



123 Madison Street, Oak Park, Illinois 60302

**2019 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. 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 permits for 1638 projects in Oak Park's historic districts or relating to Oak Park landmarks in 2019. The Historic Preservation Commission conducted reviews of 73 projects requiring a Certificate of Appropriateness. The Certificates of Appropriateness were approved for 68 of those projects. Four Certificates of Appropriateness were denied following a public hearing (for more information, see section 7: Monitoring and Stewardship).

## 2. Certificates of Economic Hardship

The Historic Preservation Commission saw two applications for Certificates of Economic Hardship. The applications were filed for the addresses 1014 and 1018 Pleasant St. In both cases, the applicant first submitted a Certificate of Appropriateness to demolish the building. These Certificates of Appropriateness were denied as the Commission found both buildings to be contributing resources within the Ridgeland-Oak Park Historic District. Both Certificates of Economic Hardship were denied following a public hearing. They were appealed to the Village Board and the Board upheld the Commission's decision.

## 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 2019, 15 projects were reviewed under the PA due to their use of CDBG funds.

Projects reviewed include sidewalk and alley projects with CDBG funding as well as 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.

In addition, comments were submitted to EBI Consulting regarding a project to install four antennas and four hybrid cables on the roof of the Medical Arts Building at 715 Lake Street. An invitation to comment was received from EBI Consulting, on behalf of Sprint, in January 2019. Comment was provided, 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. 163 N Lombard Ave

The following property was submitted for Historic Review in an email memo dated August 23, 2019. 163 N Lombard Ave is a non-contributing building within the Ridgeland-Oak Park Historic District and is not recommended not eligible for the NRHP individually or as part of a district. It was built ca. 1878 and was significantly altered in 1941. The building was originally listed as contributing but was reclassified by the Historic Preservation Commission

in 2017. The coach house has also been significantly altered. The proposed scope of work includes adding vinyl siding to the coach house and replacing the existing gravel/stone parking area at the back of the property. The project was found to have no adverse effect on any historic properties.

ii. 319 Chicago Ave

The following property was submitted for Historic Review in an email memo dated August 8, 2019. 319 Chicago Ave is a contributing building within the Frank Lloyd Wright-Prairie School of Architecture Historic District. The vernacular house has similar massing to an American Foursquare. It was built in 1906 by owner/builder H. P. Nelson. The proposed scope of work includes removal and replacement of the roofing, as well as tuckpointing and spot replacement of brick. It was recommended that bricks only be removed if necessary and new bricks match as closely as possible. The project was found to have no adverse effect on any historic properties.

iii. 906 N Lombard Ave

The following property was submitted for Historic Review in an email memo dated August 23, 2019. 906 N Lombard Ave is not within a historic district and is not recommended eligible for the NRHP individually or as part of a district. 906 N Lombard Ave is a 1913 Craftsman bungalow and was built in a portion of Oak Park that is primarily made up of 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. The front porch of 906 N Lombard Ave appears to have been fully enclosed and clad in a non-historic stone.

The proposed scope of work includes rehabilitation and lead abatement. The rehabilitation will consist of replacing gutters, replacing portions of fence and gates, installing five vinyl windows and six storm windows, and building new screens for the front porch. The project was found to have no adverse effect on any historic properties.

iv. 936 N Ridgeland Ave

The following property was submitted for Historic Review in an email memo dated August 22, 2019. 926 N Ridgeland Ave is not within a historic district and is not recommended eligible for the NRHP individually or as part of a district. 926 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, built in 1920, 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. Like several other bungalows on the street, 926 N Ridgeland Ave features a large, non-historic dormer addition that detracts from its integrity of design, materials, workmanship, feeling, and association.

The proposed scope of work includes scraping, painting, and stabilizing the basement pit and windows, porch walls, garage windows, and fascia. The façade of the building will not be altered. The project was found to have no adverse effect on any historic properties.

v. 1008 Washington Blvd

The following property was sent for review in an email memo dated February 1, 2019. 1008 Washington Blvd Unit 4 (historically listed as 1000-1010 Washington) is not located in a historic district and is not recommended eligible for the NRHP. It is, however, directly adjacent to the Ridgeland-Oak Park Historic District. The building was built as a two-story, 10-unit apartment building in 1958. It was designed by Robert Johnstone in the Midcentury Modern style and both owned and built by Esposito and Company. Johnstone designed over 60 buildings in Oak Park between 1951 and 1966, including houses, office buildings, and apartments. A majority of these buildings were in the Mid-Century Modern, Ranch, or Minimal Traditional styles. 1008 Washington Blvd is one of several buildings Johnstone designed for Esposito and Company. In 1978, the building was converted into condominiums.

