



123 Madison Street, Oak Park, Illinois 60302

**2022 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 2,008 permits for projects in Oak Park's historic districts or relating to Oak Park landmarks in 2022. The Historic Preservation Commission conducted reviews of 63 projects requiring a Certificate of Appropriateness. The Certificates of Appropriateness were approved for 62 of those projects. One project, for the demolition of the house at 742 N Marion St was denied. The Certificate of Appropriateness was ultimately approved by the Village Board on appeal.

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 2022, 11 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 2022, the Village received and responded to requests for comment on 4 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. 218 Lake St

The following property was submitted for Historic Review in an email memo dated June 6, 2022: 218 Lake St is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 218 Lake St was built in 1948 and designed

to be a doctor's office. It was designed by architect Donald Mittrell of River Forest. The building was originally designed to have 12-light, steel sash windows and was sealed concrete block with a stone sill line and coping. The stone bands are now painted. The windows have since been replaced with single-light, fixed windows and the door has been replaced. Otherwise, alterations appear to be limited to the interior. The building was originally a doctor's office and was later, as of 1989, operated as offices for the Far East Christian Association. While 218 Lake St is located directly adjacent to the Ridgeland-Oak Park Historic District, it was built outside the period of significance for the district (1870-1929) and is in a small row of commercial buildings that were not included in the district boundary.

The proposed scope of work will consist of repair to masonry and stucco on the building's exterior and adding a door and stoop on the rear elevation for handicap accessibility. It is recommended that the project will have no adverse effect on the property and no further action is required.

ii. 412 Wesley Ave

The following property was submitted for Historic Review in an email memo dated June 9, 2022: 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 39 existing 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.

iii. 134 S East Ave and 436 S Taylor Ave

The following property was submitted for Historic Review in an email memo dated June 9, 2022. Note that this memo was updated in March of 2023 as the original addresses were incorrect.

134 S East Ave is a non-contributing building within the Ridgeland-Oak Park Historic District as it was built in 1956, outside the district's period of significance (1870-1929). It is a Midcentury Modern two-flat that was designed by architect Robert Johnstone for original owner D.Z. Goodman. It is not recommended eligible individually or as part of a district.

436 S Taylor Ave is a contributing building within the Ridgeland-Oak Park Historic District. It is an American Foursquare house with Prairie style details that was built in 1908 by A. Faust for owner C. Haddis.

The proposed scope of work will consist of a privacy fence at 134 S East Ave. At 436 S Taylor Ave, a kitchen renovation will be completed but will be limited to the interior, including new cabinets, countertops, and flooring. These projects will have no adverse effects on historic properties and no further action is required.

iv. 403 N Humphrey Ave

The following property was submitted for Historic Review in an email memo dated October 11, 2022. 403 N Humphrey Ave is not within an existing historic district and is not recommended eligible from the NRHP individually or as part of a district. It is however, located across the street from the northern edge of the Ridgeland-Oak Park Historic District.

403 N Humphrey Ave was built in 1902 by owner and contractor, Francis Elfordal (spelling on original permit minimally legible). It is a two-story, brick two-flat with a stone façade. This building type is common in Chicago and the adjacent suburbs.

The proposed scope of work will include concrete repair, interior repairs, and the replacement of 7 windows. The windows on the side elevations are not visible due to the proximity of the adjacent buildings and the front windows are similar one-over-one light sash windows. It is unclear if they are original. The project will have no adverse effect on the property and no further action is required.

v. 851 Linden Ave

The following property was submitted for Historic Review in an email memo dated October 11, 2022. 851 Linden Ave is a contributing building within the Frank Lloyd Wright-Prairie School of Architecture Historic District. It was built in 1920 and is an example of an American Foursquare house with Prairie style elements. It was designed by B.J. Bruns for original owner William Zuetell.

The proposed scope of work includes lead paint abatement and interior work. Some exterior repair will be done to the walls of the sunroom but will match existing. The project will have no adverse effect on the property and no further action is required.

b. Sidewalks, Alleys, and Roads

vi. B21-24 Infrastructure, Alleys

The following project was submitted for review on January 24, 2022. The proposed project will replace two sections of alleys: (1) the alley between Humphrey Ave and Austin Blvd, from Chicago Ave to Iowa St; and (2) the alley between Clinton and Kenilworth, from Lexington St to Garfield St. The Humphrey/Austin alley, which is currently asphalt, will be rebuilt with concrete. The Clinton/Kenilworth alley, which is currently concrete, will be rebuilt as a "green alley" with permeable brick.

