

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

SUBJECT:	SUBMITTED BY:
4502 Prince Street - Historic Landmark	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house and barn at 4502 Prince 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 4502 Prince Street under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story house with a barn were constructed in 1896, as evidenced by the petitioner's research.

Existing House

The property exemplifies many features typical of a Queen Anne, including asymmetry, ornamentation, and variation in rooflines. Key features include a tower which projects through the roofline at the front façade and an ornamental porch with spindlework and other decorative detailing. The property has many well maintained features such as the original fret work on the front porch, the clapboard siding, and the original pump used for the well. The barn on the property is used as a garage, but has maintained a majority of its original features, including manually operated doors.

Analysis of Significance

The proposal complies with the following criteria for Landmark Designation: Section 12.302.A and 12.302.B.3. The house was constructed in 1896 and is thus over 50 years of age as required by Section

12.302.A. The property must meet one of the criteria noted in 12.302.B, meeting 12.302.B.3 as the house represents the distinguishing characteristics of the Queen Anne architectural style, as previously outlined.

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 4502 PRINCE 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, Chris and Patricia Patterson ("Applicant") are the owners of certain property legally described as follows:

LOT 1 (EXCEPT THE NORTH 60.0 FEET THEREOF) AND ALL OF LOT 2, IN BLOCK 25 IN E.H. PRINCE AND COMPANY'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, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT NUMBER 43600 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 4502 Prince Street, Downers Grove, IL 60515
(PIN 09-05-312-012)

WHEREAS, there is an 1896 two-story Queen Anne house structure with an english basement and an 1896 barn 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 house and barn located at 4502 Prince 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 house and barn located on the property located at 4502 Prince 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.

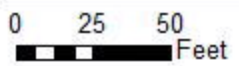
Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



4502 Prince Street - Location Map





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

SUBJECT:	TYPE:	SUBMITTED BY:
16-ADR-0007 4502 Prince Street	Designation of a Historic Landmark	Swati Pandey Planner

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home and barn at 4502 Prince Street based on the criteria that the property represents the distinguishing characteristics of an architectural style.

NOTICE

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

GENERAL INFORMATION

**OWNER/
APPLICANT** Chris and Patricia Patterson
4502 Prince Street
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Queen Anne
BUILDING DATE: circa 1896
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 8,860 square feet
PIN: 09-05-312-012

ANALYSIS

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. Historic Landmark Information Form
5. Certificate of Acknowledgement Form
6. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4502 Prince Street under criteria 12.302.B.3 of the Historic Preservation Ordinance: representation of distinguishing characteristics of an architectural style. The two-story house with an english basement is a Queen Anne which was originally constructed in 1896, with a rear addition in the 1980s. The original barn on the property exists even today and has been converted into a garage, as stated by the petitioner in the attached narrative.

Queen Anne was a dominant Victorian architectural style at the end of the 19th century. Built in 1896, the home was built in the Victorian era. At this time, the Industrial Revolution led to an expansion in the railway system lending the ability to create more elaborate residential projects. Doors, windows, roofs, siding, and detailing were able to be produced in factories and made more accessible by shipping through railway. Some of the important features of Queen Anne include the asymmetrical building style with steeply pitched, cross-gabled roofs incorporating projecting gables ornamented in shingling patterns. Tower bays and elaborate porches are also a notable feature of Queen Anne style. The porches usually include elaborate spindlework, balusters and pediments with stick or shingle work. Queen Anne is a prevalent architectural style found in the E.H. Prince's Subdivision in Downers Grove which includes 4502 Prince Street.

The property at 4502 Prince Street includes many such distinguishing features including asymmetry and variation in rooflines. Ornamentation, spindlework and elaborate decoration can be found in the front porch elements of the house. A tower is present at the front façade – a key feature in the Queen Anne. The use of varied color is found on the home as well. Many original features still exist on the property including the original fret work (ornamental wood design) on the front porch, the clapboard siding, the original hand pump for the well, and original wood double-hung windows controlled with rope, pulleys, and ironweights. The garage on the property is the original barn as seen in the picture dated 1916. It has been maintained in its original condition with manually operated doors. The rear addition of the house blends with the existing style and includes a family room and a rear deck. The landmark designation of the house is applicable to the front façade only.