The proposed scope of work includes: replacing three terminal air units and two ceiling fans; painting the kitchen soffit; installing four GFI outlets, a new bathroom light fixture, and new bathroom medicine cabinet; removing bathtub walls and replacing with fiberglass or acrylic tub surround; and re-glazing the bathtub. There will be no alterations to the façade of the building. The project was found to have no adverse effect on any historic properties.

vi. 1027 S Cuyler Ave

The following property was submitted for Historic Review in an email memo dated July 18, 2019. 1027 S Cuyler Ave is not located in a historic district and is not recommended eligible for the NRHP. 1027 S Cuyler Ave is a one-story, frame bungalow. It was built in 1912 by G. R. Davis for R. G. Hancock. A rear sleeping porch was added in 1948 and a 2-car garage was built in 1963. The house is part of the Hancock/Davis development, a block of single-story bungalows built by Hancock and Davis from 1912 to 1913. The development includes the eastern side and half of the western side of the 1000 block of S Cuyler Ave.

The proposed scope of work includes a REHAB Portion and a LEAD Portion. The REHAB Portion will include work on the interior and exterior: sidewalk repair; electrical repair; repair to the rear porch including new footings, steps and railings; the extension of the rear porch landing to allow for a future deck; replacement windows and doors (rear porch and basement); and repair of front porch columns. The LEAD Portion will include removal of five LBP covered windows in the basement and the stabilization of additional windows, portions of the front and rear porches, and interior floors, walls, and ceilings.

The project will primarily consist of repairing the house to match existing. It is recommended that repair to the front porch columns match existing columns in size, shape, and material as closely as possible. The project was found to have no adverse effect on any historic properties.

vii. 1046 S Cuyler Ave

The following property was sent for review in an email memo dated March 16, 2019. 1046 S Cuyler Ave is not located in a historic district and is not recommended eligible for the NRHP. 1046 S Cuyler Ave is a one-story, single-family house that was built in 1913 for owner R. G. Hancock by contractor George R. Davis. It is part of the Hancock/Davis development, a block

of single-story bungalows built by Hancock and Davis from 1912 to 1913. The development includes the eastern side and half of the western side of the 1000 block of S Cuyler Ave.

The proposed scope of work will include removal of lead-based paint and repainting the exterior of the house and garage and portions of the house interior. Rehabilitation will include: rebuilding the porch, stairs, and front of roof (without replacing the dormer); replacing the roof; and new gutters and downspouts. Work is minor and primarily consists of replacing materials to match existing. The project was found to have no adverse effect on any historic properties.

viii. 1105 N Lombard Ave

The following property was submitted for Historic Review in an email memo dated July 23, 2019. 1105 N Lombard Ave is not located in a historic district and is not recommended eligible for the NRHP. 1105 N Lombard Ave is a one-story, brick bungalow in the Craftsman style. It was built in 1924 and is one of approximately a dozen similar brick bungalows on the 1100 block of N Lombard Ave. Craftsman and Prairie style 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.

The proposed scope of work includes a REHAB Portion and a LEAD Portion. The REHAB Portion will include replacing the sidewalk and concrete stairs, installing a threshold between the basement laundry room and rec room, and replacing the front wrought iron railings. The LEAD Portion will include stabilization of interior and exterior stairs, basement and rear porch walls, portions of the garage, and windows, headers, and lintels. The project was found to have no adverse effect on any historic properties.

ix. 1110 S Austin Blvd

The following property was submitted for Historic Review in an email memo dated August 23, 2019. 1110 S Austin Blvd is not within a historic district and is not recommended eligible for the NRHP individually or as part of a district. 1110 S Austin Blvd is a 3-story, 4-unit, brick residential building. It was designed by architect Alexander V. Capraro and built in 1925 by mason John Swanson for owner V. Bagnoulo. The first floor is a below-grade, garden level floor. A four-story bay window is located on the front façade and features stone decorative details. As part of a Small Rental Properties Rehabilitation Loan Program in 2016, six windows on the front façade were replaced with vinyl windows including the garden level windows which have arched top portions. In addition, glass block windows were installed in the basement unit and a new rear door opening was created at that time.

