



123 MADISON STREET, OAK PARK, ILLINOIS 60302

HISTORIC LANDMARK NOMINATION REPORT



Rutherford-Dodge House
308 N. Oak Park Avenue

Preliminary Determination of Eligibility approved by the
Oak Park Historic Preservation Commission on September 9, 2010

Designated by Village Ordinance on January 3, 2011

Rutherford-Dodge House

308 N. Oak Park Avenue

Built: 1872-1882
Architect: Unknown

The Rutherford-Dodge House is located at 308 N. Oak Park Avenue in Oak Park, Illinois, and faces west. The two-story structure is rectangular in plan with two side wings towards the rear, rests upon a limestone foundation and is clad in wood clapboard with wood trim. The low-pitched hip roof, deep overhanging eaves with large paired brackets and tall, narrow wood double-hung windows with a 2-over-2 muntin pattern are hallmarks of the Italianate style. The main entrance of wood double doors with one large window pane in each door faces onto a full-width front porch with wood columns, stair and rails and a gabled pediment above the stairs. Based on the design of the porch, it may have been a later addition. The windows have wide wood surrounds flared at the bottom with fairly simple, bracketed window hoods. The window fenestration is evenly spaced horizontally and the windows line up vertically on both floors.

The low-pitched hip roof has flared eaves and angles slightly to create two flat roofs – one in the front half and one in the rear half of the house. A deck surrounded by wood railings has been constructed on the flat roof towards the rear of the roof, which is a contemporary addition. Two tall red brick chimneys with corbelling at the top extend from the roof at the southwest and northeast corners of the house.



The original house likely was square in front with the rear half extending out to the north and south several feet, or the width of one window. This is evidenced by the dramatic deep eaves, paired brackets and decorative wood frieze band that encircle the house. The north (side) elevation includes multiple surfaces due to a bay window between the first and second floor and a two-story infill addition near the front of the house. These alterations may have occurred in 1907 based on a building permit which only noted “2 frame alterations,” or alterations to a two-story frame house. The roof eave and decorative elements of the addition reference the main house but do not replicate it. The original configuration of the house may still be seen on the south (side) elevation, where the rear half of the house bumps out. The first and second floors contain rows of vertical windows with matching wood surrounds and window hoods.

The east (rear) elevation of the house includes paired and single wood double-hung 2-over-2 windows with wood surrounds and window hoods which match those on the sides and front. A flat portico roof with mansard detail and bracketed porch supports extends out over the rear entrance door on the first floor. This was the house’s original front porch and was moved to the rear when the current front porch was constructed, likely around 1907. This work is attributed to architect E. E. Roberts by the current owners, based on design and style of the work. The paired brackets and wood frieze band extend across the façade beneath the eaves. Two square window openings are set between the brackets within the decorative frieze band; one has been replaced with a vent.

The garage includes a two-story frame portion with gable roof that cantilevers out over the modern two-car garage door. Two one-story frame wings on the north and south sides with shed roofs were added; the north wing was present on the 1908 Sanborn Fire Insurance map, the south wing was added in 1921 based on building permit archives. The entire structure is clad in wood clapboard. Two small square wood windows are centered on the north elevation of the second floor, with one matching window on the east elevation. The garage door openings and east wall were modified in 1979 and 1984.

The wrought-iron fence surrounding the front yard is historic but was moved by the current owners from 328 N. Kenilworth Avenue.





History of the Rutherford-Dodge House

The Rutherford-Dodge House at 308 N. Oak Park Avenue is an excellent example of an Italianate style house. The house likely dates between 1872 and 1882.

The Rutherford-Dodge House at 308 N. Oak park Avenue was constructed some time between its first recorded sale in 1871 and the first listing of a resident there in 1883. From the information on hand it is only speculation as to which year the house was constructed and who the original owner was. A title search of the property identified the property owners through the years, but individual documents were not available prior to 1882.

George Whaples sold the property to Joel D. Harvey on October 31, 1871. This transaction was released in 1872 and Whaples then sold the property to Thomas Rutherford on August 6, 1872. Whaples was the son of Reuben and Margaret Whaples, the second family to settle in Oak Park after the Kettlestrings. Thomas Rutherford was a real estate developer who was influential in the development of the suburb of Montclare in the early 1870s (now part of the City of Chicago) several miles to the north near Oak Park and Grand Avenues. Rutherford Avenue is named after him and runs from North Avenue to Irving Park Road one block east of Oak Park Avenue. In 1874 Rutherford erected his own residence in Montclare at a cost of \$5,000.¹ Rutherford owned the property at 308 N. Oak Park Avenue for six years, and may have built the home as speculation.

