

## Failor, Craig

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**From:** Karen Brammer <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

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**From:** Margaret <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

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**From:** Terry C <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

## Failor, Craig

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**From:** Kyle Eichenberger <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 I've gone back to watch the video of the earlier meeting. While I'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, I'll admit) and can tell you that 224 S. Marion is a lovely example I'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 non-residential 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

## Failor, Craig

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**From:** Douglas Gilbert <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 Allen; Barbara Gordon; Lisa DiChiera; Frances Figg; Laura Thompson  
**Subject:** COA for Demolition of 224 S. Marion  
**Attachments:** 224 S Marion.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 sitting 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 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 under-utilized 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](http://www.dgilbertarchitect.com)

## **Failor, Craig**

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**From:** Jennifer Gray <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 224 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**

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**From:** Wendy Greenhouse <[wgreenhouse@gmail.com](mailto:wgreenhouse@gmail.com)>  
**Sent:** Monday, August 27, 2018 5:47 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](mailto:wgreenhouse@gmail.com)  
<http://independent.academia.edu/WendyGreenhouse>

## Failor, Craig

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**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

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**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](mailto:lizholt72@yahoo.com); [pneumann@pleasanthome.org](mailto: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

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**From:** bridget kancler <bekancler@hotmail.com>  
**Sent:** Monday, September 03, 2018 12:26 PM  
**To:** Historic Preservation  
**Subject:** Concern for home and district

Hello,

I am a five-year resident of the Pleasant District, Mills Park area. This is a wonderful area with so much to offer. It is true though, that in this time for all the good that has been done such as Mills Park landscaping, Pleasant Street lighting and brick roads, new independent business, there have also been most UNpleasant changes such as the construction of unsightly, crowding, sky blocking high-rise apartment buildings, parking restrictions (atrocious, particularly for residents), the opening of many corporate chain businesses, and now I'm told of a plan to tear down the house at 224 S. Marion Street. Why?

When I tell people I live in Oak Park, they say how lovely it must be, with it's cultural diversity, it's liveliness, it's trees, and it's historic homes. Lately, Oak Park is becoming much like any other big, seemingly greedy, non-descript city. It's losing it's charm, one building, one parking structure at a time.

My parents moved to Oak Park from the south side of Chicago where they were born and raised to start a family. I was born here. Having moved around many places by virtue of my profession, I eventually landed back here and thought that I had found a permanent home. Now I'm not as sure. Oak Park has always been wonderfully unique, a truly special place to live. Why is there such a drive to make it like any other place? It's beyond sad, it's frustrating and heartbreaking.

Let the house at 224 S. Marion be as it stands. Let the Pleasant District be just that, pleasant. This expansion and overcrowding has got to end. It's either that or all that makes Oak Park what it is.

Thank you for your efforts and your consideration.

Peace,

Bridget Kancler  
1035 Pleasant Street  
Oak Park IL 60302

## Failor, Craig

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**From:** Joshua Klayman <voiceoakpark@gmail.com>  
**Sent:** Monday, August 27, 2018 4:38 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 its 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

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**From:** Bruce Lehman <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**

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**From:** Frank Lipo <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

## **Failor, Craig**

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**From:** larmcdnld@aol.com  
**Sent:** Thursday, August 30, 2018 6:02 PM  
**To:** Historic Preservation  
**Subject:** demolition of house on S. Maron St.

I do not want the house at 224S. Marion St. to be torn down.

Larry McDonald  
Resident of Mills Park Tower



## **Failor, Craig**

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**From:** Elaine Castro <elainephillips0309@gmail.com>  
**Sent:** Friday, August 31, 2018 10:34 PM  
**To:** Historic Preservation  
**Subject:** 224 South Marion St.

Dear Preservation Team,

As a resident of the Oak Park Historic District, I'd like to share my objection to tearing down the house at 224 S. Marion only to build an apartment complex. Our area is quickly growing with apartment complexes off Lake St which have yet to fill up with residents. We are at peak congestion with parking a big issue for current residents, their guests and for businesses on and near Marion St. Out of town visitors love walking through Oak Park and viewing the beautiful old homes. Why tear down a beautiful, historic home located in the historic district in one of the more beautiful towns in the country simply for greed?

Your serious consideration is appreciated.

Sincerely,  
Elaine Phillips

## **Failor, Craig**

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**From:** Joyce Porter <joyceporter2001@yahoo.com>  
**Sent:** Monday, August 27, 2018 4:44 PM  
**To:** Historic Preservation  
**Subject:** 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

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**From:** Susan Roberts <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**

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**From:** Kate Ronan <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

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**From:** Gary Schwab <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

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**From:** Kelly Walsh <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, 1CC  
Oak Park, IL 60302

## Failor, Craig

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**From:** Lorrie Wilkie Nelson <lorwilkie@comcast.net>  
**Sent:** Friday, August 31, 2018 1:41 AM  
**To:** Historic Preservation  
**Subject:** Tear down of 224 S Marion Oak Park

To Whom it may concern:

Please do not tear down this historic home! What has happened in Oak Park? I grew up at 400 Forest Ave, 3 homes away from the Frank Lloyd Wright home. I grew up in the Copeland Home. We use to protect and the village use to DEMAND..we keep our homes in sync..with the historic nature of these treasures!

NOW in Oak Park..we build high rise buildings..with no architectural integrity! It is all about the money now..it has to STOP!!! Thank you "Mayor Anan"....

Lorrie Wilkie  
208 N Oak Park Ave  
Oak Park IL. 60302

Sent from [Mail](#) for Windows 10