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 #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 is 120 years old. 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.

16-ADR-0007, 4502 Prince Street
July 11, 2016

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2. **The property was owned by a person or persons of historic significance to the community, county, State or Nation;**
This criteria does not apply.
3. **The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;**
Staff finds the home represents the distinguishing characteristics of the Queen Anne style. The 2013 Village of Downers Grove Architectural and Historical Survey also finds the home and the barn to be “significant” with “excellent integrity” and the barn is especially very rare. The distinct features of the house being the asymmetrical rooflines, fret and spindlework on the front porch, original clapboard siding, and tower bay that are typical of the Queen Anne style. 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

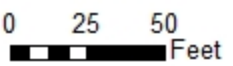
Staff finds the petition complies with the criteria in Section 12.302.A and 12.302.B.3 for Landmark Designation. Based on the findings above, staff recommends the Architectural Design Review Board make a positive recommendation for both the house and barn to the Village Council for landmark status of 4502 Prince Street.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:sp
-att



4502 Prince Street - Location Map



4502 Prince Street

The house at 4502 Prince Street sits on land originally part of the E.H. Prince & Company addition to Downers Grove. Property tax record show a significant increase in valuation between 1896 and 1897 indicating the house was built at this time and is now 120 years old. The house was originally owned by Rosa Johnson. The house is an example of a Queen Anne farm house complete with the original barn which housed a milk cow, two horses and a wagon, and still has two original feed stalls. The house is two stories with an English basement. The original oak and maple hard wood floors are intact. The first floor includes a parlor with a coal burning fireplace, a living room, dining room, kitchen and breakfast area. A 1980's addition to the rear of the house includes a family room, laundry room and rear deck. The original upstairs has three bedrooms and a full bath. The bathroom has the original claw foot cast iron tub. The windows are all original wood double hung controlled with rope, pulleys and iron weights. The front porch includes the original fret work. The siding is the original wood clapboard. The basement walls are rubble stone with a white wash finish on the interior. The back yard includes a hand dug well with the original hand pump.

The house was approved in 1998 by the Downers Grove Historical Society for a Centennial Homes plaque. When designing the plaque for the house the current owners named the house The Kruger House in deference to Mrs. Mata Krueger who owned and lived in the house for 64 years (1905 to 1969). We have been visited by several of Mrs. Kruger's descendents who have given us old pictures of the house and family. Two of these pictures are enclosed.

Landmark Designation Criteria

Section 12.302

- A. The proposed landmark is either Over fifty (50) years old, in whole or in part or is under fifty 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 is 120 years old.

- B. That one or more of the following conditions exist:

1.

2.

3. The property represents the distinguishing characteristics of an architectural period, style, type, method of construction or use of indigenous materials;

The house is a Queen Anne Farm House typical of the era. The exterior has the original wood clapboard siding, rubble stone foundation, double hung wood sash windows, and front porch fretwork. The siding on the rear addition matches to original clapboard siding. The interior has original oak and maple hardwood floors and plaster walls.

4.

5.

6.

7.



Historic Landmark Information Form

Property Address 4502 PRINCE STREET DOWNERS GROVE IL

Date of Construction 1896

Architectural Style QUEEN ANNE

Architect (if known) _____

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)

WOOD CLAPBOARD

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

SIDE GABLED

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

ASPHALT SHINGLE

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

DOUBLE-HUNG

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

WOOD

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

PANEL FRONT TRANSOM

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

TOWER & TURRET FRONT PORCH FRETWORK COAL FIRE-
PLACE ORIGINAL BARN WITH FEED STALLS, BRICK FLOOR
DORMER PEDIMENTED

1



FRONT ELEVATION EAST.

