## CERTIFICATE OF APPROPRIATENESS - PUBLIC HEARING

Hearing Date:
Address:
Property Owner:
Architect:
Historic District:
Zoning:
Project Description:

August 30, 2018
224 South Marion Street
Andrew Palomo (David Lehman - Contract Purchaser)
Drew Nelson, WDN Architects
Ridgeland/Oak Park
DT-3; Downtown District
Demolish Building

## Public Hearing List of Exhibits

A) Certificate of Appropriateness application; dated June 27, 2018
B) Project Summary / Presentation from David Lehman; dated July 12, 2018
C) Correspondence from applicant requesting public hearing; dated August 10, 2018
D) Legal Notice, Notice to owners, Notice to property owners within 250 feet
E) Photographs of property
F) Draft Minutes of the August 9, 2018 Historic Preservation Commission meeting
G) Authorization to proceed from Property Owner; dated August 13, 2018
H) Resume for Drew Nelson
I) Public Comment emails received through August 30, 2018
$\qquad$
Oak Park $\qquad$

## Application for Certificate of Appropriateness

Property Address $\qquad$ Din 6-27-2018 omer vemendedranem 224 S. Marion LLC (Andrew Palomo)
 Property UsoMulti-Tenant Offices $\quad \begin{aligned} & \square \text { Historic Landmark } \\ & \text { Ridgeland Historic District } \\ & \square \text { Gundersan Historic District }\end{aligned}$ Doserplonontos: Demolition of existing improvements

Drawings Submitted Yes__No_X_
Applicant Name/Address David Lennon Applicant Phone No. /Email address $708-466-4747$ Lehman real gmailecom

Notice:
This form is not a permit application.


## Certificate of Appropriateness

The Oak Park Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 7-9-12 of Article 9 of the Code of the Village of Oak Park. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate ls not a permit, does not authorize work to begin, does not ensure building code compliance, and does not Imply that any zoning review has taken place.
$\qquad$ Denied $\qquad$ Vote Record $\qquad$ Conditions Y N

Date: July 12, 2018

From: David Lehman
To: Oak Park Historic Preservation Commission
RE: $\quad$ Status of 224 S . Marion Street as a Contributing Structure
For the following reasons, the house at 224 S. Marion Street in downtown Oak Park should no longer be considered a structure that meaningfully contributes to the architectural character of the Ridgeland Historic District.

1. No information exists for the house's construction date, architect, builder or original owner.
2. The house has undergone the following physical modifications to its exterior and interior:
A. Porches (1912)
B. Bedroom addition (1917)
C. First floor conversion to doctor's office (1953)
D. Asbestos siding (date unknown)
E. Aluminum siding over asbestos siding (date unknown)
F. Replacement of several original windows with picture windows (about 2013)
G. Conversion of upper floors to office space (about 2013)
3. The entire house is now used as a multi-tenant office building, not a single family residence.
4. The house is no longer located on a single family street or even within a single family neighborhood (there are just three other detached single family houses within 250 feet of 224 S . Marion Street, and none are used for residential purposes).
5. Preserving the house contradicts the goals of the village's comprehensive plan for the redevelopment of underutilized DT-3 zoned property with higher density infill projects (especially within one-quarter of a mile of the Metra and Green Line train stations).
6. The house is not an appropriate or appealing gateway structure for the southern entrance of the downtown commercial district.
7. The redevelopment of the 224 S . Marion Street property with residential condominiums will provide long-time Oak Park residents with much needed single-level living options in an elevator building near downtown services.
8. A new residential condominium project on the property will generate perhaps a ten-fold increase in real estate taxes from its current use as an office building in a repurposed single family house.
9. Residents in a new residential condominium project will patronize downtown retailers and generate increased sales tax revenue for the village.

For downtown commercial districts to remain healthy and vibrant, they must constantly evolve to meet the changing needs of its residents, workers and consumers. The residual historic preservation benefits of 2245 . Marion Street no longer outweigh the economic benefits to the village of redeveloping this property with a more intensive residential condominium project.

From: David Lehman [mailto:lehmanreal@gmail.com]
Sent: Friday, August 10, 2018 9:09 AM
To: Failor, Craig
Cc: Bruce, Michael
Subject: Re: Historic Preservation Commission
Yes, please schedule me for August 30. And let me know what my financial obligation is, if any. Thanks Sent from my iPhone

On Aug 10, 2018, at 9:05 AM, Failor, Craig [cfailor@oak-park.us](mailto:cfailor@oak-park.us) wrote:
Hi David,
Please let me know today if you wish to proceed with Public Hearing for August 30.
Thanks.
Craig
Craig M. Failor AICP. leed ap
Village Planner
Village of Oak Park, Illinois
Direct Line: (708)358-5418
Website: www.oak-park.us

VILLAGE OF OAK PARK, ILLINOIS HISTORIC PRESERVATION COMMISSION

## LEGAL NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Oak Park Historic Preservation Commission on August 30, 2018 at 7:30 p.m. in Room 201 at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on an application for a Certificate of Appropriateness filed by David Lehman to demolish the commercially-used structure located at 224 South Marion Street, P.I.N. 16-07-309-006-0000, which is located in the Ridgeland/Oak Park Historic District.

All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the date. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

For further information, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during normal business hours.

## 17

| Oak Park <br> VIL_AEE OF OAK PARK, MLINDH: HISTOFIC PFRESERUATION COMMISHON LEEAL NOTICE |
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## ExHBBT D-3


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## ExkBIT D-4

Date: August 14, 2018
To:
From: David Lehman
Re: Notice of Public Hearing - Certificate of Appropriateness

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Oak Park Historic Preservation Commission on August 30, 2018 at 7:30 p.m. at the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois - Room 201 on an application for a Certificate of Appropriateness filed by David Lehman, contract purchaser, to seek demolition of the commercially-used house located at 224 S . Marion Street, located in the Ridgeland/Oak Park Historic District.

As a property owner within 250 feet of the Property, you are hereby notified of the public hearing to be held as follows:

DATE: Thursday, August 30, 2018
TIME: 7:30 p.m.
LOCATION: Oak Park Village Hall - Room 201, 123 Madison Street, Oak Park, IL
All interested persons will be given an opportunity to be heard. The hearing may be adjourned by the Historic Preservation Commission to another date without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of its adjournment. The Historic Preservation Commission shall issue or deny the Certificate of Appropriateness within fifteen (15) days following completion of the public hearing.

Persons with disabilities planning to attend and needing special accommodations should contact the ADA Coordinator at (708) 358-5430 or e-mail building@oak-park.us at least 48 hours before the scheduled hearing.

Copies of the application and each of the applicable documents are on file and are available for inspection at the Village Hall, contact the Development Customer Services Department, Planning Division, Village of Oak Park, Village Hall, 123 Madison Street, Oak Park, Illinois during regular business hours, Monday through Friday, between 8:30 a.m. and 5:00 p.m. To submit public comments please email historicpreservation@oak-park.us.

Any questions regarding the application should be directed to David Lehman at 708-4664747 or email at Lehmanreal@gmail.com.


## EXXHBT <br> $E$




Oak Park Historic Preservation Commission

## August 9, 2018 Meeting Minutes - DRAFT

Oak Park Village Hall, Council Chambers, 7:30 pm
A recording of this meeting is available on the Village of Oak Park Website: hittns://wwh.aak-park.us/pour-government/citizen-commissions/commission-ty

BOLL CALL
PRESENT: Chair Christopher Payne, Tom Abrahamson, Jennifer Bridge, Sandra Carr, Laura Jordahl, David Sokol, Aleksandra Tadic, Noel Weidner, Rebecca Houze
ABSENT: Adam Engle, Darrick Gurski
STAFF: $\quad$ Craig Failor, AICP, Village Planner
ATTORNEY: Greg Smith, Klein, Thorpe \& Jenkins

## AGENDA APPROVAL

Village Planner Failor indicated that the applicant for this agenda item withdrew their application: HPC 2018-25: 158 N. Humphrey Avenue (Campos); Certificate of Appropriateness for Status removal Conforming to Nonconforming. (Ridgeland / Oak Park Historic District)

Motion by Sokol to approve the agenda as amended; Second by Weidner; Motion approved 9-0.
NON-AGENDA PUBLIC COMMENT - None
MINUTES-None
REGULAR AGENDA
B. HPC 2018-26: 224 S. Marion Street (Palomo): Certificate of Appropriateness for Status removal / demolition of residence. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor detailed the demolition process and what would be necessary provided the Commission took no action on this application.

