

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**8/9/2016**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
1130 Franklin Street - Historic Landmark	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

A Historic Landmark Designation Resolution has been prepared to designate the property at 1130 Franklin Street a historic landmark.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2015-2017 include *Steward of Financial and Environmental Sustainability*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the August 16, 2016 active agenda per the unanimous recommendation of the Architectural Design Review Board. The Architectural Design Review Board found that the proposed landmark meets the landmark designation criteria found in Section 12.302 of the Historic Preservation Ordinance.

**BACKGROUND**

The petitioners are seeking a Historic Landmark Designation for their property at 1130 Franklin Street under criteria 12.302.B.2 and 12.302.B.3 of the Historic Preservation Ordinance: owned by persons of historical significance to the community and representation of distinguishing characteristics of an architectural style. The two-story Queen Anne house with a basement was constructed in 1892, as evidenced by the petitioner's research.

Existing House

The property has features typical of a Queen Anne, with an asymmetrical form enhanced by a turret in the southeast corner, an ornamental porch, and other ornamentation and detailing in the window and door framing. The house has been very well maintained over the years and still has the original clapboard siding. The textured and varied siding options on the house are typical of a Queen Anne. The house was originally built by Emerson Foote, a business partner in E.H. Prince and Company. The company was responsible for platting the E.H. Prince and Company subdivision in 1890 and played a significant role in the growth of Downers Grove.

### Analysis of Significance

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A, 12.302.B.2, and 12.302.B.3. The house was constructed in 1892 and is thus over 50 years of age as required by Section 12.302.A. The property must also meet at least one of the criteria in Section 12.302.B, and meets criteria 12.302.B.2 as Emerson Foote and his family played a key role in the community's expansion in the 1890's and into the twentieth century. The property also meets criteria 12.302.B.3 as it is an excellent example of the Queen Anne architectural style, with distinctive features such as an asymmetrical form and ornamental detailing.

### Public Comment

Three members of the public spoke in support of the petition at the July 20, 2016 Architectural Design Review Board meeting.

### **ATTACHMENTS**

Resolution

Aerial Map

Staff Report with attachments dated July 20, 2016

Minutes of the Architectural Design Review Board Hearing dated July 20, 2016

**RESOLUTION NO. \_\_\_\_\_****A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION  
FOR 1130 FRANKLIN STREET**

WHEREAS, the Village of Downers Grove has adopted an Ordinance entitled the "Historic Preservation Ordinance"; and

WHEREAS, Section 12-301 of the Municipal Code sets forth landmark designation procedures for areas, properties, buildings, structures, objects and sites; and

WHEREAS, Frederic and Cynthia Zaeske ("Applicant") are the owners of certain property legally described as follows:

THE EAST HALF OF LOTS 8, 9, AND 10 IN BLOCK 9, IN E. H. PRINCE AND CO'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1130 Franklin Street, Downers Grove, IL 60515  
(PIN 09-08-107-016)

WHEREAS, there is a 1892 two-story Queen Anne structure on the property; and

WHEREAS, on July 20, 2016, the Architectural Design Review Board conducted a public hearing in connection with the aforesaid application, after notice of said hearing was duly given; and

WHEREAS, the Board rendered its decision on the aforesaid application, recommending that the property located at 1130 Franklin Street, Downers Grove, Illinois, be granted Historic Landmark Designation; and

WHEREAS, certain applicable requirements of Section 12-302, Landmark Designation Criteria, of the Historic Preservation Ordinance relating to the granting of Historic Landmark Designation have been met.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

Section 1. That the recitals contained in the Preamble hereto are incorporated as part of this Resolution.

Section 2. That the structure located on the property located at 1130 Franklin Street is hereby granted Historic Landmark Designation.

Section 3. That the Village Clerk is hereby directed to file a certified copy of this Resolution in the Office of the DuPage County Recorder of Deeds and is further directed to transmit a copy of this Resolution to Downers Grove Historical Society and the Applicant.

