

VILLAGE OF DOWNERS GROVE
Report for the Village
10/3/2017

SUBJECT:	SUBMITTED BY:
Historic Landmark - 4714 Oakwood Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A Historic Landmark Designation Resolution has been prepared to designate the house at 4714 Oakwood Avenue a historic landmark.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Steward of Financial, Environmental and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the September 19, 2017 Village Council meeting. Staff recommends approval at the October 3, 2017 Village Council meeting.

BACKGROUND

The petitioners are seeking a Historic Landmark Designation for their property at 4714 Oakwood Avenue 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 three-story Queen Anne house with a basement was constructed in 1893 by Earl H. Prince, a business partner in E.H. Prince and Company.

Existing House

The property has features typical of a Queen Anne, with an asymmetrical form enhanced by a turret in the south facade, a wraparound porch, and other ornamental framing around the windows. The steeply pitched hipped-gable roof provides visual interest with dormers of various forms and sizes on all four sides and a third floor balustrade with a line of coffered arches. The house has been very well maintained over the years and still has the original varied combination of clapboard siding and wood shingles.

The house was originally built by Earl H. Prince, 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. Although Prince moved westward the same year that they moved into the home, his wife remained there until her death in 1946.

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 1893 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 Earl H. Prince played a key role in the community's expansion in the 1890s 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. In the 2013 Village Architectural and Historical Survey, the home was listed as significant for being an excellent example of the Queen Anne style.

Public Comment

Four members of the public spoke in support of the petition at the August 16, 2017 Architectural Design Review Board meeting.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated July 21, 2017

Minutes of the Architectural Design Review Board Hearing dated August 16, 2017

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Petitioner **DATE:** October 3, 2017
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

- ☐ Ordinance
- ☒ Resolution
- ☐ Motion
- ☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 4714 OAKWOOD AVENUE", as presented.



SUMMARY OF ITEM:

Adoption of the attached resolution shall grant historic landmark designation for 4714 Oakwood Avenue.

RECORD OF ACTION TAKEN:

RESOLUTION NO. _____**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION
FOR 4714 OAKWOOD AVENUE**

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, John & Ruth Wander ("Applicant") are the owners of a structure on the property legally described as follows:

LOT 7 IN PARRISH RESUBDIVISION OF BLOCK 43 OF E.H. PRINCE & COMPANY, 3RD ADDITION TO DOWNERS GROVE. A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 1950 AS DOCUMENT 589301, IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 4714 Oakwood Avenue, Downers Grove, IL 60515
(PIN 09-07-203-003)

WHEREAS, an 1893 3-Story Queen Anne structure is on the property; and

WHEREAS, on July 21, 2017, 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 4714 Oakwood Avenue, 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 4714 Oakwood Avenue 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.