The proposed scope of work includes exterior façade tuck-pointing and installation of white vinyl windows on the front, sides, and rear of the building. The project was found to have no adverse effect on any historic properties.

x. 1124 N Humphrey Ave, 134 S East Ave, and 1045 S Highland Ave

The following properties were submitted for Historic Review in an email memo dated August 8, 2019.

1124 N Humphrey Ave is not located in a historic district and is not recommended eligible for the NRHP. The house is located in northern Oak Park between Division St and North Ave, an area that was largely un-subdivided until after 1908. By 1947 the area was almost completely built out, with a high concentration of brick dwellings and commercial buildings between Berkshire St and North Ave.

1124 N Humphrey Ave was built ca. 1925 and is one of a series of brick bungalows on N Humphrey Ave built around the same time. Multiple alterations were made in 1994 to allow for handicap access, including the addition of a wood deck (which was replaced with Trex decking in 2008) with chair lift (which was replaced in 2005). The bedroom and rear porch windows were replaced with vinyl windows in 2004. The concrete porch landing, stairs, and railing were replaced in 2011. Proposed work at 1124 N Humphrey Ave will include removing the existing wheelchair lift, modifying the rear deck to meet code, and installing a new 750 lb capacity wheelchair lift. The stair's existing carpet and pad will be removed and replaced. All alterations are in the rear of the house and will replace existing non-historic elements. The building is not recommended eligible for the NRHP. There will be no effect on historic properties.

134 S East Ave is a non-contributing building within the Ridgeland-Oak Park Historic District. It is adjacent to the John D. Caldwell House, an Oak Park Landmark (130 S East Ave). 134 S East Ave was built in 1956. The Midcentury Modern two-flat was designed by architect Robert Johnstone for owner D. Z. Goodman. It is considered non-contributing within the historic district as its construction year falls outside the period of significance for the district (1870-1929). The windows are replacement vinyl windows. The exterior walls are original brick and lannon stone.

Proposed work at 134 S East Ave will include excavating the driveway to replace a broken drain pipe. Following repair of the pipe, the asphalt driveway will be replaced similar to existing. No work will be done on the building itself. The building is not recommended eligible for the NRHP and is currently a non-contributing building within a historic district. There will be no effect on historic properties.

1045 S Highland Ave is not located in a historic district and is not recommended eligible for the NRHP. 1045 S Highland was built in 1913 as a one-story, frame residence by owner/contractor R. G. Hancock. R. G. Hancock developed the full 1000 block of S Highland Ave and, in combination with builder George R. Davis, developed much of the adjacent block on S. Cuyler Ave. A second floor was later added to the house. The front porch was rebuilt in 2003 and a rear deck was added in 2010. Proposed work at 1045 S Highland Ave will consist of replacing a water tank that is over 21 years old. The building is not recommended eligible for the NRHP. There will be no effect on historic properties.

In summary, while one of the houses is in a National Register Historic District, it is non-contributing, and none of the houses are recommended eligible to the NRHP. The project was found to have no adverse effect on any historic properties.

## b. Alleys and Sidewalks

The proposed projects for alleys and sidewalks are to replace deteriorated sidewalk ramps and intersections as part of the Village's annual street resurfacing project. The Village maintains

approximately 110 miles of streets and when streets are resurfaced, it is necessary to replace sidewalk ramps at intersections to eliminate hazards and to comply with ADA guidelines. CDBG funds will be used for these sidewalk ramp replacements at various intersections.

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.

Sandstone sidewalks were installed in Oak Park between the 1890s and 1902. They are found primarily in the center of the Village, between Kenilworth Ave on the west, Ridgeland Ave on the east, Augusta St on the north, and Harrison St on the south. The sandstone sidewalks were among the improvements installed by developers as a modern amenity to attract buyers. The Village was incorporated in 1902 and sidewalk installation subsequently switched to concrete.