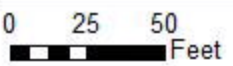
Section 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

\_\_\_\_\_  
Mayor

Passed:  
Published:

Attest: \_\_\_\_\_  
Village Clerk



1130 Franklin Street - Location Map





**VILLAGE OF DOWNERS GROVE  
ARCHITECTURAL DESIGN REVIEW BOARD  
JULY 20, 2016 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
16-ADR-0006 1130 Franklin Street	Designation of a Historic Landmark	Nora Flynn Planning Intern

### REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 1130 Franklin Street based on the criteria that the property represents the distinguishing characteristics of an architectural style and that the property was owned by persons with historical significance to the community.

### NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

### GENERAL INFORMATION

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**OWNER/  
APPLICANT** Fredric and Cynthia Zaeske  
1130 Franklin Street  
Downers Grove, IL 60515

### PROPERTY INFORMATION

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**ARCHITECTURAL STYLE:** Queen Anne  
**BUILDING DATE:** 1892  
**HISTORICAL BUILDING USE:** Single Family Residence  
**EXISTING BUILDING USE:** Single Family Residence  
**PROPERTY SIZE:** 9,900 square feet  
**PIN:** 09-08-107-016

### ANALYSIS

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#### SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Certificate of Acknowledgement Form
5. Historic Landmark Information Form
6. Photographs

16-ADR-0006, 1130 Franklin Street  
July 11, 2016

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### **PROJECT DESCRIPTION**

The petitioners are seeking a Historic Landmark Designation for their property at 1130 Franklin Street under criteria 12.302.B.2 and 12.302.B.3 of the Historic Preservation Ordinance: owned by persons of historical significance to the community and representation of distinguishing characteristics of an architectural style. The two-story Queen Anne house with a basement was completed in 1892 in the prime of the Victorian Era.

The primary defining feature of the American Queen Anne style is the use of varied wall plain and forms using towers and bays; flat and plain expanses are varied. In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard or wood shingles. A key feature of the Queen Anne style is asymmetry, often in the form of steeply pitched, cross-gabled roofs and cylindrical towers. Elaborate, ornamented porches that were constructed along with the house are also a notable feature. Asymmetry, varied texture, and ornamentation are all basic elements of the Queen Anne.

In the 2013 Village Architectural and Historical Survey the home was listed as significant for being an excellent example of the Queen Anne style. The home was built on a stone foundation and still has the original clapboard siding and beveled glass windows. Multiple textures are gained from the different siding options at the roof elements; varied clapboard treatments, shingle patterns, and moldings exist on the home. The turret on the southeast corner is a key feature of the Queen Anne style. The turret, in addition to the cross-gabled roof contributes to the asymmetry of the house. The house also includes an ornamental porch with top mounted horizontal spindles. Ornamentation is found in the window framing, balusters, additional spindlework, and decorative pediment on the north side. A rear addition does not impact the home's historic integrity.

The house was built by Emerson Foote, who was a business partner with E.H. Prince and Fannie Linscott in The E.H. Prince and Company. In 1890, The E.H. Prince and Company platted an attractive subdivision northwest of the Main Street train station which caused significant growth in the community. Emerson Foote died before moving into the home but his children and wife, Corinne Foote, lived there from August 1892 until the family moved in 1905. Corinne Foote remained invested in the subdivision and was particularly involved with erecting a large greenhouse between Saratoga Avenue and Forest Avenue, which at the time was named Foote Street.

### **COMPLIANCE WITH HISTORIC PRESERVATION ORDINANCE**

The petitioner has outlined the request in the attached narrative letter and photographs. The petitioner will further address the proposal and justification to support the requested landmark designation at the public hearing.

Landmark designations require evaluation based on Section 12.302 of the Historic Preservation Ordinance, *Landmark Designation Criteria*. Staff finds the request complies with Section 12.302A and Section 12.302.B, *Landmark Designation Criteria #2 and #3* as described below.

