





VILLAGE OF DOWNERS GROVE ARCHITECTURAL + HISTORICAL SURVEY

Final Survey Report
November 5, 2013

Village of Downers Grove
Architectural Design Review Board

CONTENTS

INTRODUCTION P. 6

Survey Mission p. 6
Historic Preservation in Downers Grove p. 7
Survey Process p. 9
Evaluation Methodology p. 13

DOWNERS GROVE ARCHITECTURE P. 18

Vernacular Building Forms p. 18
Architectural Styles p. 21

HISTORIC CONTEXT P. 34

Downers Grove from 1832 through the 1880s p. 34
Northward Expansion in the 1890s p. 38
Early Twentieth Century Development p. 41
Downers Grove Development: 1920s to 1950 p. 43
Downers Grove Development: 1950 to the Present p. 47

SURVEY FINDINGS P. 52

Overview p. 52
Significant Properties p. 60
Contributing Properties to a National Register District p. 60
Non-Contributing Properties to a National Register District p. 61
Districts p. 62
Sears Catalog Homes p. 62
Maps p. 63

INVENTORY P. 74

Survey Area #1: Denburn Woods Subdivision p. 74
Survey Area #2: Shady Lane Estates Subdivision p. 75
Survey Area #3: E.H. Prince's Subdivision p. 75
Survey Area #4: Maple Avenue/Main Street Corridors p. 82
Survey Form p. 84

BIBLIOGRAPHY P. 88

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Elyse Vukelich

VILLAGE STAFF

David Fieldman, Village Manager
Tom Dabareiner, Director of Community Development
Jeff O'Brien, Planning Manager
Stan Popovich, Senior Planner

SURVEY TEAM

Nicholas P. Kalogeresis, AICP, The Lakota Group
Jean Guarino
Christen Sundquist
Douglas E. Gilbert, AIA
Michael Peterson

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INTRODUCTION

INTRODUCTION

SURVEY MISSION

Downers Grove's unique historic architecture includes a diverse collection of Victorian and 20th Century vernacular architecture ranging from Queen Anne-styled farmhouses to Craftsman bungalows, Prairie Foursquares, and post-World War II modern Ranch homes. It is the Village's desire to maintain and preserve its important architectural and historical resources for future generations. Therefore, in 2013, the Village engaged a professional preservation planning team to conduct an architectural and historical survey and inventory of four specific neighborhoods and subdivisions, including Denburn Woods, Shady Lane Estates, the E.H. Prince's Subdivision, and the Maple Avenue residential and commercial corridor between Blodgett Avenue, Main Street and Burlington Avenue.

The primary objective of the survey is to identify, document and evaluate properties that are significant to the architecture and history of Downers Grove, and potentially eligible for listing in the National Register of Historic Places. The National Register is this nation's official of list of buildings, structures and sites worthy of preservation and maintained by the National Park Service. The National Register was authorized by the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Other important objectives in undertaking this Architectural and Historical Survey include:

- Identify and recognize opportunities for potential districts listed in the National Register where significant concentrations of significant and potentially contributing historic buildings may exist.
- Establish priorities for future local preservation efforts in designating local landmarks and districts.
- Serve as a baseline of information for future research and documentation



A Colonial Revival house at 4537 Linscott Avenue, 1940s

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activities for individual properties. Future research may yield new information and facts allowing other buildings to become eligible for listing in the National Register of Historic Places as well as receive important consideration in local preservation planning activities.

- Encourage the use of survey information in educating residents regarding the history of their community and the legacy of the citizens, architects, and builders that shaped Downers Grove's urban design and development.

- Promote a community historic preservation "ethic" that encourages the long-term stewardship of Downers Grove's architectural legacy.

- The Architectural and Historical Survey should be considered a work in progress and efforts to identify other significant properties and potential districts through regular updates of the survey should be on-going mission of the Village's Architectural Design Review Board (ADRB) and other partner organizations and agencies. Activities that disseminate survey information to the public, through regular outreach and educational activities and initiatives, should also be undertaken.

HISTORIC PRESERVATION IN DOWNERS GROVE

The Village of Downers Grove adopted its Historic Preservation Ordinance in July 2007 in order to "…promote the protection, enhancement, perpetuation, and use of improvements of special character or historical interest or value in the Village of Downers Grove," and to "Provide[ing] a mechanism to identify and preserve the historic and architectural characteristics of the Village



A Queen Anne house at 4700 Highland Avenue, 1890s.



A Craftsman Bungalow with Colonial Revival porch and detailing at 4744 Middaugh Avenue, 1920s



An American Foursquare at 4732 Middaugh Avenue, 1920s

which represent elements of the Village's cultural, social, economic, political and architectural history…"[1] The Ordinance also seeks to protect important historic buildings and resources through the designation of local landmarks and to encourage their proper maintenance, restoration and rehabilitation.

Established in 2004, the Downers Grove ADRB administers the Ordinance and is empowered to undertake a number of preservation planning activities such as the survey and documentation of historic resources within the community, the designation of local landmarks and historic districts, and the approval or denial of Certificate of Appropriateness (COA) applications for building improvements and demolitions. The Board consists of seven members appointed by the Mayor.

Downers Grove is currently a designated Certified Local Government (CLG), a program established by the U.S. Congress through the National Historic Preservation Act Amendments of 1980 and managed jointly by the National Park Service, U.S. Department of the Interior, and the Illinois Historic Preservation Agency (IHPA). The CLG program provides Illinois municipalities and counties the opportunity to participate in state and Federal preservation grant and funding programs and other historic preservation related initiatives.

Prior Surveys

This *Architectural and Historical Survey* represents the first official survey of properties, sites and structures within the Village, and underwritten in part by a Certified Local Government grant from the Illinois Historic Preservation Agency. The Survey also builds on prior survey work, including the Illinois Historic Structures and Landmarks Surveys undertaken by the State of Illinois from 1970 to 1976, and a recent inventory of Sears Catalog Homes conducted by the Downers Grove Historical Society and local preservation advocates. The State of Illinois surveys, conducted at a reconnaissance level, documented 197 Downers Grove properties considered to be of both architectural and historical significance. Of these, 59 are located within the survey areas for this assignment (see below). The Sears Catalog Homes inventory lists approximately 168 homes within the Village of which 42 are located within the survey areas. Properties listed within both the State of Illinois and Sears Catalog inventory and located within the survey areas were evaluated by the survey team as part of this assignment.

Landmarks and Districts

Currently, only one property, the Avery Coonley School at 1400 Maple Avenue, is listed in the National Register of Historic Places. In addition, there are no districts listed in the National Register. It is important to note that a building's listing in the National Register of Historic Places individually or as part of a district is honorary and implies no restrictions unless Federal monies or licenses are involved. In Illinois, any building rehabilitation projects involving State of Illinois funds, permits or licenses are also subject to review by the Illinois Historic Preservation Agency.

Income-producing properties, however, are eligible to receive the Federal Historic Preservation Tax Credit (HPTC) for substantial rehabilitation or adaptive use projects. Residential properties are also eligible for the Illinois Tax Assessment Freeze Program, which results in reduced property taxes in a defined time period for homeowners also undertaking a significant rehabilitation or restoration project. Building owners of potentially eligible properties considering or planning any exterior changes or alterations should consult with IHPA if they are interested in listing their property to the National Register to determine if such alterations would affect or impact National Register eligibility.

Apart from National Register listings, there are currently two locally designated landmarks, 5256 Carpenter Street and 4943 Highland Avenue. There are no local historic districts

[1] Downers Grove Municipal Code, Chapter 12: Historic Preservation, Section 12.100. Findings.

within Downers Grove, although the Village's ADRB is authorized to designate districts under the Historic Preservation Ordinance. Local designations would enable the ADRB to review proposed alterations and demolitions to individual landmarked properties and those located within local historic districts. In addition to the two local landmarks, 1741 Prairie Avenue has a facade preservation easement with Landmarks Illinois, the statewide non-profit historic preservation advocacy organization.

SURVEY PROCESS

Undertaking this survey assignment included five distinct tasks involving background and archival research, survey form development, the field work in the designated survey areas, the mapping of all surveyed properties, and the preparation of a Final Survey Report. A survey team comprised of professional architectural historians and surveyors conducted historic context research and the on-site survey work while a team of volunteers from the ADRB and the Downers Grove Historical Society collected building permit information for inclusion in the survey form.

Survey Form Development

A survey form was developed to document and evaluate each property within the designated survey areas. The form was developed in consultation with the Village and in accordance with the guidelines and recommendations set forth in *National Register Bulletin #24: Guidelines for Local Surveys*. Specific information to be recorded on each survey form included:

- **Building Location** — including street address and DuPage County Property Identification Number (PIN), supplied by the Village through its Geographic Information System (GIS)
- **Building Evaluation** — including its significance rating, its contribution to a potential National Register or local Historic District.
- **General Information** — including its overall building condition and integrity, current and historic function and reason(s) for its significance. Secondary buildings such as garages were also recorded if viewed from the public right-of-way.
- **Architectural Description** — including its overall architectural style and building form, approximate date of construction, building materials, significant architectural features, and building additions and alterations.
- **Background Information** — sources of information used to document architects, developers, contractors and original owners if known.
- **Photos** — including front and side elevations, commercial storefronts and other architectural features.

The survey form was developed using customized software for use in the field with an Apple iPad, and is compatible with the Historic and Architectural Resources Geographic Information System, the Geographic Information System of the Illinois Historic Preservation Agency. A copy of the survey form in included in the Inventory section of this report *(page 84)*.

Archival Research

Both the survey and volunteer team conducted background research to gain a broad understanding of Downers Grove's history and the people, architects, developers, social groups and other historical forces that contributed to the Village's growth and development. Another objective was to confirm field observations

This Architectural and Historical Survey represents the first official survey of properties, sites and structures within the Village, and underwritten in part by a Certified Local Government grant from the Illinois Historic Preservation Agency.



A Colonial Revival-styled house at 5237 Brookbank, 1960s



A Queen Anne-styled house with roof tower, 1130 Franklin Avenue, 1890s

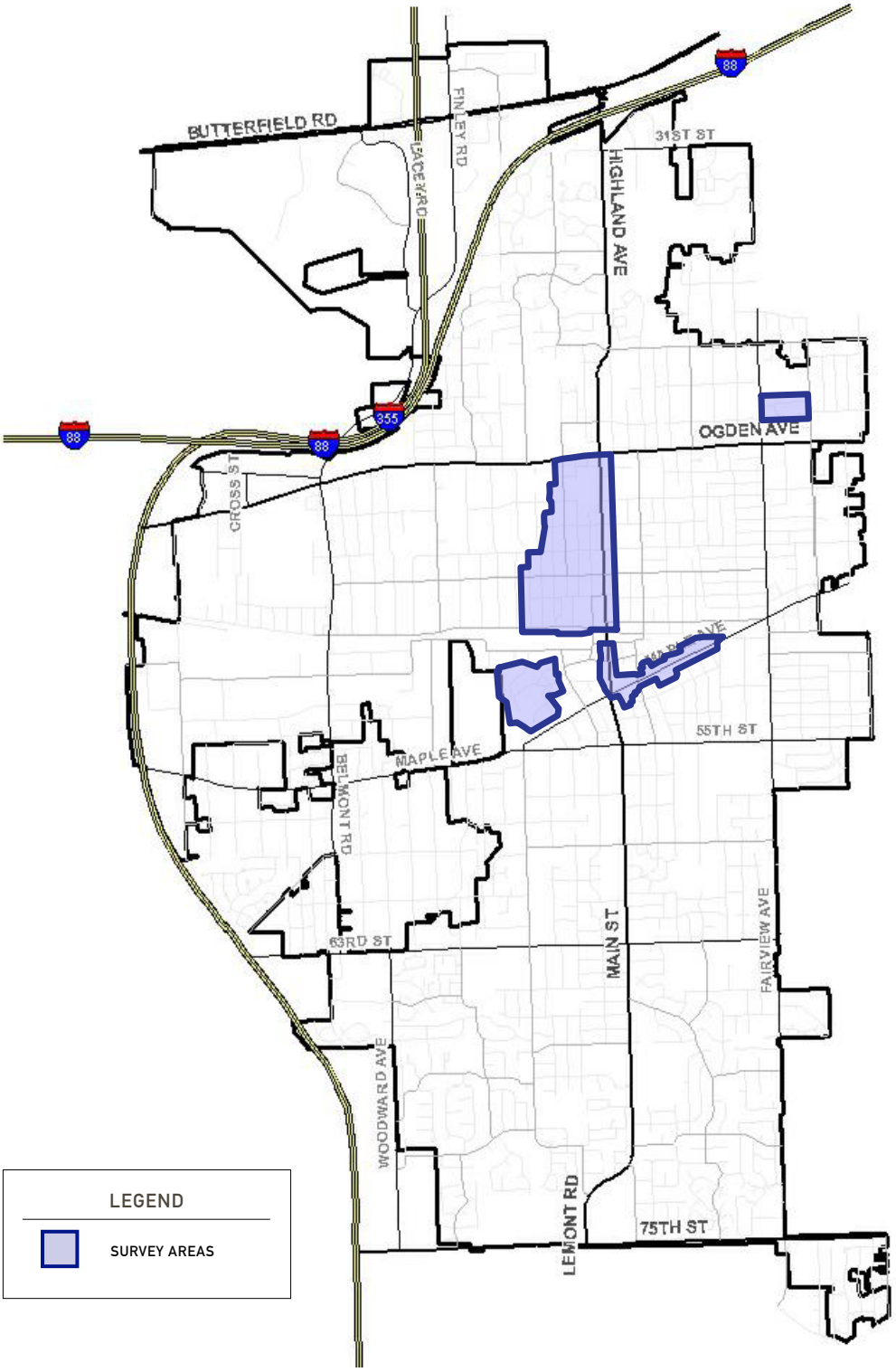
regarding building construction dates and alterations, architects and builders if known, and if properties were identified in other previous surveys. Available information from the Village of Downers Grove and the Downers Grove Historical Society were examined along with previous National Register nominations, DuPage County Tax Assessor records, newspaper articles, city directories and Sanborn Fire Insurance Maps. These sources are listed in the bibliography. Additional information for several buildings was obtained from individual property owners during on-site field work. Collected research by both survey and volunteer reams were then recorded in a property's respective survey form.

Field Survey and Database

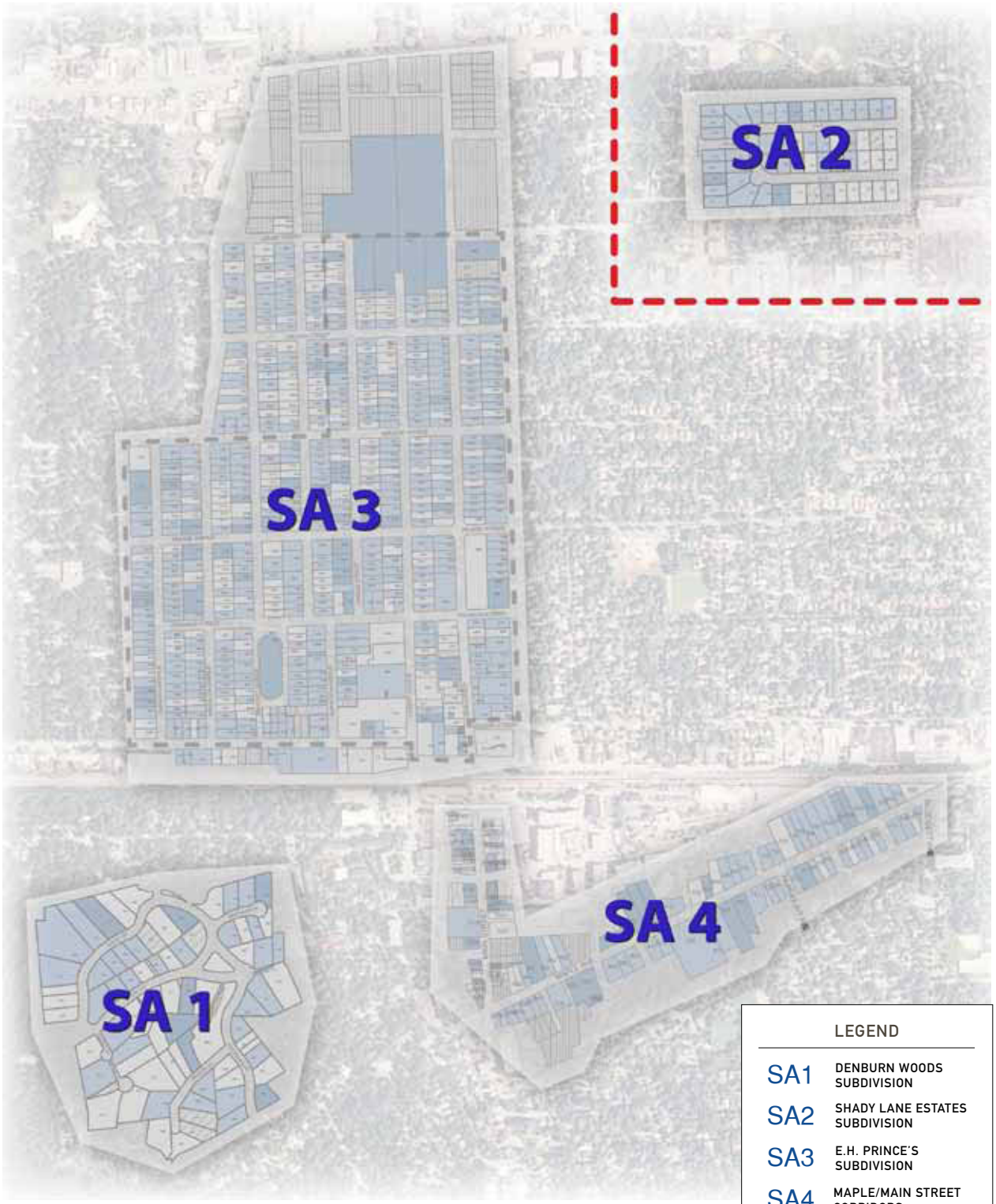
All properties and tax parcels within four separate survey areas and subdivisions, as determined by the ADRB, were surveyed as part of this assignment. An Apple iPad device and customized survey software was used to record field observations, and survey data, which was catalogued concurrently in an internet database accessible to both the survey and volunteer team. The survey team conducted the on-site survey work from April to June 2013 within four designated survey areas *(see Maps 1 and 2 for community context and survey areas on the following pages)*:

- *Survey Area 1:* Denburn Woods Subdivision (incorporating Brookbank Road, Turvey Lane, Turvey Court and Meadow Lane)
- *Survey Area 2:* Shady Lane Estates Subdivision (incorporating Fairview Avenue, 40th Place, 41st Street and Shady Lane)
- *Survey Area 3:* E.H. Prince's Subdivision (incorporating boundaries of the Warren Avenue (south), Oakwood Avenue (west),

MAP 1: SURVEY AREAS AND COMMUNITY CONTEXT



MAP 2: DOWNERS GROVE SURVEY AREAS:



Highland Avenue (east), and Grant Street (north)

- *Survey Area 4:* Maple Avenue/Main Street Corridors (between Blodgett Avenue (east), Main Street (west) and Burlington Avenue (north)

An intensive level survey was undertaken to document building styles and forms for all properties, including their condition and integrity. Properties were also subject to more in-depth background research to determine original owners, building architect and contractors. All properties were evaluated in the field according to evaluation categories agreed to by the survey team and the Village. The evaluation categories include: Significant, Contributing, Non-Contributing and Notable Buildings less than 50 Years Old. The evaluation categories are explained in further detail below.

Survey Report

A *Draft Architectural and Historical Survey Report* was prepared in early August 2013 for review and comments by Village staff and the ADRB. A separate report consisting of all property surveys was also prepared in an electronic format and provided to the ADRB in a compact disc. The Report is organized in five separate chapters: Historic Context, Downers Grove Architecture, Survey Findings, Inventory and Bibliography.

EVALUATION METHODOLOGY

The criteria and categories used to evaluate and classify Downers Grove properties according to significance were developed jointly by the survey team and the Village and were based on terminology used in most architectural and historical surveys and on recommendations provided in *National Register Bulletin: Guidelines for Local Surveys, A Basis for Preservation Planning*. The survey team used the National Register Criteria for Evaluation in judging property significance and their eligibility for listing in the National Register. According to these criteria, a

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A French Eclectic country house at 1 Lindenwald Place, 1920

building, structure, or object must be at least 50 years old and meet one of the following criteria:

A. The building resource is associated with events that have made a significant contribution to the broad patterns of the country's history;

B. The resource may be associated with the lives of persons significant in our past; and,

C. The resource is architecturally significant and embodies the distinctive characteristics of a type, period, or method of construction, represents the

work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

National Register eligible properties must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Properties less than 50 years old may be considered for eligibility if they are considered of exceptional importance or if they are integral parts of a potential National Register Historic District. It should be noted that given the scope of this survey assignment, properties were evaluated primarily according to Criterion C and their architectural significance. Properties may also be significant for both Criteria A and B; however, additional research will be needed to establish significance for historic events or persons for particular properties.

Certain properties are not ordinarily considered for listing in the National Register including buildings or structures moved from their original locations, reconstructed buildings, properties primarily commemorative in nature, cemeteries, buildings or structures that have had inappropriate and irreversible modifications, and properties that may have achieved significance within the last 50 years, although exceptions of high quality design and special significance will be made.

As noted previously, surveyors for this assignment recorded evaluation ratings on individual survey forms, which were later confirmed in additional site visits and background research. The survey team also consulted the Illinois Historic Preservation Agency regarding the significance of certain properties, especially those that were previously listed in the Illinois Historic Structures and Landmarks Surveys. The rating categories used for this assignment includes the following:

- **National Register Landmark** — a building, structure or site that has already been listed individually in the National Register of Historic Places.
- **Significant** — a building, site or structure that is 50 years old and individually eligible under one or more of the Evaluation Criteria of the National Register of Historic Places. The building, site or structure, must possess a high distinction of architectural style or building type, or itself be valuable for understanding of a historic period or context, method of construction, use of indigenous materials, exceptional craftsmanship, or work of a master builder or architect. Significant historic resources must possess a high majority of its architectural features and elements typical to its form and style and a high degree of integrity of location, setting, feeling, and association.
- **Contributing** — a building, site or structure that is 50 years old, and possesses a moderate to good degree of integrity and a majority of its architectural features and elements. It may also be valuable for the understanding of a historic period or context, method of construction, or use of indigenous materials. The building itself may possess no particular architectural distinction as compared to others of its style and building type.
- **Non-Contributing** — a building, site or structure that is less than 50 years old, has poor integrity with most or all historic materials and details missing or completely covered, have alterations that are not reversible, or have significant changes in massing and scale due to incompatible additions and new construction.
- **Noteworthy Buildings Less Than Fifty Years of Age** — buildings that may meet one of more eligibility criteria for the National Register of Historic Places but

are less than 50 years of age (built after 1962). The National Register Criteria for Evaluation currently excludes properties that achieved significance within the last fifty years unless they are of exceptional architectural and historical importance.

It should be noted that specific criteria for designated local landmarks and districts is outlined in the Village's Historic Preservation Ordinance. Generally, properties meeting National Register eligibility criteria are also considered eligible for meeting any one or several of the Village's landmark designation criteria. However, some exceptions may occur when properties are determined not eligible for the National Register but may carry more local significance and thus meet the Village's designation criteria. These exceptions are noted in individual property survey forms and in various sections of this Report. Buildings not considered good candidates for either National Register or local designation but retained sufficient historical and architectural integrity were classified as "Contributing" properties.

The Village's designation criteria for individual landmarks include:

A. Significant value as part of the historic, heritage or cultural characteristics of the community, county, State or Nation;
B. Identification with a person or persons who significantly contributed to the development of the community, county, State or Nation;
C. Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;
D. Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, State or Nation;
E. Unique location or singular physical characteristics that make it an established or familiar visual feature;
F. Character as a particularly fine or unique example of a utilitarian structure, including but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
G. Area that has yielded or may be likely to yield, information important in history or prehistory.
H. A source of civic pride or identity for the community.

The Village's designation criteria for historic districts include:

A. The proposed historic district contains two or more contiguous properties along with such other buildings, places or areas within its definable geographic boundaries which, while not of such historic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located in such district;
B. A significant concentration of structures meeting any of the criteria for landmark designation;
C. The proposed district establishes a sense of time and place unique to the Village of Downers Grove, and/or;
D. The proposed district exemplifies or reflects the cultural, social, economic, political or architectural history of the nation, the state, or the community;
E. An area nominated for designation as an historic district shall be identifiable by clear and distinct boundaries.

