

**CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
KIMBERLY MALAY, CHAIR**

**WEDNESDAY, August 6, 2025 – 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Presentation of minutes of the July 16, 2025 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 12 N 3rd Street**
 - b. 406 S 3rd Avenue**
 - c. 13 S 2nd Street**
- 6. Grant Applications**
 - a. 304 Chestnut Avenue**
- 7. Landmark Applications**
 - a. Public Hearing: 801 Indiana Street “Eliza Caustin House”**
 - b. Public Hearing: 608-612 State Avenue “Col. Edward J Baker”**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
 - a. 303 E Main Street**
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
 - a. Pottawatomie District – How do we want to move forward?**
- 12. Meeting Announcements: August 20, 2025**
- 13. Adjournment**

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

**CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
KIMBERLY MALAY, CHAIR**

**WEDNESDAY, July 16, 2025 – 7:00 P.M.
COUNCIL CHAMBERS
2 E. MAIN ST., ST. CHARLES, IL 60174**

Members Present: Smunt, Kessler, Pretz, Rice, Malay

Members Absent: None

Also Present: Emma Field, City Planner

1. Call to Order

Ms. Malay called the meeting to order at 7:00 P.M.

2. Roll Call

Ms. Emma Field called Roll with 5 members present. There was a quorum.

3. Approval of Agenda

Next meeting announcement date changed to August 6, 2025

Item 9a. Barry House Update added

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve the amended agenda.

4. Presentation of minutes of the June 18, 2025 meeting

Mr. Kessler requested a change to Item #9 referencing the spelling of Colonel Baker.

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the amended Minutes.

5. Certificate of Appropriateness (COA) applications

a. 515 State Street

Mr. Steve Mendel, property owner, presented an application to replace the front porch and steps.

Commission discussed the architectural style of home, concluding it is National Style.

The commission and property owner discussed proper historically correct construction details of the flooring on the porch. The decking of the porch should be run perpendicular to the building.

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the COA contingent upon floor planks be orientated perpendicular to front elevation and framing modification to allow for perpendicular planks, stair rail system to be changed to duplicate that of the upper railing, and framed lattice under porch, using 102 S 11th Street as a guide of design for 515 State Street.

b. 219 S 4th Street Unit 3

Ms. Marie Legenski, property owner, presented an application for vinyl window replacement with a 6 over 6 pattern for her home at 219 S 4th Street.

Commission suggested using fiberglass windows rather than vinyl because fiberglass is a more structurally sound unit which will last longer and is paintable, but Commission would not oppose the use of vinyl in this building.

A motion was made by Dr. Smunt and seconded by Ms. Rice with a unanimous voice vote to approve the COA as presented for 219 S 4th Street, Unit 3.

c. 211 S 4th Street Unit 3

Mr. Michael Fagiano, property owner, presented an application for vinyl replacement windows and patio door at his home at 211 S 4th Street.

Dr. Smunt stated as long as they are matching the existing architecture he will support.

A motion was made by Dr. Smunt and seconded by Mr. Kessler with a unanimous voice vote to approve the COA as presented for 211 S 4th Street, Unit 3.

d. 218 Indiana Street

Mr. David Schonback, property owner, presented application to change siding from 4 x 10 sheets of James Hardi siding to LP SmartSide Expert Finish Nickel Gap siding.

The Commission discussed design options presented and made suggestions on the width of the frieze board and corner boards. Commission suggested adding a half circle sunburst decorative feature inside the gable in front of building.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA, Option 1 presented, contingent upon using a 1 x 10 frieze board under soffit wrapping entire building, 1 x 6 corner boards on all 4 corners of building, 1 x 6 pilasters on west side of building and ½ circle element inside the gable for 218 Indiana Street.

e. 104 E Main Street

Ms. Sheri Greenhagel and Ms. Brynn Greenhagel, business owner, presented an application to add a 12-square-foot wall sign to the front of the building and a projecting banner sign to the front of the building.

Commission discussed the painting of the brick on the building and the proposed signs.

A motion was made by Mr. Kessler and seconded by Dr. Smunt, with a unanimous voice vote to approve the COA as presented for 104 E Main Street.

f. 17 N 2nd Avenue

Ms. Nancy Knapp, property owner, presented an application to replace the sign with a new 16 square foot wooden sign with stained glass panels.

The Commission discussed construction materials and made suggestions for alternate materials.

A motion was made by Mr. Pretz and seconded by Dr. Smunt with a unanimous voice vote to approve the COA as presented for 17 N 2nd Avenue.

6. Grant Applications

None.

7. Landmark Applications

a. 608-612 State Avenue

Mr. Pretz presented history of the building and previous owners. It was determined building is of circa 1887, built between 1855 and 1889.

Commission discussed the naming options of the property.

Mr. Pretz made a motion to set a Public Hearing date of August 6, 2025, seconded by Dr. Smunt with a unanimous voice vote to recommend.