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.”

i. Environmental Review for PY2018 – CDBG – Alley Improvements

The following project was submitted for review on March 15, 2019. The proposed project will replace three deteriorated public alleys within the Village: east of Humphrey Ave between Greenfield St and Berkshire St, east of Taylor Ave between Harrison St and Flournoy St, and east of Euclid Ave between Pleasant St and Randolph St. The last of the three alleys is located within the Ridgeland-Oak Park Historic District. The other two alleys are not located within historic districts and none are adjacent to Oak Park landmarks.

All of the alleys are currently paved with modern, non-historic materials. The new alleys constructed under this project feature concrete pavement designed to improve drainage

and minimize flooding of private properties. The project was found to have no adverse effect on historic properties.

ii. CDB Internal Application PY2018—19-15 Resurfacing Various Streets

The following project was submitted for review on May 7, 2019. Ramp improvements will be made at 10 intersections, of which seven are in National Register Historic Districts. The project will involve the replacing of two concrete squares at each ramp location with concrete. Detectable warning tiles in a brick red color are already located adjacent to the street on both sides. No historic sandstone sidewalks squares will be removed. The project was found to have no adverse effect on historic properties.

iii. CDB Internal Application B18-22 VOP Public Works ADA Sidewalks Infrastructure Project

The following project was submitted for review on June 28, 2019. The project will include replacement work at seven intersections as well as in front of houses. While the project includes sidewalks within the Frank Lloyd Wright-Prairie School of Architecture Historic District, no historic sidewalk squares (slate or sandstone) will be removed. While the project scope originally included work on historic sidewalks, the project scope was altered by Public Works on August 6, 2019, to retain all historic sidewalk squares. The project was found to have no adverse effect on historic properties.

iv. Request for Historic Clearance, Program Year 2019-ADA Sidewalk-Ramps

The following project was submitted for review on October 25, 2019. Ramp improvements will be made at 24 intersections, of which 19 are in National Register Historic Districts. The project will involve the replacing concrete squares at each ramp location with concrete. Detectable warning tiles in a brick red color are already located adjacent to the street on both sides.

Two Oak Park Landmarks are located at intersections with proposed work, the Pilgrim Congregational Church (460 Lake St) and the Nineteenth Century Club (178 Forest Ave). Both landmarks are contributing buildings within National Register Historic Districts. Sidewalks and brick red tile warning ramps currently exist adjacent to both landmarks. One intersection, located at N Euclid Ave and Augusta St, is on a block featuring historic sandstone sidewalks. In this case, the corners are already concrete and no historic sandstone will be removed as part of the project. Some sandstone squares are adjacent and it was recommended that care be taken to not harm the stone during work. The project was found to have no adverse effect on historic properties.

v. Request for Historic Clearance, Program Year 2019-Public Works Infrastructure-Alleys Number 668, 668-N, and 200

The following project was submitted for review on November 4, 2019. The proposed project will replace Alleys 668, 668-N, and 200. Alley 668, a north-south alley located between Lexington St, Clinton Ave, S Kenilworth Ave, and Garfield Ave, will be rebuilt as a “green alley” with permeable brick. Alley 668-N, an east-west partial alley between Lexington St, Clinton Ave, S Kenilworth Ave, and Garfield Ave, will be reconstructed with concrete, as will

Alley 200, which is a north-south alley between Humphrey Ave, Austin Blvd, Iowa St, and Chicago Ave.

None of the alleys 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. There are three historic tile stop signs, two on Alley 668 and one on Alley 668-N. The Village will reuse the stop tiles and has salvaged tiles from previous locations that are saved for reuse. The tile signs are located at the ends of alleys throughout Oak Park and were installed in the 1920s. A 1929 Public Works Report in the Oak Leaves reported 365 tile stop signs in street and alley pavements. It was recommended that the Village continue the project to reuse and reinstall tile alley stop signs. The project was found to have no adverse effect on historic properties.

#### 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 2019, two buildings were nominated and one building, the Robbins-Chapman House, was listed as an Oak Park Historic Landmark.

##### a. 640-644 Madison St

640-644 Madison St, historically the Hill Motor Sales Company Building, was nominated to be an Oak Park Landmark by Frank Lipo and Frank Heitzman. The Historic Preservation Commission recommended approval of the property as an Oak Park Historic Landmark to the Village Board by a Resolution on February 22, 2019. However, the Village Board did not approve designation and the Hill Motor Sales Company Building was not listed as an Oak Park Historic Landmark.