Architectural Integrity

During the course of on-site survey work, all properties within the Village were assessed and

evaluated for their overall condition and historic integrity. According to the National Register evaluation guidelines, historic integrity is the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."[2] Qualities of historic and architectural integrity include:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

In other words, historic integrity enables a property to illustrate significant aspects of the past. All seven qualities are important to understanding a building's integrity but they need not all be present. It is recognized that changes occur over a particular building's life span but its integrity can be maintained if the "overall sense of past time and place are evident."[3] An individual building's overall architectural integrity was factored in to all evaluation ratings. The following rating system was used during on-site field work:

- **Excellent** — a high degree of integrity is exhibited if the property retains all or most of its architectural features, detailing and ornamentation, with no historic building materials covered or removed; and with no large unsympathetic additions. Exceptions to be considered include minor alterations to detailing, porches and other character-defining features.

- **Good** — a good degree of integrity is exhibited if the building retains a majority of its architectural features but may have alterations to materials and wall surfaces, and detailing and ornamentation. The building still must maintain its major features including its roof shape, porch location and proportion, window types and location, and original location on its lot. Additions must be sympathetic to a building's overall architecture, materials and form.

- **Poor** — a poor degree of integrity is exhibited if the building's materials and details are missing or completely covered, or have unsympathetic, irreversible alterations and additions that greatly compromise the building's character. Poor integrity may also be measured by missing original siding, ornamentation, porches and windows, and changes to roof shape and porch proportions.

In general, a significant number of properties and buildings have retained a high to good level of architectural integrity, which can be defined as buildings retaining most of their original materials and ornamentation. In some cases, alterations such as replacement windows did not impact integrity considerations as long as they were considered reversible and did not significantly detract from a building's overall appearance and integrity. It should be noted that the survey documented the integrity of garages and other ancillary buildings located on a building lot if within view from the public right-of-way.

[2] *National Register Bulletin: How To Complete the National Registration Form*. National Park Service, 1997
[3] IBID





DOWNERS GROVE ARCHITECTURE

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For the purposes of this survey assignment, buildings within the four survey areas were classified according to a defined architectural style and their overall vernacular building form. A defined architectural style is often termed as "high-style" — a style that exhibits a certain number of defined characteristics related to its overall exterior design, material use, ornamentation, façade articulation and other architectural features. High-style architecture may also suggest buildings designed by a known architect or designer. Common architectural styles found within Downers Grove include Queen Anne, Prairie, Colonial Revival, Craftsman, Spanish Revival, Minimal Traditional and Mid-Century Modern. Most properties within the survey areas have a defined architectural style.

As opposed to high-style architecture, a "vernacular" building type or form is typically defined by the building's overall massing and shape, interior space configuration and function, and materials used in its construction rather its exterior stylistic characteristics. For example, one of the common building forms in Downers Grove is the bungalow, which is usually low-slung or horizontal in appearance and, one or one-and-one-half floors in height with dormer windows in its front or side elevations. Although the bungalow form can be found throughout the Village, each bungalow may also exhibit a distinct architectural style, including Craftsman and Prairie in particular. Other common building forms include the Foursquare and the Ranch.

The principal publications and architectural stylebooks used to determine building forms and architectural styles in Downers Grove include: *A Field Guide to American Homes* by Virginia and Lee Macalester; *American House Styles: A Concise Guide* by John Milnes Baker; *American Vernacular Design: 1870-1940* by Herbert Gottfried and Jan Jennings; and, *The Buildings of Main Street* by Richard Longstreth. The survey team also consulted the *Ranch House in Georgia: Guidelines for Evaluation*, prepared by the Georgia Department of Transportation in 2010 as a resource for evaluating Ranch homes in Downers Grove.

VERNACULAR BUILDING FORMS

Gable-Front and Gabled-Ell

A Gable-Front Cottage or House was one of the more common vernacular building forms throughout the mid to late-1800s and features a dominant "open gable" elevation facing the street. The Gable-Front is also characterized as having a simple form and clean lines that do not distinguish between an upper or lower façade for both cottages (typically one story) and houses (typically two stories). The house form was often used for working and middle-class homes and may have Greek Revival, Italianate and Queen Anne detailing and ornamentation. The Gable-Ell



A Gable-Front house at 4601 Main Street, 1890s.

cottage or house was also a common building type from the 1870s through the 1920s and featured a dominant front gable with one or two short wing extensions on the rear elevation. Usually, an entrance porch would be on one side of the house along the street. Like the Gable-Front, the Gable-Ell may also have Queen Anne and other

architectural stylistic characteristics. The Gable-Front and Gable-Ell building forms can mostly found in the E.H. Prince's Subdivision.



A Queen Anne Gable-Ell at 4816 Linscott Avenue, 1890s

Foursquare

The Foursquare was a popular vernacular building form in nearly every part of the country from the 1890s through to the 1920s. Sometimes called the "Classical Box" or "Prairie Box," common characteristics of the Foursquare include its square or rectangular floor plan; its medium pitched pyramid hip roof; one or more centrally placed dormers; full front porches, some open, some enclosed; and, wood, stucco, and brick walls.



An American Foursquare with some Prairie Style characteristics such as stucco cladding, 4809 Oakwood Avenue, 1920s

Almost all Foursquares were two and-a-half stories in height. In Downers Grove, a majority of the Foursquares were designed with a particular style, most often in Prairie, Craftsman or Colonial Revival features. Prairie Foursquares are often noted for their wide eaves; Colonial Revival elements may include Palladian windows, pilasters as corner trim work, and porch columns topped with capitals. The Foursquare building form can be found in the E.H. Prince's Subdivision and along the Maple Avenue Corridor.

Bungalow

As noted previously, the Bungalow, along with the Foursquare, was one of the dominant building forms in Downers Grove and found both in the E.H. Prince's Subdivision and the Maple Avenue Corridor. The name "bungalow" is of a British importation, derived from the Hindi word "bangle," meaning a low house with a porch. In the United States, bungalows have come to be known as one general residential building type even though they may be designed in different architectural styles. American bungalows are typically one-and-one-half stories in height, have gently pitched gable or hip roof, and partial or full front porches. Bungalows designed in the Craftsman style may have wood clapboard siding and exposed roof rafters; those in the Prairie style may have wide eaves and stucco cladding. The Chicago Bungalow is entirely constructed in brick.



A Craftsman Bungalow at 4604 Linscott Avenue, 1920s.

Ranch

The modern Ranch house has its predecessors in the vernacular frontier architecture of California and the Southwest where the traditional one-story Spanish settlement dwellings took root. Today, the Ranch home is often associated with the new suburban subdivisions that were developed all around the country after World War II. In Downers Grove, Ranch homes can mostly be found in the Shady Lane Estates, although a number of Ranch homes can also be found in the Denburn Woods Subdivision. A vast majority of the Ranch homes in Downers Grove exhibit Mid-Century Modern design characteristics, although some may have features of other architectural styles.



A Mid-Century Modern Ranch house at 4142 Florence Avenue, 1950s.

Split Level

The Split Level is a variant of the Ranch house in which a two-story wing is intercepted at mid-height by the main one-story wing, thus providing three levels of floor space in the house. Examples of Split-Level homes can be found in all four survey areas.

One-Part Commercial

The One-Part Commercial building is one of the two most common vernacular commercial building types found in Downers Grove, mainly in the downtown commercial district along Warren Avenue and Main Street. One-part commercial buildings are typically one story with a narrow street frontage dedicated to a storefront of glass windows, transoms and a recessed entryway. A façade wall area between the storefront level and the roof or cornice line was sometimes used for signage and advertising and may vary in height to promote the appearance of a two story rather than a one story building. Most One-Part Commercial buildings in downtown Downers Grove have simple, unornamented brick or stone facades with one or multiple storefront entries. Some facades have been altered with the use of an exterior insulation finishing system over the original building materials. After World War II, with the advent of Modern architectural styles, one-part buildings became even more simplified in ornamentation with facades of plain or textured brick or stone and "open fronted" storefronts of large sheets of plate glass providing clear views of



A Split-Level home at 617 Maple Avenue, 1957



A One-Part Commercial building with Mid-Century Modern styling at 4956 Main Street, 1950s.

the store's interior. It has been suggested by some architectural historians that One-Part Commercial buildings were often constructed as an interim development until commercial district land values appreciated enough to support a larger, more profitable building.

Two-Part Commercial

Two-Part Commercial buildings are considered one of the most common vernacular building types found in traditional commercial districts. These buildings are typically two to four stories in height and have two distinct divisions — the lower commercial storefront zone and an upper zone containing private uses such as office space, hotels or apartments. The visual distinction and relationship between the lower and upper zones vary from building to building with some having clear changes in architectural features and styles while others have no differences and are harmonious in style and materials. Distinct divisions between the commercial and upper zones were sometimes accomplished by stone, metal or terra cotta banding or storefront cornices in wood and other materials. Two-Part commercial



A Two-Part Commercial building at 5219 Main Street, 1890s.

buildings in downtown Downers Grove have a mixed of architectural styles from Queen Anne and Tudor Revival to Mid-Century Modern.

Strip Commercial

The Strip Commercial building form is similar to the One-Part Commercial in that they are one-story in height with commercial storefronts but are fronted with parking spaces or lots rather than on the building's rear or side. Strip Commercial buildings began to appear during the 1950s as more people traveled with automobiles to do their shopping and dining. Strip commercial buildings often housed gas stations, fast-food places, convenience stores, offices, and retail and service establishments. Some are designed in variants of the Mid-Century Modern and late Modern Eclectic styles. The Strip Commercial building form can be found along Main Street in Survey Area 3.



A Strip Commercial building with Mid-Century Modern styling at 4934 Main Street

ARCHITECTURAL STYLES

Greek Revival (1830s to 1870s)

Nationally, Greek Revival was the dominant domestic architectural style during the middle of the 19th Century, although the style began principally with public buildings found in Philadelphia and other nearby cities along the eastern seaboard. The style migrated to other areas of the country, including Kentucky, Tennessee and the states that comprised the "Old Northwest" — Indiana, Michigan, Missouri, Wisconsin and Illinois, as settlement and population expansion

continued from the east. Greek Revival was also one of the earliest architectural styles to be used for residential buildings in the Chicago area as the increasing prevalence of pattern books and carpenter guides popularized the style in vernacular building forms during the early to middle 1800s.

Typical attributes and characteristic of the style include a rectangular and gable-fronted building form, one or two stories in height, a hipped roof with cornice lines emphasizing a band of trim, and double-hung, multi-paned windows. Greek Revivals were usually constructed with clapboard siding and sometimes with decorative pediments and crown moldings over doors and windows. Its most particular architectural feature are the gable cornice returns that mimic a triangular pediment in Classical Greek architecture. In Downers Grove, one residential property, 835 Maple Avenue, was documented as Greek Revival.



Greek Revival-styled farmhouse at 844 Maple Avenue, 1890s

Gothic Revival (1840s to 1870s)

During the early to mid 1800s, the preference for the "picturesque" in domestic architecture, as characterized by valuing the pictorial aspects of architecture in combination with the rural landscape, gave rise to the Gothic Revival style, a style that was first practiced in England during the late 1700s. Alexander Jackson Downing was the most prominent American architect and advocate for the Gothic Revival style, and his publications, Rural Residences, Cottage Residences and The Architecture of Country Houses, were highly influential in promoting the style through the various house plans and patterns presented in each book. Gothic Revival is considered mainly a rural style and more compatible with rural landscapes since its emphasis on multiple gables and wide porches did not lend itself to narrow lots in large towns and urban environments.



A Gothic Revival house at 726 Maple Avenue, 1890s

Typical features of a Gothic Revival home include its front gabled or asymmetrical building form, gables with decorative cross-bracing and vergeboard, and pointed arch or lancet windows. Gothic Revivals in rural environments were most often constructed in wood clapboard, giving rise to the "Carpenter Gothic" vernacular version of the style. As with Greek Revival, there are few Gothic Revival examples in the Downers Grove survey areas. One example is located at 726 Maple Avenue.

Italianate (1840s to 1880s)

Alexander Jackson Downing's pattern books popularized another picturesque style, the Italianate, which was loosely modeled after the grand villas of northern Italy. Italianate homes first began to appear in most eastern and Midwestern states in the 1840s and soon surpassed the Gothic Revival as the dominant architectural



Italianate house example at 4920 Highland Avenue, 1880s

style, especially in its detached single family home variant. The style declined in popularity after the financial panic of 1873 and the subsequent depression when home building slowed and a new style, the Queen Anne became the dominant residential architectural style in the latter half of the 19th Century.

Italianate homes in Downers Grove are typically constructed in wood clapboard or masonry, two to three stories in height and L-shaped, asymmetrical or gable-fronted in form. Its most recognizable features include an elaborate roof-line cornice with decorative brackets and tall, narrow double-hung windows that are often arched at the top and crowned with a hood mold made of brick or stone. Roofs are usually hipped and low-pitched and porches may be partial, full-front or wrap-around and may often include ornate railings and turned columns. Examples of the Italianate are found in both the E.H. Prince's Subdivision and the Maple Road Corridor.

Second Empire (1850s to 1890s)

Second Empire is the first of the Victorian Era styles that would prevail in American domestic architecture for much of the later part of the 1800s as industrialization and the growth of the railroads would dramatically change home design and production. During this period, balloon frame construction would replace the use of heavy timbers in home construction and new industrialized processes could produce doors, windows, roofing, siding and other house elements could be produced and transported faster to construction sites than ever before. Second Empire homes became popular throughout most of the eastern and Midwestern United States and were often considered a "modern" alternative to the picturesque styles given its association with the institutional and residential architecture of France's "Second Empire" reign of Napoleon III. The style's most distinctive feature is its mansard roof with pedimented dormers. In addition, Second Empire homes were often rectangular or asymmetrical in building form, constructed usually in masonry and often incorporating a central towered topped with a mansard roof. Other features often copy elements from the Italianate style, including narrow double-hung windows, window hoods, decorative cornice line brackets, and entry, full width or wrap-around porches. The only example of the Second Empire style is at 4705 Prince Street in the E.H. Prince's Subdivision.



Second Empire house, 4705 Prince Street, 1890s

Queen Anne (1880s to 1900s)

Queen Anne prevailed perhaps as the most dominant Victorian domestic architectural style during the last two decades of the 19th Century. Queen Anne homes, cottages and even commercial buildings are found in almost every state from the Atlantic to the Mississippi River, southward to Texas and west across the Rocky Mountain region all the way to California. The style was first

practiced during the mid to late 1800s by a group of English architects led by Richard Norman Shaw who borrowed heavily from earlier Medieval English and Elizabethan vernacular models of residential architecture, often incorporating design features such as half-timbering, projecting gables and massive chimneys. The first American interpretations of the Queen Anne style along the eastern seaboard were later popularized by the proliferation of pattern books and the ready manufacture and distribution of pre-cut materials and architectural features.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard and wood shingles in the upper floors. Wide bandboards or wood trim were also often used in many Queen Annes to mark the change in materials from wood clapboard to wood shingles. Masonry Queen Anne homes were also quite common but were more prevalent in cities and urban areas. In form, Queen Anne homes were often asymmetrical building with steeply pitched, cross-gabled roofs incorporate projecting gables ornamented in shingling patterns or gable trusses. Some Queen Annes' have cylinder towers bays that rise through the roof line, recessed balconies, and chimneys with corbelled masonry patterns. Tower bays may also be a notable feature of one to two story Queen Anne commercial buildings. Perhaps one of the most notable features of Queen Anne residences is the elaborate porches that were constructed along with the house — porches with



Queen Anne house at 1130 Franklin Avenue, 1890s



Queen Anne house constructed in brick at 4710 Highland Avenue, 1860s

elaborate spindlework, balusters and pediments with stick or shingle work. Several Queen Anne homes in Downers Grove also incorporate patterned wood wall surfaces and gable trusses that were meant to mimic Medieval English timbered cottages. The most distinctive Downers Grove Queen Anne homes include 1130 Franklin Street and 4700 Highland Avenue. Queen Anne is also one of the more prevalent architectural styles found in both the E.H. Prince's Subdivision and the Maple Avenue Corridor.

Colonial Revival (1880s – 1950s)

Along with Queen Anne, Colonial Revival is the next most prevalent architectural style found in survey areas with different subtypes and variants across different decades. The Colonial Revival style is often believed to have started after the 1876 Philadelphia Centennial Exhibition where a "colonial kitchen," replete with a spinning wheel, was reconstructed. The New York firm of McKim, Mead, White and Bigelow are often considered the first important practitioners of the style with their Appleton House in Lennox, Massachusetts and the Taylor House in Newport, Rhode Island their most significant works in the style.

The most common architectural features of Colonial Revival homes include columned entry porches; entry doors with transoms, sidelights, and elaborate surrounds; symmetrical building forms; hipped roofs; and, double-hung, multi-

paned windows that are often paired together. In Downers Grove, Colonial Revival homes are often two and-a-half floors in height, constructed in brick or stone masonry, and with roof materials consisting of asphalt shingles. In addition, many homes have one-story enclosed side wings that usually fronted the street if the home was oriented to the side yard.

Colonial Revivals are also found in different building forms apart from their customary rectangular, symmetrical versions. Foursquare forms, which are characterized as simple, two-story boxes, became increasingly popular in Midwestern small towns and cities. In Downers Grove, Foursquares were often styled with Colonial Revival details such as columned porches with pedimented gables. Other Revivals were constructed with gambrel roofs and long front



A Colonial Revival Foursquare at 4742 Forest Avenue, 1910s

dormers, typically classified as the Dutch Colonial subtype. Dutch Colonials are particularly prevalent in Downers Grove, especially in some of the Sears Catalog homes, and as opposed to other high style Colonial Revivals, were often clad in wood bevel siding and shingling. Colonial Revival styles were later found in more simplified versions in post World War II Ranch forms as both single story and Split-Level residences. In Downers Grove, Colonial Revivals are found in all four survey areas. Distinctive Colonial Revival examples include 4742 Forest Avenue, 5327 Brookbank Road (page 10), and 1120 Prairie Avenue.



A Colonial Revival house at 1120 Prairie Avenue, c. 1925

Classical Revival (1895 – 1950s)

The Chicago Worlds Columbian Exposition in 1893 revived interest in Classical architecture as the Fair's planners mandated a classical theme be used in all buildings constructed for the Fair. From the mid 1890s to the middle of the 20th Century, Classical Revival became a popular style for both commercial and residential buildings. Signature features of Classical Revival homes are full height porches supported by columns with Corinthian or Ionic capitals and topped with a pedimented gable. Such homes are often two and-a-half stories in height, rectangular and symmetrical in form, and constructed in stone or brick that was often painted white. Front entrances may have columned surrounds and arched or broken pediments above the door. One representative example of the style is the commercial building at 4920 Main Street.

A variant of Classical Revival is the Beaux Arts style, which was popular in the United States from the mid 1880s to the 1930s, and often used for monumental commercial buildings such as banks and office edifices, although the style was extensively employed for mansions of the wealthy throughout the United States. Beaux Arts buildings share many of the same features and elements of Classical Revival buildings but they may also incorporate balustrades at the roof line, elaborate window surrounds and crowns, pilasters and floral patterns and shield as decorative elements. The Toon Funeral Home at 4920

Main Street and the Metra Train Station at 1000 Burlington are the best examples of the style, both found in downtown Downers Grove.



A Classical Revival building, Toon Funeral Home, at 4920 Main Street, 1950s

Tudor Revival (1890s - 1940s)

The Tudor Revival style features steeply pitched roofs, a dominant front gable, half-timbering, masonry walls, massive chimneys and narrow casement windows. Tudor Revival is based on late Medieval English prototypes from grand manors to thatched roof cottages and was popularized in the United States during the same period as the Colonial Revival prior to World War II. Tudor Revival homes can be found in the Denburn Woods and E.H. Prince's subdivisions and the Maple Avenue Corridor. Representative examples of the style include 4716 Prince Street and 1228 Hawthorne Lane, designed by noted Hinsdale architect Harold Zook.



Tudor Revival houses at 1228 Hawthorne Lane, designed by Harold Zook, c. 1935.



Tudor Revival houses at 4716 Prince Street, c. 1925

French Eclectic (1910s – 1945)

Like Tudor Revival, French Eclectic or French country house architecture became a popular style during the 1920s, 30s and 40s. French Eclectic became a popular design style in the United States as soldiers returning from France in the aftermath of World War I gained first-hand familiarity of the country house prototypes in Normandy and Brittany. Published photographic studies of the prototypes were also circulated to American architects who quickly adapted the style for residential commissions. French Eclectic homes were usually designed in brick or stone with steeped asymmetrical roofs, massive masonry chimneys, and a dominant tower bay and multi-paned casement windows. The French Eclectic can mostly be found in the Denburn Woods Subdivision with representative examples of the style located at 1 Lindenwald Place (see page 14) and 1318 Turvey Road.



A French Eclectic country house at 1318 Turvey Road, 1941

Craftsman (1900s – 1920s)

The Craftsman Style derived from the Arts and Crafts Movement of the late 19th century. The Arts and Crafts Movement valued hand craftsmanship, natural materials and simplicity in design and detailing that rejected Victorian era excesses and mass-production. Craftsman Style houses feature a mix of wood clapboards, shingles, stucco and sometimes half-timbering. If stone or brick was used, it was typically laid to look more rustic, with rough cuts and uneven application. Roofs are low-sloped hipped or gable roofs with deep overhangs supported by wood brackets and knee-braces. In one-story versions, the attic space is made usable with dormers or windows set in the gable ends. Wide front porches are common and the porches are often supported by rustic brick or stone piers. Windows are usually double hung or casement types with multi-paned or diamond-paned glass.

The Craftsman Style was applied to common building types such as the Bungalow and Gable-Fronted houses. The style was popularized by national design plan books and magazines such as The Craftsman, published by Gustav Stickley between 1901 and 1916. Though high-style, expensive Craftsman homes are not uncommon, it was generally promoted as an affordable, middle-class style for Americans and was, ironically, mass-produced. Craftsman homes are found mainly in the E.H. Prince's Subdivision with some examples along the Maple Avenue Corridor. Representative examples of the Craftsman style include 4800 Middaugh Avenue and 4613 Saratoga Avenue.



A Craftsman Bungalow at 4613 Saratoga Avenue, 1910s



A Craftsman Bungalow at 4800 Middaugh Avenue, 1910s

Prairie (1900s - 1920s)

The Prairie Style is largely derived from the Arts and Crafts Movement of the late 19th and early 20th Century, and largely practiced by prominent architect Frank Lloyd Wright and his contemporaries in Oak Park and River Forest, Illinois. The Prairie Style was Wright's own unique vision of the Arts and Crafts Movement, and was suited to the open land and flat prairies of the Midwest. As such, the style emphasized horizontality with low-slope hipped roofs, deep eave overhangs and horizontal bands of trim. Prairie houses are generally of lower overall height compared to Victorian houses, even when two stories tall, and emphasize the use of straightforward building materials of stucco and wood. Wood siding is often horizontal board and batten rather than clapboards. Windows are typically single-pane casements, often featuring art glass, and usually banded together in rows to emphasize horizontality and provide wide vistas to nature. Garden walls are also common as a way to tie the house to the landscape.

Most early examples before World War I are high-style and designed by the best known Prairie School architects of the time. After the war, the style's popularity declined but continued to influence mass-produced housing such as bungalows and American Foursquares, which

are prevalent in Downers Grove. Bungalow or Foursquare Prairie-styled houses typically feature stucco exteriors with hipped roofs and deep eave overhangs, some horizontal trim and bands of windows. Wide front porches were also typical. Prairie homes can be found in both the Maple Avenue Corridor and the E.H. Prince's Subdivision with distinctive examples located at 811 Maple and 4800 Oakwood Avenues.





Prairie-styled homes at 811 Maple Avenue (above) and 4800 Oakwood Avenue (below), both 1910s

Chicago Bungalow (1907 – 1930s)

The Chicago Bungalow is a unique style of the bungalow house type that developed in Chicago and spread throughout the Great Lakes region. The style features all of the typical characteristics of a Bungalow house, such as being one or one-and-one-half stories with a low gable or hipped roof, front porch and an efficient, compact floor plan. However, the Chicago Bungalow developed to suit the unique conditions found in the region, including weather and land costs. Chicago Bungalows are rectangular in plan with the short end facing the street. This allows construction on narrow lots. Instead of a wide front porch, most have a small, open entry porch with the rest of the house front enclosed as a sun-porch. Almost all Chicago Bungalows are of brick construction, which was a requirement in the city, but occasionally stucco was used. To save costs, the front sometimes featured nicer looking "face brick" while the sides and rear used cheaper "common brick." Roofs are low hipped or gable roofs with modest overhangs. Roof dormers are customary, which allowed for usable space in the attic. Windows are typically double hung and often the front sun-porch windows have Prairie Style art glass. Front sun-porches with octagonal bays are sometimes referred to as Octagon Bungalows.