Rutherford sold the property to Roger E. and Francis L. Dodge in 1878. Roger E. Dodge was listed in the 1875-76 Chicago Directory as a salesman who worked at 12 LaSalle Street in Chicago and was a boarder at the Bishop Court Hotel. After owning the property for four years, the Dodges moved to Concord, New Hampshire, and sold it to Hale LaRoy and Ella Flint in 1882 for \$5,500.² If Thomas Rutherford did not construct the home during his ownership of the property, then it would have been Roger and Francis Dodge. Flint was listed in the Elite of Chicago directory in 1883-84 as living on Oak Park Avenue near Chicago. Flint would later be one of the incorporators of The Wylie Company, along with William Wylie and John M. Kinsley, for the provision and grocery business.³ Flint was a widower by 1889. Flint's listing in the Elite of Chicago directory, plus the purchase price of the property, indicates that the house was likely there when the Flints purchased it in 1882. Thus the builder of the house is likely either Thomas Rutherford between 1872-1878 or Roger and Francis Dodge between 1878-1882.

The Flints sold the house to Julius S. and Julia E. Lane in 1887 for \$8,000. The Lanes lived in the house until 1894. Julius and Julia Lane and two children, Pauline and Frank. Frank Lane was listed as a student at Oberlin College in 1892 and 1893. Another relative, Henry M. Lane, was also listed as living in the house. According to the Chicago Blue Book, Mr. and Mrs. Fred H. Wood also lived at 308 N. Oak Park in 1895. The property may have already been divided into two units. Julius was a Superintendant for the M. C. Bullock

¹ "Real Estate," Chicago Daily Tribune, May 3, 1874, p. 5.

² Warranty Deed, Document 371583, dated January 24, 1882 and filed with Cook County on January 24, 1882.

³ "New Corporations," Chicago Daily Tribune, April 18, 1895, p. 8.

Manufacturing Company, located at 1170 W. Lake Street in Chicago's west side industrial district. Henry was a mechanical engineer (or machinist) for the same company. M. C. Bullock Manufacturing Company was founded in 1879 by M. C. Bullock, the company's president. It was founded to manufacture the Bullock Diamond-Pointed Rock Drill, which was used as a means for developing mining companies and prospecting for copper, iron and coal.⁴ They later expanded to include mining cars and mining machinery. The company won awards at the 1893 World's Fair in Chicago for "drills, drilling machinery, Gadder heading machine, Stine-Smith mining machine, Mitchell long wall machine, and rock drills."⁵

ENGINE-ROOM EQUIPMENT

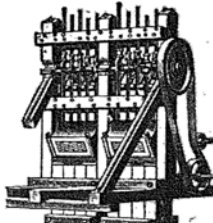


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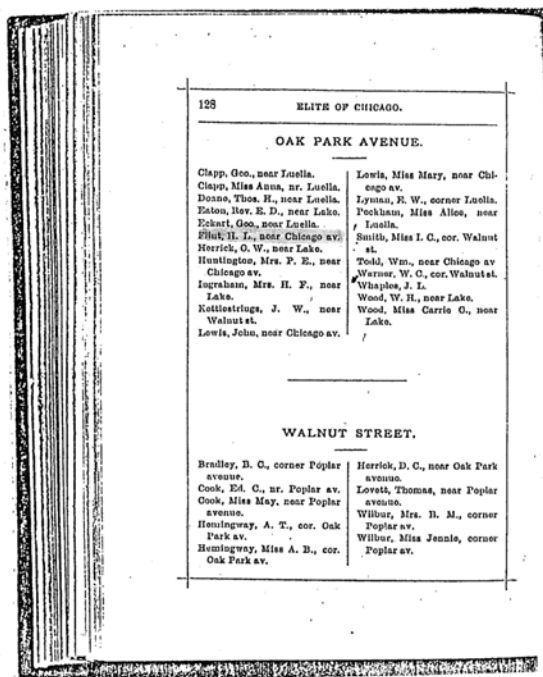
Advertisement for the M. C. Bullock Mfg. Co.
 The Engineering Magazine, March 1896

⁴ "Machinery, Etc." Chicago Daily Tribune, January 1, 1883, p. 19.

⁵ "Awards at the Fair." Chicago Daily Tribune, October 11, 1893, p. 10.

