



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

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
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**

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**OWNER/  
APPLICANT:** John & Ruth Wander  
4714 Oakwood Avenue  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**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**

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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

## **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**

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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:



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Stan Popovich, AICP  
Director of Community Development

SP:nf  
-att

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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: 3<sup>rd</sup> story dormer



Side: 2 story turret like pop out

4714



# 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 P.M. in DuPage County, Illinois.

N

SCALE 1"=30'

**WIGHT & COMPANY**  
ENGINEERS-SURVEYORS  
DOWNERS GROVE, ILL.  
TEL. DG. 395

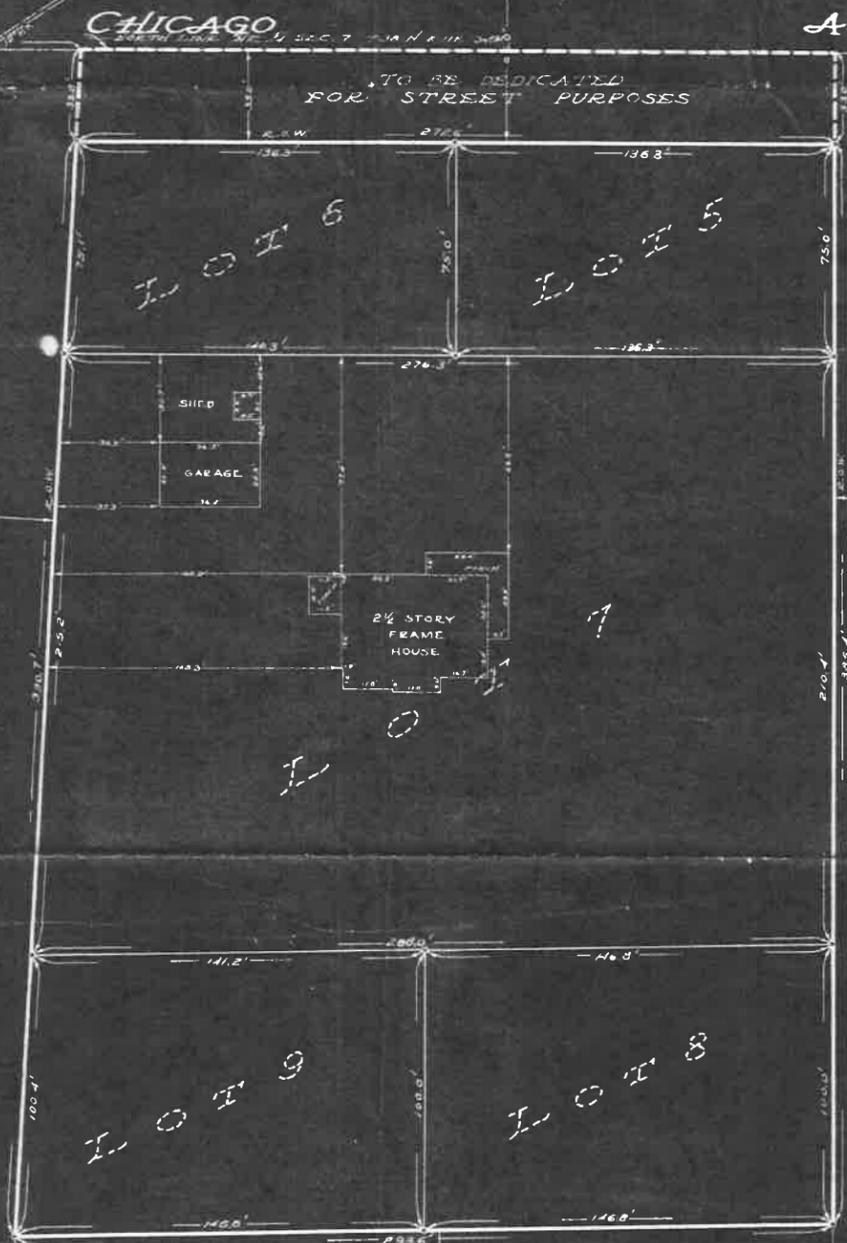
A.E. MINTOSH & CO'S ADDITION  
TO DOWNERS GROVE



WEST LINE NE 1/4 SEC 7 T-28-N R-11-E

BEAUMONT SUBD. MOORED HOMESITES

MONTGOMERY AVE.



CHICAGO AVE.

AVE.

OAKWOOD

A.E. MINTOSH & CO'S 3RD ADDITION

BRANIFF GROVE MOORED HOMESITES

EMERSON AVE 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 21st day of March, 1950.  
*Frank Prince Parrish*  
A.D. 1950.

### COUNTY RECORDER'S CERTIFICATE

State of Illinois }  
County of DuPage }  
This instrument 15843, was filed for record in the Recorder's office of DuPage County, Illinois, aforesaid, on the 22 day of March, A.D. 1950 at 4 o'clock P.M., and was recorded in Book 28 of Plats on page  
*Lawrence Hottel*  
Recorder

### NOTARY PUBLIC

State of Illinois }  
County of DuPage }  
I, *E. J. ...*, a notary public, do hereby certify that *Frank Prince Parrish* personally known to me to be the same person whose name are subscribed to the foregoing instrument as such owner, appeared before 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 21st day of March, A.D. 1950.  
*E. J. ...* (SEAL)  
Notary public

### COUNTY CLERK'S CERTIFICATE

State of Illinois }  
County of DuPage }  
I, Clarence V. Wagenmann, County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited 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 21st day of March, A.D. 1950.  
*Clarence V. Wagenmann* (SEAL)  
County Clerk

### TOWN COMMISSION CERTIFICATE

State of Illinois }  
County of DuPage }  
Approved this 21st day of March, A.D. 1950.  
*Downers Grove*  
Municipality  
By *...*  
Chairman of Board of Trustees  
or Executive of Municipality

### SURVEYOR'S CERTIFICATE

State of Illinois }  
County of DuPage }  
This is to certify that I, RAULIN B. WIGHT, Illinois Land Surveyor #1166, 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 21st day of March, A.D. 1950.  
*Raulin B. Wight* (SEAL)  
ILLINOIS LAND SURVEYOR #1166  
HAUNTSVILLE DISTRICT

### VILLAGE COUNCIL CERTIFICATE

State of Illinois }  
County of DuPage }  
Approved this 27th day of March, A.D. 1950,  
by the Council of the Village of *Downers Grove*.  
*Blonde B. ...*  
Mayor

### VILLAGE COLLECTOR'S CERTIFICATE

State of Illinois }  
County of DuPage }  
I, *...*, 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 21st day of March, A.D. 1950.  
*...*  
Collector

State of Illinois }  
County of DuPage }  
I, *...*, 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 21st day of March, A.D. 1950.  
*...*  
Collector





East



Rounded corners

Decorative window framing

Wrap around porch

North

Hipped roof dormer

High gable dormer



Dentil molding trim



West

Hipped roof dormer



Decorative detailing on modified porch





South



Balustrade with coffered arches

Varied wall textures & colors

2 story turret pop-out