2



REAR WEST ELEVATION

3



SOUTH ELEVATION

4



NORTH ELEVATION

5



BARN EAST ELEVATION

HAND PUMP RIGHT
FOREGROUND

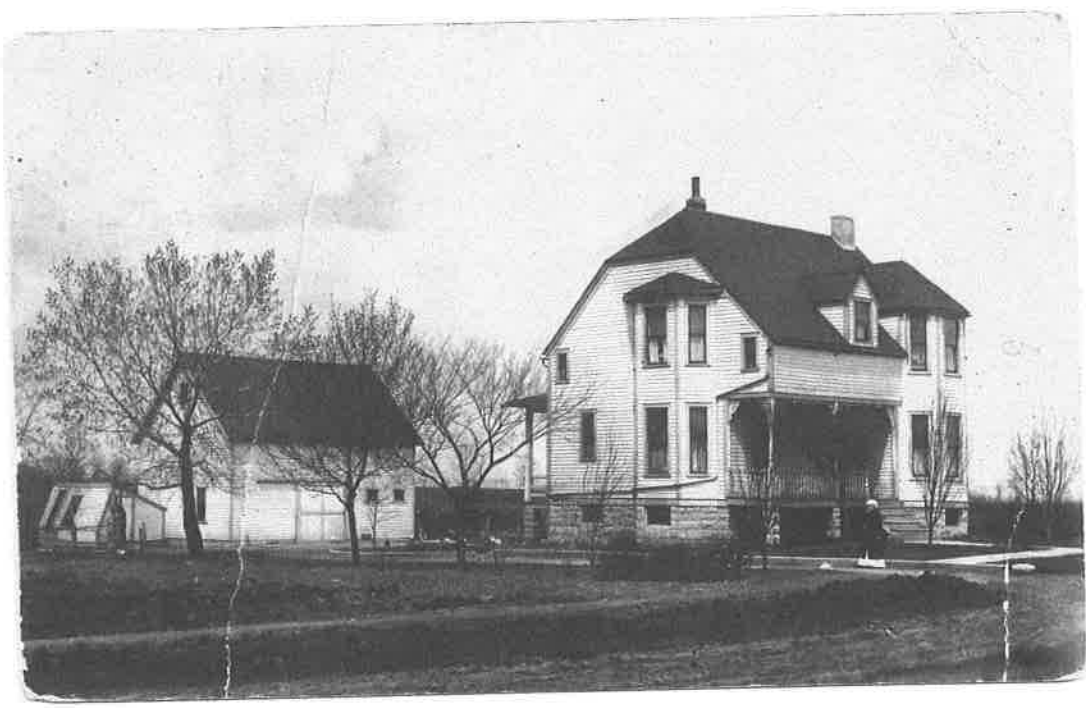
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Herms Home in Deer Grove, Ill.