A Chicago Bungalow at 4803 Saratoga Avenue, 1910s

Chicago Bungalows were generally mass-produced for working-class families. As such, they had minimal ornamentation but sometimes had stone or terra cotta details at the entry or on the front. Some versions were designed for wealthier homeowners and were highly ornamented with expensive tile roofs and arched windows. The style developed in the housing boom after World War I and ended with the housing bust of the Depression. Chicago Bungalows are mostly found in the E.H. Prince's Subdivision. One distinctive example of the style is located at 4803 Saratoga Avenue.

Spanish Revival (1920s – 1940s)

The Spanish Revival Style was inspired by Spanish colonial architecture of the Southwest and Mexico and its distinguishing characteristics are asymmetry, stucco exteriors and red-tile roofs. Front porches are rare but many houses have a terrace or stoop and a small protective overhang to protect the entry. Side porches protected under arched arcades are not uncommon. Arched doors or windows and exposed wood beams and protruding "vigas" that appear to support the roof are also typical features. Fancier houses will have wrought iron railings, balconies and light fixtures and ornamentation such as twisted columns. In the survey areas, one example of the style, located in the E.H. Prince's Subdivision at 4744 Linscott Avenue, is a distinctive Spanish Revival in a Bungalow form.



A Spanish Revival Bungalow at 4744 Linscott Avenue, 1920s

Art Deco/Art Moderne (1925 – 1940s)

The Art Deco/Art Moderne Styles primarily developed as a commercial building style during the mid-1920s and early 1930s but were also found in houses and multi-family residential buildings. Art Deco often featured traditional commercial building forms but with specialized ornamentation of garlands, zig-zags, flutes and chevrons. This ornamentation was typically featured in relief, which meant it was carved shallow and appeared flat.

Art Moderne was a "streamlined" version of a modern building, reflecting the forms of fast cars, and aerodynamic-looking planes, trains and steamer ships of the 1930s. Art Moderne buildings tend to have rounded corners, porthole windows and railings similar to those on passenger steamers. Since it was a modern style, roofs were typically flat, façade ornamentation minimal and exterior materials consisting of stucco, concrete and sometimes brick. Windows often have steel frames with glass block used as a common window choice at entries or bathrooms. The only example of the Art Deco/Art Moderne style, located downtown Downers Grove, is a Two-Part Commercial building at 4949 Forest Avenue.



An Art Deco/Art Moderne commercial building at 4949 Forest Avenue, c. 1929

Minimal Traditional (1930s - 1960s)

The Minimal Traditional Style developed in the 1930s and was popular throughout the 1940s, '50s and '60s. The style is a simplification of the Colonial Revival but without the more detailed ornamentation of a full-sized Colonial house. Minimal Traditional houses are typically one and one-half stories and have hipped or gabled roofs with short overhangs. The entry is often protected by a small porch, stoop, terrace or roof overhang. Exterior materials varied and included brick, stone, wood clapboards, aluminum siding and asbestos siding. Two siding choices were often included to provide character to the home. Windows are sometimes flanked with shutters and it is common

to find a picture or bay window in the living room. Some houses will have either individual roof dormers or one wide shed dormer.

The Minimal Traditional Style accommodated an owner's desire for a more traditional-looking home that was easier to build and cost less than a more highly-designed and ornamented Colonial Revival house. For these reasons, the style was quite popular during the Depression and in the post-World War II housing boom. Distinctive examples of the style include 4509 and 4636 Linscott Avenue. The Minimal Traditional can be found in all four survey areas.





Minimal Traditional homes at 4509 and 4636 Linscott Avenue, 1950s.

International Style (1930s - 1960s)

The International Style evolved in the 1930s from Europe as a rejection of historic associations and revivals. The style often has concrete, stucco and brick as exterior building materials, no applied ornamentation and flat roofs with parapets instead of overhangs. There are no porches but a projecting canopy might offer protection at a building entry. In lieu of porches, cantilevered balconies with solid walls are often included, especially in multi-family buildings. Windows often have steel frames and are larger picture or casement windows. Commercial buildings in the International Style built after World War II often have glass curtain walls with steel or aluminum frames. The style became very popular in the Chicago region after Mies van der Rohe, its most famous exponent and practitioner of the style, emigrated to Chicago from Germany in 1938. The style can be found in the Denburn Woods, Shady Lane Estates, and the E.H. Prince's subdivisions. The best example of this style is located at 209 Shady Lane.



An International Style house at 209 Shady Lane, 1970s

Mid Century Modern (1940s - 1960s)

Mid-Century Modern is a more ornamented and visually-enriched version of the International Style. Though devoid of traditional ornament, the style does feature ornamental applications such as carved relief stone panels or wall panels of differing materials. The exterior materials are also more varied and include stone, brick, concrete block and sometimes wood clapboards or aluminum siding. Typically, several materials may be used in a typical Mid-Century Modern building. Long, narrow Roman-style brick, sometimes stacked in neat rows, is often the primary building material.

Sometimes, concrete blocks are used as a low-relief feature or cut-out geometric shape. Roofs vary from low-sloped gable and hipped roofs to flat, but they often have deep, cantilevered overhangs. Windows are often framed in steel as casements or multi-pane picture windows that sometimes turn the corner. Glass block windows are common for entries and bathrooms. Porches are rare but a projecting canopy or roof overhang will often protect the entry. Representative style examples include 4101 and 4105 Fairview Avenue in the Shady Lane Estates Subdivision, although other Mid-Century homes can also be found in the Denburn Woods and E.H. Prince's subdivisions.





Mid-Century Modern Ranch homes at 4101 (above) and 4105 Fairview Avenue (below), 1950s

Late Modern Eclectic (1970s – Present)

The Late Modern Eclectic Style developed in the 1970s as an alternative to Modernist buildings, but with greater detailing and ornamentation similar to the earlier Minimal Traditional Style. It can be difficult to describe the characteristics of the style since by definition it is highly eclectic in nature. Typical characteristics include traditional exterior materials such as brick, stone and clapboard siding, or sometimes with aluminum or vinyl. In most cases, two or more materials are combined to provide visual interest to the building's elevation. There is rarely any distinct stylistic ornamentation to such homes, but shutters and Colonial-styled porch posts are common. The entry is usually protected by a portico and large, attached garages are the norm. The overall building massing is usually irregular and asymmetrical but may also be found in a Ranch or Split-Level form. The Late Modern Eclectic Style is often referred to as Neo-Eclectic or Postmodern. Examples of the Late-Modern Eclectic can be found in all four survey areas with representative examples located at 208 and 217 41st Street in the Shady Lane Estates Subdivision..





Late Modern Eclectic homes at 208 41st Street, 1973 (above) and 217 41st Street, 1972 (below)

Neo Revival (1980s – Present)

The Neo Revival Style is a latter-day revival of earlier architectural styles, mostly the European-based 1920s such as the Tudor Revival and French Eclectic, but also the Queen Anne, Craftsman and Prairie styles as well. Neo-Revival homes will have many of the characteristics and features of the original style but are interpreted and constructed with modern materials and scale. The exteriors will range from brick, stone, stucco, synthetic stucco, vinyl siding or fiber cement siding depending on the original style's material pallet. Roof forms will also vary depending on the style revived. In addition, windows usually do not closely match the openings and proportions of the original style. Ornamentation and detailing is often simplified and large attached garages are the norm. Neo Revivals are mostly found in its Denburn Woods and E.H. Prince's subdivisions as well as the Maple Avenue Corridor. Representative examples of the style include 1245 Hawthorne Lane in Denburn Woods and 4515 Linscott Avenue in the E.H. Prince Subdivision.





Neo Revival homes at 1245 Hawthorne Lane (above) and 4515 Linscott Avenue (below), both 2000s





HISTORIC CONTEXT

HISTORIC CONTEXT

DOWNERS GROVE FROM 1832 THROUGH THE 1880S

Downers Grove is named for Pierce Downer (1782-1863), who arrived in the area from Jefferson County New York in 1832, staking his claim to a 160-acre tract of timberland and prairie for which he paid the government $1.25 an acre. Downer settled in the present-day northwest corner of Downers Grove near Ogden Avenue, which was then an Indian trail, in the midst of the friendly Pottawatomie country. Downer built a log cabin with the assistance of his son Stephen, and by 1834, he was joined by his 22-year old daughter Adeline. She kept house for her father until 1836, when they were joined by Downer's wife Lucy (1784-1863) and son Elon.[4] By the mid-1840s, Downer had replaced his log cabin with a gable-roof frame house that still stands at 4437 Seeley Avenue.[5]

Over the years, Downer transformed his property into a successful dairy farm, which encompassed much of the later E.H. Prince Subdivision in central Downers Grove. Other pioneers were attracted to the high, well-drained grove as its timber provided wood for fuel and building materials, while the surrounding prairie was suitable for cultivation. Downer was the acknowledged leader of the first settlers in the grove. Due to his reputation for honesty and fairness, he was often made the arbiter of disputes arising between settlers when courts of law were not accessible. Downer was well-educated by the standards of the time and his home featured a large library. He also possessed the attributes of a hardy pioneer, being described by Walter Blanchard in 1857 as "a man of unusual physical powers, energetic, and capable of great endurance."[6]

Downer's son Stephen, a stone mason who helped to build Chicago's first light house, staked a claim to the east of his father's tract in 1833. However, there is no record that he ever lived on his land. In the same year, Joel Wells and a Mr. Cooley staked claims to the southeast of the grove. Within the next couple of years, these individuals had sold their property to other pioneers. Gary Smith settled in the grove in 1834 and married Adeline Downer. The couple built the community's first frame house which stood on the northeast corner of Maple Avenue and Carpenter Street.

One of Downers Grove's most prominent early settlers was Israel Blodgett (1797-1861), who arrived with his family in 1835 following his purchase of Joel Wells' land, which included much of the present-day central business district. Blodgett, a native of Amherst, Massachusetts, had originally settled in the Naperville area in 1831. After his move to Downers Grove, he built a log cabin and blacksmith shop at present-day 831 Maple Avenue, the current site of the Downers Grove Museum. In his blacksmith shop he made self-cleaning plows that were sold to local farmers and proved highly beneficial in cutting the heavy prairie sod. Blodgett also established a farm on his land south of Maple Avenue, which was devoted mainly to cattle-raising rather than grain growing. He later replaced his log cabin with a gable-front-and–wing frame house.

[4] Pierce and Lucy Downer had six children, all of whom were born in Rutland, Jefferson County, New York: George D. and Stephen E., both born in 1812; Adeline (1812-80); James (1818-19); Maria (1820-21); and Elon, born 1827.

[5] This home was owned by members of the Downer family until 1924. After Pierce Downer's death in 1863, ownership passed to his son Elon, who died in about 1906, and then to Elon's son James. James sold the family's remaining 83-acre tract to a developer in 1924. The Downer home, which remains a privately owned residence, originally faced south but was turned to face west onto Seeley Avenue in 1927

[6] C.W. Richmond and H.F. Vallette. *A History of the County of DuPage, Illinois.* (Chicago: Steam Presses of Scripps, Bross and Spears, 1857), p 175.

Within a year of his initial purchase, Blodgett sold part of his claim in the center of the grove to Samuel Curtiss (1789-1867), a farmer who was born in Connecticut and raised in Vermont. Curtiss and his wife Mary (married 1813) settled in Downers Grove with their grown sons Henry, Charles and Roswell, and by 1839 they were joined by their son Eli. Curtiss's land included the business section of today's downtown district south of the train tracks. He built a cabin on the north side of present-day Maple Avenue and a nearby tavern and stables for the accommodation of farmers taking their produce to and from Chicago. In around 1840, Samuel Curtiss established a post office in the hamlet and Eli Curtiss served as the first postmaster. By 1853, Curtiss had replaced his cabin with a frame house.

In 1838, Israel Blodgett and Samuel Curtiss established what was to become Maple Avenue as a roadway between their two properties. They hitched six yoke of oxen to a massive log, dragging it back and forth for at least two miles, leveling what was then prairie turf into a well-beaten path. Soon after, Blodgett and Curtiss planted sugar maple trees on each side of the new road, which became the center of the settlement. Many of the town's earliest homes and businesses clustered near Maple Avenue as for many years it was the only street.

DuPage County was organized in 1839 and the county seat was located in Naperville. In the same year, Reverend Orange Lyman built a Greek Revival-styled frame house at present-day 806 Maple Avenue. An iron fence surrounded the property, which extended east to Mackie Place and north to Curtiss Street. Lyman's house remains, although altered, and is thought to be the oldest home in Downers Grove.

Walter Blanchard and Henry Carpenter arrived in the late 1830s from New York, purchasing land to the southwest and northwest of the present intersection of Main Street and Maple Avenue, respectively. Carpenter was unsuccessful at farming and in 1845 he opened the town's first store in his gable-front-and-wing house, which still stands at 1047 Maple Avenue. Henry Carpenter was the first man to sell off small parcels of his property for residential or commercial use, resulting in early settlement on his land in the vicinity of Maple Avenue and Carpenter Street. Blanchard's property along what was to become the west side Main Street south of Maple Avenue was also subdivided prior to the Civil War.

In 1846, a small, frame one-room school house was erected on Maple Avenue, near present-day Dunham Road. Settlement of the Downers Grove area was facilitated by the planking of the old Indian trail and a later stagecoach route from Chicago in 1851. The newly created Southwestern Plank Road — now Ogden Avenue — featured a frame tollhouse at the 1940 Odgen Avenue (the current site of Wannemaker's Nursery, 1940 Ogden Avenue) as well as Horace Aldrich's tavern.

During the 1850s, log cabins were being replaced with more comfortable clapboard houses and two churches were built in the center of settlement along Maple Avenue. In 1852, Henry Carpenter donated land to the Methodists for the construction of a church at 1032 Maple Avenue, which was replaced by a larger frame church with steeple in 1880. The Baptist Church erected their first edifice in 1853 at 929 Maple Avenue on land donated by Samuel Curtiss. After this building was destroyed by fire in 1871, the congregation built a gable-roofed frame meeting house on the

same location, which is extant. In 1874, the First Congregational Church built a frame church with steeple at 1047 Curtiss Street.

The Main Street Cemetery was established in 1856 on land donated by Samuel Curtiss. A burial association was formed roughly a decade later and the cemetery became the resting place of many of Downers Grove's most prominent early settlers, including the Blodgett, Curtiss, Carpenter, and Blanchard families. However, the graves of community founder Pierce Downer and his wife Lucy are notably absent. When the couple died within a day of each other in March 1863, they were unable to be buried in the cemetery as spring rains had caused the St. Joseph Creek to flood, making the downtown inaccessible from the north. Instead they were buried on a portion of their land on the north side of Downers Grove near the northwest corner of Linscott Avenue and Lincoln Street.[7]

Many of the early residents buried in the Main Street Cemetery were ardent abolitionists as anti-slavery sentiment ran high in DuPage County. Israel and Avis Blodgett were active in the Underground Railroad and hid slaves either in their home or Israel's blacksmith shop (historical sources vary on this), which was located near the southwest corner of the present Main Street and Maple Avenue, on their journey to Chicago and then onto a steamer to Canada. Other Downers Grove abolitionists included Samuel Curtiss and Henry Carpenter. Pierce Downer is also believed to have aided fugitives in their quest for freedom. His home at what is now 4437 Seeley Avenue would have been ideally situated for aiding persons traveling the Plank Road toward Chicago.

In 1863, Samuel Curtiss established an early subdivision in what would become the southeastern side of the business district. Until that time, Downers Grove remained a sleepy farming hamlet with just a handful of commercial establishments and two blacksmith shops in the vicinity of Maple Avenue. By 1867, the one-room school house at Maple Avenue near Dunham Road had become inadequate and a two-room brick school house was built at 935 Maple Avenue, the present site of the Lincoln Community Center. This school received a two-room addition in 1877 when a ten-year course of instruction was adopted, including two years of high school work.

The first plat of the village of Downers Grove was made on September 26, 1864 in anticipation of the Chicago, Burlington and Quincy Railroad (now the Burlington Northern) from Chicago to Aurora, which was completed that year. Arrival of the railroad sparked the creation of Main Street (formerly Union Street) from Maple Avenue to the train tracks in 1865. This began the gradual shift of commercial establishments from Maple Avenue to Main Street. The railroad did not have an immediate impact on residential growth, however, as only one train a day traveled in each direction, with passengers often having to ride in freight cars. The first commuter trains did not begin operating until 1869. The 1877 History of DuPage County noted:

"Downer's Grove was the most quiet of country places until thirteen years ago, when the railroad was completed from Chicago to Aurora. Since that time, it has grown more rapidly in population and business….Since the completion of the railroad, it has gradually become more and more a suburb of Chicago, having now quite a large number of men residing here who are doing business in that city. This in many ways helps forward its refinement, and stimulates our citizens to an ambition to keep pace with the times."[8]

In 1873, Downers Grove was officially incorporated as a Village with about 350 residents and the first Village Hall was built four years later. Residents were mainly natives of New

[7] The small Downer family cemetery also contains the graves of the couple's son Elon Downer, Elon's wife, their four children, and one granddaughter. The site was maintained by the Village of Downers Grove until it was purchased by the Downers Grove Park District in 1974.

[8] *History of DuPage County.* (Aurora, Illinois: Knickerbocker, 1877), p. 159.

England and New York as well as immigrants from England, Ireland, and Germany. During the 1870s, Main Street was extended south of Maple Avenue, Grove Street was ordered cut through to Carpenter, and the first sidewalk of two-inch planks was built along Maple Avenue. The 1874 Atlas of DuPage County illustrated a number of gable-fronted frame farm houses in Downers Grove that were owned by prominent early residents and situated on landscaped grounds.

In about 1872, a group of Chicago businessmen headed by General Arthur C. Ducat formed the Linden Heights Association, which purchased 800 acres of land within the heavily wooded grove west of Main Street. By the early 1880s the property was "being laid off in streets with artistic curves, rustic parks and lawns, for elegant residences."[9] However, the property — which encompassed the present-day Maple Grove Forest Preserve, Avery Coonley School campus, Gilbert Park, and the Denburn Woods subdivision — was never developed during the nineteenth-century. Instead, Ducat retained the immense tract as a sprawling estate and built a large home called Lindenwald on the north side of Maple Avenue where he lived as "a country gentleman" in his later years.

In 1892, Arthur Ducat sold most of his sprawling estate to his friend Marshall Field at a cost of a little over $300 per acre "as an investment," although he retained the acreage surrounding his home. The property sold to Field contained over 700 acres of land that extended almost a mile west of the Main Street station along both sides of the Chicago, Burlington and Quincy Railroad. A notice of the sale described the land as "high, rolling, and well-wooded."[10]

Ducat's Linden Heights Association also purchased land south of 55th Street, as indicated in the 1874 DuPage County Atlas. A circa 1900 map of Downers Grove shows the Linden Heights Association subdivision as bounded by Main, Lyman, 55th, and 59th streets. However, it appears that only three homes were erected on this tract in the Nineteenth-century, including two gable-front-and-wing homes at 5312 and 5539 Main Street and the Italianate style home at 5529, which appear to date to the 1860s or 1870s. The remainder of this tract was developed in the post World War II era with Ranch and Split-Level homes.

Arthur Ducat (1830-1896), a native of Glengarry, County Dublin in Ireland, was educated as a civil engineer and came to Chicago in 1856 where he secured a position with the Board of Insurance Underwriters of the City of Chicago, eventually becoming Chief Surveyor. After serving as a Captain in the Civil War, he became the head of the Home Insurance Company of New York's Western Department.[11] In this position, he was responsible for commissioning architect William Le Baron Jenney, whom he met during the Civil War, to design the noted Home Insurance Building in 1883 in downtown Chicago, which is most famously known today as one the first skyscraper to be erected with a metal skeleton frame.[12] Ducat also headed other insurance agencies and established "an immense business."[13] In addition to his own estate in Downers Grove, Ducat's extensive real estate holdings included a large tract of land in Evanston, where he lived in the 1870s. He also purchased property in Lake Geneva, Wisconsin, where he organized a yachting club.

[9] Rufus Blanchard. *History of DuPage County, Illinois.* (Chicago: O.L. Baskin & Co., Historical Publishers, 1882), p. 204.
[10] "To Promote An Industrial Town," *Chicago Tribune,* April 21, 1892.
[11] "General A.C. Ducat is Dead," *Chicago Tribune*, Jan. 30, 1896.
[12] Upon Ducat's death in 1896, William Le Baron Jenney wrote a letter for inclusion in a memorial booklet that described his initial acquaintance with Ducat during the Civil War, Ducat's role in recommending him as the architect for Chicago's Home Insurance Building, and his involvement in the construction progress. According to Jenney: "During the entire construction of the (Home Insurance) building he was the representative of the building committee in Chicago, and as the company's architect I reported directly to him. He took a most active interest in every minutia of the details, and often made valuable suggestions." Quote contained in: Military Order of the Loyal Legion of the United States. In Memoriam: Lt. Col. And Brig. General Arthur Charles Ducat. 1896.
[13] Newton Bateman and Paul Selby. *Historical Encyclopedia of Illinois.* (Chicago: Munsell Publishing Co., 1914), p. 845.

By 1885, the population had grown to 500 and more homes were added to the settled area between the train tracks, Maple Avenue, and Washington and Carpenter Streets. During this decade, the principal streets of Downers Grove received gravel paving and the first sewers were built. One- to two-story frame and brick Italianate style commercial buildings were built along Main Street to house businesses that included general merchandise stores, a drugstore, bakery, florist, butcher, and the Mertz and Mochel hardware store. The Sucher blacksmith shop at the southwest corner of Main Street and Maple Avenue was built in 1875 and survives as the oldest brick building in the village. A carriage and wagon maker shop was also located at this intersection. The Downers Grover Reporter was established as the first village newspaper in 1883. The town's gable-roofed brick train station was situated on Burlington (then Railroad) Street, along the south side of the tracks, west of Main Street.

NORTHWARD EXPANSION IN THE 1890S

Downers Grove prospered during the 1890s, a decade of increased subdivision activity and residential growth that saw the community's population double from 960 to 2,102. By 1895, 25 trains ran daily between Chicago and Downers Grove and additional stations were built at Belmont and East Grove (later Fairview). South of the tracks, the settled area expanded outside its previous boundaries defined by Maple Avenue to the south and Washington and Carpenter Streets to the east and west. A new subdivision on the southeast side was laid out by the Chicago development firm of Heckman and Straube where lots could be purchased for $75.00 with $10.00 down and payments of $5.00 per month.[14] The Queen Anne style homes at 5216, 5228, and 5256 Fairmount Avenue were built by the developer during this decade.

[14] Display advertisement for Straube Subdivision in Downers Grove, *Chicago Tribune,* May 10, 1891.

Maple Avenue remained a favored location for the homes of some of the community's most prominent residents, including Charles Blodgett, the son of pioneer Israel Blodgett. In 1892, he built a Folk Victorian-styled house, the construction of which entailed moving the family's modest 1849 frame house to the rear of the property near present-day Randall Street. Folk Victorian homes were smaller, plainer versions of the more Picturesque Queen Anne, the more predominant architectural style employed in new home construction along Maple Avenue during the 1890s. Additional homes built during this time period include the homes at 843, 904 and 909 Maple Avenue. In 1894, First United Methodist Church at 1032 Maple Avenue replaced its 1880 building with a larger frame church to accommodate its growing congregation.

However, the most significant development to occur during the 1890s was the expansion of the village north of the tracks. This was due in large part to the establishment of the 225-acre E.H. Prince and Company subdivision, which was bounded by Ogden Avenue to the north, Warren Avenue to the south, Highland Avenue to the east, and Montgomery and Linscott Avenues to the west. The company subdivided the land, graded the streets, built sidewalks, planted trees, and installed a picturesque pond, originally called Grove Lake, to attract settlement. During the 1890s, a season ticket for ice skating at the Grove Lake Skating Pond could be had for $1 for children 10 years and younger.

The E.H. Prince and Company's broadside advertising described the subdivision as featuring "high, rolling ground," with "magnificent trees, beautiful lake, pure water, and pure air." Lot prices started at $4 per front foot and the company offered a payment plan of 10 percent down, with the balance due in 30 equal monthly payments, without interest. During the 1890s, home construction in the Prince subdivision was confined to its southeast corner, the area bounded by Franklin Street and Highland, Saratoga and Warren Avenues. The 1898 Sanborn Fire

Insurance Company map shows that about 25 homes were erected within this area at that time. These included gable-roofed Folk Victorian-styled homes and some more elaborate Queen Anne residences. The largest concentration of homes was located around the block bounded by Franklin Street and Warren, Forest (then Foote), and Saratoga Avenues, which featured a large green house in the center.