Neither of the alleys in question are part of NRHP-listed properties, Oak Park Landmarks, or within NRHP or local historic districts. Additionally, none of the areas are recommended eligible for the NRHP. The project will have no adverse effect on historic properties and no further action is required.

vii. PY2021-VOP PW Streets & Sidewalk Ramps B21-25

The following project was submitted for review on March 29, 2022. The proposed project will consist of removal and replacement of curb and gutter, sidewalks, ADA ramps, and driveways; installation of a 6" water main; pavement patching and striping; and parkway restoration. The project will match all existing materials.

The project includes locations in the Frank Lloyd Wright-Prairie School of Architecture Historic District and the Ridgeland-Oak Park Historic District. Three of the sidewalk sections in question include historic sandstone sidewalks:

- Euclid, from Chicago to Augusta
- East, from Chicago to Augusta
- Elmwood, from Madison to Washington

However, the project will be limited to concrete sidewalk replacement and ADA ramp upgrades. All sandstone will be left as is and no work will be conducted on concrete squares directly adjacent to sandstone. All materials will be replaced to match existing.

It is recommended that the project will have no adverse effect on historic properties and no further action is required.

viii. CDBG PY2021-VOP PW Forest and Ontario Traffic Calming PW22-8

The following project was submitted for review on March 29, 2022.

The proposed project resurfaces the deteriorated roadway, improves crossings for pedestrians for safety concerns, replaces older street lights with new LED lighting, adds landscaped medians to slow traffic, and enhances the neighborhood with landscaping and decorative elements. Forest and Ontario are along the edge of a Low/Mod income area. The project is within the Frank Lloyd Wright-Prairie School of Architecture Historic District.

This project was reviewed by the Architectural Review Committee on August 26, 2021, and the Historic Preservation Commission on September 9, 2021. A Certificate of Advisory Review is required for Public Works projects (7-9-9E of the 2021 Ordinance). The Architectural Review Committee recommended that plaques on the gateway columns use a Frank Lloyd Wright design from Oak Park and that Public Works coordinate with the 29th Century Club regarding the Club's interpretive sign. The Committee and the Historic Preservation Commission felt that the project meets the Architectural Review Guidelines and *the Secretary of the Interior's Standards*.

It is recommended that the project will have no adverse effect on historic properties and no further action is required.

ix. PY2021-VOP PW Sewer and Roadways PW22-1

The following project was submitted for review on March 29, 2022.

The proposed project replaces the failing combined sewer main and rebuilds the existing deteriorated roadway on Kenilworth from Lake Street to Ontario St which is along the edge

of a Low/Mod income area. The project includes replacing sewers and roadways at two other locations outside of Low/Mod areas using local funds.

While this is located partially within the Frank Lloyd Wright-Prairie School of Architecture Historic District, materials will be replaced to match and there are no historic sidewalks on N Kenilworth Ave between Lake St and Ontario St.

It is recommended that the project will have no adverse effect on historic properties and no further action is required.

x. **B21-23 Infrastructure, ADA Sidewalk Improvement Project**

The following project was submitted for review on July 15, 2022.

The proposed project will consist of the improvement of sidewalks for the improved walkability of disabled persons. Based on summary from Public Works, all replacements are intended for ADA improvements such as trip hazards, deteriorated sidewalks, and general improvements for accessibility within the requirements of CDBG. All identified replacements are concrete are not adjacent to any historic materials such as sandstone or slate.

While work will occur in Oak Park's National Register Historic Districts, it is recommended that the project will have no adverse effect on historic properties and no further action is required.

4. Local Landmark Nominations

The Oak Park landmark designation process is initiated by the submission of a nomination form to the Historic Preservation Commission. Upon receipt of a nomination, the Commission makes a preliminary determination of eligibility based on the ability of the proposed resource to meet the criteria outlined in the Oak Park Historic Preservation Ordinance (7-9-5). The preliminary determination of eligibility is followed by a designation hearing. Following the hearing, the Commission determines whether to recommend designation of a historic landmark to the Village Board based on the criteria in the Ordinance. Landmarks are then designated or rejected by the Village Board. In 2022, no buildings were nominated or listed as Oak Park Landmarks.