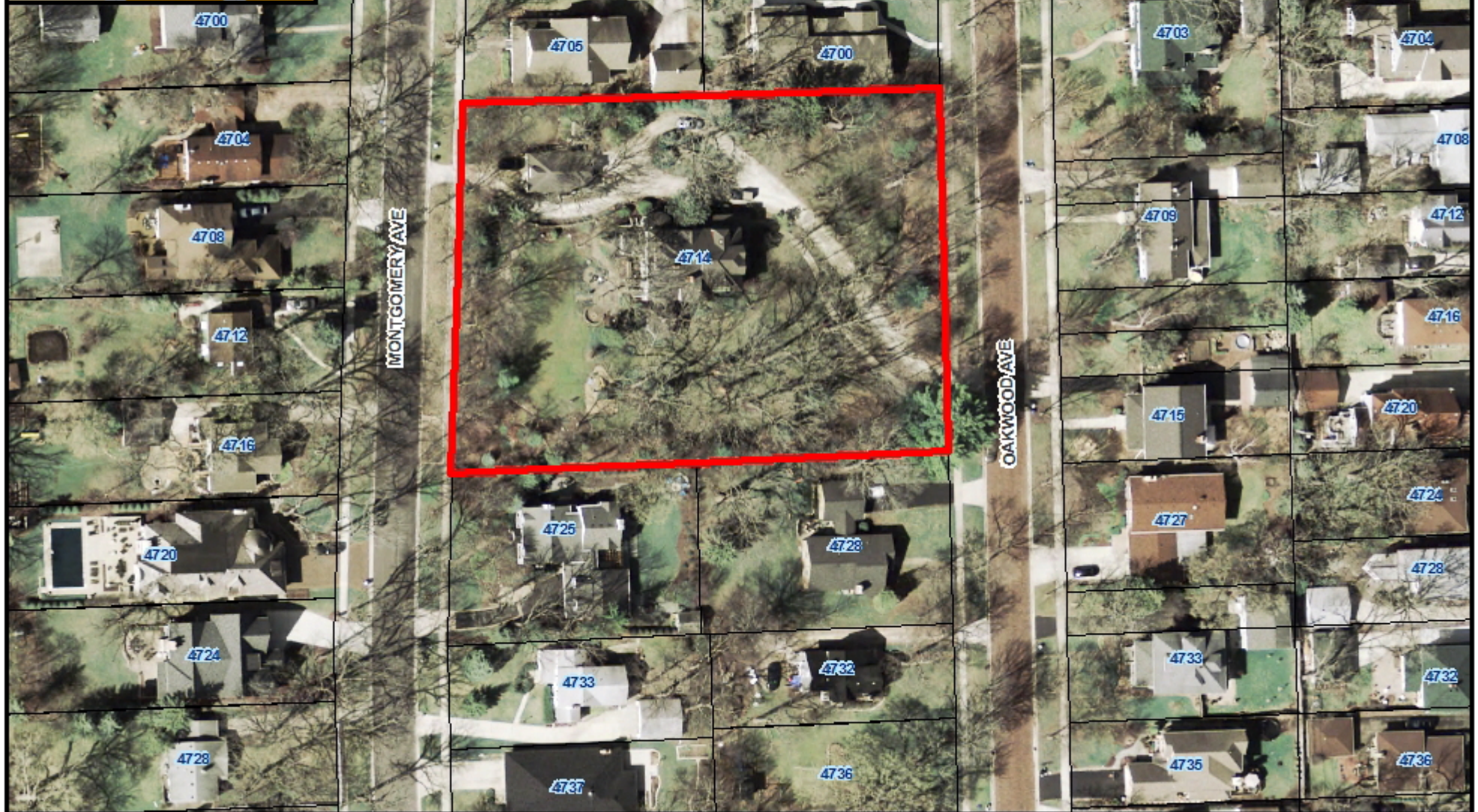
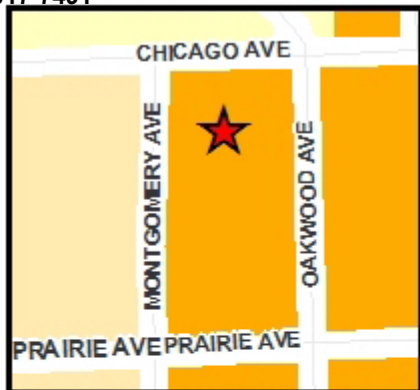
Section 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



0 30 60
Feet

4714 Oakwood Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
JULY 21, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-ADR-0005 4714 Oakwood Avenue	Designation of a Historic Landmark	Nora Flynn Planning Intern

REQUEST

The petitioners are seeking a Historic Landmark Designation for their home at 4714 Oakwood Avenue based on the criteria that the property was owned by a family with historical significance to the community and the house 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:** John & Ruth Wander
4714 Oakwood Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

ARCHITECTURAL STYLE: Queen Anne
BUILDING DATE: 1893
HISTORICAL BUILDING USE: Single Family Residence
EXISTING BUILDING USE: Single Family Residence
PROPERTY SIZE: 60,030 square feet (1.38 acres)
PINS: 09-07-203-003

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

PROJECT DESCRIPTION

The petitioners are seeking a Historic Landmark Designation for their property at 4714 Oakwood Avenue 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 three-story Queen Anne house with a basement was built in 1893 in the prime of the Victorian era.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard or wood shingles. The style peaked in popularity during the last two decades of the twentieth century. Distinctive features of Queen Anne homes include steeply pitched cross-gabled roofs, varied wall plain and forms, and decorative detailing. They often have large, wraparound porches and incorporate towers and bays. Asymmetry, varied texture, and ornamentation are all basic elements of the American Queen Anne style.

In the 2013 Village Architectural and Historical Survey, the home was listed as significant for being an excellent example of the Queen Anne style. Built on a stone foundation, the siding of the home mixes wood clapboard and wood shingles in contrasting textures and colors. The steeply pitched hipped-gable roof provides visual interest with dormers of various forms and sizes on all four sides and a third floor balustrade with a line of coffered archers. Ornamental framing can be seen on the second story windows while the third story dormers feature decorative round windows. There is a two story turret which pops out on the south façade, contributing to the asymmetrical form. Delicate dentil molding exists on all sides of the home. A porch wraps around the north and east sides and is a defining feature of the Queen Anne style. Improvements have been added to the rear and south side of the home, but the new kitchen, gazebo, and sunroom do not impact the home's historic integrity as they were built to reflect the original design features.