An 1895 article in the Downers Grove Reporter on E.H. Prince & Co. praised the firm's role in developing and improving the north side of the village:

"They have expended large sums of money in excavating and fixing up the lake on their subdivision and which has materially added to its value and beauty…Fine houses and cottages, miles of sidewalks and water mains, hundreds of beautiful shade trees, good broad streets and avenues, plenty of pure fresh air makes Prince's Addition a much sought place to live."[15]

E.H. Prince and Company was comprised of Earl H. Prince, Emerson Foote, and Fannie T. Linscott. Earl Prince (1861-1940), a native of Vermont, moved to Chicago with his wife Minnie in 1890 after receiving a law degree from the University of Michigan the previous year. In 1893, Earl and Minnie Prince moved with their young daughter Harriet into a large Queen Anne home situated on an oversized parcel at 4714 Oakwood Avenue, which stretched westward to Montgomery. Their son Earl was born shortly thereafter. Prince's brother A.G. Prince lived on the 5100 block of Saratoga Avenue, across the street from the subdivision's large greenhouse.

In 1893, Prince abandoned his family to join the gold rush in Alaska, after which he spent several years in mining operations in Cobalt, Ontario. Earl and Minnie Prince divorced in 1901. Prince later experienced financial difficulties while working as a member of the Chicago Board of

[15] "E.H. Prince & Co.," *Downers Grove Reporter,* November 28, 1895.





Example Queen Anne residences in the E.H. Prince's Subdivision, 4736 (above) and 4934 Saratoga Avenue(below), 1890s

Trade in the early 1900s and declared bankruptcy in 1905. By 1920, Prince had established himself in Dixon, Illinois, and was associated with the ice industry until his death in 1940. Minnie Prince was very active in the Downers Grove community and remained in the family home at 4714 Oakwood Avenue until her death in 1946.[16]

Emerson Foote (1857-1892) was a native of New Haven, Connecticut and graduated from Yale University with a law degree in 1879. He married Corrine (Oldmixon) Foote (b. 1870), who was raised in Philadelphia, in 1887, after which the couple moved to Chicago where Foote was a founder of Somerset Coal and Coke Company. They lived at 2965 Groveland Avenue in the western suburb of North Riverside with

[16] "Realtor who Opened D.G. Subdivision Passes Away," *Downers Grove Reporter,* April 15, 1940. "Minnie H. Prince Dies," *Downers Grove Reporter,* Oct. 10, 1946.

their daughter Marguerite (b. 1890). Foote died suddenly of apoplexy in June 1892, ten days after his son Edward Mason was born. In August 1892, Corrine Foote moved to a house at 1130 West Franklin (formerly 62 West Franklin) in Downers Grove, where she lived with her children until leaving Downers Grove in 1905.[17]

Upon establishing his subdivision, Earl Prince advocated for the northward extension of Main Street (originally called Rogers Street) from the railroad tracks to present-day Ogden Avenue. Prior to 1890, pedestrians and drivers traveling northward were forced to jog one block east upon reaching the railroad tracks and continue north on Highland Avenue (formerly called North Main Street). The obstacle to the Main Street right-of-way was the farm of Captain T.S. Rogers, the home of his mother, which stood directly in the path of the proposed roadway. Prince made what he considered a fair offer to Rogers for the right-of-way, which was rejected. The home was subsequently condemned and moved to 4942 Saratoga Avenue (demolished). During the 1890s, a landscaped park with fountain called Railroad Park was located within the Prince subdivision, just west of Main Street between Warren Avenue and the tracks. In 1890, the two-room Washington Elementary School opened at the northeast corner of Washington and Prairie Streets. A two-room addition was built the following year to accommodate the growing population on the north side of the village.

Toward the end of the nineteenth-century, Downers Grove saw its ethnic mix change with the arrival of Eastern European immigrants. A Polish community called Gostyn developed in the area bounded by Chicago, Stanley, Fairview Avenues and the railroad tracks near the East Grove train station (later called Fairview). A Polish real estate developer with the last name of Kostrzeski purchased and subdivided this area, which was named after the town in Poland from which many of the immigrants originated.

[17] "Corinne S. Foote House," undated essay contained in the files of the Downers Grove History Museum.

In 1891, the community founded St. Mary of Gostyn Parish and built a frame church on Wilson (formerly Kostrzeski) Street, where the congregation's present rectory is located. A one-room schoolhouse was built in 1897 at the southeast corner of Prairie Avenue and Douglas Street. Modest frame homes were built in the vicinity of the church, although the area remained sparsely settled through the end of the nineteenth-century.

In 1892, the first nine-hole golf course in the Midwest was established just outside the western boundary of Downers Grove by a group of Chicago businessmen led by Charles Blair Macdonald, who formed the Chicago Golf Club on the former stock farm of A. Haddow Smith. An additional nine holes were added the following year, making it the nation's first 18-hole golf course. A Burlington Northern official named Mr. Puffer owned a farm just east of the new Club and used his influence to get the Belmont station built near the course in the 1890s which stimulated development in this area, which was later annexed to Downers Grove.

In 1894, the Chicago Golf Club relocated their club to Wheaton, Illinois and shortly thereafter, this site reverted back to nine holes. By 1900, the course had a club house and was described as "occupying about 47 acres of rolling country well studded with natural and artificial hazards."[18] Many changes to this course have occurred through the last 110 years, although much of the original course remains, including holes 2, 4, 7, 8 and 9. From 1895 to 1968, the course was owned by several different individuals and was operated under the names of the Illinois Golf Club and later the Belmont Golf Club. In 1968, the course was purchased by the Downers Grove Park District and was renamed the Downers Grove Golf Club.

Residential growth in Downers Grove was accompanied by a variety of new municipal services and utility improvements during the

[18] "Belmont Golf Club," In: *Golfers Green Book, 1901.*

1890s, including a water works and electric plant, a volunteer fire department, and the introduction of telephone communications. The community's first bank was established in 1892 when the Farmer's and Merchant's Bank opened a facility in a Queen Anne-styles commercial building with a distinguishable corner turret at the northeast corner of Main and Curtiss Streets (extant but significantly altered). In 1897, John Oldfield built a three-story brick commercial building at the southeast corner of this intersection, which featured pressed metal window bays and decorative cornice (demolished). Main Street continued to develop as the town's primary commercial spine with one- to two-story wood frame commercial buildings, including the Miller Hotel at the southwest corner of Main and Burlington (then Railroad) Streets. The Crescy Auditorium Building was built in 1890 at the corner of Main and Grove Streets as the town's first community center.

In 1890, Casper Dicke moved his machine shop from Chicago to Downers Grove to become the first industry in the village. Dicke, born in Cologne, Germany, was a skilled machinist who had arrived in the United States in 1881. His Downers Grove factory manufactured electrical lineman tools and was incorporated in 1897 as the Dicke Tool Company. The Company's products were shipped throughout the world and were of such high quality that they won the grand prize at World's Columbian Exposition in Chicago (1893), and the World Fairs in Buffalo (1901), and St. Louis (1904). The company's current brick factory at Warren and Saratoga Avenues replaced an earlier frame factory that was destroyed by fire in 1905. The nearby Van Matre and Straube's Piano Factory was located at the present intersection of Warren and Forest Avenues. Downers Grove even had its own stockyard, located on the south side of the tracks and east of Main Street, which served as a holding area for livestock being shipped to Chicago. It was flanked on both sides by a lumber and coal yards.

EARLY TWENTIETH-CENTURY DEVELOPMENT

The population of Downers Grove grew from 2,103 to 3,543 between 1900 and 1920 as new housing slowly began to spread outside previously settled areas.[19] During this time period, the Village was bounded by Chicago Avenue to the north, 55th Street to the south, Fairview Avenue to the east, and Oakwood Avenue to the west. Most of this area was subdivided, except for the southeast and southwest corners, which remained farmland. In the early twentieth-century, residential development south of the tracks remained clustered on either side of Main Street and extended eastward to Washington Street, westward to Forest and Lane Streets, and southward to Randall Street. Between 1909 and 1921, this area expanded eastward to Park Avenue and southward to Summit Street. New homes were also constructed west from Main to Carpenter Streets, between the Burlington Northern railroad tracks and Grove Avenue.

In 1900, the two-story Lincoln Elementary School (originally called South Side Public School) was built at 935 Maple Avenue in front of the four-room school house that dated from the 1860s and 70s. This older rear building was replaced in 1913 by a large, two-story addition that was used to house the community's high school, which included a gymnasium and assembly hall.
In 1912, the Kindergarten Extension Association opened its new school on Grove Street, just west of Main (the present site of Fishel Park). The school, later renamed Avery Coonley School, originally featured a kindergarten-only curriculum that was later expanded to include classes for primary grades.

During the early twentieth century, several new brick commercial buildings were erected in the downtown business district along Main Street, which continued to feature a mix of one- to two-part gable-roofed wood-frame buildings, Italianate

[19] Census figures obtained from: Chicago Fact Book Consortium. *Local Community Fact Book, Chicago Metropolitan Area, 1990*. (Chicago: Academy Chicago Publishers, 1995), p. 245.

and Queen Anne-styled brick buildings, as well as some homes and vacant parcels. These buildings housed a range of businesses, including general stores, bakeries, a hardware store, laundries, a bank, offices, plumbing shop, funeral parlor, meat market, drug store, shoe repair shop, confectionary, barber, milk depot, and shops for plumbing, cigars, and furniture.

The Bonnell House Hotel was at the southwest corner of Main Street and Burlington (then Railroad) Avenue. The Cresny Auditorium Building at the northwest corner of Main and Grove Streets remained a premier recreational amenity, as was the new movie house that opened in 1915 on the south side of Curtiss Street, east of Main. Named originally as the Paragon Theater, it had a seating capacity of 484 and soon became known as the Curtis Theater.

Two churches were added to the business district during this period: St. Paul's Church on Grove Street near Main Street, a frame building with corner steeple (1908; demolished), and Faith Evangelical United Bretheren Church at the northeast corner of Main Street and Maple Avenue, a stone-clad Gothic Revival style edifice (1909; demolished). A one-story library building was built in 1915 at the corner of Curtiss Street and Forest Avenue, made possible through a gift from Andrew Carnegie fund and a donation by the late John Oldfield. The handsome brick building with Neoclassical detailing was designed by architect Frederick Lundquist of Chicago. In 1915 residents voted to change its form of government from a mayor and board of commissioners to a commission, which went into effect in 1917. The Village Hall was located on the west side of Main Street near Curtiss, adjacent to a parcel containing the police station and fire department, all three of which were one-story wood-frame buildings.

A new brick passenger railroad station was built in 1912 on the site of the current station, although many light industrial concerns continued to be clustered near the railroad tracks. Two different lumber yards were located along the south side of the tracks near Belden and Forest Avenues to the east and west. On the north side of the tracks, the Kelmscott Press Printing Company Building (later M.W. Mills Printing Company), Dicke Tool Company Building, and the Downers Grove Electric Light and Water Works Building, were located on Warren Avenue, between Forest and Middaugh Avenues.

During the early Twentieth-century, Main Street was paved with brick from Maple to Franklin Avenues, beyond which was all farmland northward. Highland Avenue was the main road in 1910 leading north from the town and it was graded all the way to 12th Street (Roosevelt Road). One resident described the northwest side of Downers Grove at this time:

"In 1910 Chicago Avenue was not paved and from Chicago on Prince there were only six houses, the first one of which was directly across the street where north high school is now. From the north, two houses were on the east side of prince (sic) just south of the "plank road (sic).

...Getting back to Prince Avenue, it was just a plain one-track dirt road from two blocks north of Chicago Avenue. There was nothing from Highland Avenue west all the way to the old Downer farm (at Grant and Seeley). More than once with a big wet spring or fall the whole area from about Grant Street where North High is now, was one big lake from highland avenue (sic) all the way to Linscott. Highland Avenue was the only street you could drive to the Plank Road."[20]

Early twentieth century residential development north of the railroad tracks extended to Franklin Street, between Highland and Saratoga Avenue, within the south end of the E.H. Prince & Company subdivision. An additional small cluster of homes was situated just north of Franklin Street, between Prince Street and Forest Avenue, and also around St. Mary of Gostyn Church near the then-northeast area of the Village. Between

[20] Quote contained in: Dunham and Wandschneider p, 100.

1909 and 1920, this settled area expanded northward to Chicago Avenue, between Highland and Oakwood Avenues. However, even within these more densely populated residential areas to the north and south, vacant lots remained. The remaining subdivided areas outside of those already described remained sparsely settled through 1920.

St. Joseph's Catholic Church was built in 1908 at the northeast corner of Main and Franklin Streets. The congregation was formed in 1906 by English speaking members of St. Mary's of Gostyn. Northsiders even had their own recreational venue — the Dicke Building — located at the northwest corner of Warren Avenue and Forest Street (demolished). This two-story Queen Anne style building with corner turret featured a pool room and a one-story rear wing with bowling alley. By 1921, the pool room had been subdivided into an American Legion meeting room and dance hall, and a movie theater was added to the rear of the building, next to the bowling alley. A small number of commercial establishments were situated on Forest Avenue, just north of the Dicke Building, including a restaurant, bakery, tailor and shoe repair shop, and a grocer.

DOWNERS GROVE DEVELOPMENT: 1920S TO 1950

The population of Downers Grove more than doubled during the 1920s, as 5,000 new residents increased the population to nearly 9,000 by the end of the decade. The real estate market was booming as new subdivisions were created and vacant parcels throughout previously settled areas were increasingly infilled with new housing. The Village boundaries expanded northward to Ogden Avenue and 39th Street, eastward to Cumnor and Williams Avenues, westward to Belmont Road; and southward to 63rd Street. These boundaries were to remain in place until their further expansion post-World War II.

Most of the new residential construction during the 1920s took place north of the Burlington Northern railroad tracks, where settlement of the E.H. Prince & Company subdivision continued its steady march northward to Grant Street and expanded westward to Oakwood Avenue. Northwest of the Prince Subdivision, James Downer, grandson of Pierce Downer, sold the family's remaining 83 acres of land to Arthur T. McIntosh and Company in 1924. The firm subdivided the farm into its present day street network and the area was annexed to Downers Grove. Settlement between the tracks and Chicago Avenue also moved eastward to Cumnor Road. Between Chicago Avenue and Ogden, eastward settlement extended to Sterling Road.

South of the railroad tracks, settlement during the 1920s development boom extended eastward to Benton Avenue. Residential construction also began in the Fredenhagen subdivision, situated in the southeastern corner of the community near the Fairview train station, with at least thirty bungalows designed by Haase and McMartin Construction Company of Chicago. This area was subdivided by Victor Fredenhagen (1857-1929) in the 1890s but remained largely undeveloped until the 1920s. Fredenhagen was one of the oldest and most experienced real estate men in DuPage County at that time, and lived for many years at 5121 Fairview Avenue.[21]

Homes built in Downers Grove from the early twentieth-century through the 1920s were commonly one- to two-stories in height and featured vernacular gabled cottages, bungalows designed in the popular Craftsman style, American Foursquare homes, and those featuring historical revival styles, such as the Colonial and Dutch Colonial. Many homes during this period were built from kits ordered from Sears, Roebuck and Company, until the company closed its Modern Homes Division in 1940. With over 200 Sears houses inventoried in the

[21] V. Fredenhagen County Pioneer Dies on Monday," *Downers Grove Reporter,* May 24, 1929. *"Downers Grove Model Bungalow Open to July 16," Chicago Tribune,* July 10, 1927.

community featuring at least 22 different Sears mail-order home models, Downers Grove has one of the largest concentrations of existing Sears houses in the United States. The 30,000-piece kits were shipped from the Sears factory site in Cairo, Illinois by railcar. The unusually large concentration of Sears homes in Downers Grove was likely due to the long rail sidings situated between the Burlington Northern tracks and Warren Avenue, which provided ample space to store Sears box cars waiting to unload kit home materials to be constructed off-site.

The remaining subdivided areas outside of central Downers Grove remained sparsely settled until the next boom that began after 1950. However, one area that experienced some new residential construction during the Depression years of the 1930s and into the 1940s was the portion of Arthur Ducat's former estate west of Main Street that had been renamed Denburn Woods. The 1933 Sanborn Map shows that the northwest corner of Maple Avenue and Brookbank Road had been subdivided into nine parcels featuring one home at the corner. The remaining area of present-day Denburn Woods had not yet been subdivided and featured only three homes in 1933, one of which was Ducat's original residence. However, the 1947 Sanborn shows that by that time, Denburn Woods featured approximately 30 homes situated on oversized lots facing the winding roads that meandered throughout the heavily wooded neighborhood.

Three of the homes on west Maple Avenue in Denburn Woods — including those at 1300 and 1304 — were built in 1937 by the Home Builders Company of Chicago. The house at 1336 Turvey Road was designed by noted architect Jerome Cerny and erected in the same year. A group of homes in the new Denburn development erected in 1939 were designed by the firm Norling and Alstrom.[22]

[22] "Draw Plans for Homes in West Suburb," *Chicago Tribune, Oct. 17, 1937*. "Home Building Announced for Downers Grove," *Chicago Tribune,* July 9, 1939.

Just west of the future Denburn Woods residential development, in 1928, the Avery Coonley School purchased an approximately ten-acre parcel that was formerly part of the Ducat Estate for the construction of a larger school on spacious grounds. The two-story Prairie-styled school was clad in brick and stucco, had a U-shaped plan, and was built around a central courtyard. It was completed in 1929 and designed by architect Waldron Faulkner of Washington, D.C. with the assistance by the Chicago firm of Hamilton, Fellows and Nedved. The school grounds were laid out and landscaped by nationally prominent designer Jens Jensen and included formal elements, several different pools, a working garden for children and native plantings surrounding two large lawn areas on the south slope of the main building. Today, the Avery Coonley School is listed in the National Register of Historic Places due to the national significance of its historic educational program and the design features of its buildings and grounds.[23]

The growing population of Downers Grove necessitated the need for schools and additions to existing ones during the 1920s and 1930s. Two new elementary schools were erected in 1928: Whittier School at 536 Hill Street on the southeast side and Longfellow School at 1435 Prairie Avenue in the E.H. Prince subdivision. The existing Washington School at the intersection of Washington Street and Prairie Avenue north of the tracks received a 12-room addition in 1929. The Downers Grove Community High School was built in 1927 at the northern terminus of Forest Avenue, and new wings were constructed in 1935 and 1939. This handsome two-story brick school featured Gothic Revival style detailing and was intended to serve the larger area surrounding Downers Grove, rather than just the village itself. St. Mary of Gostyn replaced its 1897 frame school with a two-story brick building in 1920, which also featured a convent and social hall. St. Joseph's Church built an eight-room school in 1926.

[23] Jean A. Follett. National Register of Historic Places Nomination for the Avery Coonley School in Downers Grove, dated November 13, 2006.

Several new churches were also erected to accommodate growing congregations during the 1920s. These included the current First United Methodist Church at 1032 Maple Avenue (1928), which replaced the congregation's frame 1894 church building. Tallmadge and Watson designed this edifice, which was clad in buff brick and featured a stone bell tower.[24] Other new ecclesiastical buildings included First Congregational Church at 1047 Curtiss Street (1925), which replaced its 1874 frame church; First Church of Christ Scientist on Curtiss Street at Forest Avenue (1924); and Immanuel Evangelical Lutheran Church at 5211 Carpenter Street (1924).

The construction boom of the 1920s led the Downers Grove Village Council to adopt its first zoning ordinance on April 16, 1923 as a means to guide future growth. It was "…designed to protect the residence districts of the community from the encroachments of business and manufacturing establishments and thus keep up their value as residence property."[25] The ordinance was developed by the zoning commission under supervision of nationally prominent city planning consultant Jacob L. Crane Jr. and divided the Village into various land-use districts.

In his report, Crane was critical of the Village's dead-end streets and recommended that they be extended for the "safety, convenience and beauty of the village."[26] Crane's report also included a list of list of recommendations for the Village, including the need for small parks and playgrounds as well as a new Village Hall building, which was erected in 1925. The three-story brick Village Hall, named Memorial Hall in honor of World War I servicemen, was built in 1925 and replaced its one-story frame predecessor on the west side of Main Street.

During the 1920s and 1930s, the downtown business district expanded to Curtiss Street between Main and Washington, which featured additional shops on the ground floor of a large courtyard apartment building, a new Post Office with WPA murals, a funeral home, and a picturesque three-story brick Masonic Temple, built in 1925 at the southwest corner of Curtiss and Washington Streets. This stretch of Curtiss Street also featured the 1,400-seat Alamo Theater Building, which was built in 1926 as the first of two large-scale movie theaters in the Village. The theater commissioned James J. Dvorak and Vincent T. Lynch, President of Lynch Theaters of Chicago, and designed by Elmer F. Behrns, the architect of the York Theater in Elmhurst.[27] The building was designed in the Spanish Renaissance style with two storefronts on either side of the Theater's centrally-located lobby.

The new Spanish Renaissance-styled Tivoli Theater and Hotel Building at the northeast corner of Highland and Warren avenues attracted an estimated 4,000 people when it opened on Christmas Day, 1928. The multi-use building featured a 1,400-seat movie theater, a 39-room hotel, seven stores, and a twelve-lane bowling alley in the basement. It was designed by the Chicago architecture firm Van Gunten and Van Gunten for Gustav H. Bunge (1865-1941), a long-time attorney for the Village and founder of the Downers Grove Sanitary District.[28] The Tivoli was built on the site of Bunge's Queen Anne style house, which was subsequently moved to 4943 Highland Avenue, which was designated a Village landmark in 2009. The slightly earlier Alamo Theater on Curtiss Street, which was labeled the "DuPage Theater and Commercial Building" on the 1927 Sanborn Map, evidently couldn't compete with the Tivoli and fell victim to the

[24] "New Church Planned for West Suburb," *Chicago Tribune,* Dec. 5, 1926.
[25] "Zoning Ordinance Passed by Council," *Downers Grove Reporter,* April 27, 1923. "Glen Ellyn and Downers Grove Adopt Zoning," *Chicago Tribune,* April 22, 1923.
[26] Ibid.
[27] "Downers Grove to Have 1,200 Seat Cinema," *Chicago Tribune,* January 17, 1926.
[28] "New Picture House for Downers Grove," *Chicago Tribune,* Nov. 27, 1927. "Crowds Attend Tivoli Theater Here Christmas," *Downers Grove Reporter,* Dec. 28, 1928. "Schless-Bunge Banquet Opens Tivoli Theater," *Downers Grove* Reporter, Dec. 28, 1928. "Gustav H. Bunge, Attorney, Dies of Auto Injuries," *Chicago Tribune,* Oct. 26, 1941.

ensuing Depression. By 1933, the Theater was replaced by a large garage, although its storefronts remained on Curtiss Street.

During the early years of the Depression, the community's three banks — First National, Security National, and Downers Grove State Bank — were all closed. Downers Grove was without a single banking institution between 1931 and 1940, when the Citizens National Bank opened in the former First National Bank Building on Main Street.[29]

The downtown business district featured a continuous streetwall of commercial buildings along Main Street, between Curtiss and Burlington. A range of automotive-related structures—including garages, filling stations, sales buildings, and repair shops — were increasingly built nearby during this period, especially along Main Street, south of Grove Street and north of the railroad tracks, and along Burlington Avenue, which also featured a large dance hall just east of Main Street.

New industrial development included the Rite-Rite Manufacturing Company, maker of mechanical pencils, which built a $100,000 plant at 641 Rogers Street in 1941 that employed 150 people and was designed by architect George Buckley.[30] The adjacent parcel to the east housed the Boddy and McKnight Concrete Products Plant. The Pyramid Company, which manufactured stucco and plaster, and an adjacent machine shop, were located along the south side of Maple Avenue, just east of Douglas Road (all demolished).