A motion was made by Commissioner Jordahl to open the discussion; Second by Commissioner Tadic.

Mr. David Lehman, contract purchaser of the subject property, provided an overview of the request for demolition of the commercially-used house at 224 S . Marion Street. Mr. Lehman stated that economic development should be the priority in the downtown commercially zoned area and that the current use was not the highest and best use for this district based on his read of the Village's Comprehensive Plan. The subject property is zoned DT-3 and located within the Pleasant District. He also felt that one less American four square building-type would not diminish the integrity of the historic district.

Several members of the Commission indicated that the subject site contributes to the Ridgeland-Oak Park Historic District; helps set the context and achieves a good diversity of building types. The Commission was interested in any attempt to retain the building and incorporate it into the proposed development. The Commission stated that their charge is to ensure the integrity of all the historic districts is up held.

The Commission took no action at this time.
C. HPC 2018-31: 719 N. Fair Oaks Avenue: (Ho / Paulson): Certificate of Appropriateness for change to dormer, roof modifications and window changes. (Frank Lloyd Wright Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor indicated that portions of the dormer were added in 1998 and not historic.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Jordahl.

Mr. Robert Steffen, project architect, provided an overview of the proposed changes and a review of the previous work done in 1998. He indicated that the changes are due to bad construction in 1998 creating weather issues and structural concerns.

The Commission indicated that the proposed changes seem rather straight forward and meets their standards.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Abrahamson. Motion approved 9-0.
D. HPC 2018-32: 143 N. Lombard Avenue (Iverson): Certificate of Appropriateness for removal of chimney. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Sokol to open the discussion; Second by Commissioner Jordahl.

Mr. Anthony Ronning, project architect, indicated that the chimney was no longer used for its original purpose. By removing the chimney additional closet space could be achieved in the interior remodel. He stated there were not defining features on the chimney.

The Commission indicated agreement with the removal of the chimney and that the request meets their standards.

A motion was made by Commissioner Abrahamson to approve the Certificate of Appropriateness; Second by Commissioner Jordahl. Motion approved 9-0.
E. HPC 2018-33: 307 S. Elmwood Avenue (Hall): Certificate of Appropriateness for demolition of wall sections to accommodate larger window openings. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review.

A motion was made by Commissioner Houze to open the discussion; Second by Commissioner Bridge.

Mr. Stan Bakulinski with SNB Remodeling, Inc. presented the application. Mr. Bakulinski indicated that they would be removing existing windows and a portion of the exterior wall to accommodate a
better more functional interior. He indicated that they would be reusing the brick that is removed from the wall to fill in other portions of the wall where the existing windows will be removed or reduced. He also stated that he could reuse the limestone sills for the new window(s). The Commission made this a condition of approval.

The Commission indicated that since he would be reusing historic materials and that the windows were toward the back of the house, the medication met there standards and guidelines.

A motion was made by Commissioner Carr to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition - the limestone sills from the existing windows shall be reused with the new window(s). Motion approved 9-0.
F. HPC 2018-34: 250 Randolph Street (Winge): Certificate of Appropriateness for the removal and replacement of historic siding, trim on and around five dormers. (Ridgeland / Oak Park Historic District)

Village Planner Failor presented the staff's report indicating the various standards and guidelines relative for the application review. Mr. Failor provided a sample of the proposed siding for Commission review supplied by the applicant.

A motion was made by Commissioner Weidner to open the discussion; Second by Commissioner Tadic.

Mr. Scott Stack with Von Dreele-Freerksen presented the application. Mr. Stack provided an overview of the pros and cons of various wood products and provided samples for review. Mr. Stack explained the merits of the proposed project material "Boral" which is made of $70 \%$ recycled content and has a 20 -year limited warranty. Mr. Stack continued with an explanation of the areas of the existing siding that need replacement / repair around five dormers. Mr. Stack also discussed the use of a manmade material for window sills. The Commission was not in favor of this use.

The Commission questioned the applicant due diligence in determining the need for material replacement. Mr. Stack indicated that it was very obvious where the damage is. The commission agreed that the scope of work should only go to just below the window sills and if any proposal to exceed this area must be approved via another Certificate of Appropriateness.

A motion was made by Commissioner Sokol to approve the Certificate of Appropriateness; Second by Commissioner Weidner with one condition - the scope of work should only go to just below the window sills. Motion approved 9-0.

CONSENT AGENDA - None

## OTHER BUSINESS

Update on Special Meeting on August $30^{\text {th }}$. Update on Urban Planner position.

## ADJOURN

The meeting adjourned at 9:00 p.m.
Motion by Sokol to adjourn; Second by Jordahl
Motion approved 9-0.

Minutes prepared by Craig Failor, Village Planner.

From: Andrew Palomo [mailto:Andrew@Pillarfp.com]
Sent: Monday, August 13, 2018 11:18 AM
To: David Lehman [lehmanreal@gmail.com](mailto:lehmanreal@gmail.com)
Cc: Chris Conmy [Chris@Pillarfp.com](mailto:Chris@Pillarfp.com)
Subject: RE: 224 S. Mario Street Demolition Authorization Letter

David- if this email will suffice then yes you have our permission to proceed with the demolition permit application for 224 S. Marion St. Oak Park II 60302
Chris Conmy is copied here, he is the other member of the LLC that owns 224 S. Marion. Let me know if you need an actual letter.

## Andrew G. Palomo CFP(®)

Financial Planner
Pillar Financial Advisors
224 S Marion St.
Oak Park, IL 60302

708-383-2280 office 847-241-0061 fax
847-489-1900 cell

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From: David Lehman [lehmanreal@gmail.com](mailto:lehmanreal@gmail.com)
Sent: Monday, August 13, 2018 11:05 AM
To: Andrew Palomo [Andrew@Pillarfp.com](mailto:Andrew@Pillarfp.com)
Subject: 224 S. Mario Street Demolition Authorization Letter

Hello Andrew:

The Village of Oak Park is asking for a letter from the owner of 224 S. Marion Street authorizing me and my architect to proceed with the demolition permit application before the Historic Preservation Commission at their meeting on August 30, 2018.

Via this email message, please confirm that I and my architect have your authorization to proceed with this demolition permit application.

Thank you,

## David Lehman

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## William Drew Nelson, AIA

## Philosophy

WDN Architecture was founded on a devotion to building client relationships based on trust and dedicated personal attention through all project phases. It is our central belief that a relationship based on these two principles will produce exceptional design within the project's financial parameters. Our mission is to see that every project meets these goals.

## Professional Experience

WDN Architecture, Oak Park, IL, 2003 to present, Owner
DeStefano and Partners, Ltd., Chicago, IL, 1995 to 2003, Senior Associate
Cordogan, Clark \& Associates, Chicago, IL, 1992 to 1995
Thorson Brom Broshar Snyder Architects, Waterloo, IA 1988 to 1990

Drew Nelson holds an undergraduate degree from lowa State University where he graduated first in his class. After working in Waterloo, lowa, he attended The University of Michigan where he obtained his Master of Architecture degree and graduated with high distinction.

Mr. Nelson's professional career has given him over twenty-five years of experience in design, construction and rehabilitation. Project types include institutional, commercial, retail, single and multifamily residential and high-rise design. Mr. Nelson also worked as a Sr. Associate at DeStefano and Partners in Chicago and has worked on many notable projects.

This breadth of design and building experience motivated Mr. Nelson to open his own architectural studio in late 2003 founded on the principles stated above.