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 2022.

7. Monitoring and Stewardship

a. 742 N Marion St

At a public hearing on December 8, 2022, the Historic Preservation Commission denied a Certificate of Appropriateness to demolish the house at 742 N Marion St. This denial was appealed to the Village Board, who reversed the Historic Preservation Commission and approved demolition.

742 N Marion St was designed by Charles Vedra and built in 1941 for original owner Dr. A. E. Wanderer. Based on information received from the homeowner, the originally owner, A.E. Wanderer, was a doctor who used the first floor for his practice and lived on the second floor. This use continued until his death in 1981. Following the death of Dr. Wanderer's wife in 1984, their children rented out the second floor as a single-family apartment until its sale in 1997.

The building was purchased by the current owner in 1997. They began to convert the building into one single-family residence in 2002. In 2003, the garage was incorporated into the house and the garage door was replaced with a bay window. Around the same time, the front door was replaced, a decorative door surround was added, all windows were replaced with vinyl windows, and the detached garage was replaced. Following extensive water damage in 2021 and other associated damages to the interior, much of the interior has now been demolished. 742 N Marion St generally reflects the Minimal Traditional style, including characteristics like the narrow eaves, general lack of decoration, and parred down, Colonial Revival style references. This simplification in building was common during the Great Depression and World War II, when FHA-insured loans and quick construction was desired.

8. Commission Activities

a. Historic Preservation Ordinance and Guidelines Update

In February 2022, the Village Board approved updated versions of the Historic Preservation Ordinance and Architectural Review Guidelines, at the recommendation of the Historic Preservation Commission. The Commission began applying the new Ordinance and Guidelines to projects in March of 2022.

b. Historic Preservation Awards

The Historic Preservation Commission gave out five 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.

- 318 S Harvey Ave: Residential New Construction
- 520 N Oak Park Ave: Residential Rehabilitation
- 828 Gunderson Ave: Residential Restoration
- 931 Lake St: Non-Residential Restoration
- 6300 Roosevelt Rd: Commercial Adaptive Reuse

c. A Day in Our Village

A Day in Our Village was canceled in 2022 due to the COVID-19 pandemic.

9. Attachments

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

- Alley Replacement Project
- Forest & Ontario Traffic Calming Project
- Sewers and Roads
- Streets and Sidewalks
- 218 Lake St
- 134 S East Ave
- 426 S Taylor Ave
- 412 Wesley Ave
- ADA Sidewalk Improvement Project
- 1122 Hayes Ave (review conducted by SHPO)
- 403 N Humphrey Ave
- 851 Linden Ave



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: January 26, 2022

To: Deborah Meneses, Grants Coordinator

From: Susie Trexler, Historic Preservation Urban Planner

Re: **Section 106 Review for PY2021 Public Works Infrastructure 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 (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on January 24, 2022.

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

The proposed project will replace two sections of alleys: (1) the alley between Humphrey Ave and Austin Blvd, from Chicago Ave to Iowa St; and (2) the alley between Clinton and Kenilworth, from Lexington St to Garfield St. The Humphrey/Austin alley, which is currently asphalt, will be rebuilt with concrete. The Clinton/Kenilworth alley, which is currently concrete, will be rebuilt as a “green alley” with permeable brick.

Neither of the alleys in question are part of NRHP-listed properties, Oak Park Landmarks, or within NRHP or local historic districts. Additionally, none of the areas are recommended eligible for the NRHP.

The project will have no adverse effect on historic properties and no further action is required.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: March 29, 2022
To: Deborah Meneses, Grants Coordinator
From: Susie Trexler, Historic Preservation Urban Planner
Re: **Section 106 Review for PY2021 VOP PW Forest and Ontario Traffic Calming PW22-8**

The Historic Preservation Commission reviews demolition, exterior alterations, and new construction within the three historic districts, for Oak Park Landmarks, and for properties considered eligible for listing on the National Register of Historic Places (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on March 29, 2022.

The proposed project resurfaces the deteriorated roadway, improves crossings for pedestrians for safety concerns, replaces older street lights with new LED lighting, adds landscaped medians to slow traffic, and enhances the neighborhood with landscaping and decorative elements. Forest and Ontario are along the edge of a Low/Mod income area. The project is within the Frank Lloyd Wright-Prairie School of Architecture Historic District.