In 1920, the fledgling Forest Preserve District of DuPage County purchased 80 acres of the former Arthur Ducat Estate in order to preserve a large remaining parcel of the community's original grove. An additional three acres were added in 1923, creating the 83-acre Maple Grove Forest Preserve. Today, Maple Grove is the largest remaining remnant of the vast maple forest that became Downers Grove and also exists as a valuable natural area. The preserve is categorized as a "globally endangered ecosystem" by ecologists. The preserve's remnant black maple savanna and upland maple forest communities host hundreds of plant species, some of which are threatened or endangered.[31]

A DuPage County Guide developed during the Depression by the Federal Writers Project noted that in 1939 Downers Grove officials were taking steps to create a park system since, "Strangely enough, Downers Grove has less park area than any other town its size in the county."[32] Only a few small parks were owned by the Village prior to World War II, including the three-acre Prince Pond, which Earl Prince donated to the Village in 1936. The original two-acre site of the Avery Coonley School on Grove Street Park purchased by residents in 1944 and donated to the Village for public recreational use. Randall Park was opened in the heart of the southeast residential district 1942 and featured a wading pool, swings, sandboxes and a baseball diamond. Gilbert Park bordering the Maple Grove Forest Preserve and Littleford Park were also maintained by the Village prior the World War II. These original Village parks were deeded to the Downers Grove Park District in varying years after its establishment in 1946.[33]

During the decade of the 1930s, the population of Downers Grove grew by only about 500 additional residents, rising to 9,500 by 1940. The population began to rebound in the post-World War II era of the 1940s reaching 12,000

[29] "Downers Grove Has Bank Again After Lapse of Nine Years," *Chicago Tribune,* Sept. 22, 1940.
[30] "Pencil Company Building Factory in Downers Grove," *Chicago Tribune,* August 31, 1941.
[31] Forest Preserve District of DuPage County website: *www.dupageforest.com*.
[32] Marion Knoblauch, ed. *DuPage County: A Descriptive and Historical Guide, 1831-1939*. (Elmhurst: Irvin A. Ruby, 1948), p. 32.
[33] "Band Concert Opens New Park in Downers Grove," *Chicago Tribune, August 23, 1942*. Downers Grove Park District website: www.dgparks.org.

by 1950.[34] New homes were modest in size and many were built in previously subdivided, yet sparsely settled, areas.

DOWNERS GROVE DEVELOPMENT: 1950 TO THE PRESENT

Downers Grove experienced its greatest period of growth after World War II due to its strategic location near the intersection of the East-West (Interstate 88) and North-South Tollways (Interstate 355), as well as its close proximity to Interstate 55 to the south and the Tri-State Tollway (Interstate 294) to the east. The nearby expressway system also provided easy access to O'Hare and Midway International Airports, and Chicago's Loop. Together, these factors attracted residents, new shopping centers, and a range of business and industry to the Village's previously undeveloped periphery.

The population of Downers Grove nearly doubled from 11,865 to 21,154 between 1950 and 1960 and then doubled again over the next 20 years, rising to 42,560 by 1980. Annexations of unincorporated areas for the creation of subdivisions — particularly north of Ogden Avenue and south of 63rd Street — consumed the productive farms that still surrounded much of the Village as late as the 1940s and involved the installation of streets, water mains, and sewers. In the process, the Village boundaries were expanded to eventually encompass 13 square miles. By 2000, the population reached a high of slightly over 48,000 residents. In recent years, diversity has been increased with African American residents and newcomers of East Indian, Southeast Asian, and Philippine descent.

New residential construction impacted the already settled sections of the Village, as vacant parcels were rapidly developed with new housing. In contrast to the older areas, post World War II subdivisions were often laid out in cul-de-sacs rather than in a gridded street system. Residential construction from the 1950s included brick and frame cottages, many of which featured the "Cape Cod" or Minimal Traditional style, while homes built during the 1960s through the 1970s overwhelmingly featured Ranch and Split-Level types clad in face brick, aluminum, hardwood, or some combination of these materials. One particularly noteworthy cul-de-sac subdivision from the 1950s is Shady Lanes Estates off Fairview Avenue near Ogden Avenue, which is set within a heavily wooded tract and features a range of distinctive, custom-made "California" Ranch homes.

Although residential construction mainly consisted of single family homes during this period, some townhomes and apartment buildings were also constructed. The Oak Tree Towers at



Example homes in the Shady Lane Estates Subdivision, 300 (above) and 232 Shady Lane (below), 1950s

[34] Census figures obtained from: Chicago Fact Book Consortium. *Local Community Fact Book, Chicago Metropolitan Area, 1990.* (Chicago: Academy Chicago Publishers, 1995), p. 245.

the corner of Forest and Warren Avenues opened in 1977 as the first senior citizen housing in the Village. Additional apartment buildings for seniors were opened at 1122 Gilbert Street and at 3737 Highland Avenue in 1981.

The population explosion in the immediate post-World War II era overtaxed the local school system and created a crisis that was alleviated by a multi-million dollar school expansion plan that began in the 1950s. Between 1950 and 1970, Downers Grove built nine elementary schools, two junior high schools (now middle schools), a new high school, and created additions to those buildings and to the older existing schools. Lincoln Elementary School on Main Street was closed in 1974 and subsequently purchased by the park district, which converted it to a community center. Two other historic elementary schools — Washington and Longfellow — were both closed in the late 1970s. Washington School was later demolished and Longfellow was repurposed by the local school district as a technology center.

New Elementary schools built during the 1950s included Highland, Hillcrest, Pierce Downer, Lester, and Fairmount. During the 1960s, Kingsley, Indian Hill, Belle Aire and El Sierra elementary schools were built. Herrick Junior High School was built in 1953 at 4435 Middaugh Avenue and housed all of Downers Grove's seventh and eighth graders until O'Neill Junior High School was built in 1962 at 59th Street and Fairmount Avenue. The original 1928 Community High School on North Main Street was renamed North High School after the new South High School was built in 1964 at 1436 Norfolk Street.

The growing population of Downers Grove spurred many churches and religious institutions to build new additions or construct larger buildings, while many new congregations were also organized. Today, the Village has approximately 47 religious institutions. Some institutions feature traditional designs, such as the Colonial Revival-styled addition built onto First Baptist Church's 1871 edifice at 929 Maple Avenue. Other buildings feature more Modernist and Modern Eclectic designs such as St. Paul's United Church of Christ at 5739 Dunham Road (1957); Gloria Dei Lutheran Church at 4501 Main Street (c. 1960); St. Mary of Gostyn at Prairie Avenue and Douglas Street (1965; altered); and Immanuel Lutheran Church at 5211 Carpenter Street. St. Joseph Church at the northwest corner of Main Street and Prairie Avenue, built in 1992, is a more recent late Modern Eclectic design.

The creation of new residential districts since 1950 was accompanied by the steady expansion of the park system which currently consists of 45 park sites. Neighborhood parks range in size from small play areas at 62nd and Carpenter Streets to the 27-acre Patriots Park at 55th Street and Grand Avenue. Downers Grove parks are quite diverse in terms of their appearance and function. Many feature active recreational uses, such as the 13-acre Doerhoefer Park at 41st Street and Saratoga Avenue, which has tennis and basketball courts, baseball fields, and a synthetic turf field for football or soccer. Others include natural areas intended for more passive recreation. The ten-acre Hoopers Hollow Park at Chicago and Cornell Avenues features a rustic appearance with a meandering creek.

Particularly noteworthy are two natural areas of statewide significance: Belmont Prairie and Lyman Woods. The 10-acre Belmont Prairie, located west of the Downers Grove Golf Course at Hadow Avenue and Cross Street, is one of the last original prairies in Illinois. The area was protected from development during the 1970s by cooperative efforts of The Nature Conservancy and the Belmont Prairie Preservation Association. One-third of the area was preserved through a gift by Alfred and Margo Dupree of Downers Grove. The site was purchased by the Downers Grove Park District in 1979 and a year later was designated by the State as an Illinois Nature Preserve, supporting more than 300 species of plant and animal wildlife.

Lyman Woods is located east of Highland Avenue, between Good Samaritan Hospital on the south and 31st Street on the north. The sprawling 150-acre site features oak woods, prairie, and marsh habitats that support over 300 species of native plants. The most notable feature is a nineteen-acre oak woods that has remained undisturbed since it was purchased by the Lyman family in 1839. Today it serves as a rare example of the pre-settlement landscape that dominated the Downers Grove area. The preservation of its initial ninety acres in 1987 represented the cooperative effort of the Village of Downers Grove, the Forest Preserve District of DuPage County, the Downers Grove Park District and a number of dedicated individuals. Additional acreage was purchased in the 1990s, expanding the site to its current size.

The first ninety-acre parcel acquired to create Lyman Woods was purchased from George Williams College after its closure in 1985. The remaining 104 acres of the College's original 194-acre campus — which was established in 1964 and featured fourteen Modernist buildings — was sold at that time to the Chicago College of Osteopathic Medicine (now Midwestern University), which later expanded with additional buildings. Directly to the south, the five-story Good Samaritan Hospital opened in 1976 on a 63-acre tract fronting Highland Avenue to handle post-war population growth in DuPage County. Owned and operated by the Evangelical Hospital Association, it added a cardiac surgery center in the mid-1980s which spurred further growth, as did the hospital's designation as a Level I trauma center.

Downers Grove changed to the Village Manager form of government in 1962. Its new Zoning Commission prepared a comprehensive zoning ordinance that was adopted in 1965 and included provisions for apartment buildings and shopping centers. Over the ensuing decades, the community's major commercial thoroughfares developed as linear shopping strips that included stand-alone retail stores, restaurants, and strip malls. Larger retail developments featuring big box stores are located in the Butterfield/Finley district, which is adjacent to Interstates 88 and 355, and includes five shopping centers. An extensive retail district is also spread out along 75th Street, with a concentration near its Lemont Road intersection.

The historic Main Street commercial corridor between Maple and Burlington Avenues has also evolved over the years. Many of its surviving one- to two-story brick-clad commercial buildings from the late-nineteenth and early twentieth-centuries have experienced façade alterations while others have been demolished and replaced since the 1970s. For example, the intersection of Main and Curtiss Streets features new one-story commercial buildings on three of its corners. In 1979, the Citizens National Bank built a three-story brick headquarters building at the southwest corner of Main Street and Burlington Avenue. However, new buildings exhibit the same scale, massing, and setbacks as their older counterparts and a continuous streetwall has been retained along this stretch of Main Street with no vacant parcels.

In 1956, the Village's 1915 Carnegie library received a one-story addition that was commonly referred to as the "wraparound" as it surrounded the historic building. This library complex was in turn replaced by a new and larger library in 1977, which was designed by John Wilson of Loebl, Schlossman Dart and Hackl. A large new addition to the library was built in 1999. In 1969, the Village purchased the Shafer Bearing Company Building at 801 Burlington Avenue as its new Village Hall. The Main Street Station was rehabilitated in the 1970s and a new Belmont station was erected in 1981.

By the 1990s, the downtown business district was suffering by a lack of investment and retail competition from both outlying local shopping districts and regional malls. In order to attract new business and residents to the downtown, the Village launched a downtown redevelopment project in 1997 that was funded by a newly developed tax increment financing (TIF) district.

The plan focused on infrastructure and aesthetic improvements as well as the construction of multi-family housing aimed at young professionals and empty nesters. Over the next four years, century-old infrastructure was replaced with sanitary sewers, water mains and underground utilities. Other improvements included the rebuilding of downtown sidewalks and streets and the installation of new signage, trees, and ornamental streetlights. The train station was overhauled and its plaza received a new fountain, park benches, landscaping and historic clock. In 2004, a new 800-car parking garage was constructed just east of Main Street.

In 2000, the Morningside Square Condominiums opened on Main Street, just south of Maple Avenue. The five-story building with forty units was first major construction project in the downtown area in twenty years. Residential development near the business district since that time has included the Georgian Courts town home development between Curtiss and Gilbert Streets, west of Forest Avenue, and Station Crossing, a mixed-use development of condominiums and ground-level retail businesses, bounded by Main, Rogers, Highland, and Warren Streets, just north of Metra Train Station. The Acadia on the Green mixed-use development at Burlington Avenue and Mochel Drive was also constructed in 2008.

As part of the downtown's revitalization, the Downers Grove Historical Society spearheaded the preservation of the 1856 Main Street Cemetery between Curtiss and Grove Streets, which included the repair of headstones and the installation of new stone walls, fencing, and landscaping.

Among the most notable changes to the urban landscape of Downers Grove since 1950 has been the significant growth of business and light industrial parks in newly annexed areas along the periphery. Pepperidge Farm bakeries moved to the eastern edge of the Village near the Fairview Avenue station in the late 1950s. By the mid-1960s, Ellsworth Industrial Park was developed to the west near the Belmont train station. Today, this 300-acre site is also adjacent to Interstate 355 and home to more than 135 businesses. Since the 1980s, extensive office development has occurred in the north and northwest sections of Downers Grove. The Butterfield/Finley district includes two office complexes that are home to many large corporations, one industrial park, and several hotels.

Continued residential construction has kept pace with retail and business developments since the 1980s, with new cul-de-sac subdivisions of increasingly larger homes erected in the outlying areas. Starting in the late 1990s, rapidly increasing property values prompted teardowns of more modest homes, typically those situated on oversized lots, in order to build larger residences. Many of the new homes are located on the Village's northwest side, including the 4400 through the 4600 blocks of Seeley and Downers Drive. The area surrounding Chicago Avenue west of Downers Drive features a significant number of post-1990 homes, such as the 4700-4900 blocks of Stonewell, where many are designed in the Neo-Craftsman style. Other homes erected in recent decades also feature revivals of historic styles, such as Neo-Colonial and Tudor designs.







SURVEY FINDINGS

SURVEY FINDINGS

OVERVIEW

This survey of Downers Grove documented a range of residential, institutional and commercial buildings dating from the 1860s through the 2010s and has attempted to place these resources within their historical and architectural contexts. The surveys areas subject to this assignment largely developed between the late 1800s to before World War II and thereafter, with architecture largely reflecting the building forms and design styles that were popular during these periods of growth and development. Within the survey areas, 861 properties and sites were surveyed and documented as part of this project, and all buildings and sites, including contemporary ones built during the last 10 years were also evaluated.

Survey Area 1: Denburn Woods Subdivision

Approximately 43.6 acres in area, the Denburn Woods Subdivision includes 73 properties of various architectural styles ranging from Colonial Revival and French Eclectic to Minimal Traditional and Mid-Century Modern Ranch homes. Several historic homes are of outstanding architectural quality and merit preservation, including one of the more significant properties in Downers Grove, the Harold Zook-designed Tudor Revival home at 1228 Hawthorne Avenue. Another house, 1307 Turvey Road is attributed to Zook, although additional research is needed to confirm the attribution.

A total of seven properties are considered eligible for listing in the National Register of Historic Places or designation as Local Landmarks. However, approximately 46 percent of the Subdivision has been evaluated as non-contributing due to a number of properties that have been altered or of recent construction. Approximately 32 of the 72 properties date from 1963 and are not considered eligible under the National Register Criteria for Evaluation. Therefore, at this time the Denburn Woods Subdivision is not eligible as a National Register Historic District *(see Survey Area 1 Map on page 63)*. The following tables summarize key survey findings of the Denburn Woods Subdivision.

Table 1 documents the number of properties in Survey Area 1 by its current function or use. It should be noted that a building or site's historic function was also documented; however, historic functions were not documented for buildings under 50 years of age.

Table 1: Survey Area 1
Number of Properties by Current Function

Single-Family Residential	73
Multi-Family Residential	0
Commercial	0
Institutional	0
Sites	0

Table 2 lists the type and number of garages and accessory buildings documented in Survey Area 1.

Table 2: Survey Area 1
Number of Garages and Accessory Structures

Detached Garage	9
Attached Garage	61
Carriage House	0
Outbuildings	1
No Garage/Not Visible	2

Table 3 on following page lists the number of properties documented by date of construction. Construction dates are approximate and based on field observation and a review of available Sanborn Fire Insurance Maps. Building permits dating before World War II were mostly unavailable. Where building permit information did exist, they were recorded in individual survey forms as exact construction dates.

Table 3: Survey Area 1

Number of Properties by Date of Construction

1850 – 1859	0
1860 – 1869	1
1870 – 1879	0
1880 – 1889	0
1890 – 1899	0
1900 – 1909	1
1910 – 1919	0
1920 – 1929	4
1930 – 1939	9
1940 – 1949	6
1950 – 1959	21
1960 – 1969	12
1970 – 1979	3
1980 – 1989	3
1990 – 1999	6
2000 – 2009	6
2010 -	1

Table 4 lists the number of properties documented according to their vernacular building form. It should be noted that not all buildings in the survey areas were assigned a building form.

Table 4: Survey Area 1

Number of Properties by Building Form

Gable Front Cottage/House	1
Gable-Ell Cottage/House	0
Bungalow	0
Foursquare	0
Ranch	16
Split Level	2
Apartment Flat/Bock	0
One-Part Commercial	0
Two-Part Commercial	0
Strip Commercial	0
Unassigned	54

Table 5 lists the number of properties documented according to their architectural style. As with building forms, not all properties were assigned an architectural style during the on-site field work.

Table 5: Survey Area 1

Number of Properties by Architectural Style

Greek Revival	0
Gothic Revival	0
Italianate	0
Second Empire	0
Queen Anne	1
Colonial Revival	14
Classical Revival/Beaux Arts	0
Tudor Revival	4
French Eclectic	2
Spanish Revival	0
Art Deco/Art Moderne	0
Prairie	0
Craftsman	0
Chicago Bungalow	0
Mid-Century Modern	12
International Style	1
Minimal Traditional	7
Late Modern Eclectic	6
Neo Revival	17
Unassigned	9

Table 6 below documents the number of properties by significance in Survey Area 1:

Table 6: Survey Area 1

Number of Properties by Significance

National Register Landmark	0
Significant	7
Contributing to a Historic District	32
Non-Contributing to a Historic District	34

Of these properties and sites, seven under 50 years of age were considered architecturally noteworthy. These properties should be re-evaluated at some point when they reach 50 years of age for potential National Register eligibility. An inventory of properties by significance and address in Survey Area 1 can be found on page 74 of this report.

Table 7 below lists the number of properties in Survey Area 1 documented by architectural integrity. Properties under 50 years of age were not documented for architectural integrity.

Table 7: Survey Area 1

Number of Properties by Integrity

Excellent Integrity	33
Good Integrity	13
Poor Integrity	9
Not Evaluated	18

Survey Area 2: Shady Lane Estates Subdivision

Approximately 14.9 acres in area, the Shady Lane Estates Subdivision includes 55 properties representing a collection of Mid-Century Modern Ranch and Late Modern Eclectic Split-Level homes unique to Downers Grove. Although several homes have been slightly altered over time, with new additions and open car ports modified as enclosed garages, a majority of properties in the Subdivision retain good to excellent integrity. It is the opinion of the survey team that the Subdivision, with the exception of several Split-Level homes along the eastern segment of 41st Street, could qualify as a National Register Historic District, mostly under Criterion C for significant architecture. Further consultation with the Illinois Historic Preservation Agency to determine exact district boundaries and National Register eligibility is recommended *(see Survey Area 2 Map on page 64)*. It should be noted that only IHPA can make final determination for National Register eligibility.

The following tables summarize key survey findings of the Shady Lane Estates Subdivision.

Table 8 documents the number of properties in Survey Area 2 by its current function or use. A building or site's historic function was also documented; however, historic functions were not documented for buildings under 50 years of age.

Table 8: Survey Area 2

Number of Properties by Current Function

Single-Family Residential	55
Multi-Family Residential	0
Commercial	0
Institutional	0
Sites	0

Table 9 lists the type and number of garages and accessory buildings documented in Survey Area 2. In some cases, garages did not exist or were not visible from the sidewalk.

Table 9: Survey Area 2

Number of Garages and Accessory Structures

Detached Garage	12
Attached Garage	39
Carriage House	0
Outbuildings	1
No Garage/Not Visible	3

Table 10 below lists the number of properties documented by date of construction. Most construction dates in Survey Area 2 were determined through building permit research. Where permits information did not exist, construction dates were approximated based on field observation.

Table 10: Survey Area 2

Number of Properties by Date of Construction

1850 – 1859	0
1860 – 1869	0
1870 – 1879	0
1880 – 1889	0
1890 – 1899	0

1900 – 1909	0
1910 – 1919	0
1920 – 1929	0
1930 – 1939	0
1940 – 1949	0
1950 – 1959	36
1960 – 1969	3
1970 – 1979	15
1980 – 1989	0
1990 – 1999	0
2000 – 2009	1
2010 -	0

Table 11 lists the number of properties documented according to their vernacular building form. It should be noted that not all buildings in the survey areas were assigned a building form.

Table 11: Survey Area 2

Number of Properties by Building Form

Gable Front Cottage/House	0
Gable-Ell Cottage/House	0
Bungalow	0
Foursquare	0
Ranch	39
Split Level	14
Apartment Flat/Bock	0
One-Part Commercial	0
Two-Part Commercial	0
Strip Commercial	0
Unassigned	2

Table 12 lists the number of properties documented according to their architectural style. As with building forms, not all properties were assigned an architectural style.

Table 12; Survey Area 2

Number of Properties by Architectural Style

Greek Revival	0
Gothic Revival	0
Italianate	0
Second Empire	0
Queen Anne	0
Colonial Revival	1
Classical Revival/Beaux Arts	0
Tudor Revival	0
French Eclectic	0
Spanish Revival	0
Art Deco/Art Moderne	0
Prairie	0
Craftsman	0
Chicago Bungalow	0
Mid-Century Modern	37
International Style	1
Minimal Traditional	2
Late Modern Eclectic	4
Neo Revival	1
Unassigned	9

Table 13 below documents the number of properties by significance in Survey Area 2:

Table 13: Survey Area 2

Number of Properties by Significance

National Register Landmark	0
Significant	3
Contributing to a Historic District	35
Non-Contributing to a Historic District	17

In Survey Area 2, two properties under 50 years of age were considered architecturally noteworthy and worth re-evaluation at some point in the future for possible National Register eligibility. An inventory of properties by significance and address in Survey Area 2 can be found on page 75 of this report.

Table 14 below lists the number of properties in Survey Area 2 documented by architectural integrity. Properties under 50 years of age were not evaluated for architectural integrity.

Table 14: Survey Area 2

Number of Properties by Integrity

Excellent Integrity	19
Good Integrity	23
Poor Integrity	0
Not Evaluated	13

Survey Area 3: E.H. Prince's Subdivision

Approximately 160.4 acres in area, the E.H. Prince's Subdivision includes 618 properties of various architectural styles ranging from Queen Anne to Neo-Revival homes. Survey findings and observations conclude that major growth periods for the Subdivision occurred upon its first platting in the 1890s, where Gable-Front, Gable-Ell and Queen Anne homes predominate, the 1910s and 20s when most of the neighborhood's Foursquares and Craftsman Bungalows were built, and post World War II as Minimal Traditionals, Ranches and Split-Levels became the popular building forms and styles. The Subdivision generally retains a good level of architectural and historical integrity and portions of the Subdivision may be eligible for listing as a district in the National Register.

Likely boundaries for a potential National Register District would include the blocks south of Chicago Avenue and east of Forest Avenue, also including Downers Grove North High School. The blocks north of Chicago and west of Forest Avenue contain a significant amount of recent construction as well as existing homes with integrity issues. Prince's Pond is critical landscape element within the Subdivision and has been evaluated as a significant site. Additional consultation with the Illinois Historic Preservation Agency to determine National Register eligibility and exact district boundaries is recommended (*see Survey Area 3 Maps on pages 65-69).*

The following tables summarize key survey findings of the E.H. Prince's Subdivision.

Table 15 on following page documents the number of properties in Survey Area 3 by its current function or use. A building or site's historic function was also documented; however, historic functions were not documented for buildings under 50 years of age.

Table 15: Survey Area 3
Number of Properties by Current Function

Single-Family Residential	560
Multi-Family Residential	7
Commercial	39
Institutional	9
Sites	3

Table 16 lists the type and number of garages and accessory buildings documented in Survey Area 3. In some cases, garages did not exist or were not visible from the sidewalk.

Table 16: Survey Area 3
Number of Garages and Accessory Structures

Detached Garage	403
Attached Garage	112
Carriage House	9
Outbuildings	3
No Garage/Not Visible	91

Table 17 lists the number of properties documented by date of construction. Construction dates are approximate and based on field observation and a review of available Sanborn Fire Insurance Maps. Building permit information before World War II was largely unavailable. Where building permits existed, they were noted and recorded in individual survey forms. Permit information for the survey area's two sites, Prince's Pond, which dates to the original subdivision platting, and Pierce Downers grave site was not found and therefore, not included in this Table.

Table 17: Survey Area 3
Number of Properties by Date of Construction

1850 – 1859	0
1860 – 1869	1
1870 – 1879	0
1880 – 1889	8
1890 – 1899	109

1900 – 1909	38
1910 – 1919	109
1920 – 1929	131
1930 – 1939	5
1940 – 1949	11
1950 – 1959	82
1960 – 1969	29
1970 – 1979	25
1980 – 1989	8
1990 – 1999	10
2000 – 2009	49
2010 -	1

Table 18 lists the number of properties documented according to their vernacular building form. It should be noted that not all buildings in the survey areas were assigned a building form during the survey field work.