The home was designed and built for Earl H. Prince and his family. E.H. Prince formed the E.H. Prince & Company with Emerson Foote and Fannie Linscott. In 1890, the company platted an attractive subdivision northwest of the Main Street train station. E.H. Prince's subdivision was responsible for a significant amount of the growth and development that Downers Grove experienced in the 1890s. Although Prince moved westward the same year that they moved into the home, his wife remained there until her death in 1946.

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, 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 1893 and is 124 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.
2. **The property was owned by a person or persons of historic significance to the community, county, State or Nation;**
Staff finds that the Prince family is historically significant to The Village of Downers Grove due to the impact that E.H. Prince & Company had on the village's early growth, and the historical significance that the subdivision contributes today. The company invested time and money into creating a desirable place to live, which attracted settlers to Downers Grove for years to come and greatly facilitated northward expansion. 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 home has considerable ornamental detailing, widely varied roof forms, asymmetry, building materials, and other notable features that were typical of a Queen-Anne. A large amount of the exterior remains unaltered and has been kept in excellent condition. 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 for Landmark Designation. Based on the findings above, staff recommends that the Architectural Design Review Board make a positive recommendation to the Village Council for landmark status of 4714 Oakwood Avenue.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP:nf
-att

P:\P&CD\PROJECTS\ADRB\PROJECTS\2017 Petitions\17-ADR-0005 4714 Oakwood\Staff Report 17-ADR-0005 4714 Oakwood Avenue.doc

He and his son are known for starting Prince Castle Ice Cream as well. It was in Dixon, Illinois that he passed in 1940.



Front of Home

East View



West Side

Gazebo is a recent addition.