The building located at 644 Madison Street, known historically as the Hill Motor Sales Company, was built in 1924-1927. It is an example of an automobile showroom from the early 20th century. It was designed by prominent local architect Eben E. Roberts and his son Elmer C. Roberts and features details in the Spanish Colonial Revival style including terra cotta ornamentation. The Hill Motor Sales Company is representative of the large auto sales and service industry that occurred along Madison Street from around 1912 through the 1960s, known as Oak Park's "Auto Row." From the early 1920s through the 1950s, Oak Park ranked behind only Chicago's famed Motor Row on S. Michigan Avenue and Rockford as a top destination for buying cars in the greater Chicago area. The Hill Motor Sales Company building remained an automobile showroom until 2007.

The Hill Motor Sales Company is significant for its historic association with the Motor Row on Madison, as an example of an early 20<sup>th</sup> century automobile showroom in the Spanish Colonial Revival style, and for its design by prolific local architects E. E. Roberts and Elmer Roberts.

##### b. 408 N Kenilworth Ave (Robbins-Chapman House)

The Robbins-Chapman House was designated an Oak Park landmark on November 4, 2019. The house was originally designed by Patton & Fisher and built for A.L. Robbins in 1890. It was significantly remodeled in 1910 by Tallmadge & Watson for then owner George Chapman. It is not only an example of a house designed by both of these prominent local architecture forms but it also represents the trend in Oak Park to remodel houses into the Prairie style. While this type of remodel was common in Oak Park, this is the only currently known Prairie style remodel done by Tallmadge & Watson in the area.

## 5. Historic Resource Surveys

The Village of Oak Park had two Historic Preservation/Planning interns for the summer of 2019. These interns focused on updating and completing the Village's historic resource survey of the three historic districts, currently located on a website hosted by RuskinARC.

## 6. National Register of Historic Places

No properties were listed on the National Register of Historic Places in 2019.

## 7. Monitoring and Stewardship

### a. Proposed Demolition

#### i. 1014 and 1018 Pleasant St

The property owner of 1014 and 1018 Pleasant St pursued demolition of the residential buildings on both properties but the Certificates of Appropriateness were ultimately denied by the Historic Preservation Commission. The applicant pursued Certificates of Economic Hardship, which were denied by the Historic Preservation Commission and the Village Board, on appeal. Both buildings are contributing buildings within the Ridgeland-Oak Park Historic District.

#### ii. 925-931 Chicago Ave

The Frank Lloyd Wright Trust pursued demolition of the house at 925 Chicago Ave but the Certificate of Appropriateness was denied by the Historic Preservation Commission. The Trust also pursued partial demolition of 931 Chicago Ave, which was denied by the Historic Preservation Commission. In both cases, the Commission found the buildings to be contributing within the Frank Lloyd Wright-Prairie School of Architecture Historic District and demolition of historic materials in whole or in part was not deemed appropriate. The applicant did not appeal either decision.

## 8. Commission Activities

### a. Historic Preservation Awards

The Historic Preservation Commission cohosted the annual Oak Park Stewardship Awards in conjunction with the Aging in Place Commission, the Community Design Commission, the Disability Access Commission, and the Environment & Energy Commission. The ceremony was held at Village Hall on December 11, 2019 (event program attached). Historic Preservation awards were given to commercial and residential properties for recent projects in the following

categories: adaptive reuse, addition/new construction, rehabilitation, restoration, and stewardship. The stewardship category was added by the 2019 jury to recognize the more minor and ongoing projects that are smaller in scale but crucial to the ongoing preservation of Oak Park's historic buildings.

The 2019 Historic Preservation Awards were presented for the following:

- 1 Lake Street (1 Lake Brewing)
- Linden Apartments (Linden Landmark Condominium Association)
- 200 S East Ave
- 201 N Harvey Ave
- 222 Forest Ave
- 326 N Cuyler Ave
- 819 Woodbine Ave

b. A Day in Our Village

The Historic Preservation Commission hosted a table at A Day in Our Village. A Day in Our Village is an Oak Park community festival providing current and prospective residents the opportunity to discover the diversity and variety of civic, cultural, social service, business, educational, and religious organizations and groups within the Village. The event occurred on June 2, 2019.