Table 18: Survey Area 3

Number of Properties by Building Form

Gable Front Cottage/House	42
Gable-Ell Cottage/House	55
Bungalow	100
Foursquare	86
Ranch	34
Split Level	32
Apartment Flat/Bock	6
One-Part Commercial	8
Two-Part Commercial	4
Strip Commercial	7
Unassigned	244

Table 19 lists the number of properties documented according to their architectural style. As with building forms, not all buildings were assigned an architectural style.

Table 19: Survey Area 3

Number of Properties by Architectural Style

Greek Revival	0
Gothic Revival	0
Italianate	3
Second Empire	1
Queen Anne	100
Colonial Revival	51
Classical Revival/Beaux Arts	2
Tudor Revival	7
French Eclectic	0
Spanish Revival	1
Art Deco/Art Moderne	1
Prairie	27
Craftsman	78
Chicago Bungalow	5
Mid-Century Modern	14
International Style	4
Minimal Traditional	65
Late Modern Eclectic	10
Neo Revival	64
Unassigned	185

Table 20 below documents the number of properties by significance in Survey Area 3:

Table 20: Survey Area 3

Number of Properties by Significance

National Register Landmark	0
Significant	40
Contributing to a Historic District	397
Non-Contributing to a Historic District	181

No properties under 50 years of age were considered architecturally noteworthy in Survey Area 3. An inventory of properties by significance and address in Survey Area 3 can be found on page 77 of this report.

Table 21 below lists the number of properties in Survey Area 1 documented by architectural integrity. Properties under 50 years of age were not documented for architectural integrity.

Table 21: Survey Area 3

Number of Properties by Integrity

Excellent Integrity	202
Good Integrity	258

Poor Integrity	64
Not Evaluated	94

Survey Area 4: Maple Avenue/Main Street Corridor

Approximately 35.5 acres in area, the Maple Avenue Corridor includes 115 properties and contains a diverse collection of Queen Anne, Craftsman, Colonial Revival and Prairie residential architecture with good to excellent architectural integrity. Like the E.H. Prince's Subdivision, the Maple Avenue residential corridor is one of the first neighborhoods to be developed in Downers Grove and has significant historical importance since the area has many of the Village's first important citizens built their homes and resided. Within the corridor, there are 26 significant properties with another 58 contributing, making the area between Blodgett Avenue and Main Street potentially eligible as a district in the National Register. However, its eligibility should also be considered in the larger context of the neighborhood to the south of Maple Avenue, which also contains a number of other homes and properties that are similar in age and architecture. This neighborhood should be surveyed and evaluated in the future to determine if a much larger residential historic district that also incorporates Maple Avenue could be established.

Likewise, the Main Street corridor both north and south of the Burlington Northern railroad tracks should be evaluated as part of a larger downtown district. Current findings show a number of individual buildings as both significant and contributing, but without understanding the larger context of how the downtown and its architecture developed and changed over time, it is difficult to determine whether downtown is eligible as a district at this time (*see Survey Area 4 Maps on pages 70-72).*

The following tables summarize key survey findings of the Maple Avenue/Main Street Corridor.

Table 22 documents the number of properties in Survey Area 4 by its current function or use. A building or site's historic function was also documented; however, historic functions were not documented for buildings under 50 years of age.

Table 22: Survey Area 4
Number of Properties by Current Function

Single-Family Residential	57
Multi-Family Residential	2
Commercial	51
Institutional	4
Sites	1

Table 23 lists the type and number of garages and accessory buildings documented in Survey Area 4. In some cases, garages did not exist or were not visible from the sidewalk.

Table 23: Survey Area 4
Number of Garages and Accessory Structures

Detached Garage	28
Attached Garage	9
Carriage House	19
Outbuildings	0
No Garage/Not Visible	59

Table 24 on following page lists the number of properties documented by date of construction. Construction dates are approximate and based on field observation and a review of available Sanborn Fire Insurance Maps. Building permit information before World War II is largely unavailable. Where building permits existed, they were noted in individual survey forms. Construction dates for sites have not been included in this Table. One site, the Main Street Cemetery, was not included in this Table.

Table 24: Survey Area 4

Number of Properties by Date of Construction

1850 – 1859	0
1860 – 1869	0
1870 – 1879	2
1880 – 1889	4
1890 – 1899	46
1900 – 1909	3
1910 – 1919	11
1920 – 1929	21
1930 – 1939	0
1940 – 1949	2
1950 – 1959	8
1960 – 1969	3
1970 – 1979	5
1980 – 1989	2
1990 – 1999	7
2000 – 2009	1
2010 -	0

Table 18 lists the number of properties documented according to their vernacular building form in Survey Area 4.

Table 25: Survey Area 4

Number of Properties by Building Form

Gable Front Cottage/House	0
Gable-Ell Cottage/House	10
Bungalow	3
Foursquare	5
Ranch	2
Split Level	3
Apartment Flat/Bock	1
One-Part Commercial	20
Two-Part Commercial	18
Strip Commercial	0
Unassigned	53

Table 26 lists the number of properties documented according to their architectural style in Survey Area 4.

Table 26: Survey Area 4

Number of Properties by Architectural Style

Greek Revival	5
Gothic Revival	1
Italianate	11
Second Empire	0
Queen Anne	28
Colonial Revival	10
Classical Revival/Beaux Arts	1
Tudor Revival	2
French Eclectic	0
Spanish Revival	0
Art Deco/Art Moderne	0
Prairie	4
Craftsman	6
Chicago Bungalow	0
Mid-Century Modern	9
International Style	0
Minimal Traditional	2
Late Modern Eclectic	3
Neo Revival	9
Unassigned	24

Table 27 below documents the number of properties by significance in Survey Area 4:

Table 27: Survey Area 4

Number of Properties by Significance

National Register Landmark	0
Significant	15
Contributing to a Historic District	70
Non-Contributing to a Historic District	30

No properties under 50 years of age were considered architecturally noteworthy in Survey Area 3. An inventory of properties by significance and address in Survey Area 4 can be found on page 83 of this report.

Table 28 below lists the number of properties in Survey Area 4 documented by architectural integrity. Properties under 50 years of age were not documented for architectural integrity.

Table 28: Survey Area 4

Number of Properties by Integrity

Excellent Integrity	33
Good Integrity	51
Poor Integrity	17
Not Evaluated	14

Other Survey Information

In addition to the findings for each survey area, the following table presents information regarding the architectural significance of properties previously surveyed and inventoried by the Illinois Historic Structures and Landmarks Surveys.

Table 29

Illinois Historic Structures and Landmarks Surveys

Properties by Significance

National Register Landmark	0
Significant	20
Contributing to a Historic District	30
Non-Contributing to a Historic District	4

Two properties inventoried by the Illinois Historic Structures and Landmarks Surveys, both 735 and 943 Maple Avenue, were demolished.

SIGNIFICANT PROPERTIES

The survey has inventoried 65 properties, sites and structures that may be individually eligible for listing in the National Register of Historic Places and eligible for designation as a local landmark. Of these properties that have been evaluated as significant, 20 were previously identified and documented by the Illinois Historic Structures and Landmarks Surveys. The table on the following page presents information regarding the total number of significant properties in all survey areas:

Table 30

Number of Significant Properties by Survey Area

Survey Area 1: Denburn Woods	7
Survey Area 2: Shady Lane Estates	3
Survey Area 3: E.H. Prince's Subdivision	40
Survey Area 4: Maple Ave./Main St.	15

As mentioned previously, these buildings were evaluated primarily under Criterion C of the National Register Criteria for Evaluation as they embody a distinctive architectural style and/or building type and method of construction, or possess high artistic or is a distinguishable entity whose components lack individual distinction. Some properties were considered eligible for the National under Criteria A and B, due to their association with a significant event or person in Downers Grove's past. All properties evaluated as significant should receive priority for additional research and documentation to confirm their eligibility for the National Register listing. Consultation with the Illinois Historic Preservation Agency National Register staff is required to determine a property's eligibility to the National Register. It should also be noted that a property must have high integrity on both its exterior and interior to be National Register eligible. In addition, significant properties should be considered candidates for local landmark designation. Significant properties are listed as Contributing Properties in the Inventory Section of this Survey Report.

CONTRIBUTING PROPERTIES TO A HISTORIC DISTRICT

The survey has inventoried 535 properties that contribute architecturally and historically to a potential National Register or Local Historic District. These properties should be preserved and maintained in order to maintain a potential District's overall integrity. Of these properties, 30 were previously documented and identified by Illinois Historic Structures and Landmarks Surveys. In general, contributing properties must

have excellent to good integrity to be classified as contributing. A number of contributing properties have had recent additions to their side or rear elevations or above their roofline. In cases where the addition was compatible with the existing house or building in terms of style, materials, placement, size, scale and massing, the property was classified as contributing. In addition, properties dating from the early 1960's were assigned contributing status, although some construction dates could not be confirmed due to a lack of building permit information. For these properties, construction dates were approximated in the field. Additional research is needed to confirm construction dates and thus their eligibility as a contributing property.

Contributing properties may also qualify for Significant status if additional research and documentation can establish its original architectural character or reveal new associations with important architects, contractors or people important to the history of Downers Grove. Contributing properties are listed in the Inventory Section of this Survey Report.

NON-CONTRIBUTING PROPERTIES TO A HISTORIC DISTRICT

This survey has inventoried 262 properties that are non-contributing to a potential National Register or Local Historic District — these are properties that are less than 50 years of age, do not possess any distinguishing aesthetic characteristics or have been altered to such an extent that the original building elevations or façades, including its materials, ornamentation, features and overall massing, has been significantly changed or no longer recognized from its original design. Alterations may also prove to be irreversible. In some limited cases, Non-Contributing properties may require further investigation to determine if original architectural elements and features can be recovered, rehabilitated or restored. Inappropriate features and alterations could be removed for rehabilitation purposes, which in turn could qualify the property for a different evaluation status. Additional research may also reveal new historical associations that have not been identified through this survey.

It has been noted in survey forms whether some Non-Contributing properties should be re-evaluated for potential Contributing status in the near future. These are properties that were mainly constructed in the 1960s or 1970s where building permit research could not determine an exact construction date or had not been conducted at the conclusion of the field work. There may be a number of these properties that are older than 1963, including many Split-Levels, Ranches, and Modern Eclectics. Non-Contributing properties in the Inventory Section of this Survey Report

Notable Buildings Less Than Fifty Years Old

Generally, buildings that are less than 50 years old are not assessed for historical and architectural significance and have been classified as non-contributing for this survey. However, an exception was made to note distinctive buildings that are associated with late Modernism and other latter-day styles. In this survey, seven properties were evaluated as Notable. When these buildings reach 50 years of age, they should be re-evaluated for their significance and potential contribution to existing and future Historic Districts. Notable buildings are listed as Non-Contributing properties in the Inventory Section of this Survey Report.

DISTRICTS

Based on survey observations and findings, there are opportunities to establish National Register and Local Historic Districts in two of the four survey areas, including Shady Lane Estates and the portions of the E.H. Prince's Subdivision. A formal confirmation of National Register eligibility should be sought from the Illinois Historic Preservation Agency.

Local Historic Districts

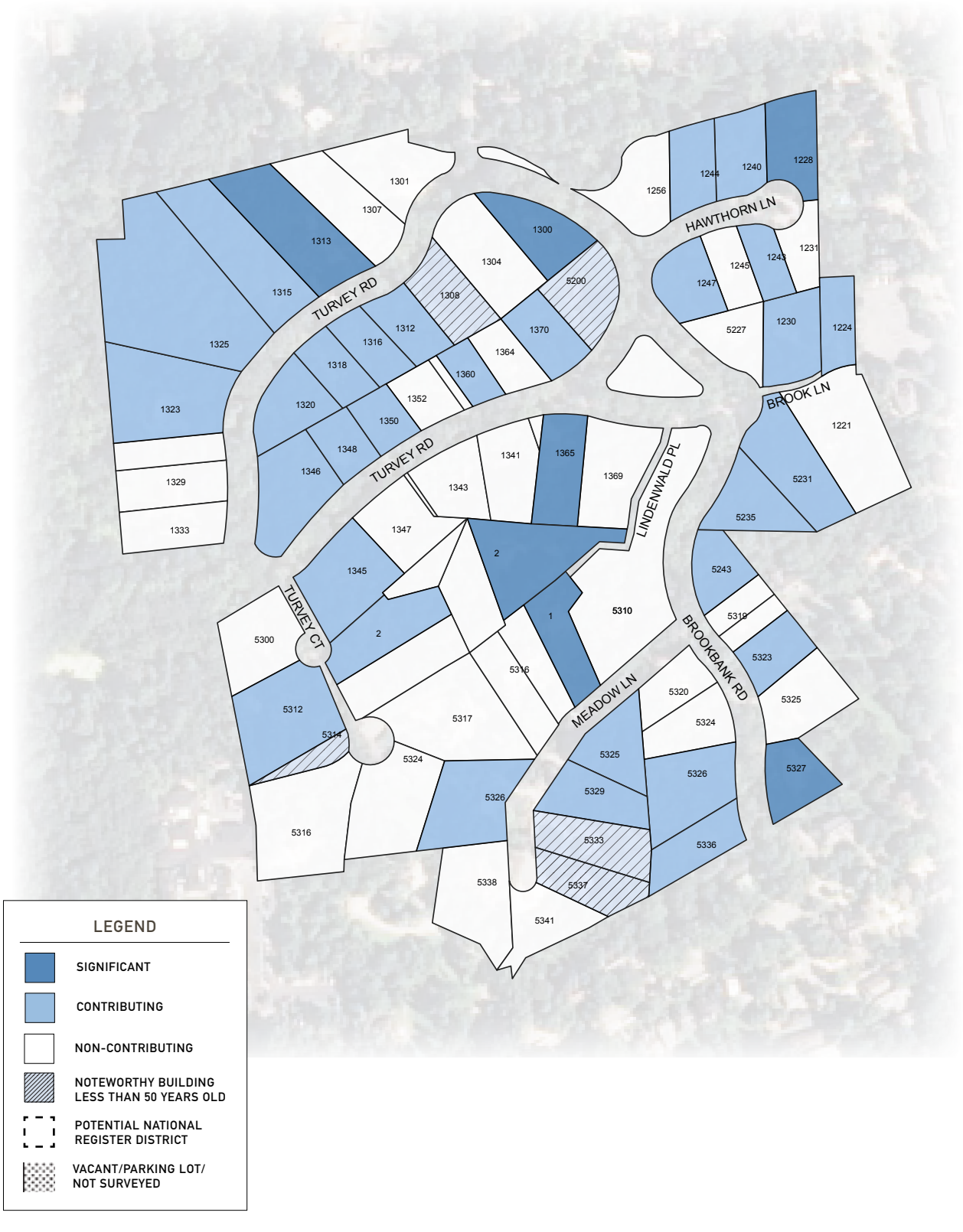
Existing and future National Register Historic Districts and all Significant properties should be designated as local districts and landmarks in order to maintain and preserve the integrity of such resources for future generations. Designating National Register Historic Districts as local districts is a standard preservation planning practice in many communities.

SEARS CATALOG HOMES

As stated previously, approximately 168 Sears Catalog homes have been identified by previous survey and documentation efforts, of which 42 were located in the survey areas. These efforts were informal and did not document and verify actual construction dates and model types. Of the 42 homes that were surveyed, 12 were found to have excellent architectural integrity and four were considered significant. Given that previous documentation efforts did not verify the properties as Sears mail order kit homes, further research and investigation is needed to confirm these properties as actual Sears catalog homes, or other kit homes designed by other Chicago area manufacturers. It should be noted that Sears catalog homes were mostly designed in the domestic architectural styles that were prevalent in other areas of the country during the 1910s to the 1940s and often lack distinctiveness in stylistic features, ornamentation and craftsmanship that would make them eligible under National Register Criterion C. It is unclear if there are other associations with important events or people that would make them eligible under Criteria A or B. Additional research is recommended in these cases as well. However, the four Sears homes considered significant in this survey exhibited a high level of integrity for their style and building form in Downers Grove and are hence locally significant to the Village. Additional consultation with IHPA is recommended to determine their eligibility to the National Register.

SURVEY MAPS

MAP 3: SURVEY AREA 1 MAP



LEGEND

- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING
- NOTEWORTHY BUILDING LESS THAN 50 YEARS OLD
- POTENTIAL NATIONAL REGISTER DISTRICT
- VACANT/PARKING LOT/ NOT SURVEYED

MAP 4: SURVEY AREA 2 MAP



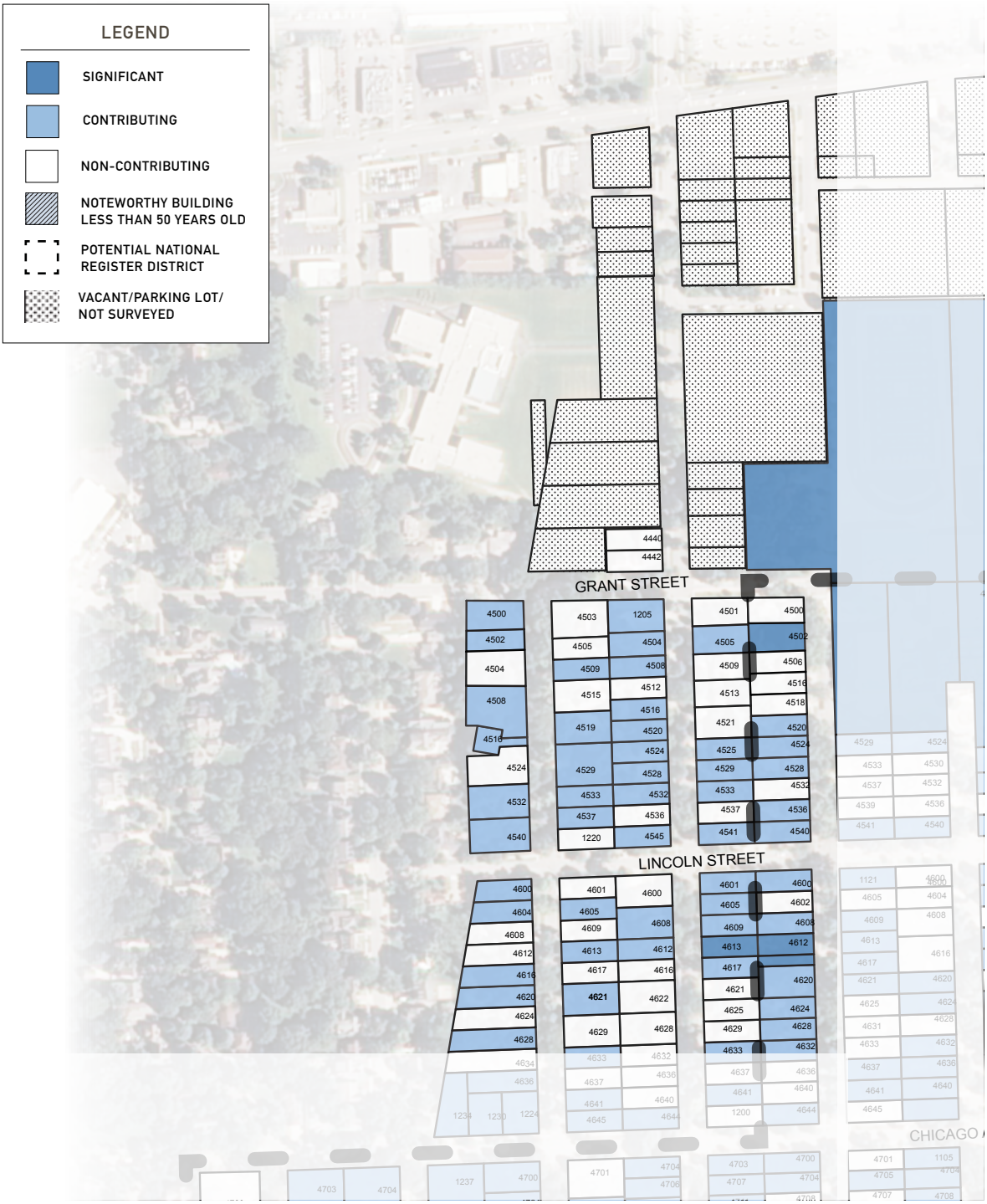
LEGEND

- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING
- NOTEWORTHY BUILDING LESS THAN 50 YEARS OLD
- POTENTIAL NATIONAL REGISTER DISTRICT
- VACANT/PARKING LOT/ NOT SURVEYED

MAP 5: SURVEY AREA 3 MAP



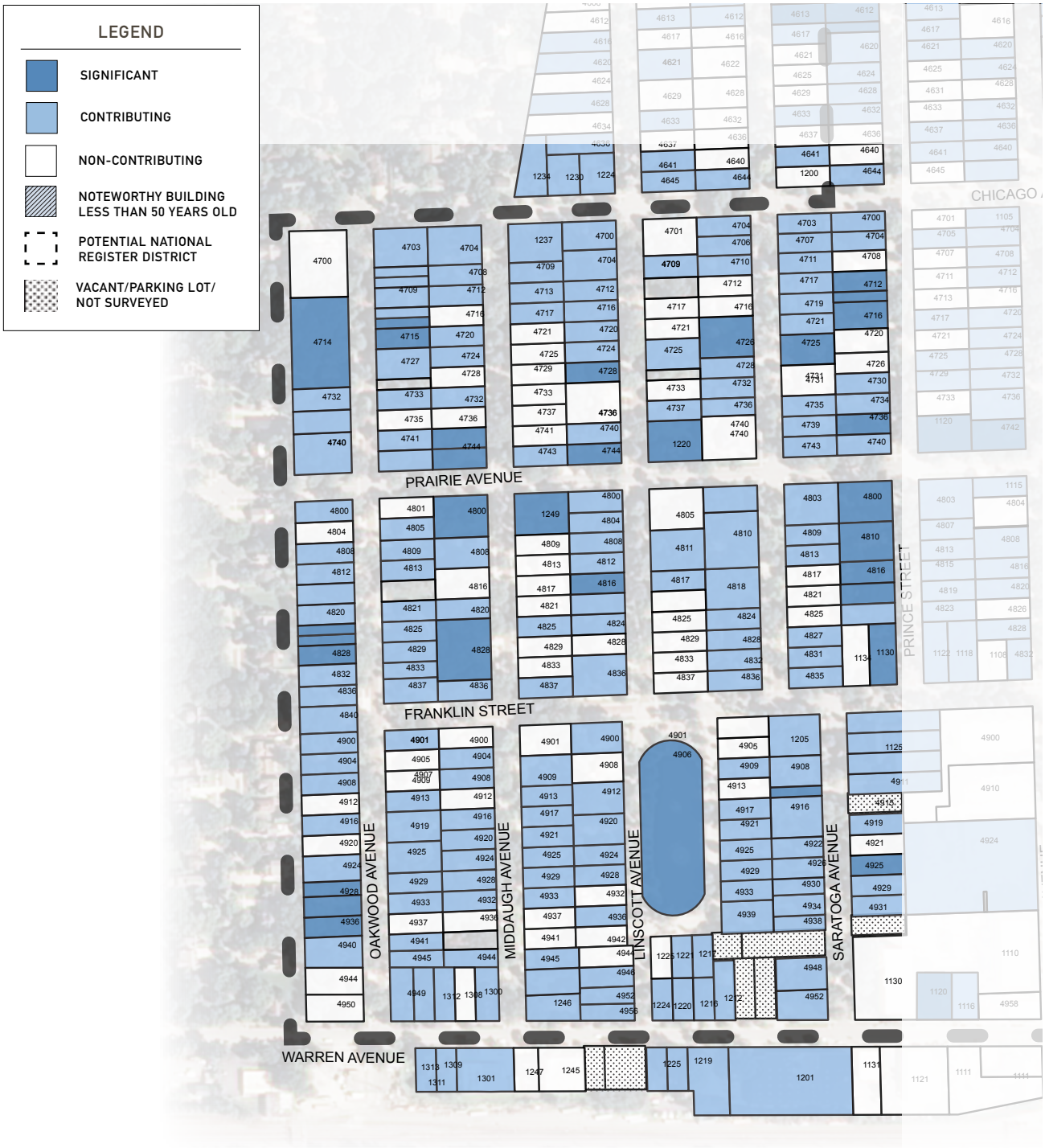
MAP 6: SURVEY AREA 3 (A)



MAP 7: SURVEY AREA 3 (B)