DATE UNKNOWN

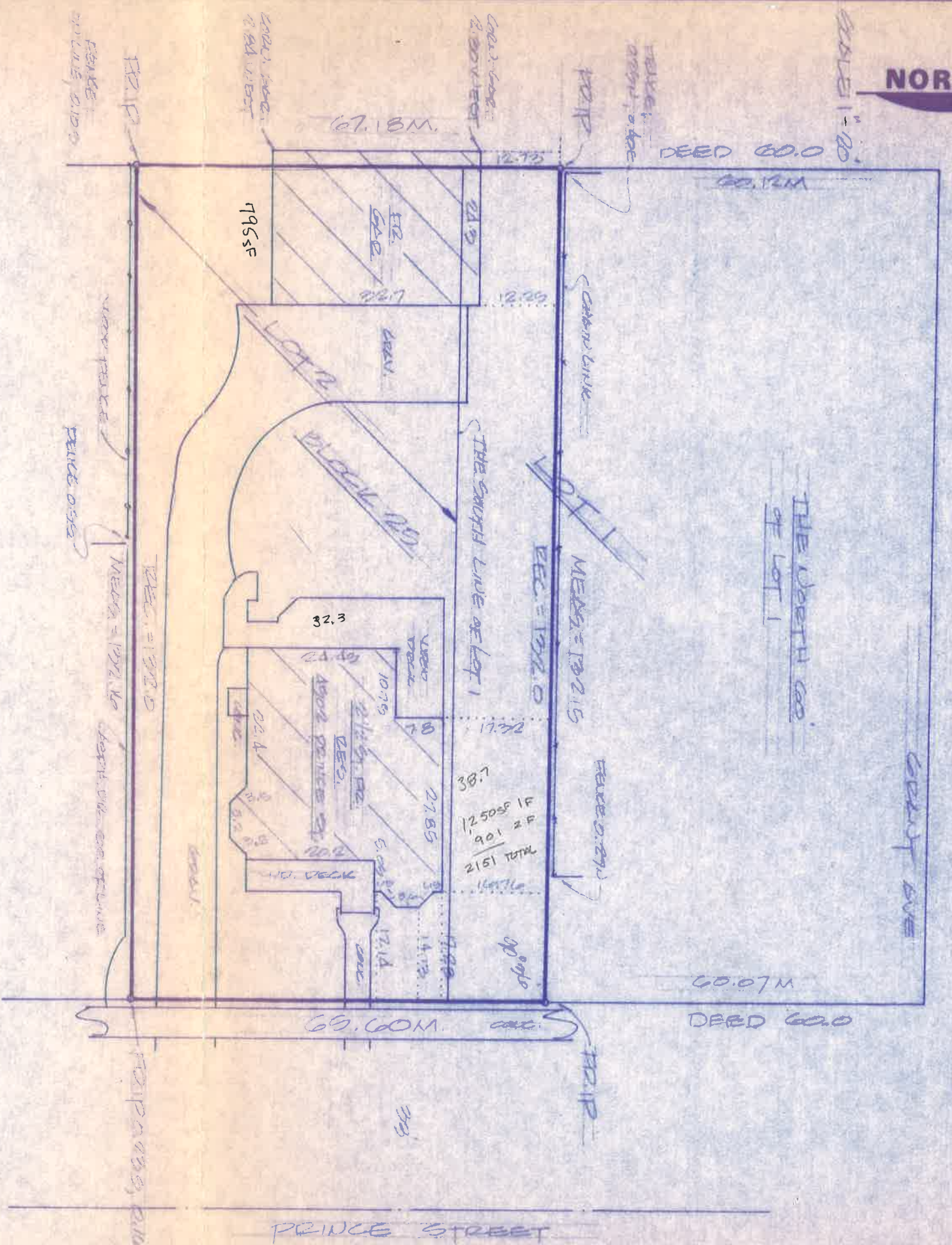
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CHRISTMAS POST CARD 1916

PLAT OF SURVEY

LOT 1 (EXCEPT THE NORTH 60.0 FEET THEREOF) AND ALL OF LOT 2, IN BLOCK 25 IN E.H. PRINCE AND COMPANY'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, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT NUMBER #3600 IN DUPAGE COUNTY, ILLINOIS.



- NOTE:
1. COMPARE ALL POINTS ON GROUND WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
 2. FOR BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON PLAT REFER TO ABSTRACT, DEED, OR CONTRACT.
 3. ARC LENGTHS SHOWN ON CURVED LINES UNLESS OTHERWISE NOTED.

STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS REGISTERED LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

COMPASS, LTD.

BY: *Michael J. Simola*
 ILLINOIS REGISTERED LAND SURVEYOR NO. 2866
 NAPERVILLE, ILL. APR 24 AD 19 24

COMPASS LTD.