Julius and Julia Lane sold the property to Charles Sturgis of Chicago in 1894 for \$4,700 and moved to Westport, CT.⁶ According to the Oak Park directories Sturgis did not live on the property. He rented it out to Mr. and Mrs. W. R. Phelps in 1895 and Mr. and Mrs. E. W. Pratt in 1897. The property reverted back to Julia E. Lane in 1899. The Lanes sold the property to Francis A. Lyman and husband on December 11, 1900, who then sold it to Juliette Eckert on the same day.⁷ The property was owned by Juliette Eckert and her heirs, following her passing, until 1921. Neither Juliette Eckert or her heirs were ever listed in the directories as having lived at the property. It was likely rented out for additional income.

Edward D. and Frances St. John bought the property on May 14, 1921. Edward St. John was listed in the Oak Park Directory as a commercial traveler. The St. John's lived at the property until 1958, when Edward sold the house to Raymond L. Simpson. The Simpsons lived at the property, and sold it to A. Brickner in 1977. The current owners purchased the property in 1998.



H. L. Flint is listed in the Elite of Chicago, 1883-84.

NEW CORPORATIONS.
 SPRINGFIELD, ILL., APRIL 17.—[SPECIAL.]—The Secretary of State today issued licenses for the incorporation of the following new companies: Hlavatha Athletic club, at Chicago; without capital stock; athletics; incorporators, Rudolph W. Okoun, Albert Geschke, Eddie Kucera, Joseph Sokup, Joseph Nepras, and Joseph H. Orazdosky. General Merchandise company, at Chicago; capital stock, \$25,000; general mercantile; incorporators, Carlos S. Hardy, Maris T. Kendig, and William Wilhartz. The Wylie company, at Chicago; capital stock, \$3,000; for the provision and grocery business; incorporators, Hale L. Flint, William Wylie, and John M. Kinsley. Illinois Vinegar Manufacturing company, at Chicago; capital stock, \$100,000; to manufacture vinegar; incorporators, Maximilian A. Valy, Herman Spitz, and Ludwig Winternitz. Owen Casket company, at Chicago; capital stock, \$20,000; to manufacture caskets; incorporators, John T. Richards, William A. Jennings, and Joseph C. Bullock. Republic Savings and Loan company, at East St. Louis; capital stock, \$5,000,000; building and loan; incorporators, L. D. Moore, J. C. Anderson, Daniel C. Lavis, Henry Smith, and C. L. Munson. The Best Brewing company, at Chicago, certified to an increase of its capital stock from \$50,000 to \$250,000.

Flint was one of the incorporators of the Wylie Co. in 1895.

⁶ Trust Deed, Document 2037241, dated May 3, 1894 and filed with Cook County on May 8, 1894, and Trust Deed, Document 2207570, dated April 18, 1895 and filed with Cook County on April 25, 1895.

⁷ Warranty Deed, Document 3047207, dated December 11, 1900, filed with Cook County on December 24, 1900.

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Knott, Walter F, insurance, 193 & 195 La Salle st, Chicago	340 Boulevard
Knowles, George E, salesman	332 Wisconsin av
Kohn, John	228 Marion st
Kolb, Frank	113 Maple av
Kolman, O, miss	106 Holley ct
Kolze, E H, Chicago & O P Expr, 103 N Oak Park av	441 Boulevard
Kolze, Otto, clerk	115 Lake st
Kramer, Carrie, miss	443 Grove av
Kraft, Albert, justice clerk	424 Marion st
Kraft, J M, jeweler	424 Marion st
Kraft, M, artist	424 Marion st
Kraft, Susie M, teacher of piano	424 Marion st
Kraft, Walter G, publisher, 70 La Salle st, Chicago	516 Boulevard
Kramer, Adolph, paper hanger	502 Menominee st
Krogman, Henry, Krogman Bros, contractors & builders	316 S Grove av
Kungle, Geo, carpenter	103 Lake st
Kuntzner, F, upholsterer	514 Harvey av
Kunz, Gottlieb, baker and confectioner	169 Madison st
Lackey, Robt A, civil engineer	115 Marion st
Lackey, Robert M, M D, physician	115 Marion st
Lacy, Jas L, steward of Cycling Club, Oak Park, cor Boulevard and Prairie av	
Lane, Frank P, student, Oberlin College	408 Oak Park av
Lane, Henry M, mechanical engineer	408 Oak Park av

