



Agenda Item Summary

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Submitted By

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Reviewed By

LKS

Agenda Item Title

Concur with the Historic Preservation Commission's Recommendation and Adopt an Ordinance Amending Chapter 7 ("Building Regulations"), Article 9 ("Historic Reservation"), Section 7-9-8 ("Designation Of Historic Landmarks and Interior Historic Landmarks") of the Oak Park Village Code to Designate the Exterior of the Building Located at 408 North Kenilworth Avenue as an Historic Landmark

Overview

The local landmark designation process is authorized by Section 7-9-8 of the Oak Park Historic Preservation Ordinance and grants authority to the Village Board to designate local historic landmark status. The subject building is listed on the National Register of Historic Places (NRHP) as part of a district and is included in our local Frank Lloyd Wright historic district. The Commission approved the nomination of the property as an Oak Park Historic Landmark on October 10, 2019 as requested by the homeowners Mr. and Mrs. Mason.

Recommendation

The Historic Preservation Commission unanimously supports the Local Historic Landmark Designation for 408 North Kenilworth Avenue.

Staff Recommendation

Staff supports the Local Landmark Designation nomination recommendation.

Fiscal Impact

FY Budget 2019 contains \$25,000 in GL account #1001-41020-101-530662. So far, this year \$13,228.37 has been expended and \$11,771.63 remains. The Historic Preservation Commission is estimating a \$250 expenditure for a bronze plaque.

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 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.

408 North Kenilworth Avenue, the Robbins-Chapman House, was designed by Patton & Fisher Architects and built in 1890 for original owner A. L. Robbins. It was remodeled into a residence more reflective of the Prairie style by architects Tallmadge & Watson in 1910 for then owner George Chapman. The remodel was completed by local contractor Guy & McClintock, who built a large percentage of Tallmadge & Watson projects in Oak Park. Patton & Fischer were a prominent local architecture firm in the late 19th century. The firm was based in Chicago and designed buildings nationally. They designed at least 15 buildings still existing in Oak Park, primarily houses in the Queen Anne style. Normand S. Patton lived in Oak Park on N Grove Ave. Tallmadge & Watson formed in 1905 and were noted for using design elements from the Chicago School. Prior to World War I, the firm became well known for its Prairie style designs in Oak Park, where they designed a number of residential buildings. Watson lived in Oak Park though the firm designed buildings throughout the Chicago area. Tallmadge & Watson were part of a shift in architectural taste in Oak Park in the early 20th century, moving from the Queen Anne and more ornate styles of the 19th century into the Prairie style and more modern architecture inspired by Frank Lloyd Wright and the Prairie School architects.

408 North Kenilworth Avenue has had few exterior alterations since the 1910 remodel by Tallmadge & Watson and retains its historic integrity. The house 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 1973 district nomination notes 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.

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”:

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, in Section 7-9-5.A.1.;
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, in Section 7-9-5.A.3.;
5. Embodiment of those distinguishing characteristics of significant architectural type, or style, or engineering specimen, in Section 7-9-5.A.5;
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, or the United States, in Section 7-9-5.A.6.

Alternatives

Do not support the Landmark Designation

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Historic Preservation Commission approved the Historic Landmark Nomination Report on October 10, 2019 as findings of fact and forwarded these findings and Resolution to the Board recommending approval of an ordinance designating 408 North Kenilworth Avenue as an Oak Park Historic Landmark.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

Historic Preservation matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.

Performance Management (MAP) Alignment

A Governance Priority for the Development Customer Services Department is Land Use Regulations.