Above: North view

Beside: West/rear



Above: Notice dental
trim/beautiful cut outs

Side: Stone foundation

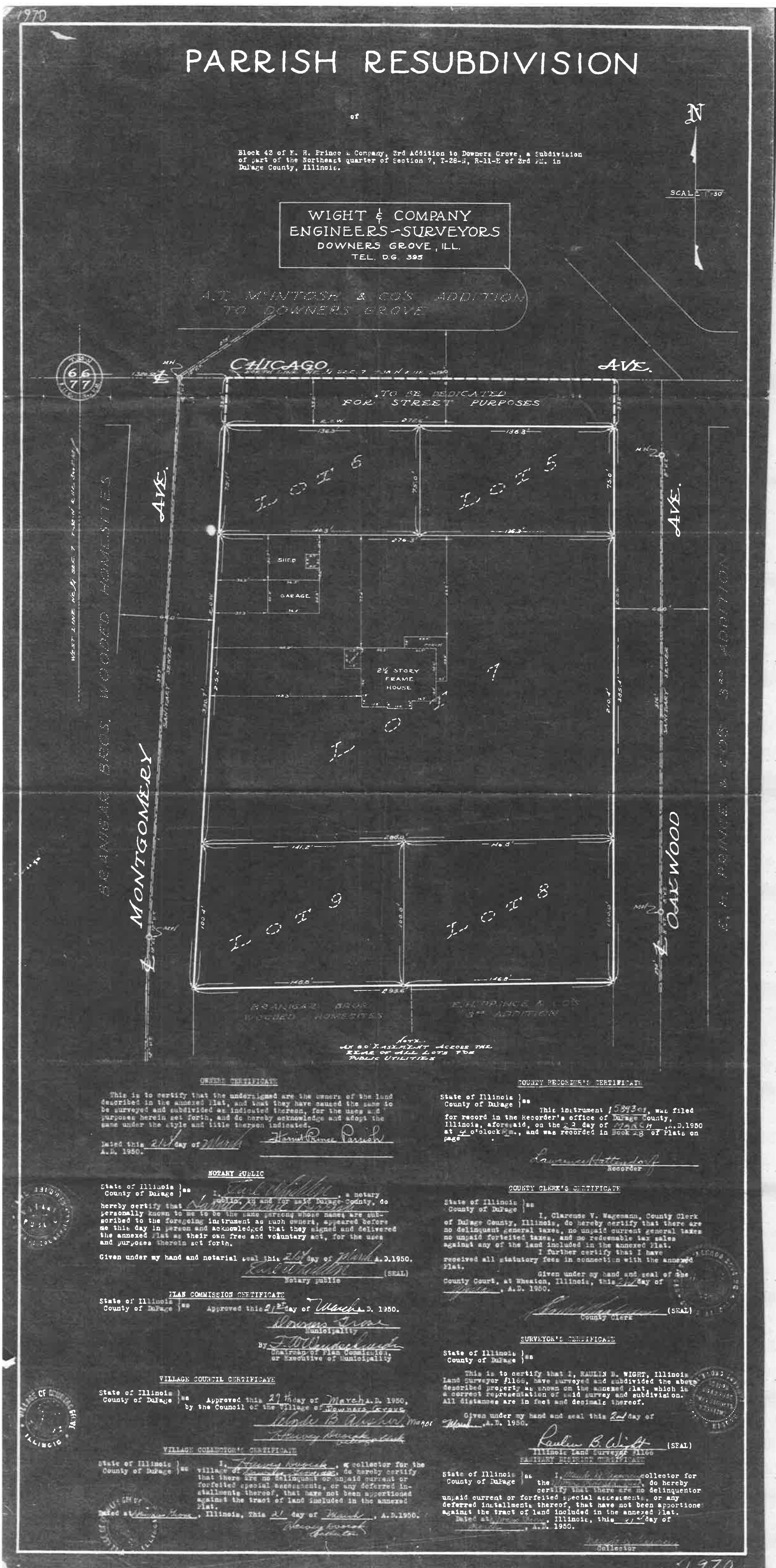


Above: 3rd story dormer



Side: 2 story turret like pop out





PARRISH RESUBDIVISION

of

Block 42 of F. H. Prince & Company, 3rd Addition to Downers Grove, a subdivision of part of the Northeast quarter of Section 7, T-28-N, R-11-E of 3rd PM. in DuPage County, Illinois.

WIGHT & COMPANY
ENGINEERS-SURVEYORS
DOWNERS GROVE, ILL.
TEL. D.G. 395

N

SCALE 1"=30'

ALL MINTOSH & CO'S ADDITION TO DOWNERS GROVE

CHICAGO

AVE.

TO BE DEDICATED FOR STREET PURPOSES

LOT 6

LOT 5

SHEED GARAGE

2 1/2 STORY FRAME HOUSE

LOT 9

LOT 8

AVE.

AVE.

BEAUMONT BLVD, WOODED HOMESITES

MONTGOMERY

OAKWOOD

E. H. PRINCE & CO'S 3RD ADDITION

BEAUMONT BLVD WOODED HOMESITES

E. H. PRINCE & CO'S 3RD ADDITION

AN 80' EASEMENT ACROSS THE REAR OF ALL LOTS FOR PUBLIC UTILITIES

OWNER'S CERTIFICATE

This is to certify that the undersigned are the owners of the land described in the annexed plat, and that they have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated this 2nd day of March, A.D. 1950.

NOTARY PUBLIC

State of Illinois) ss
County of DuPage) ss
I, E. H. Prince, a Notary Public, do hereby certify that the foregoing instrument is a correct and true copy of the original as the same was presented to me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of March, A.D. 1950.

PLAN COMMISSION CERTIFICATE

State of Illinois) ss
County of DuPage) ss
Approved this 2nd day of March, A.D. 1950.

By James J. Jones
Chairman of Plan Commission
or Executive of Municipality

VILLAGE COUNCIL CERTIFICATE

State of Illinois) ss
County of DuPage) ss
Approved this 29th day of March, A.D. 1950,
by the Council of the Village of Downers Grove.

VILLAGE COLLECTOR'S CERTIFICATE

State of Illinois) ss
County of DuPage) ss
I, James J. Jones, a collector for the village of Downers Grove, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereof, that have not been apportioned against the tract of land included in the annexed plat.

Dated at Downers Grove, Illinois, this 2nd day of March, A.D. 1950.

COUNTY RECORDER'S CERTIFICATE

State of Illinois) ss
County of DuPage) ss
This instrument # 5843, was filed for record in the Recorder's office of DuPage County, Illinois, on the 2nd day of March, A.D. 1950 at 10 o'clock P.M., and was recorded in Book 28 of Plats on page 1.

Lawrence Hattendorf
Recorder

COUNTY CLERK'S CERTIFICATE

State of Illinois) ss
County of DuPage) ss
I, Clarence V. Wagemann, County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid special taxes, and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Court, at Wheaton, Illinois, this 2nd day of March, A.D. 1950.