This project was reviewed by the Architectural Review Committee on August 26, 2021, and the Historic Preservation Commission on September 9, 2021. A Certificate of Advisory Review is required for Public Works projects (7-9-9E of the 2021 Ordinance). The Architectural Review Committee recommended that plaques on the gateway columns use a Frank Lloyd Wright design from Oak Park and that Public Works coordinate with the 29th Century Club regarding the Club's interpretive sign. The Committee and the Historic Preservation Commission felt that the project meets the Architectural Review Guidelines and *the Secretary of the Interior's Standards*.

It is recommended that the project will have no adverse effect on historic properties and no further action is required.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: March 30, 2022
To: Deborah Meneses, Grants Coordinator
From: Susie Trexler, Historic Preservation Urban Planner
Re: **Section 106 Review for PY2021-VOP PW Streets & Sidewalk Ramps B21-25**

The Historic Preservation Commission reviews demolition, exterior alterations, and new construction within the three historic districts, for Oak Park Landmarks, and for properties considered eligible for listing on the National Register of Historic Places (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on March 29, 2022.

The proposed project will consist of removal and replacement of curb and gutter, sidewalks, ADA ramps, and driveways; installation of a 6" water main; pavement patching and striping; and parkway restoration. The project will match all existing materials.

The project includes locations in the Frank Lloyd Wright-Prairie School of Architecture Historic District and the Ridgeland-Oak Park Historic District. Three of the sidewalk sections in question include historic sandstone sidewalks:

- Euclid, from Chicago to Augusta
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- Elmwood, from Madison to Washington

However, the project will be limited to concrete sidewalk replacement and ADA ramp upgrades. All sandstone will be left as is and no work will be conducted on concrete squares directly adjacent to sandstone. All materials will be replaced to match existing.

It is recommended that the project will have no adverse effect on historic properties and no further action is required.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: March 29, 2022
To: Deborah Meneses, Grants Coordinator
From: Susie Trexler, Historic Preservation Urban Planner
Re: **Section 106 Review for PY2021-VOP PW Sewer and Roadways PW22-1**

The Historic Preservation Commission reviews demolition, exterior alterations, and new construction within the three historic districts, for Oak Park Landmarks, and for properties considered eligible for listing on the National Register of Historic Places (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on March 29, 2022.

The proposed project replaces the failing combined sewer main and rebuilds the existing deteriorated roadway on Kenilworth from Lake Street to Ontario St which is along the edge of a Low/Mod income area. The project includes replacing sewers and roadways at two other locations outside of Low/Mod areas using local funds.

While this is located partially within the Frank Lloyd Wright-Prairie School of Architecture Historic District, materials will be replaced to match and there are no historic sidewalks on N Kenilworth Ave between Lake St and Ontario St.

It is recommended that the project will have no adverse effect on historic properties and no further action is required.



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: June 6, 2022
To: Vanessa Matheny, Grants Supervisor
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **CDBG PY2022-YEMBA Public Facility Improvement**

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 6, 2022:

218 Lake St is not within an existing historic district and is not recommended eligible for the NRHP individually or as part of a district. 218 Lake St was built in 1948 and designed to be a doctor's office. It was designed by architect Donald Mittrell of River Forest. The building was originally designed to have 12-light, steel sash windows and was sealed concrete block with a stone sill line and coping. The stone bands are now painted. The windows have since been replaced with single-light, fixed windows and the door has been replaced. Otherwise, alterations appear to be limited to the interior. The building was originally a doctor's office and was later, as of 1989, operated as offices for the Far East Christian Association. While 218 Lake St is located directly adjacent to the Ridgeland-Oak Park Historic District, it was built outside the period of significance for the district (1870-1929) and is in a small row of commercial buildings that were not included in the district boundary.

The proposed scope of work will consist of repair to masonry and stucco on the building's exterior and adding a door and stoop on the rear elevation for handicap accessibility. 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.