## Professional Associations / Committees

AIA - The American Institute of Architects
NCARB - National Council of Architectural Registration Boards
LEED BD+C - Leadership in Energy and Environmental Design Accredited Professional
USGBC - United States Green Building Council
Registered Energy Professional, City of Chicago
Registered Permit Self-Certification Architect, City of Chicago

## Registration

Registered Architect, State of Illinois
Registered Architect, State of Michigan

## Education

Master of Architecture, University of Michigan, (High Distinction) 1992
Bachelor of Arts in Architecture (Valedictorian), lowa State University, 1988

Selected Projects: WDN Architecture, LLC
4 Story Office Building Renovation, 1229 West Washington Blvd., Chicago, IL
Hinsdale Orthopedics, New Offices and Addition, Joliet and Western Springs, IL Goose Island Brewery Offices, 240 N. Ashland Ave., Chicago, IL Rosin Eyecare, Office Renovations, Chicago, IL Advanced Wellness Center Tenant Build-out, Woodridge, IL Office Tenant Build-out, 939 W. Lake Street, Chicago, IL

3two7 After School Care Center, Oak Park, IL
Oak Leaf Academy Child Care, Oak Park, IL
Sarku Japan Restaurant, Ford City Mall, Chicago, IL,
The Clubhouse, Restaurant Remodeling, Oak Brook, IL
HLR Engineering Services, Office Remodel, Elgin, IL
Tenant Buildout, 123 N. Wacker Ave., Chicago, IL.
Tenant Buildout, One East Wacker Ave., Chicago, IL
Tenant Buildouts, 240 N. Ashland Ave., Chicago, IL
Tenant Buildouts, 3333 N. Elston Ave., Chicago, IL
Tenant and Lobby Improvements, 1201 West Washington Blvd., Chicago, IL.
The Bottom Lounge Relocation, Commercial Buildout, 1375 W. Lake St., Chicago, IL
Briejo Restaurant and Bar, 209 Harrison St., Oak Park, IL
Wells Street Popcorn Shop, 1119 Lake Street, Oak Park, IL
Carriage Flower Shop, Oak Park, IL
Car Wash Facility, Harlem Ave., Forest Park, IL
New 4,000 Square Foot Residence, Lombard, IL
New 3,500 Square Foot Residence, Oak Park, IL
New 5,500 Square Foot Residence, 634 S. Clinton Ave., Oak Park, IL
Condo Gut Rehab, 3470 Lake Shore Drive, Chicago, IL
Private Residence, Two Story, 2,500 S.F. Loft Buildout, Waterloo, lowa
Private Residence Addition and Remodeling, 119 S. Euclid Ave., Oak Park, IL
Private Residence Addition and Remodeling, 536 Forest Ave., Oak Park, IL
Private Residence Addition and Remodeling, 836 N. Harvey Ave., Oak Park, IL
Private Residence Interior Remodeling, 241 S. Elmwood Ave., Oak Park, IL
Private Residence Addition and Remodeling, 911 S. Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 824 S. Kenilworth Ave., Oak Park, IL

Private Residence Addition and Remodeling, 309 N. Harvey Ave., Oak Park, IL

Private Residence Addition and Remodeling, 1043 N. Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 534 N. Ridgeland Ave., Oak Park, IL Private Residence Addition and Remodeling, 632 Keystone, River Forest, IL Private Residence Addition and Remodeling, 615 N. Grove Ave., Oak Park, IL Private Residence Coach House and Remodeling, 321 S. Elmwood Ave, Oak Park, IL Private Residence Addition and Remodeling, 1043 N. Kenilworth Ave, Oak Park, IL Private Residence Addition and Remodeling, 857 S. Grove Ave., Oak Park, IL Private Residence Kitchen Remodeling, 178 N. Scoville Ave., Oak Park, IL Private Residence Addition and Remodeling, 7726 Adams St., Forest Park, IL Private Residence Addition and Remodeling, 625 Clinton Place, River Forest, IL Private Residence Addition and Remodeling, 1407 Clinton Place, River Forest, IL Private Residence Addition and Remodeling, 909 Lathrop Ave., Forest Park, IL Private Residence Addition and Remodeling, 813 Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 319 N. Grove Ave., Oak Park, IL Private Residence Addition and Remodeling, 314 S. Humphrey Ave., Oak Park, IL Private Residence Kitchen Remodeling, 326 S. Humphrey Ave., Oak Park, IL Private Residence Addition and Remodieling, 1912 West Lunt Ave., Chicago, IL. Private Residence Addition and Remodeling, 150 N. Ridgeland Ave., Oak Park, IL Private Residence Addition and Remodeling, 945 N. Euclid Ave., Oak Park, IL Private Residence Addition and Remodeling, 232 N. Scoville Ave., Oak Park, IL Private Residence Addition and Remodeling, 1206 Edmer Ave., Oak Park, IL Private Residence Addition and Remodeling, 843 South Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 839 South Clinton Ave., Oak Park, IL Private Residence Addition and Remodeling, 617 North Kenilworth Ave., Oak Park, IL Private Residence Addition and Remodeling, 320 N. Harvey Ave., Oak Park, IL Private Residence Addition and Remodeling, 200 N. Taylor Ave., Oak Park, IL Private Residence Addition and Remodeling, 543 N. Taylor Ave., Oak Park, IL Private Residence Interior Remodeling, 1155 S. East Ave., Oak Park, IL Private Residence Addition and Remodeling, 1627 Wenonah Ave., Berwyn, IL Private Residence Addition and Remodeling, 620 S. 10th Ave., LaGrange, IL Private Residence Addition and Remodeling, 2123 Irwin Ave., Park Ridge, IL Private Residence Kitchen and Basement Remodel, 2911 W. Giddings St., Chicago, IL Private Residence Interior Remodel, 226 N. Ridgeland Ave., Oak Park, IL Private Residence Garage Addition, 721 Thomas St., Oak Park, IL.

## WDN ARCHITECTURE, llc

## Additional Selected Projects

Roosevelt Square Condominiums and Townhomes, Chicago, IL
Avalon Condominium Development, Royal Oaks, Ml
6 North Michigan Ave. Condominiums, Chicago
59 East Van Buren Condominiums, Chicago
Commerce Plaza Office Park, Oak Brook, IL
520 North Halsted Condominiums, Chicago
The Corporate Center of Northbrook Office Development, Northbrook, IL
River Bend, Office Towers, Chicago
River East Center, Chicago
Prairie House Condominiums, Chicago
Elk Grove Village Town Center, Elk Grove, IL
First Church of Deliverance, Chicago
Cinema Lofts, Chicago
Bicycle Station Townhomes and Lofts, Chicago
Private Residence, Lincoln Park, Chicago
(Architect-of-Record: DeStefano + Partners)

Failor, Craig

| From: | Failor, Craig |
| :---: | :---: |
| Sent: | Friday, August 17, 2018 3:34 PM |
| To: | 'Christopher Payne' |
| Cc: | 'Greg Smith'; Grossman, Tammie; Logan, Vanetta; Bruce, Michael; Tucker. BOT (rtucker@cclfchicago.org); Trustee Tucker |
| Subject: | 224 S. Marion Street - Public Hearing |
| Attachments: | EXHIBIT A -COA.pdf; EXHIBIT B - Project Summary - Presentation.pdf; EXHIBIT D1 - Legal Notice - Hearing Date 8.30.18.pdf; EXHIBIT D2 - Newspaper Notice.pdf; EXHIBIT D3 Notice Map.pdf; EXHIBIT F-2018-08-09-HISTORIC-draft -minutes.pdf; FW: 224 S. Mario Street Demolition Authorization Letter; EXHIBIT D4 - Sample Property Owner Letter.pdf; EXHIBIT C - Email from Applicant Requesting Public Hearing.pdf; EXHIBIT G - Property Owner Authorization.pdf; CERTIFICATE OF APPROPRIATENESS - List of Exhibits - 224 S. Marion St.pdf; EXHIBIT H - Drew Nelson Resume.pdf |
| Tracking: | Recipient Read |
|  | 'Christopher Payne' |
|  | 'Greg Smith' |
|  | Grossman, Tammie Read: 8/17/2018 4:14 PM |
|  | Logan, Vanetta |
|  | Bruce, Michael |
|  | Tucker, BOT (rtucker@cclfchicago.org) |
|  | Trustee Tucker |
|  | 'Adam Engle' |
|  | 'Aleksandra Tadic' |
|  | 'Darrick Gurski' |
|  | 'David M. Sokol' |
|  | 'Jennifer Bridge' |
|  | 'Laura Jordahl' |
|  | 'Noel Weidner' |
|  | 'Rebecca Houze' |
|  | 'Sandra Carr' |
|  | 'Tom Abrahamson' |

Hi all,
Attached is a list of the Exhibits for the Public Hearing scheduled for August 30, 2018- as well as all the exhibits for the Hearing.

NOTE: Mr. Nelson's resume will be updated.
The applicant, David Lehman, will be represented at the hearing by his architect - Mr. Drew Nelson as he will be unavailable.

Please let me know if you have any initial questions.

