



HISTORIC PRESERVATION COMMISSION – STAFF REPORT

Landmark Nomination Hearing

Address: 408 N Kenilworth Ave
Meeting Date: October 10, 2019
Property Owner: George & Myrtle Mason
Historic Designation: Contributing Resource in the Frank Lloyd Wright-Prairie School of Architecture Historic District
Zoning: R-1: Single Family



Historic Preservation Ordinance

Relevant sections of the Historic Preservation Ordinance include the following:

7-9-5: CRITERIA FOR DESIGNATION OF HISTORIC LANDMARKS AND INTERIOR HISTORIC LANDMARKS:

A. The Commission, in determining whether to recommend for designation, and the Village Board, in determining whether to approve designation of particular sites, structures, or improvements as historic landmarks and/or interiors of structures or parts thereof as interior historic landmarks, shall consider the following criteria:

Historical And/Or Cultural Importance

1. Significance as an example of the architectural, cultural, economic, historic or social development or heritage of the Village of Oak Park, the state, or the United States;

2. Location as a site of a historic event, with a significant effect on the Village of Oak Park, the state, or the United States;
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, or the United States;

Architectural And/Or Engineering Importance

4. Existence on the National Register of Historic Places;
5. Embodiment of those distinguishing characteristics of significant architectural type, or style, or engineering specimen;
6. Identification as the work of a builder, designer, architect, craftsman, engineer or landscape architect whose individual work is significant in the development of the Village of Oak Park, the State, or the United States;
7. Contains design elements, detail, materials or craftsmanship that make the property or building structurally or architecturally innovative, rare or unique;
8. Representation of an architectural, cultural, economic, historic or social theme, style or period, expressed in distinctive areas, districts, places, buildings or structures that may or may not be contiguous.

B. Any site, structure or improvement that meets one or more of the above criteria shall also be at least fifty (50) years old and shall have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

C. It shall be within the discretion of the Village Board to deny designation of any historic landmark, irrespective of whether or not the proposed landmark satisfies one or more of the above listed criteria. (Ord. 1999-0-7, 3-15-99)

7-9-6: NOMINATION AND PRELIMINARY DETERMINATION OF ELIGIBILITY FOR DESIGNATION AS AN HISTORIC LANDMARK OR INTERIOR HISTORIC LANDMARK:

A. Submission Of Nominations: Historic landmark and interior historic landmark nominations may be submitted to the Commission by any person, group of persons, or association, including any member of the Commission, on a nomination form provided by the Commission. The nomination form shall include, or be accompanied by, the following:

1. The name and address of the owner of the property proposed for designation, including the names of the beneficial owners of property held in a land trust, where possible.
2. The legal description and common street address of the property proposed for designation.
3. An indication of whether or not the owner is in favor of the proposed designation.
4. A written statement describing the property and setting forth reasons in support of the proposed designation.
5. Photographs of the property or selected properties within a district.
6. Such other information as may be required by the Commission.

Applicant's Proposal

The applicant, homeowners George & Myrtle Mason, have nominated 408 N Kenilworth Ave to be an Oak Park Landmark based on the following Criteria:

Criteria 1: Significance as an example of architectural, cultural, economic, historic or social development or heritage of the Village of Oak Park, the state, of the United States.

Criteria 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, or the United States.

Criteria 5: Embodiment of those distinguishing characteristics of significant architectural type, or style, or engineering specimen.

Criteria 6: Identification as the work of a builder, designer, architect, crafts person, engineer or landscape architect whose individual work is significant in the development of the Village of Oak Park, the State, of the United States.

Historical Summary

408 N Kenilworth Ave was designed by Patton & Fisher Architects and built in 1890. It was remodeled into a residence more reflective of the Prairie style by Tallmadge & Watson in 1910. Based on permit records and historic photographs, 408 N Kenilworth Ave has had few changes since the 1910 remodel and retains its historic integrity.

Permit summary:

1910: alterations

1911: one-story, frame garage

1928: addition to garage (three-car)

1984: new steps and retaining wall added at rear of house

1992: replace front stair and landing, no change

2000: asphalt shingle roof replaced in kind

2012: kitchen and sunroom remodel (three windows added to kitchen)

Staff Comments

Summary of Landmark Nomination Process

George and Myrtle Mason, the owners of 408 N Kenilworth Ave, filed an application for historic landmark status on August 23, 2019. On September 12, 2019, the Historic Preservation Commission considered the nomination and made a preliminary determination that 408 N Kenilworth Ave likely meets one or more of the landmark criteria. The Commission set October 10, 2019 as the date for the hearing. A legal notice was published in the Wednesday Journal on September 25, 2019. The owners of 408 N Kenilworth and properties within 250 feet of 408 N Kenilworth were notified by mail in accordance with the Ordinance.

Recommendation of Eligibility

408 N Kenilworth Ave was part of the original Frank Lloyd Wright-Prairie School of Architecture Historic District as listed on the National Register of Historic Places in 1973. The nomination noted the number of Prairie style houses in the district as well as, "other excellent specimens of architectural styles from the Italianate residences of the 1860s to the revived Classical and Medieval types of the 1920s." As an

1890 Patton & Fisher design remodeled into the Prairie style by Tallmadge & Watson in 1910, 408 N Kenilworth Ave directly illustrates this transition from prominent local 1890s architects and styles to those of the 1910s, as well as the trend to remodel houses in the Prairie style. It appears that 408 N Kenilworth Ave meets the criteria for eligibility to be listed as an Oak Park Landmark.

Attachments

- Landmark nomination form and report