

## **RESOLUTION**

January 12, 2017

Mayor and Board of Trustees  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re:       Application of 238 S. Kenilworth Avenue**

Dear Mayor and Trustees:

On November 30, 2016, Tom and Michelle Gill (the "Applicants") filed an application for a Certificate of Appropriateness seeking approval of a two-story frame addition on the south side and rear of the house at 238 S. Kenilworth Avenue ("Subject Property").

On December 8, 2016 the Historic Preservation Commission ("Commission") reviewed the Certificate of Appropriateness application and determined that the proposal as submitted did not meet the Architectural Review Guidelines and took no action on the application per Section 7-9-13(F) of the Oak Park Village Code.

On December 21, 2016, the Applicants representative requested a public hearing before the Historic Preservation Commission. On December 28, 2016, a legal notice was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park providing notice of the public hearing. Letters were mailed by regular and certified mail also on December 28, 2016 to taxpayers of record for property within two hundred and fifty (250) feet of the Subject Property advising them of the proposal and the public hearing.

Pursuant to the legal notice, the Historic Preservation Commission conducted a public hearing on the application on January 12, 2017, at which time and place a quorum of the members of the Historic Preservation Commission was present. At the public hearing, the Applicants presented their evidence and testimony, and 26 members of the public presented evidence and testimony in favor of the Applicants' proposal (one in person and 26 in writing).

Having heard and considered the testimony and evidence at the public hearings, the Commission makes the following findings of fact:

## FINDINGS OF FACT

### The Subject Property

1. The Subject Property is located at 238 S. Kenilworth Avenue.
2. The Subject Property is a Contributing Resource within the *Ridgeland/Oak Park Historic District*.
3. The Subject Property is located in the R-4 Single-Family Residential Zoning District.
4. The existing wrap-around front porch was constructed in 2011 and is not based on an original design. The 1895 Sanborn Map shows a small front porch.

### The Architectural Review Guidelines

5. *Section O: New Addition Policy* of the Architectural Review Guidelines sets forth the following standards:

1. *New additions in historic districts must be compatible with the size, scale, setback, massing, material, and character of the building to which it is attached.*
2. *New additions shall not remove significant character-defining features or historic material visible from the street.*
3. *To minimize impact of an addition on the historic building, additions shall be constructed on a secondary or tertiary facade.*
4. *New additions shall not change the historic character of the building.*
5. *New additions shall protect the historic significance of the building by making a visual distinction between old and new.*

### Findings of Fact

1. The proposed addition did not comply with the ordinance as it relates to the size and scale and massing of the existing structure and that the new addition removed significant character-defining features of historic material visible from the street.
2. The proposed addition would disrupt the dichotomy of late 19<sup>th</sup> century and early 20<sup>th</sup> century architecture in the district.
3. The proposed addition would set a precedent for other applications that could come before the Historic Preservation Commission.
4. The proposed addition disrupts the historical character of the grouping of buildings on the block.
5. The proposed side addition would add to the horizontality of the house and take away from its verticality. Victorian houses like this one exhibited verticality vs. the horizontality of something more modern, like Frank Lloyd Wright. This was taken into consideration when the historic district was created. You can see that progression in the district.

## **RECOMMENDATION**

Pursuant to the authority vested in it by the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, the Historic Preservation Commission hereby recommends the denial of the Certificate of Appropriateness application for the Subject Property pursuant to the provisions of Article 9 ("Historic Preservation") of Chapter 7 ("Buildings") of the Oak Park Village Code to permit construction of the proposed two-story addition at the Subject Property, pursuant to a vote of 4 to 4.

This Resolution adopted by an 8 to 0 vote of  
the Historic Preservation Commission,  
this 12<sup>th</sup> Day of January, 2017.