I will be sending the agenda out next week.
Thanks.
Craig
Craig M. Failor aicp, leed ap
Village Planner
Village of Oak Park, Illinois
Direct Line: (708)358-5418
Website: www.oak-park.us

## Development Customer Services

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August 29, 2018

Chris Payne, Chair
Oak Park Historic Preservation Commission
Village of Oak Park
123 Madison St.
Oak Park, IL 60302
RE: 224 S. Marion St., Oak Park, IL
Dear Chairman Payne and Members of the Commission,
It has come to our attention that a Certificate of Appropriateness (COA) for demolition application has been requested for 224 S. Marion St., a contributing property to the Ridgeland/Oak Park Historic District. Landmarks Illinois urges the Commission to deny this application.

As we understand it, the potential buyer has requested demolition of the circa 1900 single-family house, which was converted to commercial use, based on his desire to replace it with a condominium development that would maximize the site's zoning. It is his argument that the zoning potential of the site should trump the property's protection. However, with zoning the historic district is an important land use tool, which in this case helps retain the community's architectural heritage. As noted in the staff report, preserving historic and architectural heritage is a goal of the Village's Comprehensive Plan and maintaining protection of this historic property fulfills that goal. We also understand that the property is in good condition and retains its historic integrity.

We hope you will share our position that demolition of 224 S. Marion should not be permitted and the COA should be denied.

Thank you for your consideration of this matter.
Sincerely,

cc: Craig Faitor, Village Planner
Bob Tucker, Village Board Liaison to Historic Preservation Commission

30 N. Michigan Ave Suite 2020 Chicago, IL 60602 www Landmarks ore

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## Failor, Craig

| From: | Margaret [mcarlsonlane@gmail.com](mailto:mcarlsonlane@gmail.com) |
| :--- | :--- |
| Sent: | Tuesday, August 28, 2018 6:32 PM |
| To: | Historic Preservation |
| Subject: | Save 224 S. Marion |
|  |  |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

Hello,
I live at Pleasant and Marion. I love this house and certainly do not want it sold to a developer who would tear it down. Please preserve Oak Park. The historic architecture is one of the main reasons we choose to live here.

Thank you,
Margaret Carlson-Lane
1045 W Pleasant St., Oak Park

## Failor, Craig

| From: | Terry C [Ter_C77@hotmail.com](mailto:Ter_C77@hotmail.com) |
| :--- | :--- |
| Sent: | Monday, August 27, 2018 6:20 PM |
| To: | Historic Preservation |
| Subject: | 224 S Marion |
|  |  |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

Please let this home stand.
It's my neighborhood.
Terry Clarbour

| From: | Kyle Eichenberger [eichenbergerkp@yahoo.com](mailto:eichenbergerkp@yahoo.com) |
| :--- | :--- |
| Sent: | Monday, August 27, 2018 5:17 PM |
| To: | Historic Preservation |
| Cc: | VOP Village Clerk |
| Subject: | 224 S. Marion Special Meeting |
|  |  |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

Please forward my comments about the proposed demolition of the property at 224 S . Marion. It is my birthday so I will be unable to make the meeting Aug 30 .

I wanted to express my sincere thanks to the Historic Preservation Commission for the comments I heard from the Aug 9 meeting. The first I heard about this proposal was when Trustee Andrews posted it on his Facebook page and l've gone back to watch the video of the earlier meeting. While l'm sympathetic to some of the developer's points and am not opposed to tasteful changes to older buildings that allow them to continue into modern use, I think there are a few other issues untouched upon that should come into this discussion.

The first being the greenscape, trees, and beautiful way that the building in question acts as a gateway from Mills Park to the Pleasant District shopping/dining and then to Downtown Oak Park. The developer desires to build lot-line-to-lot-line, he says...that's not a great way to transition from a (busy but) quiet residential street. I'm hoping 224 S . Marion stays put, but any plans for replacement would have plenty of landscaping to match the photo studio across the street, etc. Right? That doesn't seem to be the primary consideration in some of the latest developments around the village. Economic benefits are not the only consideration here. I currently walk my dog every day to Mills Park and the abundance of wildlife (squirrels, rabbits, birds) loves the property as an extension of Mills Park. What do we lose in lot-to-lot construction?

I also write as a potential future American Foursquare owner myself. Our family is currently in negotiations with a seller in Minnesota for a 1915 model there (much less classy than this one, l'll admit) and can tell you that 224 S . Marion is a lovely example l've been examining for inspiration each day as I walk by. Yes, we may have--as the developer said-thousands of Foursquares in Oak Park, but I'm not sure we appreciate that outside of our village they can be much harder to find. They're a lot of work and require careful, thoughtful attention to modernize. I know the house in question is a nonresidential structure--we can talk about how and why that's sad another time--but those Foursquares that do exist for families to purchase at a reasonable dollar amount, in reasonable condition, are few and far between in the village. Developers are snatching up smaller/cheaper homes, demolishing them, and building larger structures.

We don't have to preserve these buildings as museums. But I will use this opportunity to advocate for historical preservation that views our turn-of-the-century buildings as treasures to be embraced, valued, and cherished. They're not just part of Oak Park history but American history. I've come to appreciate how important the American Foursquare was to our nation's change the 20th century. The Foursquare literally took us from the Victorian era to today's open-plan kitchen.

I'd be a lot more sympathetic if there was any attempt in incorporating this old house into a new design to respect the history. But that's not what we're hearing. My understanding is what is being asked for is a complete demolition. Let's not let that happen. Please. We can develop Oak Park without sacrificing our past.

Thank you for your time.
--Kyle Eichenberger
Owner at 419 Wisconsin 1W:
Courtyard apartment
Italian renaissance revival
Architect: H. B. Abbot
Builder: John Cuiper
Date: 1920-1929 (1927)
Listed at the national level as contributing to a district

| From: | Douglas Gilbert [dgilbertarchitect@att.net](mailto:dgilbertarchitect@att.net) |
| :--- | :--- |
| Sent: | Wednesday, August 29, 2018 6:36 PM |
| To: | Planning; Failor, Craig |
| Cc: | Melissa Bogusch; Nicholas Kalogeresis; Karen Doty; Jan Arnold; Frank Heitzman; Heidi |
|  | Ruehle-May; Sandy Lentz; Frank Lipo; Pleasant Home; Liz Holt; Carol Yetken; Johnnie <br>  <br> Allen; Barbara Gordon; Lisa DiChiera; Frances Figg; Laura Thompson <br> Subject: <br> Attachments: |
|  | COA for Demolition of 224 S. Marion |
| Follow Up Flag: | 2245 Marion.jpg |
| Flag Status: | Follow up |

Historic Preservation Commission:

It is my understanding that the HPC is holding a public hearing on Thursday, August 30, on whether the building at 224 S. Marion Street, located in the Ridgeland/Oak Park Historic District, is a contributing structure to that district. At issue is a request to demolish the structure to make way for a new development. The applicant has stated his desire to build a multi-family building on the site, likely taking advantage of the current downtown business zoning to maximize the buildable area and height for the new structure.

I wish to first note my strong opposition to the idea that this building is not a contributing structure in the district and its demolition. It is a two story, American Foursquare house with Craftsmen style details. Based on the construction type and style, it was likely built circa 1910. Although built as a single family house, it has been converted to office use with minimal alterations to the exterior. The exterior retains its historic porch with its Craftsmen style beam, and has a low-hipped roof with deep eaves. The exterior cladding has been changed or covered with cementitious shingles, but this does not detract from the overall historic character of the structure. Window openings remain in their original locations and proportions and there is a bay window on the front facade.

The house is siting on its lot in a typical single family residential manner. It is set back from the street and has a driveway on the south side and mature trees all around it. I believe it has a detached garage that is not historic.

I have heard the applicant describe the house as an anomaly or vestige of a time when this neighborhood was more residential and that is is now surrounded by parking lots and commercial buildings. This is only partly true and part of why this property should be considered historic. There is a surface parking lot directly to the north, but beyond that is another historic single family structure (also now used as offices). North of that structure is a 1920s era commercial building that also contributes to the district. Directly across the street are two parking lots, but kitty corner to the north is a historic single family structure now used as a funeral home. Kitty corner to the south is a historic
single family structure now used as offices and a photography studio. To the northeast is a historic multi-family building. Most significantly, to the south and east of this property is historic Mills Park, formerly part of the Farson (later Mills) estate for Pleasant Home. Pleasant Home is a National Historic Landmark and one of the most significant historic structures in Oak Park. The setting of this property, therefore, is indeed quite historic and a significant part of the historic development of the Ridgeland/OP Historic District. This historic district represents the evolution of architectural styles and types of development, including the change in many areas of the district in the early 20th century from single family residential to multi-family and commercial. This part of the district clearly represents that historical evolution, with a mix of single family structures, multi-family structures, commercial buildings and a large estate mansion. It also represents the evolution from primarily residential to a commercial use of retail, offices and a funeral home. Mills Park has evolved from a private estate to a public park, which occurred in the 1930s. Consequently, evaluating this structure merely due to a few parking lots nearby would ignore the significant architectural and historical context directly surrounding this property. One point of a historic district like this one is to protect that historic character and evolution that might otherwise be threatened by commercial development.