9. Attachments

A. 2019 Historic Preservation Award Recipients and Event program

**222 Forest Avenue**  
Richard Weicher  
Chris Wollmuth, Chris Wollmuth Design  
S Ryan Construction  
Jaro Remodeling

**326 N. Cuyler Avenue**  
Steven Dorman  
David Walker, Bruce Nagel & Partners  
Brett Williams, Element Worx LLC

**819 Woodbine Avenue**  
Emily & Justin Hartung  
Christopher Bremer, Compass Architecture, LLC  
Jacknow Construction Inc.

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### **Village of Oak Park**

Anan Abu-Taleb, Mayor  
Trustees Deno Andrews, Simone Boutet,  
Susan Buchanan, Dan Moroney,  
Jim Taglia, Arti Walker-Peddakotla  
Vicki Scaman, Village Clerk  
Cara Pavlicek, Village Manager

### **Aging in Place Commission**

Lance Taylor (Chair), Barbara Cimaglio,  
William Fillmore, Kenneth A. Gill, Barbara Mirel,  
Monika Robinson, Nancy Teclaw  
Staff Liaison: Tammie Grossman

*The Aging in Place Commission was created in 2018 to advise the Village Board in its efforts to facilitate full participation in community activities by its senior residents and to bring persons over the age of 55 into the mainstream of Oak Park life by recognizing policies that support aging in place as highly desirable.*

### **Community Design Commission**

Juan Betancur (Acting Chair), Jason Bergwerff,  
Richard Katz, Jonathan Kirk, Greg Kolar,  
Julia Kuhn, Cynthia Ross, Nick Sinadinos,  
Scott C. Smith, Cindy Wong  
Staff Liaison: Craig Failor

*The Community Design Commission was established in 1973 to advise on policies that help enhance the aesthetic quality of life in the Village of Oak Park. Its tasks and projects include providing design advice, admin-*

*istering the Cavalcade of Pride awards each year and developing resource material to aid in private property development, in addition to hearing requests for sign regulation variations.*

### **Disability Access Commission**

Colleen Burns (Acting Chair),  
Stephanie Browning Burrow, Mari Davis,  
Victoria Ferraini, Terry Herbstritt, Brian Roman,  
Kathleen Yannias  
Staff Liaison: Steven Cutaia

*The Disability Access Commission was established in 1980 as the Universal Access Commission to advise on policies that facilitate full participation in community activities by its disabled residents, to bring disabled persons into the mainstream of Oak Park life by recognizing that disabled persons can lead proud and productive lives, to promote universal access throughout the Village and to heighten public awareness. The name was changed in 2012.*

### **Environment & Energy Commission**

Laura Derks (Chair), Lisa Boone, Scott Friesen,  
Mark Goldberg, Elizabeth Judson,  
Stephen Morales, Ravi Parakkat, Colin Taylor  
Staff Liaison: Mindy Agnew

*The Environment and Energy Commission, established in 1974, is a nine-member body that advises on policies related to the best methods of maintaining an environment beneficial to the Village and as free from pollution as is practical and is reasonable, methods to promote energy conservation, environmental sustainability, recycling, waste reduction, water conservation and reduction of air emissions.*

### **Historic Preservation Commission**

Rebecca Houze (Acting Chair), Tom Abrahamson,  
Jennifer Bridge, Sandra Carr, Louis Garapolo,  
Darrick Gurski, Laura Jordahl, David Sokol,  
Aleksandra Tadic, Noel Weidner  
Staff Liaison: Susie Trexler

*The Historic Preservation Commission, established in 1972, is an 11-member body that evaluates proposals affecting the Village's landmarks and historic districts. The Commission also advises on historic preservation issues and policies.*



# Celebrating Stewardship:

## Access Design Environment Heritage

2019 Aging in Place Awards  
2019 Cavalcade of Pride Awards  
2019 Disability Access Awards  
2019 Green Awards  
2019 Preservation Awards