#### **Section 12.302.A.**

**The proposed landmark is either over fifty (50) years old; in whole or in part or is under fifty (50) years of age and possesses exceptional importance such as might be recognized immediately for its reflection of an extraordinary political event or architectural innovation; and**

The house was constructed in 1892. This standard is met.

#### **Section 12.302.B**

**That one or more of the following conditions exist:**

1. **The property has significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;**  
This criteria does not apply.
2. **The property was owned by a person or persons of historic significance to the community, county, State or Nation;**  
Staff finds that the Foote family is historically significant to The Village of Downers Grove through their connection with The E.H. Prince and Company and the subdivision they platted. The E.H. Prince and Company invested a large amount of time and money to develop the subdivision. With graded streets, sidewalks, newly planted trees and Prince's pond, the subdivision was a desirable place to live. New construction in the southeast corner drove Downers Grove's northward expansion in the 1890's and into the twentieth century. This criteria is met.
3. **The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**  
Staff finds the property represents the distinguishing characteristics of the Queen Anne architectural style. The clapboard siding, cross-gabled roof, asymmetry, turret, front porch, and ornamental details were typical of the Queen Anne. The house has been well maintained. This criteria is met.
4. **The property represents notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;**  
This criteria does not apply.
5. **An area that has yielded or may be likely to yield, information important in history or prehistory.**  
This criteria does not apply.
6. **A source of civic pride or identity for the community.**  
This criteria does not apply.
7. **The property is included in the National Register of Historic Places.**  
This criteria does not apply.

**NEIGHBORHOOD COMMENT**

Staff has not received any neighborhood comments regarding the proposal at this time.

**RECOMMENDATIONS**

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Staff finds the petition complies with the criteria in Section 12.302.A, 12.302.B.2, and 12.302.B.3 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 1130 Franklin Street.

Staff Report Approved By:




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Stan Popovich, AICP  
Director of Community Development



## CORINNE S. FOOTE HOUSE 1892

*Corinne S. Foote* was born, Corina Scott Oldmixon, on April 3, 1870 to George Scott and Corina (Rhodes) Oldmixon. Records indicate she was born in France, possible the Channel Islands. Her father was a physician and served as a Union Soldier in 1864. Her mother was born in Buenos Aires to a merchant. Corinne had two sisters; Louisa, Sophia,. There was another sister by the name of Francis Pauline that died at the age of 10.

The Oldmixon family resided in Philadelphia. It is known that Corinne spoke fluent French and was an accomplished pianist. It is further believed that she even played at Carnegie Hall. In 1887 at the young age of 17, she was wed to Emerson Young Foote. Emerson was the son of Edward Y. Foote and Lucy Mason of New Haven, CT. Emerson was born in 1857 and 12 years Corinne's senior. He was a graduate of Sheffield School and subsequently Yale in 1879 with a law degree. It is not known if this was an arranged marriage but it is possible.

After the wedding Emerson's job in the Coal Industry brought the family to Chicago. Emerson was a founder and minority partner in Somerset Coal and Coke Company of Chicago. Mr. and Mrs. Foote resided in an area of Chicago which is now known as North Riverside, IL. In the year 1888, Corinne gave birth to the first child, Marie Louise Scott Foote. Unfortunately, Marie died at 11 months of age on July 30, 1889 and is buried at Oakwoods Cemetery in Chicago. The second child, Marguerite Scott, was born on May 20, 1890 the same year that EH Prince and Company was formed. It was this year Mr. and Mrs. Emerson Foote were listed in Chicago Book of Influential People.

While Corinne was raising Marguerite, Emerson was forming EH Prince and Company with EH Prince and Fannie Linscott. The house at 62 w. Franklin (now 1130 Franklin) was being built by Oscar Potter for Emerson and Corinne. The lots 7,8,9,10 of block 9 were originally owned by Oscar Potter to build the home, each of the lots were \$325. When the house was sold it was listed at \$3,500 with a \$1,500 lien to John Oldfield.

