

RESOLUTION/ FINDINGS OF FACT

Village of Oak Park
Historic Preservation Commission
Nomination for Historic Landmark Status
209 Forest Avenue

WHEREAS, the property owner (hereinafter referred to as “applicant”) filed a Nomination for Landmark Status on August 30, 2016 for the **James T. Hayden House** with the Historic Preservation Commission, (hereinafter referred to as “Commission”) the property being located at **209 Forest Avenue**, Oak Park, Illinois; and

WHEREAS, Christopher Payne, Chair of the Historic Preservation Commission scheduled the nomination for preliminary review at the regularly scheduled Historic Preservation Commission meeting of April 13, 2017; and

WHEREAS, at that regularly scheduled meeting the Historic Preservation Commission, it was unanimously determined that there was a likelihood that the nominated property would meet one or more of the criteria for designation contained in the Historic Preservation Ordinance; and

WHEREAS, Christopher Payne, Chair of the Historic Preservation Commission, set Thursday evening, May 11, 2017 at 7:30 p.m. as the date and time of a public hearing held at Oak Park Village Hall, 123 Madison Street, to take testimony on the question as to whether the **James T. Hayden House** should be recommended for Nomination as an Oak Park Landmark; and

WHEREAS, notice of the time and place of said public hearing was duly published on April 26, 2017 in the Wednesday Journal, a newspaper of general circulation in the Village of Oak Park, and letters were also mailed to property owners within 250 feet of the subject property, advising them of the application and the public hearing to be held thereon; and

WHEREAS, on May 11, 2017 this Commission did have a quorum of members present; and

WHEREAS, this Commission having fully heard and considered the testimony of the applicant and others present at the hearing and materials submitted prior to and during the hearing, does hereby find the following:

1. The James T. Hayden House was designed by architect William K. Johnston in 1893 in the Queen Anne style of architecture.
2. The house was originally commissioned by James T. Hayden, prominent citizen of Oak Park who was a machinist and inventor. He worked for the Crane Company in Chicago and filed numerous mechanical patents during his lifetime. He was born in Massachusetts in 1842, served for four years in the Ohio 31st Volunteers in the Civil War, and married Helen Angle, also of Massachusetts. The couple had four children, three who lived to adulthood.
3. The James T. Hayden House at 209 Forest Avenue is an excellent example of the Queen Anne style of architecture. The design is asymmetrical in nature, with multiple materials including stone, brick and wood shingles. The design includes a

variety of wall surfaces and features such as bays windows, inset balcony, and large roof gables that overhang the cutaway bay windows. A tall corner tower with turret sits at the northeast corner of the façade. The roof has a central hip with cross gables. Combined together these elements form an exuberant and high-style example of the Queen Anne style not typically found in Oak Park.

4. William K. Johnston is a Chicago architect who was originally from Canada. His father was a builder, and he was raised as a builder rather than trained as an architect. He is thought to have designed two other houses in Oak Park, one demolished, and the other a humbler Craftsman bungalow. Johnston is not a well-known architect, but those buildings that he is known for are well-designed, high-style masonry and frame buildings mainly in the Victorian styles such as Queen Anne, Richardsonian Romanesque, and Gothic Revival. The Hayden House is the only high-style house in Oak Park by Johnston, and his work at Hope College and elsewhere marks him as an excellent and experienced builder and designer.
5. That the house is over 50 years old and possesses an exceptionally high degree of physical integrity in terms of its historic location, siting, massing and character-defining exterior forms, details and materials.
6. That the evidence presented showed that the property meets the following criteria under section 7-9-5 of the Historic Preservation Ordinance "Criteria for Designation of Historic Landmarks and Interior Historic Landmarks":
 - (3) *Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State of Illinois, or the United States;*
 - (5) *Embodiment of those distinguishing characteristics of a significant architectural type, or style, or engineering specimen;*
 - (6) *Identification as the work of a builder, designer, architect, craftsperson, engineer or landscape architect whose individual work is significant in the development of the Village of Oak Park, the State of Illinois, or the United States.*

Now, therefore, be it and it is hereby resolved that this Historic Preservation Commission, acting under and by virtue of the authority conferred upon it by the Ordinance of the Village of Oak Park, does hereby recommend to the President and Board of Trustees of the Village of Oak Park that the property located at **209 Forest Avenue** and known as the **James T. Hayden House** be designated an Oak Park Historic Landmark under the provisions of the Oak Park Historic Preservation Ordinance.

Thursday, May 11, 2017