If the argument were accepted that this building is an anomaly and should be demolished to make way for a more intensive use of the site, it would endanger this entire area of the historic district. That same argument could be applied to the single family structure to the north, to the funeral home and photo studio across the street and perhaps to other buildings in the district where zoning allows for a more intensive development than currently exists. In my time as HPC Chair (2002-08), we reviewed several similar requests for demolition of contributing structures in historic districts in order to make way for more intensive development allowed by the underlying zoning. In each case, the HPC rejected those applications for the reasons I have state above. In cases where an applicant appealed those decisions to the Village Board, our decision was upheld each time. I urge you to remain consistent and deny this application.

An argument put forth is that the Oak Park Comprehensive Plan encourages redevelopment of underutilized properties in the commercial district. But that same plan identifies historic preservation as a guiding principle for planning decisions. Preservation was noted by the public input as a "important issue and value that makes Oak Park unique." Goal 4.2 is to "Enhance the Architectural Integrity of the Village Through Both Preservation and Innovation." This goal specifically calls on the Village to actively support the historic resources in the historic districts, of which this property is one.

A decision to preserve this structure does not mean it cannot be enlarged or modified for a more economic use of the site. It has already been converted from residential to office, and I believe a renovation was carried out in recent years. Oak Park's preservation ordinance and guidelines do allow for appropriate additions and uses as long as they retain the overall historic character. Successful additions to single family structures for multi-family use have been approved in the historic districts, including several during my tenure.

I regret that I cannot attend the public hearing in person, but thank you for considering my comments as a neighbor and former HPC Chair.

## Douglas Gilbert

PS - I encourage others I have copied on this email to spread the word and speak out or email the HPC. I have attached a photo in case you are unfamiliar with the property.

Douglas E. Gilbert Architect, Inc.
220 South Maple, \#41
Oak Park, IL 60302
708-660-1749
dgilbertarchitect@att.net
www.dgilbertarchitect.com

## Failor, Craig

| From: | Wendy Greenhouse [wgreenhouse@gmail.com](mailto:wgreenhouse@gmail.com) |
| :--- | :--- |
| Sent: | Monday, August 27, 20185:47 PM |
| To: | Historic Preservation |
| Subject: | 224 S Marion |
|  |  |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

PLEASE don't tear down this lovely old house, which is sure to be replaced by something that is not good for the character of the street and neighborhood!

Wendy Greenhouse, PhD
wgreenhouse@gmail.com
http://independent.academia.edu/WendyGreenhouse

## Failor, Craig

| From: | Bruce, Michael |
| :--- | :--- |
| Sent: | Tuesday, August 28, 2018 10:34 AM |
| To: | Failor, Craig |
| Subject: | FW: COA for demolition of 224 South Marion Street |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

## fyi

Michael Bruce
Zoning Administrator
Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL 60302
708-358-5449

From: Frank Heitzman [mailto:frank@heitzman.org]
Sent: Tuesday, August 28, 2018 10:33 AM
To: Bruce, Michael; 'Chris Payne (OPAL)'; 'Dyson, Carol'; VOP Board; lizholt72@yahoo.com;
pneumann@pleasanthome.org; 'Doug Gilbert (OPAL)'; 'Kathy Cummings'
Subject: COA for demolition of 224 South Marion Street
Mike and Chris:

I strongly object to the demolition of the existing building at 224 South Marion Street. It is a contributing resource in the Ridgeland/Oak Park Historic District, created in 1983. This building has architectural and historic integrity and embodies important characteristics of its style and period of construction. It also has significance with relation to Pleasant Home and Mills Park, in that it provides the important historic context surrounding that National Historic Landmark.

Oak Park and its respected inheritance will be undeniably diminished if this building is allowed to be removed. The Historic Preservation Commission and the Village Board have a duty to be good stewards of our cultural and historic heritage. I urge you to deny this application for demolition.


Frank

Failor, Craig

| From: | Joshua Klayman [voiceoakpark@gmail.com](mailto:voiceoakpark@gmail.com) |
| :--- | :--- |
| Sent: | Monday, August 27, $20184: 38$ PM |
| To: | Historic Preservation |
| Subject: | Do not allow demolition of 224 S. Marion |

While recognizing that development is a necessary constant, it is not always a benefit to the community, and the cost to quality of life for immediate neighbors and for the Village more broadly is sometimes not repaid by other benefits.

I urge the Village to protect the house at 224 S . Marion on both neighborhood and Village accounts. Preservation of appropriate properties is key to Oak Park's character and its property values. The house is a typical old Oak Park home worthy of preservation, and it's destruction will diminish the character of its surroundings and will lower the quality of life of its neighbors.

Sincerely,
Joshua Klayman
324 N. Marion St.

## Failor, Craig

| From: | Bruce Lehman [Bruce@BruceLehman.onmicrosoft.com](mailto:Bruce@BruceLehman.onmicrosoft.com) |
| :--- | :--- |
| Sent: | Saturday, August 25, 2018 1:28 PM |
| To: | Historic Preservation |
| Subject: | 224 S. Marion - Proposed Demolition |

I live within 250 feet of the subject property.
I object to its being torn down. It is supposed to be protected as a contributing property within a historic district.

Bruce Lehman
1045 Pleasant St. 1A

## Failor, Craig

From:
Sent:
To:
Subject:

Joyce Porter [joyceporter2001@yahoo.com](mailto:joyceporter2001@yahoo.com) Monday, August 27, 2018 4:44 PM
Historic Preservation
224 S Marion

Hi
I can't see why anyone would want to tear down this lovely house nor how anything replacing it could better it.

Joyce Porter
1026 Mapleton
Oak Park, IL 60302

Failor, Craig

| From: | Susan Roberts [susan@executivesupportinc.com](mailto:susan@executivesupportinc.com) |
| :--- | :--- |
| Sent: | Monday, August 27, 2018 5:19 PM |
| To: | Historic Preservation |
| Subject: | House at 224 S. Marion |
|  |  |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

To the Historic Preservation Commission:
Please don't approve the tear down of the home at 224 S. Marion St. We don't need to lose any more of our lovely homes.

Thank you.

Susan Roberts
202 Forest Ave.
Oak Park
708-848-9374
708-302-9374 (cell)

## Failor, Craig

| From: | Kate Ronan [ktronan@sbcglobal.net](mailto:ktronan@sbcglobal.net) |
| :--- | :--- |
| Sent: | Monday, August 27, 2018 3:44 PM |
| To: | Historic Preservation |
| Subject: | Save 224 S. Marion! |

Keep Oak Park, Oak Park!
Don't destroy this historical building.
Thank you,
Kate Ronan-Sizemore
626 Carpenter Ave.
Oak Park, IL 60304

## Failor, Craig

| From: | Gary Schwab [gsoakpark@aol.com](mailto:gsoakpark@aol.com) |
| :--- | :--- |
| Sent: | Monday, August 27, 2018 4:30 PM |
| To: | Historic Preservation; bruce@brucelehman.onmicrosoft.com |
| Subject: | 224 S. Marion |

I object to demolition of the house at 224 South Marion. It's a mostly-intact contributing structure in its historic district and could be rehabbed. Approving demolition would signal that contributing structures in historic districts were fair game for developers.

Gary Schwab
316 N. Oak Park Ave.
Oak Park

## Failor, Craig

| From: | Karen Brammer [karen.brammer@gmail.com](mailto:karen.brammer@gmail.com) |
| :--- | :--- |
| Sent: | Tuesday, August 28, 2018 10:00 AM |
| To: | Historic Preservation |
| Subject: | Demolition of 224 S Marion |
|  |  |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

Dear Historic Preservation Commission, Please preserve the historic house at 224 South Marion. And please support zoning and development which will continue to keep the historic architecture and fabric of our village intact. We can have both. Let's be thoughtful and diligent. Thank you!