218 Lake St (2021 Google Streetview photo)



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: June 9, 2022
To: Vanessa Matheny, Grants Supervisor
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **B22-16 Facility Improvement Project**

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 9, 2022:

134 S East Ave is a non-contributing building within the Ridgeland-Oak Park Historic District as it was built in 1956, outside the district's period of significance (1870-1929). It is a Midcentury Modern two-flat that was designed by architect Robert Johnstone for original owner D.Z. Goodman. It is not recommended eligible individually or as part of a district.

426 S Taylor Ave (422-428 S Taylor Ave) is a contributing building within the Ridgeland-Oak Park Historic District. It is a courtyard apartment building that was designed by architect Roy France for original owner Sellen & Johnson and built in 1925.

The proposed scope of work will consist of a privacy fence at 134 S East Ave. At 426 S Taylor Ave, a kitchen renovation will be completed but will be limited to the interior, including new cabinets, countertops, and flooring. These projects will have no adverse effects on historic properties and no further action is required.

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



134 S East Ave 2014 Village photo



426 S Taylor Ave 2014 Village photo



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: June 10, 2022
To: Vanessa Matheny, Grants Supervisor
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **B22-30 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 June 9, 2022:

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



2014 Village photos



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: July 15, 2022
To: Vanessa Matheny, Grants Supervisor
From: Susie Trexler, Historic Preservation Urban Planner
Re: **Section 106 Review for B21-23 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 (NRHP). With the exception of minor repair, projects may require a Certificate of Appropriateness. The following project was submitted for review on July 15, 2022.

The proposed project will consist of the improvement of sidewalks for the improved walkability of disabled persons. Based on summary from Public Works, all replacements are intended for ADA improvements such as trip hazards, deteriorated sidewalks, and general improvements for accessibility within the requirements of CDBG. All identified replacements are concrete are not adjacent to any historic materials such as sandstone or slate.

While work will occur in Oak Park's National Register Historic Districts, it is recommended that the project will have no adverse effect on historic properties and no further action is required.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

**Cook County
Oak Park
Lead-Based Paint Hazard Reduction and Rehabilitation
1122 Hayes Ave.
SHPO Log #007093022**

October 3, 2022

**Vanessa Matheny
Village of Oak Park, Illinois
123 Madison St.
Oak Park, IL 60302**

Dear Ms. Matheny:

We have reviewed the documentation submitted for the referenced project(s) in accordance with 36 CFR Part 800.4. Based upon the information provided, no historic properties are affected. We, therefore, have no objection to the undertaking proceeding as planned.

Please retain this letter in your files as evidence of compliance with section 106 of the National Historic Preservation Act of 1966, as amended. This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact Rita Baker, Cultural Resources Manager, at 217/785-4998 or at Rita.E.Baker@illinois.gov.

Sincerely,

**Carey L. Mayer, AIA
Deputy State Historic
Preservation Officer**

c: Paul Diegelman, U.S. Department of Housing and Urban Development



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: October 14, 2022
To: Vanessa Matheny, Grants Supervisor
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **Section 106 Review—Turner**

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 11, 2022:

403 N Humphrey Ave is not within an existing historic district and is not recommended eligible from the NRHP individually or as part of a district. It is however, located across the street from the northern edge of the Ridgeland-Oak Park Historic District.

403 N Humphrey Ave was built in 1902 by owner and contractor, Francis Elfordal (spelling on original permit minimally legible). It is a two-story, brick two-flat with a stone façade. This building type is common in Chicago and the adjacent suburbs.

The proposed scope of work will include concrete repair, interior repairs, and the replacement of 7 windows. The windows on the side elevations are not visible due to the proximity of the adjacent buildings and the front windows are similar one-over-one light sash windows. It is unclear if they are original. 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.



403 N Humphrey Ave 2011 Google Street View image



123 MADISON STREET, OAK PARK, ILLINOIS 60302

Date: October 14, 2022
To: Vanessa Matheny, Grants Supervisor
From: Susie Trexler, Urban Planner/Historic Preservation
Re: **Section 106 Review - Madden**

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 11, 2022:

851 Linden Ave is a contributing building within the Frank Lloyd Wright-Prairie School of Architecture Historic District. It was built in 1920 and is an example of an American Foursquare house with Prairie style elements. It was designed by B.J. Bruns for original owner William Zuetell.

The proposed scope of work includes lead paint abatement and interior work. Some exterior repair will be done to the walls of the sunroom but will match existing. 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.



2015 Village photo