8. Preliminary Reviews- Open forum for questions or presentation of preliminary concepts to the Commission for feedback

Ms. Emma Field, City Planner, opened discussion on murals in the City. Community Development is deciding what section of the code the mural ordinance should be put in.

Commission discussed options for temporary and permanent murals in the City.

9. Other Commission Business

Mr. Pretz asked if City Council has made a decision on the outcome of the Barry House. Ms. Malay stated the decision has been moved to August 4 City Council Meeting. Ms. Malay added a decision has not been made yet.

The Commission discussed the costs and options of moving the Barry House to a new location and options for salvaging what could be saved from the home.

10. Public Comment

Al Watts, Preservation Partners, shared updates to the Commission on the work of Preservation Partners.

11. Additional Business and Observations from Commissioners or Staff

A Public notice has been sent out for 801 Indiana Avenue and 608-612 State Avenue.


Mr. Kessler brought up the importance of having an architect on the Commission. Ms. Malay added she had mentioned it is important that perspective Historic Commission members

attend a meeting prior to their nomination.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, August 6, 2025 at 7:00 P.M.

13. Adjournment

With no further business to discuss, the meeting adjourned at 9:18 P.M.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		COA: 12 N 3 rd St	
	Significance:		Non-Contributing	
	Petitioner:		Karen Dodge	
	Project Type:		Signs	
	PUBLIC HEARING			MEETING 8/6/2025
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
COA application, sign renderings				
Project Description:				
<ul style="list-style-type: none"> The exterior renovation for this property came through HPC on 6/18 and now is coming back for signs. Awnings on the west side will be removed. A wall sign and projecting sign will be added to the west side. 				
Staff Comments:				
There are three sides to the projecting sign. The text “Rec Haus” which will face both north and south and the text “Games Drafts Cocktails Food” will face west.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: ____/____/____ COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 12 N. 3rd

Use of Property: ☒ Commercial, business name: Rec Haus

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other _____

☒ Awnings/Signs

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

1 wall and 1 blade sign

Wall = 42.5 sq-ft., illuminated

blade = 11.11 sq-ft., illuminated, D/F and text inside.

Applicant Information:

Name (print): Karen Dodge

Address: 325 Sandpbble Ln, Aurora

Phone: 630-978-4110

Email: Karen.Dodge@municipalresolutions.com

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Rich Simpson

Address: 12 N 3rd, St. Charles

Signature: Karen Dodge, on behalf of owner

APPLICANT/AUTHORIZED AGENT SIGNATURE

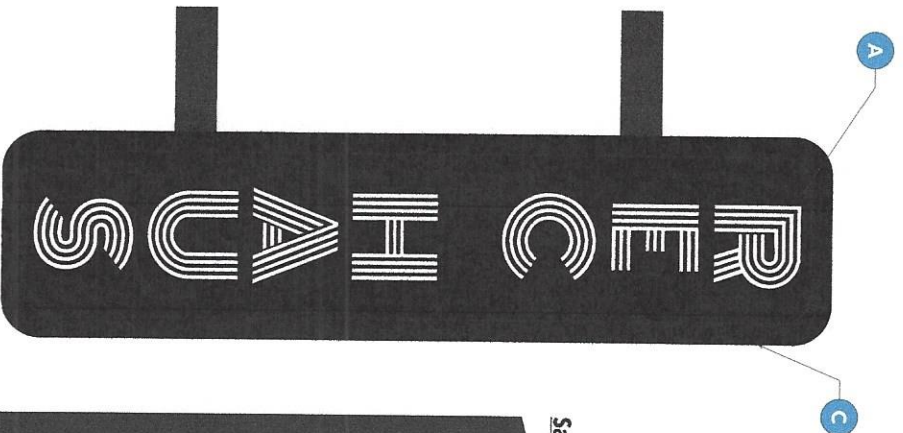
I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: Karen Dodge

Date: 7.29.25

Square Footage: 11.11

SIDE

FACE 2

REC HATS

GAMES DRAPE S COCKY ALLS FOOD

Blade Sign - West Elevation (OPTION 3)

Existing



Proposed



INSTALL INSTRUCTIONS:

Install sign on facade column as shown.
Min. height from bottom if sign to grade **TBD**.
Connect to 20 Amp electrical service required to be provided by others prior to install.

SPECIAL NOTES:

Building Height: 20'H
*Sign to project no more than 4' from wall.



MOUNTING HARDWARE:



*To be confirmed by installer at time of installation

SCALE 3/8"=1'

Drawn By:

DW

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed in Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications 8/2016 Ed. C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

LANDLORD APPROVAL SIGNATURE

AURORA
SIGN CO.