On June 14, 1892 Edward Mason Foote was born. Exactly 10 days later Emerson died of apoplexy. He was buried next to Marie at Oakwoods Cemetery. On August 27, 1892 Corinne, Marguerite, Edward and servant Hilma Anderson moved into the home. The family resided at the Franklin address until 1905 when Corinne sold it to Mary and Fred Tabor for \$3750.

Emerson's will left his estate solely to his heirs, Marguerite and Edward for when they came of age, leaving Corinne with no means to support the family. Dauphin K.

Foote (D.K. known to be a relation to Emerson) stepped in and gave Corinne some money to care for the family. Corinne was 22 with two children, a widow, and no income in the year 1892.

It seems Corinne kept an interest in erecting a greenhouse that was to be located between Saratoga and Forest (then Foote St.) . D.K. , Prince and Corinne all had money invested in this piece of property. Around 1903 all greenhouse real estate and materials for this land were sold to PH Combs. The greenhouse grew roses and was later sold to Kidwell Florist.

Somewhere before 1900 Corinne changed Edwards name to Mason Scott Foote and Marguerite became Margret and eventually Peggy. After moving the family in 1905 historical records suggest she moved to the Edgewood neighborhood in Chicago until 1909 and then to a plantation in Richland, LA. It is here that Marguerite met Lloyd A. White and was married in 1918. They did not have any children. Lloyd is buried at the Foote Estate in Oakwoods.

Mason married Vivian G. Nolan around 1924 in Dallas and they had a daughter Vivian Louise on December 3, 1925. While Mason was working for GM as an executive he divorced. Vivian Louise married William Armington and had two children. Marian Armington Carson whom resides in Connecticut and Robert Armington whom lives in North Carolina. Mason later married Elizabeth Anderson from Portland, OR. Mason Scott Foote, Jr. was born December 15, 1939. Corinne's children cared for her in her later years. On February 15, 1951 Corinne passed away in Santa Cruz, CA. She died of cancer. Marguerite Scott Foote White passed away April, 20 1965 in Santa Cruz, CA at the age of 74. Mason Scott Foote passed away May 16, 1963, he was 70.

Mason Scott Foote, Jr. resides with his wife, children and grandchildren in Oregon. He was kind enough to share the story of Corinne and her family. Artifacts pertaining to Foote family, and EH Prince can be found at the Downers Grove Museum and at the Corinne S. Foote home in Downers Grove, Illinois. (Private Residence.)

#### 1130 FRANKLIN HISTORY

1891 Oscar Potter

1892 Oscar Potter to Corinne S. Foote \$3500

1905 Corinne S. Foote to Mary L. Tabor \$3750

1908 Fred S. Tabor to Earl Prince \$3000

Trust/deed \$1037

1908 Earl Prince to Henry Clithero \$3500

1909 Henry Clithero to Ann S. Slorach \$3000

Trust /deed \$2000

1911 Ann S. Slorach to John B. Heartt \$10.00

1920 John B. Heartt to ora R. Lynch \$10.00

1921 Lora R. Lynch to David Miller \$10.00

Trust /deed \$2700

1925 David Miller to John Perrou \$10.00

Trust /deed \$5000

\* The Rasches moved in here some time and the Drapers

1966 John McKay to Don Dicke \$16500

2004 Don Dicke to Ted Arthur \$450000

2012 Ted Arthur to Fred and Cindy Zaeske \$475,000

\*Evelyn Rasch was in the court for the 1932 Centennial Celebration

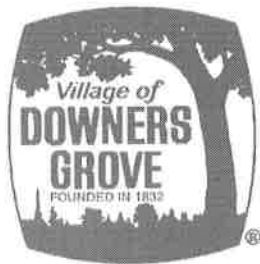
Mrs. Draper was the ticket agent during the Zepher Crash in 1947