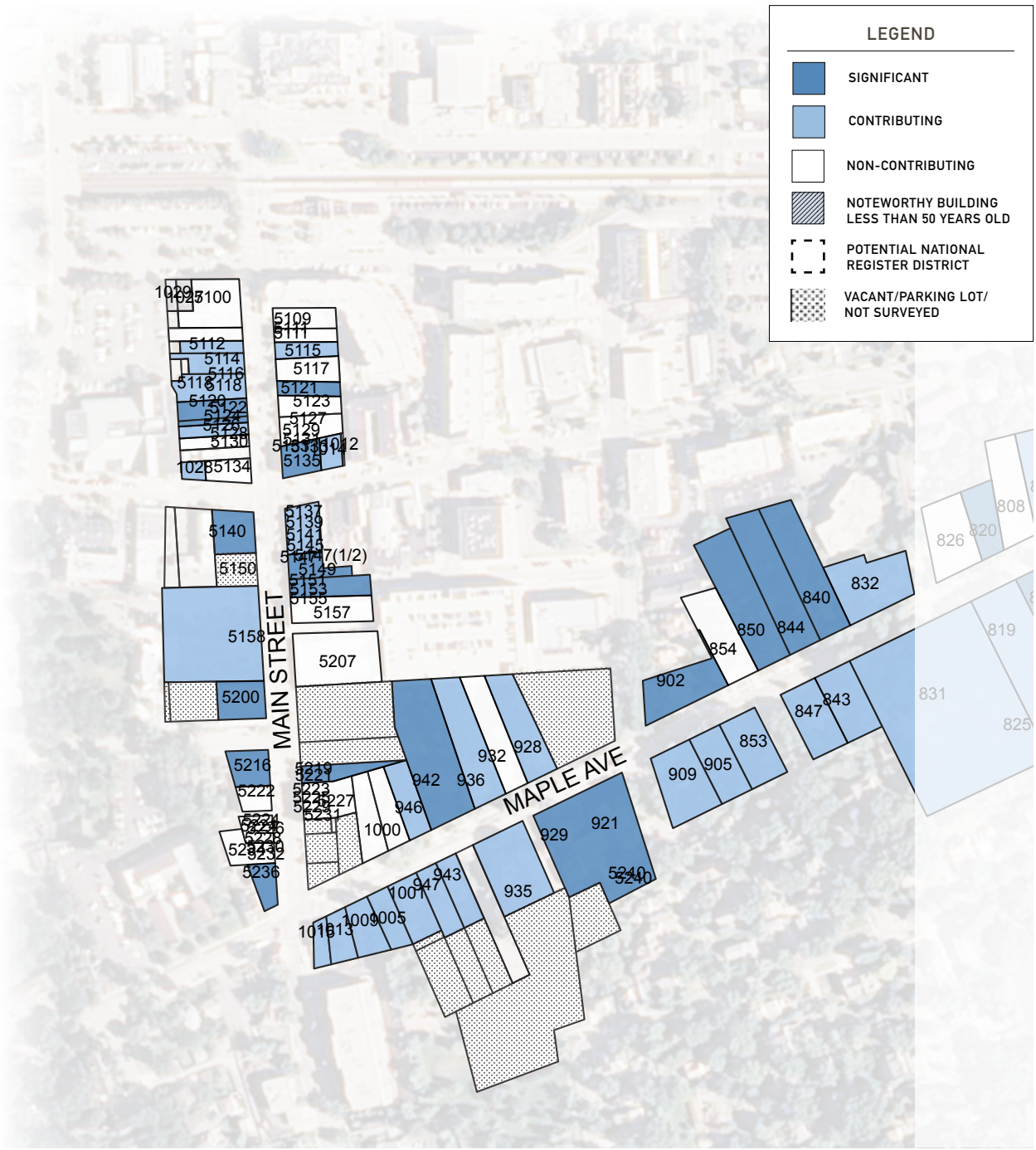
MAP 8: SURVEY AREA 3 (C)



MAP 9: SURVEY AREA 3 (D)



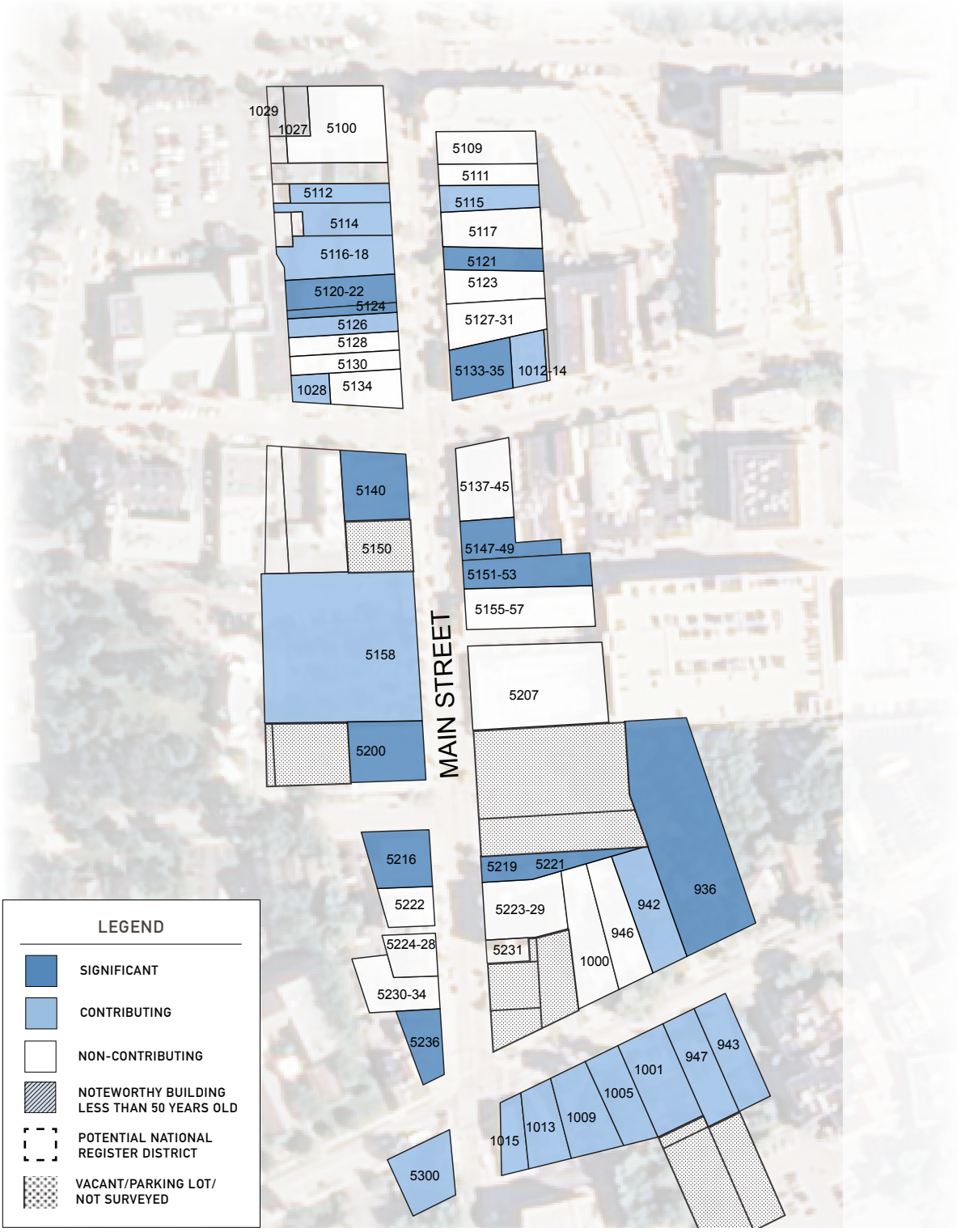
MAP 10: SURVEY AREA 4 (A)



MAP 11: SURVEY AREA 4 (B)



MAP 12: SURVEY AREA 4 (C)









INVENTORY

INVENTORY

SURVEY AREA 1: DENBURN WOODS SUBDIVISION

Contributing Properties - Significant

– 5327 Brookbank Road, Colonial Revival
– 1228 Hawthorne Lane, Tudor Revival
– 1 Lindenwald Place, French Eclectic
– 2 Lindenwald Place, Tudor Revival
– 1300 Turvey Road (Brookbank)Mid-Century Modern
– 1313 Turvey Road, Tudor Revival
– 1365 Turvey Road, Mid-Century Modern

Contributing Properties

– 1224 Brook Lane, Mid-Century Modern
– 1230 Brook Lane, Colonial Revival
– 5231 Brookbank Road, Mid-Century Modern
– 5235 Brookbank Road, Mid-Century Modern
– 5243 Brookbank Road, Colonial Revival
– 5323 Brookbank Road, Colonial Revival
– 5326 Brookbank Road, Colonial Revival
– 5336 Brookbank Road, Minimal Traditional
– 5337 Brookbank Road, Mid-Century Modern
– 5348 Brookbank Road, Colonial Revival
– 1240 Hawthorne Lane, Colonial Revival
– 1243 Hawthorne Lane, Tudor Revival
– 1244 Hawthorne Lane, Colonial Revival
– 1247 Hawthorne Lane, Mid-Century Modern
– 5325 Meadow Lane, Neo Revival
– 5326 Meadow Lane
– 5329 Meadow Lane, Mid-Century Modern
– 5312 Turvey Court, Colonial Revival
– 2 Turvey Lane, Colonial Revival
– 1312 Turvey Road, Colonial Revival
– 1315 Turvey Road, Mid-Century Modern
– 1316 Turvey Road
– 1318 Turvey Road, French Eclectic
– 1320 Turvey Road, Mid-Century Modern
– 1323 Turvey Road, Colonial Revival
– 1325 Turvey Road, Colonial Revival
– 1345 Turvey Road, Minimal Traditional
– 1346 Turvey Road, Minimal Traditional
– 1348 Turvey Road, Minimal Traditional
– 1350 Turvey Road, Minimal Traditional
– 1360 Turvey Road, Colonial Revival
– 1370 Turvey Road, Mid-Century Modern

Non-Contributing Properties

– 1221 Brook Lane, Late Modern Eclectic
– 5227 Brookbank Road, Late Modern Eclectic
– 5319 Brookbank Road, Minimal Traditional
– 5320 Brookbank Road
– 5324 Brookbank Road
– 5325 Brookbank Road, Minimal Traditional
– 1231 Hawthorne Lane, Late Modern Eclectic
– 1245 Hawthorne Lane, Neo Revival
– 1256 Hawthorne Lane, Late Modern Eclectic
– 5310 Meadow Lane, Neo Revival
– 5316 Meadow Lane, Neo Revival
– 5337 Meadow Lane, Neo Revival
– 5338 Meadow Lane
– 5341 Meadow Lane, Neo Revival
– 5300 Turvey Lane, Neo Revival
– 5316 Turvey Court, Neo Revival
– 5317 Turvey Court, Neo Revival
– 5324 Turvey Court, Queen Anne
– 1301 Turvey Road, Neo Revival
– 1304 Turvey Road, Neo Revival
– 1307 Turvey Road, Late Modern Eclectic
– 1329 Turvey Road, Neo Revival
– 1333 Turvey Road, Neo Revival
– 1341 Turvey Road, Neo Revival
– 1343 Turvey Road, Neo Revival
– 1347 Turvey Road, Neo Revival
– 1352 Turvey Road
– 1364 Turvey Road, Neo Revival
– 1369 Turvey Road, Late Modern Eclectic

Non-Contributing Properties - Noteworthy Buildings Less Than 50 Years Old

– 5200 Brookbank Road
– 5337 Brookbank Road, Mid-Century Modern
– 5333 Meadow Lane, Mid-Century Modern

– 5314 Turvey Court, International Style
– 1308 Turvey Road

SURVEY AREA 2: SHADY LANE ESTATES SUBDIVISION

Contributing Properties - Significant

– 309 41st Street, Mid-Century Modern
– 4105 Fairview Avenue, Mid-Century Modern
– 300 Shady Lane, Mid-Century Modern

Contributing Properties

– 47 40th Place, Mid-Century Modern
– 228 41st Street, Colonial Revival
– 232 41st Street, Mid-Century Modern
– 238 41st Street, Mid-Century Modern
– 241 41st Street, Mid-Century Modern
– 300 41st Street, Mid-Century Modern
– 308 41st Street, Mid-Century Modern
– 316 41st Street, Mid-Century Modern
– 319 41st Street, Mid-Century Modern
– 325 41st Street, Mid-Century Modern
– 4035 Fairview Avenue, Mid-Century Modern
– 4025 Fairview Avenue, Mid-Century Modern
– 4045 Fairview Avenue, Mid-Century Modern
– 4101 Fairview Avenue, Mid-Century Modern
– 4103 Fairview Avenue, Mid-Century Modern
– 4107 Fairview Avenue, Minimal Traditional
– 4149 Fairview Avenue, Minimal Traditional
– 4106 Florence Avenue, Mid-Century Modern
– 4142 Florence Avenue, Mid-Century Modern
– 200 Shady Lane, Mid-Century Modern
– 208 Shady Lane, Mid-Century Modern
– 209 Shady Lane, International Style
– 216 Shady Lane, Mid-Century Modern
– 224 Shady Lane, Mid-Century Modern
– 225 Shady Lane, Mid-Century Modern
– 232 Shady Lane, Mid-Century Modern
– 240 Shady Lane, Mid-Century Modern
– 241 Shady Lane, Mid-Century Modern
– 248 Shady Lane, Mid-Century Modern
– 249 Shady Lane, Mid-Century Modern
– 308 Shady Lane, Mid-Century Modern
– 309 Shady Lane, Mid-Century Modern
– 316 Shady Lane, Mid-Century Modern
– 317 Shady Lane, Mid-Century Modern
– 324 Shady Lane, Mid-Century Modern
– 344 Shady Lane, Mid-Century Modern
– 348 Shady Lane, Mid-Century Modern

Non-Contributing Properties

– 200 41st Street, Late Modern Eclectic
– 201 41st Street, Colonial Revival
– 208 41st Street, Late Modern Eclectic
– 209 41st Street, Colonial Revival
– 217 41st Street, Late Modern Eclectic
– 220 41st Street, Colonial Revival
– 225 41st Street, Colonial Revival
– 233 41st Street, Colonial Revival
– 248 41st Street
– 301 41st Street
– 201 Shady Lane, Late Modern Eclectic
– 217 Shady Lane, Late Modern Eclectic
– 233 Shady Lane
– 301 Shady Lane, Neo Revival

Non-Contributing Properties - Noteworthy Buildings less than 50 Years of Age

– 249 41st Street, Mid-Century Modern
– 209 Shady Lane, International Style

SURVEY AREA #3: E.H. PRINCE'S SUBDIVISION

Contributing Properties - Significant

– 4436 Forest Avenue, Tudor Revival
– 4742 Forest Avenue, Colonial Revival
– 4949 Forest Avenue, Art Deco/Moderne
– 1130 Franklin Street, Queen Anne
– 4540 Highland Avenue, Craftsman

– 4710 Highland Avenue, Queen Anne
– 4832 Highland Avenue, Tudor Revival
– 4700 Highland Avenue, Queen Anne
– Linscott Avenue/Franklin Street - Prince's Pond
– 4712 Linscott Avenue, Mid-Century Modern
– 4728 Linscott Avenue, Colonial Revival
– 4744 Linscott Avenue, Spanish Revival
– 4816 Linscott Avenue, Queen Anne
– 4501 Main Street, Mid-Century Modern
– 4632 Main Street, Craftsman
– 4730 Main Street, Queen Anne
– 4920 Main Street, Classical Revival/Beaux Arts
– 4744 Middaugh Avenue, Craftsman
– 4800 Middaugh Avenue, Craftsman
– 4828 Middaugh Avenue, Prairie
– 4714 Oakwood Avenue, Queen Anne
– 4715 Oakwood Avenue, Colonial Revival
– 4828 Oakwood Avenue, Queen Anne
– 4928 Oakwood Avenue, Queen Anne
– 4936 Oakwood Avenue, Queen Anne
– 1120 Prairie Avenue, Colonial Revival
– 1220 Prairie Avenue, Colonial Revival
– 1249 Prairie Avenue, Colonial Revival
– 4502 Prince Street, Queen Anne
– 4612 Prince Street, Craftsman
– 4712 Prince Street
– 4716 Prince Street, Tudor Revival
– 4736 Prince Street, Queen Anne
– 4800 Prince Street, Queen Anne
– 4810 Prince Street, Colonial Revival
– 4816 Prince Street, Queen Anne
– 4725 Saratoga Avenue, Craftsman
– 4726 Saratoga Avenue, Italianate
– 4925 Saratoga Avenue, Queen Anne
– 1120 Warren Avenue, Colonial Revival

Contributing Properties

– 1015 Chicago Avenue, Minimal Traditional
– 1016 Chicago Avenue, Minimal Traditional
– 1105 Chicago Avenue, Minimal Traditional
– 1224 Chicago Avenue
– 1230 Chicago Avenue, Colonial Revival
– 1234 Chicago Avenue, Minimal Traditional
– 1237 Chicago Avenue, Minimal Traditional
– 4524 Forest Avenue
– 4529 Forest Avenue, Colonial Revival
– 4533 Forest Avenue, Craftsman
– 4540 Forest Avenue
– 4541 Forest Avenue
– 4601 Forest Avenue
– 4605 Forest Avenue
– 4613 Forest Avenue
– 4617 Forest Avenue, Queen Anne
– 4620 Forest Avenue, Craftsman
– 4624 Forest Avenue, Minimal Traditional
– 4625 Forest Avenue
– 4629 Forest Avenue, Colonial Revival
– 4632 Forest Avenue, Minimal Traditional
– 4633 Forest Avenue, Minimal Traditional
– 4636 Forest Avenue
– 4637 Forest Avenue, Minimal Traditional
– 4640 Forest Avenue
– 4641 Forest Avenue
– 4645 Forest Avenue, craftsman
– 4704 Forest Avenue
– 4705 Forest Avenue
– 4708 Forest Avenue
– 4709 Forest Avenue
– 4712 Forest Avenue
– 4713 Forest Avenue
– 4720 Forest Avenue
– 4721 Forest Avenue
– 4724 Forest Avenue
– 4725 Forest Avenue, Craftsman
– 4728 Forest Avenue, Colonial Revival
– 4729 Forest Avenue, Colonial Revival
– 4732 Forest Avenue
– 4736 Forest Avenue, Craftsman
– 4737 Forest Avenue, Minimal Traditional
– 4805 Forest Avenue, Craftsman
– 4808 Forest Avenue
– 4815 Forest Avenue
– 4816 Forest Avenue, Minimal Traditional
– 4819 Forest Avenue
– 4820 Forest Avenue
– 4827 Forest Avenue
– 4828 Forest Avenue, Prairie
– 4832 Forest Avenue, Craftsman
– 4835 Forest Avenue, Queen Anne
– 4901 Forest Avenue, Queen Anne
– 4903 Forest Avenue, Queen Anne
– 4909 Forest Avenue
– 4917 Forest Avenue, Colonial Revival

– 4921 Forest Avenue
– 4924 Forest Avenue, International Style
– 4945 Forest Avenue
– 1118 Franklin Street, Colonial Revival
– 1122 Franklin Street, Queen Anne
– 1125 Franklin Street, Neo Revival
– 1205 Franklin Street, Queen Anne
– 1205 Grant Avenue, Mid-Century Modern
– 4520 Highland Avenue
– 4524 Highland Avenue
– 4600 Highland Avenue
– 4612 Highland Avenue
– 4616 Highland Avenue
– 4620 Highland Avenue
– 4624 Highland Avenue, Minimal Traditional
– 4632 Highland Avenue, Colonial Revival
– 4636 Highland Avenue, Tudor Revival
– 4644 Highland Avenue, Craftsman
– 4706 Highland Avenue, Craftsman
– 4708 Highland Avenue
– 4714 Highland Avenue
– 4720 Highland Avenue Queen Anne
– 4726 Highland Avenue
– 4730 Highland Avenue, Queen Anne
– 4734 Highland Avenue, Queen Anne
– 4800 Highland Avenue
– 4802 Highland Avenue
– 4804 Highland Avenue
– 4808 Highland Avenue
– 4816 Highland Avenue, Craftsman
– 4820 Highland Avenue, Craftsman
– 4824 Highland Avenue, International Style
– 4900 Highland Avenue
– 4908 Highland Avenue, Queen Anne
– 4914 Highland Avenue
– 4920 Highland Avenue, Italianate
– 4924 Highland Avenue
– 4932 Highland Avenue, Italianate
– 4936 Highland Avenue, Prairie
– 4940 Highland Avenue
– 1121 Lincoln Street, Minimal Traditional
– 4500 Linscott Avenue Minimal Traditional
– 4508 Linscott Avenue Minimal Traditional
– 4509 Linscott Avenue, Minimal Traditional
– 4516 Linscott Avenue Minimal Traditional
– 4519 Linscott Avenue, Colonial Revival
– 4529 Linscott Avenue, Minimal Traditional
– 4532 Linscott Avenue, Minimal Traditional
– 4533 Linscott Avenue, Minimal Traditional
– 4537 Linscott Avenue, Colonial Revival
– 4540 Linscott Avenue, Minimal Traditional
– 4600 Linscott Avenue, Craftsman
– 4604 Linscott Avenue, Craftsman
– 4605 Linscott Avenue, Queen Anne
– 4613 Linscott Avenue, Minimal Traditional
– 4616 Linscott Avenue, Craftsman
– 4620 Linscott Avenue
– 4621 Linscott Avenue, Craftsman
– 4628 Linscott Avenue, Prairie
– 4633 Linscott Avenue, Queen Anne
– 4636 Linscott Avenue, Minimal Traditional
– 4641 Linscott Avenue Minimal Traditional
– 4645 Linscott Avenue, Minimal Traditional
– 4700 Linscott Avenue, Minimal Traditional
– 4704 Linscott Avenue, Craftsman
– 4709 Linscott Avenue, Queen Anne
– 4716 Linscott Avenue, Queen Anne
– 4720 Linscott Avenue
– 4724 Linscott Avenue, Prairie
– 4725 Linscott Avenue, Minimal Traditional
– 4737 Linscott Avenue, Colonial Revival
– 4740 Linscott Avenue, Colonial Revival
– 4800 Linscott Avenue, Queen Anne
– 4804 Linscott Avenue, Queen Anne
– 4808 Linscott Avenue, Mid-Century Modern
– 4811 Linscott Avenue, Queen Anne
– 4812 Linscott Avenue, Prairie
– 4817 Linscott Avenue, Craftsman
– 4824 Linscott Avenue, Craftsman
– 4825 Linscott Avenue, Craftsman
– 4828 Linscott Avenue, Colonial Revival
– 4836 Linscott Avenue, Queen Anne
– 4837 Linscott Avenue, Queen Anne
– 4900 Linscott Avenue, Prairie
– 4912 Linscott Avenue, Craftsman
– 4920 Linscott Avenue, Prairie
– 4924 Linscott Avenue, Chicago Bungalow
– 4928 Linscott Avenue, Chicago Bungalow
– 4936 Linscott Avenue, Colonial Revival
– 4944 Linscott Avenue
– 4946 Linscott Avenue
– 4952 Linscott Avenue, Craftsman
– 4956 Linscott Avenue, Craftsman
– 4521 Main Street