Clarence V. Wagemann
County Clerk

SURVEYOR'S CERTIFICATE

State of Illinois) ss
County of DuPage) ss
This is to certify that I, RAULIN B. WIGHT, Illinois Land Surveyor #166, have surveyed and subdivided the above described property as shown on the annexed plat, which is a correct representation of said survey and subdivision. All distances are in feet and decimals thereof.

Given under my hand and seal this 2nd day of March, A.D. 1950.

Raulin B. Wight
ILLINOIS LAND SURVEYOR #166
HASTING DISTRICT SURVEYOR

State of Illinois) ss
County of DuPage) ss
I, Charles B. Jones, collector for the village of Downers Grove, do hereby certify that there are no delinquent unpaid current or forfeited special assessments, or any deferred installments thereof, that have not been apportioned against the tract of land included in the annexed plat.

Dated at Downers Grove, Illinois, this 2nd day of March, A.D. 1950.

Charles B. Jones
Collector











A. **17-ADR-0005: A petition seeking a Historic Landmark Designation for the property commonly known as 4714 Oakwood Avenue, Downers Grove, IL (PIN 09-07-203-003). The property is located on the west side of Oakwood Avenue, approximately 75 feet south of Chicago Avenue. John and Ruth Wander, Petitioner and Owner.** Senior Planner Rebecca Leitschuh noted the location of this 1893 Queen Anne home. Petitioners were seeking landmark designation for two reasons: because the home was owned by persons of historical significance to the community and representation of distinguishing characteristics of an architectural style. The current plat of survey was referenced. Staff pointed out that it sits on an oversized parcel in the E.H. Prince and Company subdivision, this being the home actually built by E.H. Prince and his family.

Ms. Leitschuh reported that the American Queen Anne architectural style was a popular style in the village constructed, with this home constructed in the prime of the Victorian era. Details of its style followed including: wood clapboard and wood shingle siding, stone foundation, ornamental and eclectic elements (e.g., three types of roof dormers, one with rounded corners and round windows with decorative framing, one a hipped roof dormer, and one a high gable dormer), a wrap-around porch, dentil molding trim that wraps around the roofline, a two-story turret popout, third story balustrade with coffered arches, and the original front door.

The home was built for Earl H. Prince and his family who first arrived in DG in 1890 and formed E.H.Prince and Company along with Emerson Foote and Fannie Linscott. The company created the E.H.Prince subdivision north of the train tracks, and had a major role in the rapid growth experienced during the 1890s when the population more than doubled. The subdivision encouraged further northward expansion. Prince moved westward in 1893, the same year his family moved into the home. His wife remained in the home, an active member of the Downers Grove community, until her death in 1946.

Staff recommended approval of the landmark request, noting the home was constructed in 1893, it was constructed and owned by a person of historical significance, and it embodies the characteristics of the American Queen Anne style home.

No questions from the board members. Two board members expressed their appreciation of the landscaping and the remaining brick street. The chairman invited the petitioner to speak.

Staff played a video prepared by Cindy Zaeske, 1130 Franklin, on behalf of the petitioners. She introduced herself said it was a pleasure researching the property and working with the owners, the Wanders.

The chairman invited the public to speak.

Mr. Rich Kulovany, 6825 Camden, Downers Grove, was pleased to see that the home was preserved stating developers were interested in demolishing the home since it sat on 6 lots.

Ms. Kathy Nybo, 5253 Blodgett, Downers Grove, said the home had the “wow factor.”

Ms. Irene Hogstrom, 1232 Gilbert, Downers Grove, said it was a gem and thanked for preserving.

Ms. Amy Gassen, 5320 Benton, Downers Grove, recognized the architecture and property as a good site to preserve, and also shared that the home is part of the Historical Society's Historic Homes program.

Ms. Shannon Tully, 5413 Main, Downers Grove, thanked Cindy Zaeske for her help researching and preparing the petition.

Hearing no further comments, the chairman closed the public hearing and entertained a motion.

WITH RESPECT TO FILE 17-ADR-005, MR. LARSON MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR THE PROPERTY AT 4714 OAKWOOD AVENUE IN DOWNERS GROVE.

MS. CHALBERG SECONDED THE MOTION. ROLL CALL:

**AYE: MR. LARSON, MS. CHALBERG, MS. ACKS, MS. HOLLWECK,
CHAIRPERSON DAVENPORT**

NAY: NONE

MOTION CARRIED. VOTE: 5-0