



Agenda Item Summary

File #: ORD 23-24, **Version:** 1

Submitted By

Historic Preservation Commission through Tammie Grossman, Director, Development Customer Services

Reviewed By

A.M. Zayyad, Deputy Village Manager

Agenda Item Title

Concur with the Historic Preservation Commission and Adopt an Ordinance Amending Chapter 7 (“Buildings”), Article 9 (“Historic Preservation”), Section 7-9-8 (“Designation of Historic Landmarks and Interior Historic Landmarks”) of the Oak Park Village Code to Designate the Exterior of the Buildings Located at 1201 Fair Oaks Avenue as an Historic Landmark

Overview

The Historic Preservation Commission received a completed application from the property owners to designate the property at 1201 Fair Oaks Ave as an Oak Park Landmark. The Commission held a public hearing and approved the nomination as an Oak Park Historic Landmark as mandated in the Historic Preservation Ordinance.

Recommendation

The Historic Preservation Commission recommends approval of the designation.

Staff Recommendation

Staff recommends approval of the designation.

Fiscal Impact

The amount of \$250 has been budgeted for this item through the Historic Preservation Commission for a bronze plaque in account # 1001.41020.101.530662.

A publication cost of \$126 was funded in the Legal Posting account # 1001.46202.101.550606

Background

The Historic Preservation Ordinance, adopted by the Village Board in 1994, enables the Historic Preservation Commission to recommend, and the Village Board to adopt by Ordinance, local landmarks within the Village. The property must meet one or more of the 8 criteria for designation as listed in the ordinance. The ordinance calls for the Commission to hold a public hearing and then forward a recommendation in the form of a Resolution to the Village Board. Upon receipt of the Resolution and nomination report, the Village Board has 30 days in which to designate or reject the nomination by simple majority. Upon approval, the Board shall enact an ordinance designating the landmark.

1201 Fair Oaks Ave, the Swenson-Gottlieb House, was designed by architect George E. Pearson for

owners/builders Ellefsen and Arne Bentsen. The house and garage were both built in 1931. The house has been minimally altered over the years, particularly on the exterior, and has retained its historic integrity.

The Swenson-Gottlieb House is significant as an example of a design by a prolific local architect and builders. It is also notable both as a well-preserved example of a 1930s bungalow with Renaissance Revival and Craftsman style detailing, as well as for its being the primary residence of the Gottlieb family for over 40 years. David Gottlieb became a millionaire through the manufacture of pinball machines. He gave large donations to fund such enterprises as the Gottlieb Memorial Hospital on North Ave.

The property meets the following criteria under section 7-9-4 of the Historic Preservation Ordinance “Criteria for Designation of Historic Landmarks and Interior Historic Landmarks”:

Historical And/Or Cultural Importance:

- (1) Significance as an example of the architectural development or heritage of the Village of Oak Park;
- (3) Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, or social heritage of the Village of Oak Park, the State, or the United States;

Architectural And/Or Engineering Importance:

- (2) Embodiment of those distinguishing characteristics of a significant architectural style;
- (3) Identification as the work of an architect whose individual work is significant in the development of the Village of Oak Park, the State of Illinois, and the United States;

In addition, the property is at least 50 years old and has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

Alternatives

Take no action or

Deny the recommendation for Historic Landmark designation. This would save the Village \$250 but would fail to provide long-term protection for what the Historic Preservation Commission considers to be an important historic resource within the Village.

Previous Board Action

N/A.

Citizen Advisory Commission Action

On December 21, 2022, the Historic Preservation Commission received a completed application from the property owners to designate the property at 1201 Fair Oaks Ave as an Oak Park Landmark. The Historic Preservation Commission conducted a preliminary determination of eligibility on the completed nomination report on January 25, 2023, which determined the property met at least one of the criteria for designation contained in the Historic Preservation Ordinance. The Commission held a public hearing on March 15, 2023. Legal Notice of the Public Hearing was published in the Wednesday Journal on February 15, 2023, and hearing notices were mailed to the Village property owners within 250 feet of the site. The Commission approved the nomination as the Findings of Fact and recommended approval of the property as an Oak Park Historic Landmark by the attached Resolution on March 15, 2023, as mandated in the Historic Preservation Ordinance.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

N/A.