- Karen Brammer

210 Forest Avenue
Oak Park

## Failor, Craig

| From: | Jennifer Gray [jennifergray1000@hotmail.com](mailto:jennifergray1000@hotmail.com) |
| :--- | :--- |
| Sent: | Thursday, August 30,2018 3:44 PM |
| To: | Historic Preservation |
| Subject: | Please do not let the house located at 224 S. Marion be destroyed. |
| Importance: | High |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

Dear Mr. Failor:
Please do not let the house located at $\mathbf{2 2 4}$ S. Marion be destroyed.

This is a historical piece of Oak Park's neighborhood. I am a homeowner in Oak Park and strongly urge you to prevent this home from being torn down.

Sincerely,
Jennifer Gray
708-925-8244

## Failor, Craig

| From: | Kelly Walsh [leighwalsh@yahoo.com](mailto:leighwalsh@yahoo.com) |
| :--- | :--- |
| Sent: | Thursday, August 30, 2018 2:56 PM |
| To: | Historic Preservation |
| Subject: | Proposed Tear Down Appeal-224 So Marion |
|  |  |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

Village of Oak Park- Development,
On behalf of all historic landmarks which make Oak Park unique, I strongly object to the proposed demolition of the house located at 224 S. Marion.

```
Sincerely,
Kelly Walsh
214 No Oak Park, ICC
Oak Park, IL 60302
```


## Failor, Craig

| From: | Frank Lipo [franklipo@sbcglobal.net](mailto:franklipo@sbcglobal.net) |
| :--- | :--- |
| Sent: | Thursday, August 30, 2018 4:52 PM |
| To: | Planning; Failor, Craig; Christopher Payne |
| Subject: | 224 S. Marion Demolition Public Hearing |
| Attachments: | 224 S. Marion Lackey House.docx; 224 S. Marion research material.pdf |

Dear Chairman Payne and Members of the HPC:
I am opposed to the HPC granting a COA for demolition of 224 S. Marion, a Contributing structure to the Ridgeland-Oak Park Historic District.

I have been researching the structure and have confirmed it was built in 1900 by the Lackey family. I have not confirmed the original architect, unfortunately.

Attached are some remarks about the COA demolition application and a PDF document with some supporting research materials.

Thank you.
Frank
Frank Lipo
535 N. Ridgeland Avenue, Oak Park
708-969-4410

Public Hearing on COA Application for Demolition of 224 S. Marion Aug. 30, 2018
My name is Frank Lipo and I live at 535 N . Ridgeland. I have lived in the community for nearly 30 years and have served as Executive Director of The Historical Society of OPRF for nearly 25 years. From 2002 to 2008 I served as a member of the OP Historic Preservation Commission.

I had the pleasure of working in Pleasant Home in Mills Park for more than 20 years, so I am very familiar with this structure, its location which helps define the west edge of Mills Park, and the wide variety of building types that populate this part of the village and create the ambiance of Oak Park as an "urban suburb" where architectural eras coexist and the description of buildings as "obsolete" does not ring true.

1 urge you to reject the application for a Certificate of Appropriateness to demolish the building at 224 S . Marion, which is a Contributing structure in the Ridgeland/Oak Park Historic District. It is worthy of preservation not because it is an "old building" but because it retains much of its original architectural character, is in good condition, and it helps tell the story of the surrounding historic district.

Because of our community's architectural legacy, many residents agree they oppose the unbridled teardown mentality of developers who have drastically changed the character of certain towns. But even those who support preservation sometimes see a building like this one and view it is as "expendable" because it does not have the highest pedigree or its architect has not yet been re-discovered or documented. That perspective chips away at community character instead of embracing what makes our village desirable.

This building needs to be understood and appreciated as precisely what it is: a structure that contributes to the overall character of a community area even if is not a "superstar" itself. It is part of this diverse fabric in one of our unique historic districts that should not be taken apart, thread-bythread. A demolition of this building also would open the doors for the demolition of many other buildings in the district using a similar argument, including other nearby buildings on that stretch of Marion alone.

Lackey House-1900
I have been researching the history of this building in recent weeks and want to share a few facts I have re-discovered. I have emailed these remarks to the HPC with some supporting documentation but will touch on some highlights tonight.

I can confidently put an exact date and historic name to this structure, which often has been labeled as a "circa 1900 or circa 1910 " property. It is the Lackey Home.

This structure was built as a home for two generations of the Lackey family in 1900. Based on news accounts and city directories of the era, Frances Lackey lived with her two adult sons Robert and Charles in the home beginning in 1900, after moving from their earlier home near the corner of Marion and Westgate.

On Aug. 23, 1900, the Oak Park Reporter carried the small item:
Robert A. Lackey's handsome new home on Wisconsin Avenue is ready for occupancy.

On Sept. 20, 1900, the same newspaper reported:
Mrs. F. A. Lackey and family have taken possession of their handsome new home at 224 Wisconsin ave.
The new home was built in a very desirable residential district, then and now. The street name was changed on this portion of Wisconsin in the 1920s.

On April 14, 1905, Oak Leaves reported:
Mr. Farson has also been making purchases for the enlargement of his suburban homestead ot Home avenue and Pleasant street. He now owns....all the Wisconsin avenue frontage from Pease court up to the Lackey residence."

The Farson estate, of course, is now Mills Park and today's park boundary at that corner is literally defined by the original Lackey property. The house whose fate you are considering actually pre-dated the adjacent estate that is now Mills Park. Pleasant Home was one of the first 5 properties designated as an Oak Park Landmark and whose context is especially important to the Ridgeland/Oak Park Historic District.

But who were the Lackeys who moved into this house in 1900? Do they have a story to tell?
Mrs. Frances A. Lackey was one of two women elected in 1893 to the Cicero Township School District \#1-that district is today's District 97 and District 200 when it was one unified district. They were the first women ever elected to any government office in our area. She was the widow of Dr. Robert M. Lackey, who first began practicing medicine in Oak Park in 1880 and who died in 1895. The couple lived in Chicago early in their marriage and lost everything in the 1871 Great Chicago Fire. He was a prominent veteran of the Civil War who upon graduating from Rush Medical College in 1861 served as a surgeon in the Union Army. He and his wife were leaders of the local GAR post-the Union Army veterans group.

It appears from research to date that this house was built as a joint project by Mrs. Frances Lackey and her son Robert A. Lackey, who in 1900 was a 29 -year-old civil engineer who had various business interests. In fact, in 1895 before Dr. Robert Lackey's death, he partnered with his son Robert to build a substantial business block at 107-09-11 N. Marion that was called the Lackey Building and stayed in the family's ownership until 1920. The building remains today. That building was designed by River Forest architect Frank D. Thompson, a fellow Civil War veteran and colleague of the elder Lackey. In fact, the prolific architect rented offices in the Lackey Building, as did the younger Robert Lackey in the late 1890s. It is only a hypothesis that has not been proven, but the relationship between the Lackey family and Thompson related to this earlier building may indicate that the building at 224 S . Marion might have been designed by Thompson. Among Thompson's many designs was the first section of the Hemingway Real Estate Building at the northwest corner of Marion and Westgate that now houses Ten Thousand Villages, the original River Forest Village Hall, the Mt. Carmel Baptist Church, built by Oak Park African American residents in 1905, and numerous single-family homes in Oak Park. Research on the Chain of Title for this property might provide insight on the architect of 224 S . Marion since Thompson advertised in 1899 that he could design homes on lots he had available for sale.

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Oak Park, Illinois.

