates, and lead abatement. The façade of the building will not be altered. 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.



916 N Ridgeland Ave (2019 Google Streetview photo)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: June 25, 2021
To: Deb Meneses, Grants Coordinator
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **Section 106 Review, SFR-092**

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 June 25, 2021:

1011 Lyman Ave is part of a multiple dwelling building listed as 1001-1013 S Lyman Ave. It is a two-story dwelling built in 1943 as a 7-unit defense housing product and was approved by the War Production Board. It was designed by architect George L. Ballendeach and the original owner was Realty Corporation of Chicago. The windows are replacement vinyl, 6/6 double-hung sashes and the cladding at the central entryway bay is a modern replacement and appears to be aluminum siding. However, overall fenestration has been retained.

1011 Lyman Ave was surveyed in 2012 and recommended eligible as a contributing building within a potential historic district (Architectural Survey along the I-290 Corridor, 2012, Village of Oak Park Historic Preservation files). It is not recommended eligible individually and is not currently listed on the NRHP.

The proposed scope of work includes repointing masonry, replacing rear deck boards, replacing damaged window glass, replacing storm doors, replacing gutters and downspouts, lead abatement, and interior repairs. The façade of the building will not be altered. Work consists of repairs to match existing and will not alter the building. 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.



1001-1013 Lyman Ave (2019 Google Streetview photo)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: June 25, 2021
To: Deb Meneses, Grants Coordinator
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **Section 106 Review, SFR-091**

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 June 25, 2021:

1176 S Grove Ave is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 1176 S Grove Ave was built ca. 1910. Alterations were done to the rear porch in 1923 and garage was built in 1927. Additional alterations were made in 1940. While the fenestration pattern and form of the house appear generally intact, the windows, siding, and door are not historic. The porch was enclosed at some point and the porch railings are non-historic wrought iron. These changes have contributed to a general loss of historic integrity.

The proposed scope of work includes patching the sidewalk, replacing 31 windows, interior updates, and lead abatement. The façade of the building will not be altered. 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.



1176 S Grove Ave (2018 Google Streetview photo)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: July 20, 2021

To: Deb Meneses, Grants Coordinator

From: Susie Trexler, Historic Preservation Urban Planner

Re: **Request for Historic Clearance, PY 2020 Section 106 Clearance – Project B20-25
Infrastructure, Streets & Sidewalk Ramps**

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. With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on July 19, 2021.

The proposed project replaces deteriorated roadways and sidewalk ramps at intersections as part of the Village’s annual street resurfacing project. The Village maintains approximately 110 miles of streets and when streets are resurfaced sidewalk ramps at intersections are replaced when needed to eliminate hazards that create barriers to persons with disabilities and to comply with ADA guidelines. CDBG funds will be used for CDBG eligible roadways or for sidewalk ramp replacements at various intersections. The project will match existing materials.

The Programmatic Agreement between the Village of Oak Park and the Illinois State Historic Preservation Officer for projects funded by HUD programs, including CDBG, states that:

“Site and public improvements within historic districts including sidewalk improvements, repaving of streets, installation of landscaping, street lighting and street furniture and other infrastructure improvements will adhere to the Standards. These improvements will be designed to ensure that character-defining elements of historic properties are preserved through repair or replacement in kind. Any new materials or features introduced in a historic district will be responsive to the character of that district.”

The Village of Oak Park Historic Preservation Commission’s Architectural Review Guidelines state that:

“If Village-owned historic slate/stone sidewalk exists in front of a building, it shall not be replaced, unless, in the opinion of the Village, it has been irreparably damaged. If existing historic slate/stone sidewalks are replaced, they shall be replaced with new slate of like thickness, color, and size. If historic slate/stone sidewalk is damaged by Owner or Owner's contractor during remodeling activities, cost of replacing historic slate/stone sidewalk shall be borne by person responsible for breakage.”

The project includes work in two historic districts: the Frank Lloyd Wright-Prairie School of Architecture Historic District and the Ridgeland-Oak Park Historic District. Locations are also found in one historic district potentially eligible for the National Register of Historic Places, the Madison Street corridor. However, no historic sidewalk squares (slate or sandstone) will be removed as a part of this project. Project work will match existing materials. It is recommended that the project will have no adverse effect on historic properties and no further action is required. If at any point the project scope is altered and will affect any historic sandstone or slate sidewalks, additional review will be required.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: October 21, 2021
To: Deb Meneses, Grants Coordinator
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **Section 106 Review, SFR-093**

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 October 21, 2021:

1146 S Clinton Ave (also listed as 1146 Clinton Ave) is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 1146 S Clinton Ave was built in 1920 for owner William Ratigan. It is a Craftsman bungalow and has been altered very little since its construction. 1146 S Clinton Ave is within a block of a dozen similar Craftsman bungalows. Craftsman bungalows were popular in the greater Chicago area from the 1910s to the 1930s, particularly in the inner suburbs, such as Oak Park, which loosely form what is known as Chicago's bungalow belt. This portion of the bungalow belt is not recommended eligible as a historic district as it is not a the most intact concentration.

The proposed scope of work will consist of lead abatement including the removal of the rear basement door and window components. Exterior wood surfaces will be prepped and painted. Rehab work will include replacing windows. Other work will be minor and interior only. It is recommended that 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.



1146 S Clinton St (2018 Google Streetview photo)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: October 25, 2021
To: Deb Meneses, Grants Coordinator
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **Section 106 Review, SFR-094**

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 October 21, 2021:

940 N Austin Blvd is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 940 N Austin Blvd is a two-story, stucco, American Foursquare house with Craftsman style references that was built in 1915 by Ed Johnson. Johnson was a local contractor and developer that built a number of residences in the Oak Park area, including several similar stucco houses with in the Ridgeland-Oak Park Historic District. These include but are not limited to 229 S East, 233 S East, 200 N Lombard, and 222 N Lombard. A sunroom addition and garage were built at 940 N Austin Blvd in 1925. There have otherwise been few changes to the property.

The proposed scope of work for rehabilitation will include 29 new vinyl windows, a new basement door and railing to basement, replacing the rear porch decking, repairing stucco, and demolishing the garage. Lead hazard reduction will include stabilizing existing materials including interior/exterior doors and the front and rear porches, and removing and disposing of 31 deteriorated lead painted window sashes. It is recommended that 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.



2006 Village photo