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Lane, Julius S, 1170 W Lake st, Chicago	408 Oak Park av
Lane, Pauline E, miss	408 Oak Park av
Lange, Katie W	606 Forest av
Laughlin, L R, contractor and builder	132 Holley ct
Langreder, Wm, milk dealer	603 Menominee st
Larson, John, coachman	329 Cedar st
Larson, Marie C, school teacher	321 Ann st
Larwill, Leroy J, cashier, Goodwillie Bros & Co, 2637 Main st, 317 Home av	
Lawson, Iver N, hardwood lumber, 161 LaSalle st, Chicago	232 Prairie av
Lawrence, P I, dentist, room 31, 78 Monroe st, Chicago	338 Wesley av
Lawton, G A, mercantile	110 Prairie av
Lawton, Wm M, lawyer	110 Prairie av
Lay, Georgiella, miss, musician	215 Taylor av
Lay, Robert H, 43-45 S Canal st	215 Taylor av
Leach, Ferry W, with Farson, Leach & Co	818 Boulevard
Leach, G W	738 Woodbine av
Lee, Bertha, miss	508 Boulevard
Lee, Elizabeth, teacher	431 Pleasant st
Lee, Grace, miss	508 Boulevard
LeGrow, O S, cabinet maker, with Revell	515 Harvey av
Lenox, John F	401 Home av
Lenox, John P, sec Webster Mfg Co, 195 S Canal st, Chicago	401 Home av
Leonard, O A, mrs, widow	308 Wisconsin av
Lester, Verna, miss	117 Prairie av
Lewis, Eva, miss, artist	206 Lake st
Lewis, John, lawyer	424 Oak Park av

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The Lane family living at 408 N. Oak Park in 1892
(the address was changed to 308 N. Oak Park after 1910)

Italianate Style of Architecture and the Rutherford-Dodge House

The Rutherford-Dodge House is an excellent example of the Italianate style of architecture. Common characteristics of the Italianate style include deep, overhanging eaves with decorative brackets beneath – either singly or in pairs; tall, narrow windows, often arched or curved above; and windows frequently with elaborated crowns, usually of inverted U shape. The flat roof at the front of the home may have once been the location of a cupola, a common feature on Italianate homes. The principal areas of elaboration in Italianate houses are windows, cornices, porches and doorways. Italianate window sashes most commonly have one- or two-pane glazing. For the first time, arched or curved window tops became common, along with the traditional rectangular top. Window framing shows exuberant variation: U-shaped crowns, often with brackets, are most common; simple or pedimented crowns and complete decorated surrounds also occur. Paired and triple windows are frequent. Large eave brackets dominate the cornice line of Italianate houses. These show an almost infinite variety of shapes and spacings. They are usually arranged either singly or in pairs, and are commonly placed on a deep trim band that is, itself, frequently elaborated with panels or moldings. Porches are relatively restrained in elaboration and are of single-story height. Small entry porches are most common; full-width porches are also frequent, although many of those seen today are later expansions or additions. Paired as well as single doors are common. Large-pane glazing in the door itself, rather than small panes in a frame surrounding the door, first became common in Italianate houses. Doors occur in the same shapes as windows (rectangular, arched); elaborate framing above doors are similar to those over windows.⁸

The Italianate style was first developed in Britain about 1802 by John Nash, with the construction of Cronkhill in Shropshire. This small country house is generally accepted to be the first Italianate villa in England, from which is derived the Italianate architecture of the late Regency and early Victorian eras. The Italianate style was further developed and popularized by the architect Sir Charles Barry in the 1830s. Barry's Italianate style drew heavily for its motifs on the buildings of the Italian Renaissance. This concept, sometimes at odds with Nash's semi-rustic Italianate villas, produced what came to be accepted as the Italianate style. The style was not confined to England and was employed in varying forms, long after its decline in popularity in Britain, throughout northern Europe and the British Empire.⁹ The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest as well as in many older but still growing cities of the northeastern seaboard.¹⁰

The first Italianate houses in the United States were built in the late 1830s; the style was popularized by the influential pattern books of Andrew Jackson Downing published in the 1840s and 1850s. Davis' 1854 Litchfield Villa in what has become Prospect Park, Brooklyn is a splendid example of the style. It was initially referred to as the "Italian Villa" or "Tuscan Villa" style.¹¹ By the 1860s the style had completely overshadowed its earlier companion,

⁸ Virginia & Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2000, p. 212.

⁹ <http://en.wikipedia.org/wiki/Italianate>

¹⁰ McAlester, p. 212.