## TRUSTEES MEET

## Village Fathers Decide to Abandon Municipal Street Sprinkling in Oak Park

The most important business transacted at the mecting of the Oak Fark board of trustees Thursday night was the decision of the board to abandon municipal sprinkling of the vilage streets. Oak Park is declared to be one of the few villages in the country which have endeavored to sprintle the streets, other towns letting this wark out by private contract as was previously done here.
The sentiment of the board in regard to paying for the cleaning and sprinkling of the improved thorofares in Oak Park out of general taxes from an appropriation which it considers all too small for successful carrying out the more important work of street cleaning, was expressed in the following resolution, which was adopted:

Whereas, The cost of strece sprinkling is a financial burden to the village which is increasing with the incerease in number of im. proved strets, and the time of the superintendent of strects and the emplayes and teams ne his disposal are needed in cleanting the streets and in removing dirt thereirom, and

Whereas, Street sprinkling is a special privilege offered to some of the citizens only, and of a character not altogether satislactory to them; therefore, be it

Resolved. That the superintendent of strects, be, and he is hereby, ofirected to discontinue street speinkling and be it further Resolved, That the president of the village be, and he is bereby, authorized to sell such of the apparatus as is in his judgme
needed for the regular street sentice.
The apparatus necessary ior the work has been sold by the village to Delos Hull \& Co., who will undertake the work by private subscription as was done prior to the taking over of the sprinkling by the village.
Much of the business of the meeting was of a routine nature. Bids for brick and earpenter work on the alterations proposed for the Lombard avenue engine house were referred to the committee of the whole. A commthication from John W. Lang-
(Continiucd on page 23)

## Better Car Service Promised

In a recent conference with John A. Roach, president of the Chicago Consolidated Traction company, by Trusteas Wilson, Bartlett and President Hamilton, in response to their rerguest, these gentlemen weere promised that as soon as the street car companies were reorganized Oak Parle would lave an improved street car service, which he assured them meant a heary grooved rail, large cars and a thru service to the city on both Lake street and Madison streets without transiers.

## Hunt Pienic Grounds in Blizzard

The committe consisting of C. P. Miller, Eugene Bailey, and J. Shiffnan delegated to cloose a site for the annual picnic of the Oak Park Business Men's nssociation had an experience Friday afternoon while searching for a sutable pienic ground in the Fox River valley which the members declare they will not forget in a lifetime. A number of sites were visited. While at a park several miles south of Aurora the blizzard which swept over the northern part of the state late in the afternoon canght the committee away from shelter and furnisbed enough snow and rain during the sloort time it continued to last the party severat winters to come. The location of the ground for the pienic has not yet been agreed upon.

## Will Greet Dr. Luccock

Flaborate plans have been made for the reception to be tendered Dr. Grorge N. Luccock, pastor of the First Presbyterian church, to be given Monday eveuing, May 6, under the auspices of the Men's club of the church. Dr. Luecock will arrive in Oak Park from his trip abroad this Saturday afternoon, unless delayed. He witl preach in his own pulpit tomorrow.
At the reception, which will be giv, en int the church parlors the Men's club quartet will render several songs, and an original poem by Elmer Hill will be read. A special program has beep arranged for the occasion, which promises to be of more than ordinary linterest.

## MRS. LACKEY DEAD

Well Known Oak Park Lady Passes Away at Her Home on Wednesday, May 1

The many friends of Mrs. Frances A. Lackey were shocked to learn of the death of that lady at her home, 224 Wisconsin avenue, at 1 o'clock on Wednesday, following an illhess of a fow weeks. Mtrs. Lackey was one of the best known ladies in the village and lad made her home here for twenty-seven years. She was closely identified with many institutions and organizations in Oak Park and was widely known for her work along pa. triotic lines,
Mrs Lackey was born in Davenport. Iowa, May 4, 1842, where her father, Allen Hitchcock, had been sent as home missionary to the territory of Iowa Rev. Hitchocock founded a church there and also in Moline, across the river. Here Miss Hitclo. cock met Dr. Robert Lackey, to whom she was married in 1866. Mr. and Mrs. Lackey came to Chicago following their marriage and lived there until their home was destroyed by the fire in 1871. In 1880 they noved to Maywood, coming to Oak Park the same year.

Ever since settling in the village Mrs. Lackey had been prominent ith the many societies and organizations, that her interest was centered in the Ladies of Phil Sheridan Post, G. A. R., of which she was a past president, and also in D. A. R circles. In the latter society she was an active worker, being identified with it sinc: its organization in Oak Park. As a member of the D. A. R slie traced her ancestry on the American continent to Mathias Hitchcock, who came to America in 1620, and to Caleb Hotehkiss, who was killed in the battle of Lexington. Mrs. Lackey was intensely patriotic and it was thru her efforts that the Memorial day exercises were instituted in the Lowell school grounds. Both she and Dr. Lackey were intereste. in the education of


THE LATE MRS. FRANCES A. LACKEY
the selool childrell along patrioti-
lines, attending the shools and speak. ing before the classes.
One of Mrs. Lackey's ambitions was tu see the historical spots of the state pteserved for future generations, and tho slie did not see the completion of her plans, she did much to help the work during her lifetime. As the first lady member of the school board she "as well known in educational circles in Oak Park.
Mrs Lackey is survived by her two
sons, Robert Allen, and Charles $R$. Lackey, who make their home in Oak ark. Dr. Lackey died April 29, 1895. within one day of being twelve years before the death of Mrs. Lackey. Th: funera! services were held Thursday afternoon at the First Congregational rharch, Rew. W E. Barton officiating, assisted by Rev. Chartes M. Morton. Members of the Ladies of the Posr. D. A. R. and other organizations, were in attendasce. Intermen is at Forest Home centerery.

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## PUBLICSCHOOLS

Some Needs'Discussed by Professor
W. L. Nida Before River Forest Women's Club
At the River Forest Women's elub last Tuesday, Mr. Nida, principal of the River Forest schools, gave an interesting talk on "Some Needs of Our Public Schools."
In a delightintly informal way he pointed out that seliool work cannot be separated from moral training, that if a pupil las the right attitude toward his work he will have right morals. The teacher creates the attitude of the pupil and this result depends on her. He insisted that three conditions were necessary, silence, punctuality and obedicnce. Each has a right to do as he pleases as long as the rights of others are not interfered with. Cliildren should be started for school on time and negligence in this regard will cause suffering in the filture. The character training comses thru experience and it is wise to give the child the serious side of life, making his work his responsibility. These three conventions, silence, punctuality and obediesce are necessary to the smooth running of society. Mr. Nida said that corporal penishment was unnecessary when parents stood by the schools and that he should welcome the time whent thru proper home training, corporal punishment could be entirely eliminated. There should be an education for leisure as welt as for work, every man haviug a portion of the time for leisure during his day. He quoted President Eliot of Harvard who said that the eight hour day would be a curse to the laboring man unless he knows how to spend the extra time. Boys and girls, said Mr. Nidn, shoutd be trained to do something with their spare time, the refore the necessity for drawing att music, ordinarily considered the frills, but equally important with the three R's. Manual trainisg and domestic science too, have their place, the former being indispensable for hand and eyetraining.

Failures in life, he stated, are principally due to wrong choice of life work. The ligh school while filking all important position does not lend to sertous work, so matry cannot afford to give it place. There should be public schools for the boy or gir] with the scientific mind as well as for those of a literary turn. Germany outstrips us in this regard, for she provides a school for each. Mr. Nida made a strong plea for the boy without literary inclinations. He expressed a wish for trade schools, along with higly schools, that each boy might have an equal chance to choose his tife work. He spoke of the great good accomplished by domestic science in schoot- - ad read letters from


The board of directors of the Y. Minn., January 14, 1879, and moved M. C. A. have amonneed the selection of a new general secretary for the Oak Park association, the man chosen for this office being Graham Stewart of Evanston. Mr. Stewart will assume the duties of his new position on Monday, May 7. Since the resignation of W. H. Day as general secretary the work has been in charge of F. T. Johnson, assistant secretary.
Mr. Stewart comes to Oak Park from the Evanston association where he has beell boys' work director since April 1, 1903. He was born in Benson,