John B. Heartt was the son of a Civil War Hero

Don Dicke is the grandson of Casper Dicke

#### 1130 FRANKLIN RESIDENTS

1891	Oscar Potter
1892-1905	Corinne S. Foote/Marguerite, Mason, Hilma Anderson
1905	Mary and Fred Tabor
1907	Mr. and Mrs. Schaffer
1908	Earl Prince
1909	Henry Clithero
1916-1917	Maude Smith/Bessie Fannie and Mary
1924-26	Wm. Zeiss
1926-33	John and Louise Perrou
1938-43	John and Helena Rasch and Evelyn/Harold and Betty Anklui
1945- 58	CM and Ruth Draper
1966-2004	Don and Grace Dicke
2004-12	Theodore and Mary Arthur
2012	Fred and Cindy Zaeske/Christina



# Historic Landmark Information Form

**Property Address** 1130 Franklin Street, Downers Grove, IL 60515

**Date of Construction** 1892

**Architectural Style** Queen Anne

**Architect (if known)** Oscar Potter

**Number of Stories** 2

**Basement (Y/N)** y

**Foundation Materials (Concrete, Concrete Block, Wood, Stone, Brick, N/A)**

Stone

**Exterior Wall Materials (Concrete, Wood, Stone, Brick, Vinyl, Other, N/A)**

original clapboard

**Roof Type (Gabled, Cross-Gabled, Hipped, Hipped-Gable, Shed, Gambrel, Flat, Other, N/A)**

Hipped and gabled

**Roof Materials (Metal, Wood Shingle, Wood Shake, Composition, Slate, Tile, Other, N/A)**

Other

**Window Type (Double-Hung, Awning, Casement, Hopper, Other, N/A)**

Double hung

**Window Materials (Wood, Aluminum, Vinyl, Other, N/A)**

Aluminum

**Door Type (Panel, Flush, Transom, N/A) and Materials (Wood, Metal, Glass, N/A)**

Wood with glass

**Other significant exterior architectural features (Accessory Structures, Arches, Porches, Towers, Brick Course, etc.)**