December 11, 2019  
Village Hall  
Council Chambers  
123 Madison Street



*Welcome and Opening Remarks*

Dan Moroney, Trustee  
Village of Oak Park

*2019 Aging in Place Awards*

Lance Taylor, Chair  
Aging in Place Commission

*2019 Cavalcade of Pride Awards*

Juan Betancur, Acting Chair  
Community Design Commission

*2019 Disability Access Awards*

Colleen Burns, Acting Chair  
Disability Access Commission

*2019 Green Awards*

Laura Derks, Chair  
Stephen Morales, Commissioner  
Environment & Energy Commission

*2019 Preservation Awards*

Rebecca Houze, Acting Chair  
Historic Preservation Commission

*2019 Aging in Place Awards*

**Oak-Leyden Developmental Services**  
411 Chicago Avenue

**Rose Serio, Service Coordinator**  
**The Oaks**  
114 S. Humphrey Avenue

**One Point Center Aikido**  
48 Lake Street

**Oak Park Arms - Adult Day Care**  
408 S. Oak Park Avenue

**Kindness Creators Intergenerational Program**  
**Oak Park Arms**  
408 S. Oak Park Avenue

**Senior Citizens' Center of Oak Park & River Forest**  
**Park District of Oak Park Dole Center**  
255 Augusta Boulevard

*2019 Cavalcade of Pride Awards*

*~ Residential ~*  
**741 Grove Avenue**  
Joseph & Cathleen Raschke

**609 Linden Avenue**  
Anthony J. & Dietra D. Millard

**837 N. Taylor Avenue**  
Mitch & Jenna Meyers

**138 S. Grove Avenue**  
Patricia Medo

**138 S. Scoville Avenue**  
Carlton & Linda Fisher

**417 S. Humphrey Avenue**  
Jason & Michelle Moehlmann

**910 Clinton Avenue**  
Edward & Lynn Leinartas

**825 Wesley Avenue**  
David & Katherine Friedmann

**632 S. Humphrey Avenue**  
Courtney & Tanya White

*~ Best Transformed ~*  
**218 Marion Street**  
Brad & Chelsie Bell

**202-208 Harrison Street**  
Mona Navitsky, Harrison Street Ventures, LLC

**541 S. Lombard Avenue**  
Jeffrey Naffziger & Kate Walz

*~ Multi-Family ~*  
**221 N. Kenilworth Avenue**  
Kenilworth Terrace Condominium Association

*~ Garden ~*  
**816 S. Humphrey Avenue**  
Angelique & Bridget Murphy

*~ Special ~*  
**1000 Lake Street**  
Mural  
Albion Residential

*~ Commercial ~*  
**Mulata Kitchen & Coffee**  
136 N. Oak Park Avenue  
Christiane Pereira, Andre Otero  
Brian Chojnowski, Graphic Designer

*~ Sign ~*  
**Flourish**  
193 N. Marion  
Ron & Kristen Halverson

*2019 Disability Access Awards*

**Kindness Creators Intergenerational Program**  
408 S. Oak Park Avenue

**AgeOptions**  
1048 Lake Street

*2019 Green Awards*

**Happy Apple Pie Shop**  
Michelle Mascaro  
Local sourcing & zero waste operations

**OPRF High School Biobuilder Club**  
Stephen Traphagen  
Eco-friendly ID for Dutch elm disease

**OPRF High School District 200 Food Services**  
Katie Weir  
Single-use plastic reduction kits

**OPRF Chamber of Commerce Bite Night**  
Liz Holt & the Bite Nite Organizing Committee  
Local business support & zero waste event implementation

**Oak Park Farmers' Market**  
Julia Knier, Colleen McNichols  
Shop green, zero waste & plastic free July implementation

*2019 Preservation Awards*

**1 Lake Street**  
1 Lake Brewing  
Greg Sorg, Jason Alfonsi,  
Kristen Alfonsi & Shawn Stevens  
Jim Lencioni, Aria Group Architects

**Linden Apartments**  
Linden Landmark Condominium Association  
Brian DeVinck, Association President, Architect  
Carol Yetken, Landscape Architect

**200 S. East Avenue**  
Richard Hillengas & Susan O'Brien  
Vasquez Painting and Remodeling

**201 N. Harvey Avenue**  
Stephan & Marjorie Benzkofer  
Rosanne McGrath, Studio M Architects  
Tom Sundling, Thomas Patrick Homes

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Please join us for light refreshments in  
Room 101 after the ceremony.