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FRANCES A. LACKEY
Dr. Barton and Rev. Charles M. Morten Speak at Funeral of Well-known Lady
A1 the fteneral of Mrs. Lackey, which was held in the First Congregational church on Thursday, Rev. Chailes M. Morton said:
1 have long comifnted mysself with the hought that it is justanted matyself to with the world ax to enter it. And we know yert' much yhore pbout ihe world to which we are goins than we did about this ane before we going And one of the hest things is that we shatil not be aldore I caib renember how myy byy, whend the was histle, would call down the stivs, "Prapa, arc you liere?" and when If answered, he was content. He wanted to know that his taller was there. We want to bnow when it is dark and tice stem alone, that our Father is writhin call. It is $a$ com. fort to know fre is where He cas hear us. We ralk about ute valley of the shadow of death. A shadow may frighen, but it canonot hurt ns. The shadow of the avditorium may fall yipan us, but it casmot hurt 1 s it we know it is a sladow. Death canot conquer us if our Falliee is with us.
Dr. Lackery had a multitude of Iriends. Mts. faciey had a multitude of friends. It was because licy desserved them. We loved them. Ther wers faithtul in life and foithful unto cath
One of the ladies of the Post has prepared a bries culline of the life of Mrs. Laclicy, whie; I am glad to rearl. It was written by Mrs. Melluaine, and teils what we all know and are glad to remember concerning ATra. Lackep.
Mr. Morton then read the following:
Mrs. Iackey has been identified with the societs of the Ladies of the Post from the berinaing, wineteen years ago, when the need Tor the ladies' auxillary trea suggested by the post columander, Mrs. Lackey was prompt to heed the call, and wat toremost in organiz. ing the society.
The firt two years she acted as its secre. tary and for the following three years she was president. Duriug the first six years the fadies of the Post held their mestings in Mra, Lackery's Pome.
It war Mits. Lachey who conceived the idea of honding publice services in the Central sehool Brourds on Memotial day and during her admiaistration as president the first of these services was held.
To enumerate fill the work of our soclety (n which our deat sister took an active part would be to reate its full history. Even while on the Paeific coast she kere in close touch with the interests of our society and her retters were full of patriotic subgestions and inspiration.
She was our iuspiration.
She uhas our pride.
She wal our oracle.
We loved her and knew she loved us?
She reemed to take a personal interest in each inudividual member.
Mrt: Lackey's whole soul thriled with patriotisith. She loved her country. She toved the dear old flag. She rejoiced in giving thonor to the veterans of the eivill rar. Es. pecially to Phil Sheridan Post she was inost ${ }^{2} \mathrm{pectail}$.
Her benutiful Christian character was shown in all her works of loire and patiolism connected with our soclety.
mary e. metlvaine.
Dr Barton then spoke as follows:
Had the lived unill the day after tomarrow: Mri. Lackey mould have been only sixty-five years of age. She was born at Dazenport. Ioma, the daughter of the Congregational pas. tor in that blace, Slie trased her lineage thru her father, Rev, Allen B. Hilcheock, straight back to Mathias Hitchcock, who landed al Nevy Haven in 1635. Of Puritan


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incestry and of misaionary spirit, her father graduated from Inale in 1841, married ank came at once to Davenport whero she was harn hiay $4,18.12$. She grew up among ber born injy y ing and eherished his ideals. He atbers books, and and and i man of devotion Was I stauncts patriat abolitionist and a strong He was an ardent abolitionist and ace and his patriot, When the wit broke out he and

Frances was then $a$ young woman of 19. She could not faght. But she learned of two young men eleriss in stores who wanted to young indices but could not go because thetr mathers depended wpon them for support; mothers ond another sirl offered to take their and she and another Eirl oftered all their wages places in the torore, and sena all the in order to the mothers of the young raen he put a that they might Ea and fight. She put of man into the front of battle for the sasitig of the tinion

On Rock Jsland, in the days of the war, On Rock Robert fomekey, 2 young surgeon in was army In her patriotic work slie met the army. It her patriotic the war ended him. Thes were martied aller the lived until and came to Chicago, where they Then they the fire destroyed all they had. Then they removed to Maywood, and twenty-seven years ago to Dste Park. Those of us who never huew Dr. Lackey knew of the infuence the that fortw Dr. Lackes as and as a soldier and a plissifor soan the lasting mark he made in thit cian, and the lasting marim he mathe news today conmunily: We hate pathene nems tomes concerning his brotler, tike in Oal: Park, lian whysician, atld known ford is re nuenther of Phil Sheridan post. Word is 14 ceived roday that be died yenlerdity in in coma. Washington, leaving behind hin a noon fecord as a fittbivl man and plasictan. foon record as aister he sometimes preached Tho wot whombed by people in this ploce. and was houbred by people were amone the Wist Lackey's Telatives were amone the eardy missioudries to fiawif, and she kished a Bible, tisiled those islands, atid cherished a Bible, one of the edition first made by the mistions arice there. She was a layal member of wis churcla; pn active worker, and had been president of its Wonen's society, ss she was also of the Daughters of the Ametican Revogution and of the Ladies of the Post. She lution and of first woman member of the has Parle school board
ak Park school board. was her patriotism.
Next to lyer religion was her patriotisma She went south; and on her teturn whe for cealous collector of inoney and fiteraiture the the colored people. Op her last visit to the south, she was on an island off the coast of Florida. Washington's birthday approached, and the nuestion was taised of a fas to be and the ๆuestion was pasprietor of the hotel saised that day. was tinid: he had southern Beople as Hackes thes might not like it. But and as there
 was none, slie and urs. Lemis set out upon make onc. The southem women sewed upon it as loyally as those of the north. The exconfederste soldiers in the batel wert glad as cony of the orlyers to see the dag go up. And the timid proprietor of the hotel grew enthusi. astic and proposed that the day end with a
patriotic celebration in the cyening, whith accotdingly was done.
She was state historian of the D. A. R., and she loved these thisgs patriotic second only to her religipus faith. Not lourg before she died she wrote twa documents. One. was a penciled memorandum giving an outline of her life up to the time of hat comaly bo Oak Park, a thing to be preserved by her chidsen. The other was written in ink poem slie copied, expressive of her own iaith There were fouf stanzas, of which this is the tast:
And so to me there is no sting in death; And so the grave has lest its victory. It is but crossing with gbated breath

And with set face, a little strip of sea,
To find the loved ones waiting on the shore,
More beatiful and precious than before.'

- Rothernit
S. A. Rotherncl, $43 S$ Kenilworth avenute, latas rented his residence for a year, and has taken an estate ou Mincatawa Bay, Micti, where lue, with his family, will pass the summer months.

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 Veteran club，of Chicago，and George Post No．G1J，G．A．li．， of Oak Park．He was married in February＇，1S6G，to Diss Hirances $\Delta$ ．Fitelhtock，a daughter of Rev．A．B3．Hitelicock，
 He died at his restdence in Oak Fark，April 31，1805，greatly two sons，Robert then，born Novembe，now reviling here in



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eral other places．His wife s．uoraos par sfor sit jo ．raa： 2q min Ssomem s，antuoss： in 1571，he belonged to the Aron of Danlop，Reade simed Miss Which was buned out In her hither He died Aus．11， 43， uue．His wife survived him ouly three months，and her． father，two weels after her，expired of heart disease．The Dunlops were leading members of the Methodist church，as was Mr．Fiettlestrings，and their sudden taking of was a matter of profound sorrow．Mr．and Mrs．Dunjon left Give
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## ORULETHE SCH00LS.

## MMEN WHO WILL SERVE ON BOARDS OF EDJOATION.

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## OAK PARK.

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..713S Harvey
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CHLS. L. BLISS, Oak Park. Tel. 930.



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## SUBURBAN ESTATES




R. W. Sears and John Farson Adding to Their Homestead Property in Oak Park

Among the recent real estate tea:sactions in Oak Park, some of whew are mated elsewhere in this issue, is the sale of the north half of the blocks bounded by Chicago avenue, Joinder avenue, Superior street and Euclid avenue, to $R$. W. Sears, by C. In Scoville, the price being \$3.000 Mr . Sears purchased the south half of this block some momilis ago and the announcement was made that lc would build a palatial residence H © now owns the whale black anal it is understood that plans are completed for one of the finest suburbans iasi dences in or about Clicasin. The House lias been fosiginell by Meyer who drew the dials for John Earsin? "Pleasant Home." When built up and landscaped in accordance wall Mr. Sears' plans this block will be our e of the beauty spots of Oak Park

Mr. Farson las also been making purchases for the emlargentent of his suburban homestead at Home avenue: and Pleasant street. He now owns all the Pase court $[$ frontage excepting the Holley house and all the Wisconsin avenue frontage from Pase court. up to the Laches ratulence
It is understood that he will remove the buildings front this property, and incorporate it with the rest of his homestead there. $B y$ the purchase of the Noyes house and lot also than extends his Pleasant street holdings cast to James H. Heald's residences. These purchases are taken as indiations that Mr. Farson dots mot intend to forsake Oak Park or Chicago in the near future. $\qquad$


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## PLAIN TALK

Earnest Discussion of "A Model Municipality" by the Ferlowship Club.

It Was Agreed That a High Grade Town Is Made by High Citizenship.
many leading citizens present.



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He can afford to dispegard reason and combing sense; he canatord to slut his eyes to facts and humor his own peculiar finds and whims 'The rich can be as tooliala as they wait tad be.
Most People Have to Be Sensible. If a man hasn't an untionited Income he is absolutely inexcusable for pas: ling a higher price for meat.
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Felix T. Eyer Packing Company,
Tet. 226.
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