¹¹ <http://en.wikipedia.org/wiki/Italianate>

the Gothic Revival. Most surviving examples date from the period 1855-80; earlier examples are rare. The decline of the Italianate style began with the financial panic of 1873 and the subsequent depression.¹² These post-Civil War economic troubles significantly affected home construction. By the time house building resumed in force at the end of the decade, a new range of architectural styles, including Romanesque, Queen Anne, Shingle and Stick-style, and Colonial Revival, had captured the American imagination.¹³

The Rutherford-Dodge House is an excellent example of the Italianate style of architecture found through-out the Midwest. The house contains signature elements of the style such as the paired front door with single large windows within; tall, narrow windows within a 2-over-2 divided light muntin pattern and decorative crown molding with brackets; and wide overhanging eaves, simple decorative banding and paired, double-curved brackets. Rear bay windows and rear wings, one window wide, on each side of the house; these were common methods of bringing extra light and ventilation to narrow homes built on small city lots.¹⁴ The front porch was another signature element of the Italianate style, usually a small entrance porch. Larger porches became more popular by the 1860s. The typical Italianate porch included square porch supports that were beveled or chamfered, often in pairs. Bracketed tops rather than column capitals were also common.¹⁵ The front porch on the Rutherford-Dodge house is simple, with more Classical details, and was likely altered from its original design. The low-pitched hip roof with a flat center is another characteristic.

There are approximately 35 documented homes in Oak Park designed in the Italianate style. They range in their expression of the various common elements found in the style. Of those, only seven other homes can be compared to the Rutherford-Dodge House in terms of closely related use of house shape and design elements such as deep, overhanging eaves, paired brackets, tall, narrow windows with rectangular openings, low-pitched roof and full-width front porch.

409 N. Grove Avenue (ca. 1885) – original house was rectangular but an addition on the side lengthens the façade. Similar paired brackets, low-pitched hip roof, no side wings, full-width front porch with paired and tripled columns – likely not original.



¹² McAlester, p. 213.

¹³ James C. Massey and Shirley Maxwell, House Styles in America, New York: The Penguin Group, 1996, p. 95.

¹⁴ McAlester, p. 217.

¹⁵ Massey and Maxwell, p. 95.

511 N. Grove Avenue (1860s) – similar rectangular shape without the wings, rectangular windows with arched crowns, paired brackets with dentils in eaves, low-pitched hip roof, full-width front porch with paired porch supports which was constructed in 2003 during the home's restoration.



219 Forest Avenue (1882) – this asymmetrical design share similar characteristics including the low-pitched hip roof, brackets (single only), tall, narrow windows (paired) with simple crown moldings, and a full-width front porch with round columns (likely not original).



112 Clinton Avenue (1870s) – similarities to 308 N. Oak Park include a rectangular design with tall, narrow windows with simple crown moldings; however, these are wider than typically seen on Italianate homes. The house also has paired entry doors, a two-story side bay and single eave brackets. The wrap-around porch includes the typical narrow beveled square porch posts with bracketed tops.



120 Clinton Avenue (1870s) – this house is rectangular in design with a two-story side bay that is one window deep. The wide eaves have paired brackets of a simpler design. The full-width front porch with round columns and entrance gable was likely an early 20th century addition.



915 South Boulevard (ca. 1875) – this rectangular shaped house has the typical narrow window with 2-over-2 glazing with simple crown moldings, single eave brackets and beveled and bracketed porch posts on a full-width front porch.



Criteria for Designation

According to Section 7-9-6(B) of the Oak Park Historic Preservation Ordinance, the Historic Preservation Commission must make a preliminary determination of eligibility after receiving a nomination. A determination of preliminary eligibility must be based upon a finding that there is a likelihood that a nominated historic landmark will meet one or more of the "Criteria for Designation" set forth in Section [7-9-5](#) of this Article.

The Rutherford-Dodge House was nominated under the following criteria:

- (1) Significance as an example of the architectural development or heritage of the Village of Oak Park;
- (5) Embodiment of those distinguishing characteristics of a significant architectural style;

Bibliographical References

Primary and unpublished sources

Village of Oak Park building permit no. 1366, dated 17 April 1907 for 308 N. Oak Park Avenue. Owner: George Eckert, Contractor: Silas & Grenfell. Alterations valued at \$500.

Village of Oak Park building permit no. 10505, dated 22 June 1921 for 308 N. Oak Park Avenue. Owner: E. D. St. John, Contractor: A. J. Gustafson. Garage addition (old part 28x22, new addition 10x22) valued at \$700.

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<http://en.wikipedia.org/wiki/Italianate>

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