Turret and original beveled glass windows



West Side



North Side



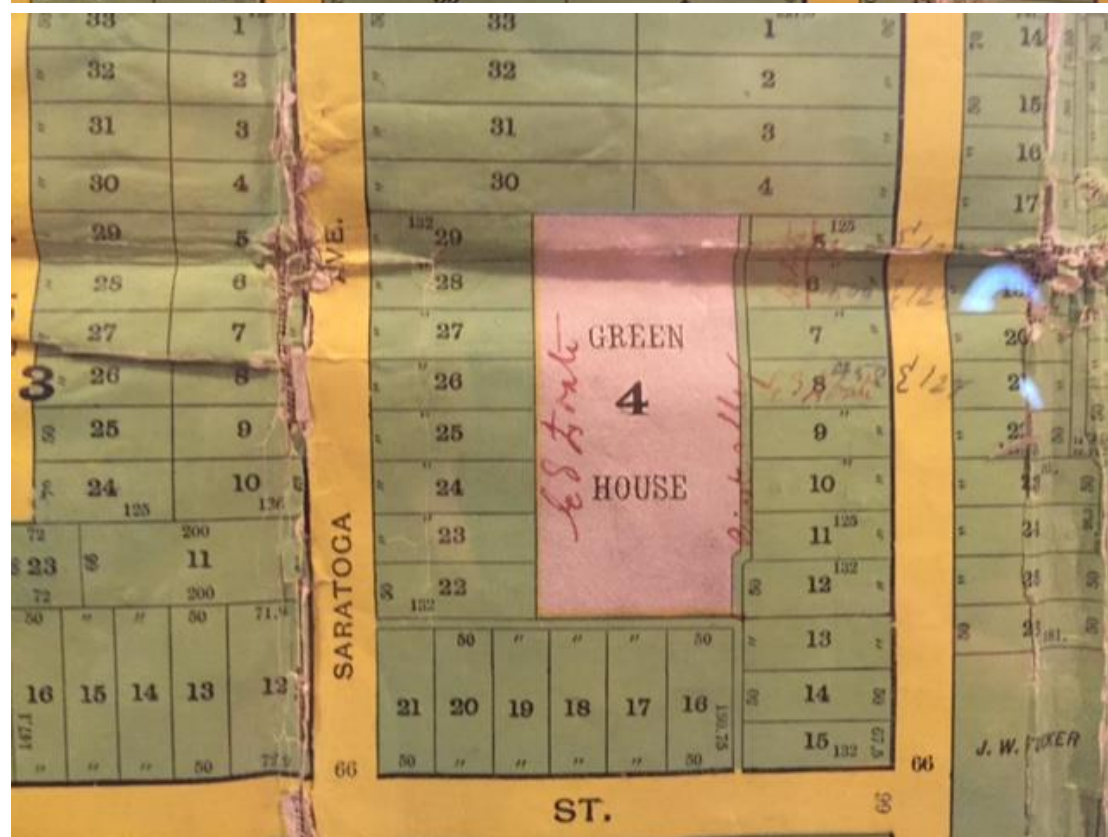
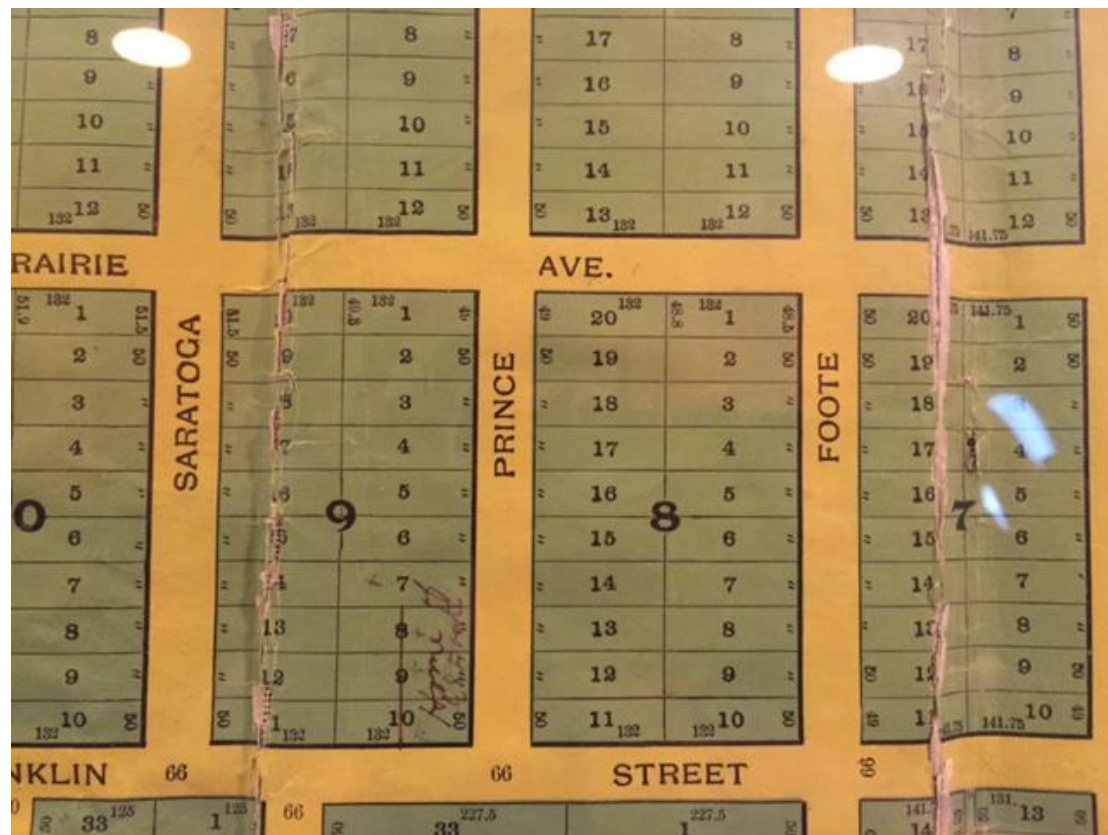
East Side facing Prince Street



Front Side on Franklin Street facing South







Map detail showing the location of the home and the greenhouse

Agreement entered into this sixteenth (16) day  
of June, A. D. 1890, between Earl H. Prince and Emerson Y. B  
Foote, of the City of Chicago, County of Cook, State of  
Illinois, parties of the first part and Fannie T. Linscott, o  
of said City, County and State, party of the second part  
Witnesseth:

That the above named parties having entered into  
an agreement under the firm name of E. H. Prince & Co for  
the purchase subdivision and sale of a tract of land compri

rl H. Prince, Emerson Y. Foote and Fannie

Fannie T. Linscott (SEA)

Earl H. Prince (SEAL)

Emerson Y. Foote (SEAL)

**A. 16-ADR-0006: A petition seeking a Historic Landmark Designation for the property commonly known as 1130 Franklin Street, Downers Grove, IL (PIN 09-08-107-016). The property is located at the intersection of Franklin Street and Prince Street on the northwest side. Frederic and Cynthia Zaeske, Petitioners and Owners.**

Intern Nora Flynn summarized the owners of 1130 Franklin Street were seeking historic landmark designation for their 1892 Queen Anne. The plat of survey for the home was referenced on the overhead. Ms. Flynn noted that in 2013 the village's Architectural Historic Survey reflected that the structure was listed as "significant", was an excellent example of the Queen Anne style, exhibited asymmetry, and included the key feature -- the turret -- on the southeast corner of the home. The home's front porch included ornamental spindle-work and baluster detail with additional ornamentation found at the door. The home's materials included the original wood clapboard and siding and had been well maintained.

Ms. Flynn pointed out a rear addition was added to the home which did not impact the home's historic integrity. The home was built by Emerson Foote, a business partner in the E.H. Prince & Company, with Earl H. Prince and Fannie Linscott. E.H. Prince & Company platted the E.H. Prince & Company Subdivision in 1890 which was located north of train tracks. A historical summary of the subdivision followed. Historical maps were also depicted.

In summary, staff found that the owner's application for landmarking complied with the criteria for landmark designation. Ms. Flynn summarized in detail how the historic home met each of the criteria. Staff recommended that the ARDB make a positive recommendation to the village council for the landmark status of 1130 Franklin Street.

Chairman Pro tem Davenport invited the board to comment. None followed.

Chairman Pro tem Davenport opened up the meeting to public comment.

Petitioner, Ms. Cynthia Zaeske, 1130 Franklin Street, stated she has lived in the home for four years and knew nothing about the home except for someone to comment that she "lived in the mistress's house", which sparked the home's history. Rumor had it that Corrine Foote was Prince's mistress because Emerson died a week before they moved into the home. Ms. Zaeske stated she did locate the Foote family but there was no record that Corrine was the mistress; however, Mr. Prince did teach Corrine's children to sail and assisted them financially into their adulthood. Ms. Zaeske confirmed staff's statement that Mr. Prince did form the subdivision, as referenced above, and she was trying to get the home landmark "so it never comes down."

Member comments were all positive and that it was nice to see the tall homes with the spires and turrets. Asked how the overall landmarking process was for the applicant, Ms. Zaeske responded that it was "very easy" and everyone was very helpful. She said she plaqued the home prior with the historical society and said the assessor's office was very helpful.

Dave and Amy Gassen, 5320 Benton Ave., thanked the applicant for bringing the petition forward. Ms. Gassen commented that she had a tour of the home, which was beautiful, and the interior had just as much character as the exterior. She stated that at the end of the tour, Ms. Zaeske showed her a book she had created which documented the research and history of the home.

Mr. Rich Kulovany, 6825 Camden, thanked Ms. Zaeske for landmarking her home and for going through the process, which he felt was an honor to the community.

Hearing no further comments, Chairman Pro tem Davenport closed the public hearing and entertained a motion.

**MR. RIEMER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 1130 FRANKLIN STREET.**

**MS. ENGLANDER SECONDED THE MOTION. ROLL CALL:**

**AYE: MR. RIEMER, MS. ENGLANDER, MS. ACKS, MR. DAVENPORT  
MR. LARSON**

**NAY: NONE**

**MOTION CARRIED. VOTE: 5-0**