(312) 355 5069

TITLE

B. 16-ADR-0007: A petition seeking a Historic Landmark Designation for the property commonly known as 4502 Prince Street, Downers Grove, IL (PIN 09-05-312-012). The property is located on the west side of Prince Street, approximately 80 feet south of Grant Street. Chris and Patricia Patterson, Petitioners and Owners.

Village Planner Swati Pandey identified the Queen Anne home and a barn on a map for the board members. The property was located at the intersection of Grand and Prince Streets. The 1986 plat of survey was also referenced. Per staff, the home was constructed in 1896 and was approximately 120 years old. Prominent Queen Anne features on the front facade included: the asymmetrical building style, the pitched cross-gabled roof, the tower, the porches and the decorative details on the porch.

Ms. Pandey pointed out that the north façade included the simple gabled roof while the south façade of the home reflected the varying roof lines, the tower bay and half-hipped roof. Additionally, a stone foundation existed on the original part of the home with different colors of paint. The porch columns and wood clapboard were original.

In addition to the home being landmarked, Ms. Pandey stated an original barn was also being landmarked, which was used as a garage and still had some of the exterior elements (hardware) present today. The hand pump, located on the site, was also pointed out. The rear of the home (west facade) included an addition and deck which was added around the 1980s but did not impact the integrity of the original home.

A photograph depicting the home in 1916 was shown on the overhead which reflected the roofline, tower bays, original foundation and the barn, still existing today.

In closing, Ms. Pandey stated staff found the home and the barn met the criteria for landmark designation and recommended that the board forward a positive recommendation to the village council.

Chairman Pro tem opened the public hearing and asked the petitioner to come forward.

Applicant, Mr. Chris Patterson, 4502 Prince Street, discussed that in the 30 years he and his wife lived in the residence, they were visited by several descendents and family members of Mrs. Krueger, who was not the original owner, but did live in the house for 60 years (1905 - 1969). He reviewed the criteria that the home met: age and architectural style. Over the 30 years, Mr. Patterson stated he and his wife have tried to restore the home in the Queen Anne style. He offered to answer any questions.

A question was asked as to how the barn was used currently and whether a second floor existed. Mr. Patterson explained there was an intact second floor currently used for storage and beer brewing, but when he and his wife purchased property, the upper level was half finished and half exposed rafters. Currently, he explained that the center and south doors were used for a garage, while the north doors led to the feed stalls, which still existed. A brick floor existed with two sections but the two sections were now covered in concrete. He believes they were

originally dirt for the livestock. Looking at the photograph, Mr. Patterson pointed out the chicken coop located on the south side of the garage. He also was of the understanding that Mrs. Krueger may have sold fruits, vegetables, milk and eggs to surrounding neighbors and had rented the upper floor rooms to teachers in the school across the street.

Comments from the members included that the barn was unique, in great shape, and reflected what it was like to live on-site in the 1900s. Questions also followed as to where the original high school was located and the fact that the home sat in its location, by itself, for 15 years before the school was constructed and was one of the first homes built in that area.

Chairman Pro tem Davenport pointed out that the home met the landmark criteria and while it was not an exceptional example, it was a good example, was well maintained, and had a history. He appreciated Mr. Patterson bringing the application forward.

Mr. Patterson closed his discussion by sharing an interesting story about someone contacting him who had a picture of his home in a house located in Wisconsin.

Dave and Amy Gassen, 5320 Benton Avenue also thanked the Pattersons for bringing the property forward and strongly support making the home a historic landmark.

Mr. Rich Kulovany, 6825 Camden, thanked the Pattersons for the landmarking and said he saw their attendance at a former ADRB subcommittee meeting. He stated he and Amy Gassen were the folks who dropped off the landmark paperwork at their home.

Seeing no further public comment, the chairman closed the public hearing and entertained a motion.

MR. LARSON MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 4502 PRINCE STREET, INCLUDING THE BARN.

MR. RIEMER SECONDED THE MOTION. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 5-0