– 4525 Main Street
– 4529 Main Street
– 4533 Main Street
– 4536 Main Street
– 4537 Main Street
– 4540 Main Street, Queen Anne
– 4600 Main Street, Minimal Traditional
– 4601 Main Street
– 4604 Main Street, Mid-Century Modern
– 4608 Main Street
– 4609 Main Street, Minimal Traditional
– 4612 Main Street
– 4616 Main Street
– 4617 Main Street
– 4620 Main Street, Colonial Revival
– 4621 Main Street
– 4624 Main Street
– 4625 Main Street
– 4628 Main Street
– 4629 Main Street
– 4633 Main Street, Minimal Traditional
– 4636 Main Street, Minimal Traditional
– 4644 Main Street, Craftsman
– 4704 Main Street, Queen Anne
– 4705 Main Street
– 4708 Main Street
– 4711 Main Street, Queen Anne
– 4713 Main Street
– 4714 Main Street, Queen Anne
– 4717 Main Street
– 4720 Main Street, Prairie
– 4724 Main Street, Colonial Revival
– 4725 Main Street
– 4729 Main Street
– 4733 Main Street, Craftsman
– 4734 Main Street
– 4800 Main Street
– 4804 Main Street
– 4810 Main Street
– 4812 Main Street, Queen Anne
– 4832 Main Street, Mid-Century Modern
– 4901 Main Street, Mid-Century Modern
– 4913 Main Street
– 4915 Main Street
– 4919 Main Street
– 4923 Main Street
– 4927 Main Street
– 4941 Main Street
– 4947 Main Street
– 4956 Main Street, Mid-Century Modern
– 4958 Main Street, Tudor Revival
– 5004 Main Street, Mid Century Modern
– 5006 Main Street, Mid-Century Modern
– 609 Maple Avenue, Queen Anne
– 616 Maple Avenue, Colonial Revival
– 617 Maple Avenue
– 620 Maple Avenue, Queen Anne
– 621 Maple Avenue, Queen Anne
– 624 Maple Avenue, Mid-Century Modern
– 630 Maple Avenue, Queen Anne
– 631 Maple Avenue, Craftsman
– 635 Maple Avenue, Colonial Revival
– 651 Maple Avenue, Mid-Century Modern
– 706 Maple Avenue, Tudor Revival
– 709 Maple Avenue, Craftsman
– 714 Maple Avenue, Colonial Revival
– 726 Maple Avenue, Gothic Revival
– 730 Maple Avenue, Queen Anne
– 731 Maple Avenue, Queen Anne
– 744 Maple Avenue, Prairie
– 802 Maple Avenue, Colonial Revival
– 832 Maple Avenue, Colonial Revival
– 847 Maple Avenue, Prairie
– 850 Maple Avenue, Queen Anne
– 853 Maple Avenue, Queen Anne
– 905 Maple Avenue, Queen Anne
– 909 Maple Avenue, Queen Anne
– 928 Maple Avenue, Greek Revival
– 935 Maple Avenue
– 936 Maple Avenue
– 943 Maple Avenue, Italianate
– 946 Maple Avenue, Prairie
– 947 Maple Avenue, Craftsman
– 1001 Maple Avenue, Queen Anne
– 1005 Maple Avenue, Queen Anne
– 1009 Maple Avenue, Queen Anne
– 1013 Maple Avenue, Queen Anne
– 1015 Maple Avenue, Greek Revival
– 4837 Middaugh Avenue, Minimal Traditional
– 4916 Middaugh Avenue, Craftsman
– 4917 Middaugh Avenue, Queen Anne
– 4920 Middaugh Avenue
– 4921 Middaugh Avenue, Queen Anne
– 4925 Middaugh Avenue Minimal Traditional

– 4945 Middaugh Avenue, Minimal Traditional
– 4704 Middaugh Avenue, Queen Anne
– 4708 Middaugh Avenue, Colonial Revival
– 4709 Middaugh Avenue, Queen Anne
– 4712 Middaugh Avenue, Queen Anne
– 4713 Middaugh Avenue, Craftsman
– 4717 Middaugh Avenue, Craftsman
– 4720 Middaugh Avenue, Queen Anne
– 4724 Middaugh Avenue, Mid-Century Modern
– 4732 Middaugh Avenue, Colonial Revival
– 4743 Middaugh Avenue, Craftsman
– 4808 Middaugh Avenue, Craftsman
– 4820 Middaugh Avenue, Minimal Traditional
– 4825 Middaugh Avenue, Colonial Revival
– 4836 Middaugh Avenue, Queen Anne
– 4904 Middaugh Avenue, Prairie
– 4908 Middaugh Avenue, Prairie
– 4909 Middaugh Avenue, Colonial Revival
– 4913 Middaugh Avenue, Craftsman
– 4924 Middaugh Avenue, Craftsman
– 4928 Middaugh Avenue, Craftsman
– 4929 Middaugh Avenue, Queen Anne
– 4932 Middaugh Avenue, Minimal Traditional
– 4933 Middaugh Avenue, Craftsman
– 4944 Middaugh Avenue, Queen Anne
– 4703 Oakwood Avenue, Colonial Revival
– 4709 Oakwood Avenue, Colonial Revival
– 4727 Oakwood Avenue, Minimal Traditional
– 4732 Oakwood Avenue, Queen Anne
– 4733 Oakwood Avenue, Prairie
– 4740 Oakwood Avenue, Craftsman
– 4741 Oakwood Avenue, Colonial Revival
– 4800 Oakwood Avenue, Prairie
– 4805 Oakwood Avenue, Queen Anne
– 4808 Oakwood Avenue, Prairie
– 4809 Oakwood Avenue, Tudor Revival
– 4812 Oakwood Avenue, Craftsman
– 4813 Oakwood Avenue, Italianate
– 4820 Oakwood Avenue, Queen Anne
– 4821 Oakwood Avenue
– 4825 Oakwood Avenue, Prairie
– 4829 Oakwood Avenue, Queen Anne
– 4832 Oakwood Avenue, Craftsman
– 4833 Oakwood Avenue, Prairie
– 4836 Oakwood Avenue, Queen Anne
– 4840 Oakwood Avenue, Prairie
– 4901 Oakwood Avenue
– 4924 Oakwood Avenue, Queen Anne
– 4933 Oakwood Avenue, Craftsman
– 4837 Oakwood Avenue, Craftsman
– 4900 Oakwood Avenue, Queen Anne
– 4904 Oakwood Avenue, Craftsman
– 4908 Oakwood Avenue, Queen Anne
– 4913 Oakwood Avenue, Queen Anne
– 4916 Oakwood Avenue, Queen Anne
– 4919 Oakwood Avenue, Minimal Traditional
– 4925 Oakwood Avenue, Queen Anne
– 4929 Oakwood Avenue, Queen Anne
– 4940 Oakwood Avenue, Queen Anne
– 4941 Oakwood Avenue, Craftsman
– 4945 Oakwood Avenue, Craftsman
– 4949 Oakwood Avenue, Queen Anne
– 1217 Parkway Drive, Queen Anne
– 1221 Parkway Drive, Queen Anne
– 4909 Parkway Drive, Craftsman
– 4921 Parkway Drive, Queen Anne
– 4925 Parkway Drive, Craftsman
– 4933 Parkway Drive, Craftsman
– 4939 Parkway Drive
– 4917 Parkway Street, Craftsman
– 4929 Parkway Street, Craftsman
– 1048 Prairie Avenue, Minimal Traditional
– 1115 Prairie Avenue, Colonial Revival
– 4520 Prince Street, Minimal Traditional
– 4524 Prince Street
– 4528 Prince Street, Minimal Traditional
– 4529 Prince Street
– 4536 Prince Street
– 4540 Prince Street, Craftsman
– 4541 Prince Street, Craftsman
– 4600 Prince Street, Craftsman
– 4608 Prince Street, Minimal Traditional
– 4609 Prince Street, Craftsman
– 4613 Prince Street, Minimal Traditional
– 4617 Prince Street
– 4620 Prince Street, Mid-Century Modern
– 4621 Prince Street
– 4624 Prince Street
– 4628 Prince Street
– 4632 Prince Street
– 4637 Prince Street
– 4641 Prince Street, Craftsman
– 4644 Prince Street
– 4700 Prince Street

– 4704 Prince Street
– 4705 Prince Street, Second Empire
– 4717 Prince Street, Colonial Revival
– 4725 Prince Street
– 4729 Prince Street
– 4730 Prince Street, Queen Anne
– 4734 Prince Street
– 4740 Prince Street
– 4803 Prince Street
– 4807 Prince Street, Queen Anne
– 4813 Prince Street, Minimal Traditional
– 4815 Prince Street
– 4819 Prince Street, Craftsman
– 4823 Prince Street
– 4504 Saratoga Avenue, Craftsman
– 4505 Saratoga Avenue, Minimal Traditional
– 4508 Saratoga Avenue, Craftsman
– 4516 Saratoga Avenue, Minimal Traditional
– 4520 Saratoga Avenue, Minimal Traditional
– 4524 Saratoga Avenue, Craftsman
– 4525 Saratoga Avenue, Minimal Traditional
– 4528 Saratoga Avenue, Minimal Traditional
– 4529 Saratoga Avenue, Colonial Revival
– 4532 Saratoga Avenue, Minimal Traditional
– 4533 Saratoga Avenue, Colonial Revival
– 4541 Saratoga Avenue, Craftsman
– 4549 Saratoga Avenue, Minimal Traditional
– 4601 Saratoga Avenue, Colonial Revival
– 4605 Saratoga Avenue, Colonial Revival
– 4608 Saratoga Avenue, Minimal Traditional
– 4609 Saratoga Avenue, Prairie
– 4612 Saratoga Avenue, Craftsman
– 4613 Saratoga Avenue, Craftsman
– 4617 Saratoga Avenue, Minimal Traditional
– 4633 Saratoga Avenue, Prairie
– 4641 Saratoga Avenue, Queen Anne
– 4644 Saratoga Avenue, Minimal Traditional
– 4703 Saratoga Avenue
– 4704 Saratoga Avenue, Craftsman
– 4706 Saratoga Avenue, Craftsman\
– 4707 Saratoga Avenue, Prairie
– 4710 Saratoga Avenue, Craftsman
– 4711 Saratoga Avenue, Colonial Revival
– 4717 Saratoga Avenue
– 4719 Saratoga Avenue
– 4721 Saratoga Avenue, Tudor Revival
– 4728 Saratoga Avenue, Queen Anne
– 4732 Saratoga Avenue, Prairie
– 4735 Saratoga Avenue, Queen Anne
– 4736 Saratoga Avenue, Craftsman
– 4739 Saratoga Avenue, Prairie
– 4743 Saratoga Avenue, Prairie
– 4803 Saratoga Avenue, Chicago Bungalow
– 4809 Saratoga Avenue, Queen Anne
– 4810 Saratoga Avenue, Queen Anne
– 4813 Saratoga Avenue, Prairie
– 4818 Saratoga Avenue, Queen Anne
– 4824 Saratoga Avenue, Queen Anne
– 4827 Saratoga Avenue, Colonial Revival
– 4828 Saratoga Avenue, Queen Anne
– 4831 Saratoga Avenue
– 4832 Saratoga Avenue, Minimal Traditional
– 4835 Saratoga Avenue, Prairie
– 4836 Saratoga Avenue, Prairie
– 4908 Saratoga Avenue, Shingle
– 4916 Saratoga Avenue, Queen Anne
– 4919 Saratoga Avenue
– 4922 Saratoga Avenue
– 4926 Saratoga Avenue, Queen Anne
– 4929 Saratoga Avenue, Queen Anne
– 4930 Saratoga Avenue, Queen Anne
– 4931 Saratoga Avenue, Minimal Traditional
– 4934 Saratoga Avenue, Queen Anne
– 4938 Saratoga Avenue, Queen Anne
– 4948 Saratoga Avenue
– 4952 Saratoga Avenue, Craftsman
– 1030 Warren Avenue, Mid-Century Modern
– 1201 Warren Avenue
– 1212 Warren Avenue
– 1216 Warren Avenue
– 1219 Warren Avenue, Queen Anne
– 1220 Warren Avenue, Queen Anne
– 1224 Warren Avenue, Queen Anne
– 1225 Warren Avenue, Queen Anne
– 1246 Warren Avenue, Minimal Traditional
– 1300 Warren Avenue, Queen Anne
– 1301 Warren Avenue
– 1309 Warren Avenue
– 1311 Warren Avenue
– 1313 Warren Avenue, Queen Anne
– 1312 Warren Avenue, Queen Anne

Non-Contributing Properties

– 1103 Chicago Avenue, Late Modern Eclectic
– 1200 Chicago Avenue, Colonial Revival
– 4530 Forest Avenue, Minimal Traditional
– 4532 Forest Avenue, Neo Revival
– 4536 Forest Avenue, Neo Revival
– 4537 Forest Avenue, Minimal Traditional
– 4604 Forest Avenue, Neo Revival
– 4608 Forest Avenue
– 4609 Forest Avenue, Neo Revival
– 4616 Forest Avenue
– 4621 Forest Avenue
– 4628 Forest Avenue, Neo Revival
– 4716 Forest Avenue
– 4717 Forest Avenue, Late Modern Eclectic
– 4733 Forest Avenue
– 4739 Forest Avenue
– 4804 Forest Avenue
– 4809 Forest Avenue
– 4811 Forest Avenue
– 4823 Forest Avenue, Neo Revival
– 4826 Forest Avenue, Late Modern Eclectic
– 4831 Forest Avenue
– 4900 Forest Avenue
– 4913 Forest Avenue, Craftsman
– 4925 Forest Avenue
– 4929 Forest Avenue, Late Modern Eclectic
– 4941 Forest Avenue
– 4958 Forest Avenue
– 1108 Franklin Street, Neo Revival
– 1134 Franklin Street, Colonial Revival
– 4528 Highland Avenue, Neo Revival
– 4532 Highland Avenue
– 4604 Highland Avenue
– 4628 Highland Avenue, Neo Revival
– 4640 Highland Avenue, Neo Revival
– 4904 Highland Avenue, Neo Revival
– 1016 Lincoln Avenue
– 1220 Lincoln Street
– 4503 Linscott Avenue, Neo Revival
– 4504 Linscott Avenue, Colonial Revival
– 4505 Linscott Avenue
– 4515 Linscott Avenue, Neo Revival
– 4524 Linscott Avenue, Neo Revival
– 4601 Linscott Avenue, Minimal Traditional
– 4608 Linscott Avenue, Neo Revival
– 4609 Linscott Avenue, Neo Revival
– 4612 Linscott Avenue, Craftsman
– 4617 Linscott Avenue, Neo Revival
– 4624 Linscott Avenue, Neo Revival
– 4629 Linscott Avenue
– 4634 Linscott Avenue, Neo Revival
– 4637 Linscott Avenue
– 4701 Linscott Avenue
– 4717 Linscott Avenue, Minimal Traditional
– 4721 Linscott Avenue, Neo Revival
– 4733 Linscott Avenue, Craftsman
– 4736 Linscott Avenue, Neo Revival
– 4805 Linscott Avenue, Queen Anne
– 4829 Linscott Avenue, Queen Anne
– 4833 Linscott Avenue, Queen Anne
– 4908 Linscott Avenue, Late Modern Eclectic
– 4932 Linscott Avenue, Craftsman
– 4942 Linscott Avenue, Queen Anne
– 4613 Main Street, Minimal Traditional
– 4637 Main Street, Neo Revival
– 4640 Main Street
– 4707 Main Street
– 4712 Main Street
– 4716 Main Street
– 4721 Main Street
– 4728 Main Street
– 4801 Main Street, Late Modern Eclectic
– 4900 Main Street, International Style
– 4905 Main Street, Colonial Revival
– 4906 Main Street
– 4912 Main Street, Neo Revival
– 4928-30 Main Street
– 4932 Main Street
– 4934 Main Street, Mid-Century Modern
– 4946-52 Main Street
– 4954 Main Street
– 5002 Main Street
– 4716 Middaugh Avenue, Craftsman
– 4721 Middaugh Avenue, Minimal Traditional
– 4725 Middaugh Avenue, Late Modern Eclectic
– 4728 Middaugh Avenue
– 4729 Middaugh Avenue, Queen Anne
– 4733 Middaugh Avenue, Queen Anne
– 4736 Middaugh Avenue
– 4737 Middaugh Avenue
– 4741 Middaugh Avenue, Neo Revival
– 4809 Middaugh Avenue, Neo Revival
– 4813 Middaugh Avenue, Neo Revival

– 4816 Middaugh Avenue, Neo Revival
– 4901 Middaugh Avenue, Colonial Revival
– 4912 Middaugh Avenue, Prairie
– 4936 Middaugh Avenue, Queen Anne
– 4817 Middaugh Avenue, Neo Revival
– 4821 Middaugh Avenue
– 4829 Middaugh Avenue, Neo Revival
– 4833 Middaugh Avenue, Craftsman
– 4900 Middaugh Avenue
– 4937 Middaugh Avenue, Minimal Traditional
– 4941 Middaugh Avenue
– 4700 Oakwood Avenue, Neo Revival
– 4727 Oakwood Avenue, Colonial Revival
– 4735 Oakwood Avenue, Neo Revival
– 4801 Oakwood Avenue, Late Modern Eclectic
– 4804 Oakwood Avenue, Minimal Traditional
– 4905 Oakwood Avenue, Neo Revival
– 4909 Oakwood Avenue, Neo Revival
– 4912 Oakwood Avenue, Neo Revival
– 4920 Oakwood Avenue, Neo Revival
– 4937 Oakwood Avenue, Queen Anne
– 4944 Oakwood Avenue, Late Modern Eclectic
– 4950 Oakwood Avenue, Late Modern Eclectic
– Pierce Downer Grave Site
– 1225 Parkway Drive, Queen Anne
– 4905 Parkway Drive
– 4913 Parkway Drive, Craftsman
– 1020 Prairie Avenue, Colonial Revival
– 4500 Prince Street, Minimal Traditional
– 4506 Prince Street, Minimal Traditional
– 4518 Prince Street, Neo Revival
– 4532 Prince Street
– 4533 Prince Street, Neo Revival
– 4537 Prince Street, Neo Revival
– 4539 Prince Street
– 4602 Prince Street
– 4605 Prince Street, Neo Revival
– 4625 Prince Street, Neo Revival
– 4631 Prince Street
– 4633 Prince Street
– 4636 Prince Street
– 4640 Prince Street, Neo Revival
– 4645 Prince Street, Neo Revival
– 4701 Prince Street, Neo Revival
– 4707 Prince Street, Colonial Revival
– 4708 Prince Street
– 4711 Prince Street
– 4713 Prince Street
– 4720 Prince Street, Neo Revival
– 4721 Prince Street, Neo Revival
– 4726 Prince Street, Neo Revival
– 4733 Prince Street
– 4440 Saratoga Avenue
– 4442 Saratoga Avenue, Colonial Revival
– 4501 Saratoga Avenue, Colonial Revival
– 4509 Saratoga Avenue
– 4512 Saratoga Avenue, Queen Anne
– 4513 Saratoga Avenue
– 4521 Saratoga Avenue, Colonial Revival
– 4536 Saratoga Avenue, Neo Revival
– 4537 Saratoga Avenue, Neo Revival
– 4600 Saratoga Avenue, Colonial Revival
– 4616 Saratoga Avenue, Neo Revival
– 4621 Saratoga Avenue, Neo Revival
– 4622 Saratoga Avenue, Neo Revival
– 4625 Saratoga Avenue, Chicago Bungalow
– 4629 Saratoga Avenue, Queen Anne
– 4628 Saratoga Avenue, Neo Revival
– 4632 Saratoga Avenue, Neo Revival
– 4637 Saratoga Avenue, Neo Revival
– 4640 Saratoga Avenue, Neo Revival
– 4712 Saratoga Avenue, Neo Revival
– 4716 Saratoga Avenue, Neo Revival
– 4731 Saratoga Avenue, Neo Revival
– 4740 Saratoga Avenue, Neo Revival
– 4817 Saratoga Avenue, Craftsman
– 4821 Saratoga Avenue, Craftsman
– 4825 Saratoga Avenue, Neo Revival
– 4921 Saratoga Avenue
– 1034 Warren Avenue
– 1110 Warren Avenue
– 1111 Warren Avenue, Neo Revival
– 1116 Warren Avenue
– 1121 Warren Avenue
– 1130 Warren Avenue, International Style
– 1131 Warren Avenue
– 1245 Warren Avenue
– 1247 Warren Avenue
– 1308 Warren Avenue, Neo Revival
– 9509-94 Warren Street, Neo Revival

SURVEY AREA #4: MAPLE AVENUE/MAIN STREET CORRIDORS

Contributing Properties - Significant

– 5140 Main Street, Mid-Century Modern
– 5219-5221 Main Street, Italianate
– 5300 Main Street, Greek Revival
– 636 Maple Avenue, Colonial Revival
– 644 Maple Avenue, Queen Anne
– 717 Maple Avenue, Queen Anne
– 805 Maple Avenue, Queen Anne
– 811 Maple Avenue, Prairie
– 820 Maple Avenue, Colonial Revival
– 831 Maple Avenue, Greek Revival
– 840 Maple Avenue, Shingle
– 844 Maple Avenue, Greek Revival
– 902 Maple Avenue, Colonial Revival
– 929 Maple Avenue, Greek Revival
– 942 Maple Avenue, Queen Anne

Contributing Properties

– 1000 Burlington Avenue, Classical Revival/ Beaux Arts
– 1027-1029 Burlington Avenue
– 1012-4 Curtiss Street, Mid-Century Modern
– 1028 Curtiss Street, Mid-Century Modern
– 4816 Main Street, Chicago Bungalow
– 5004 Main Street, Mid-Century Modern
– 5112 Main Street
– 5114 Main Street, Italianate
– 5115 Main Street, Mid-Century Modern
– 5116 Main Street, Italianate
– 5118-5120 Main Street, Italianate
– 5121 Main Street
– 5122 Main Street, Italianate
– 5124 Main Street
– 5126 Main Street
– 5131-5135 Main Street, Italianate
– 5137-5145 Main Street, Mid-Century Modern
– 5147 Main Street
– 5149 Main Street
– 5151-5155 Main Street
– 5158 Main Street
– 5200 Main Street, Italianate
– 5216 Main Street, Italianate
– 5223-5231 Main Street, Tudor Revival
– 5236 Main Street
– 612 Maple Avenue, Colonial Revival
– 643 Maple Avenue, Mid-Century Modern
– 648 Maple Avenue, Craftsman
– 701 Maple Avenue, Queen Anne
– 702 Maple Avenue, Colonial Revival
– 704 Maple Avenue, Colonial Revival
– 710 Maple Avenue, Greek Revival
– 735 Maple Avenue, Queen Anne
– 743 Maple Avenue, Queen Anne
– 806 Maple Avenue, Craftsman
– 819 Maple Avenue, Queen Anne
– 831 Maple Avenue, Queen Anne
– 843 Maple Avenue, Queen Anne

Non-Contributing Properties

– 5131 Fairmont Avenue, Mid-Century Modern
– 5100 Main Street, Late Modern Eclectic
– 5101 Main Street, Neo Revival
– 5109 Main Street
– 5111 Main Street
– 5117 Main Street
– 5123 Main Street
– 5127 Main Street, Neo Revival
– 5128 Main Street
– 5129 Main Street, Italianate
– 5130 Main Street
– 5134 Main Street, Neo Revival
– 5150 Main Street, Neo Revival
– 5157 Main Street, Neo Revival
– 5207 Main Street
– 5222 Main Street, Neo Revival
– 5224-5228 Main Street
– 5230-5234 Main Street
– Main Street Cemetery
– 608 Maple Avenue
– 615 Maple Avenue, Queen Anne
– 633 Maple Avenue, Craftsman
– 647 Maple Avenue, Minimal Traditional
– 705 Maple Avenue, Late Modern Eclectic
– 720 Maple Avenue, Late Modern Eclectic
– 808 Maple Avenue, Neo Revival
– 826 Maple Avenue, Colonial Revival
– 854 Maple Avenue, Mid-Century Modern
– 932 Maple Avenue, Neo Revival
– 1000 Maple Avenue, Neo Revival

SURVEY FORM

Downers Grove Village Wide Architectural and Historical Survey

11/5/2013

General Information

Street Number:

Former Street Number:

Street: Blank Survey Form

PIN Number(s):

Construction Date/Other Year:

Architect:

Current Function/Category:

Historic Function:

Listing in Existing Survey:

Photo 1

Evaluation

Condition:

Integrity:

Secondary Structure:

Secondary Structure Condition:

Secondary Structure Integrity:

Landmark/National Register:

Significant:

National Register Criterion:

Contributing to a National Register District:

Potentially Contributing to a National Register District:

Noteworthy Buildings Less Than 50 Years Old:

Reason for Significance:

Architectural Descriptions

Architectural Classification/Style:

Ornamentation:

Building Form:

Number of Stories:

Current Wall Material 1:

Current Wall Material 2:

Original Wall Material 1:

Original Wall Material 2:

Wall Detailing/Ornamentation:

Storefront Material:

Roof Type:

Roof Material:

Alterations:

Roof Ornamentation:

Foundation Material/Form:

Door Detailing:

Porch:

Dormers:

Window Type:

Window Configuration:

Window Material:

Window Detail:

Window Storms:

Significant Features:

Downers Grove Village Wide
Architectural and Historical Survey

11/5/2013

Research Information

Original Building Owner:

Historic Name:

Current Name:

Construction Cost:

Architect 1 Information:

Architect 2 Information:

Contractor Information:

Developer Information:

Research/Archival Information:

Permit:

Subdivision:

Landscape/Streetscape:

Sears Catalog Home:



Photo 2

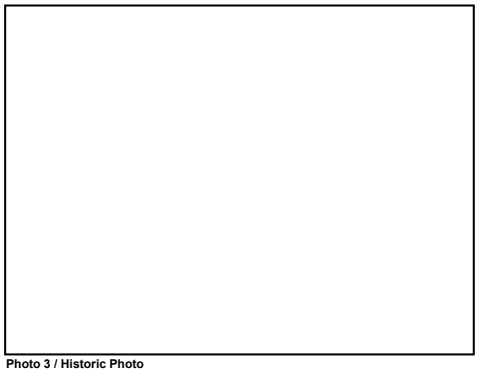


Photo 3 / Historic Photo

Notes

Survey Information

Preparer:

Survey Date:





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