OFFICE: 830-988-3900 • AURORASIGN.COM
500195 CALDWAY AVENUE NW • WASHINGTON, IL 60555

Prepared For:

Rec Haus

Address:

12 N 3rd St

Location Name:

City/State:
St. Charles, IL 60174

Dwg: 250691

07/14/2025

Sheet: 1A

Design Date: 07/09/2025

Rev A:

Rev B:

Rev C:

Rev D:

Rev E:

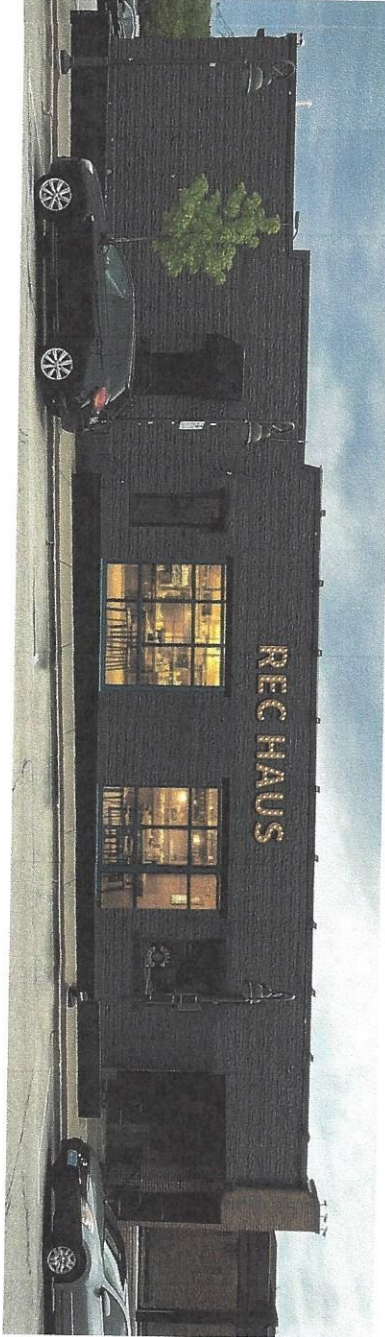
Rev F:

Wall Sign - West Elevation

Existing



Proposed



INSTALL INSTRUCTIONS:

- Install sign in area above windows as shown.
- *Awnings to be removed by others.
- *Storefront renovations done by others prior to install.

SPECIAL NOTES:

North Elevation Frontage: 132' W (frontage boundary ends outside of photo view)

MOUNTING HARDWARE:



*To be confirmed by Installer at time of Installation

SCALE 3/32" = 1'	Drawn By: DW
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Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed in Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2018 I.B.C.
Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. Specifications

LANDLORD APPROVAL SIGNATURE

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

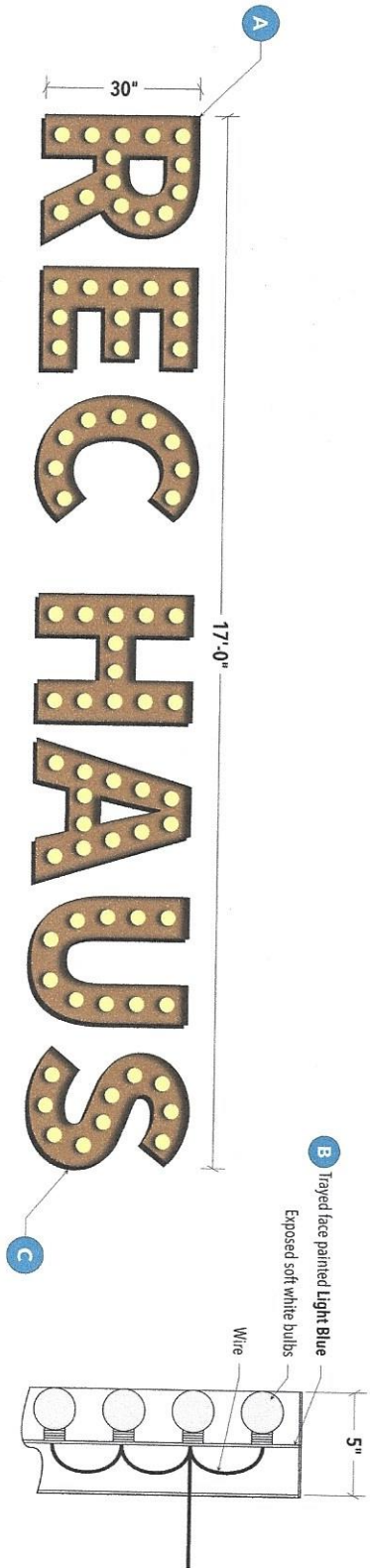
AURORA
SIGN CO.

OFFICE: 630.898.5900 • AURORASIGN.COM
300W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:	Address:	Dwg:	Sheet:	Design Date:
Rec Haus	12 N 3rd St	250691	2A	06/09/2025
Location Name:	City/State:	Rev A:	Rev B:	Rev C:
	St. Charles, IL 60174	06/11/2025	06/18/2025	07/02/2025

Wall Sign - West Elevation OPTION 1

Square Footage: 42.5



Illuminated Open-Face Channel Letters - Flush Mount - (1) Required

Materials: Fabricate and install sign of aluminum & acrylic.
Letter Faces: to be open faces with exposed bulbs.
Returns: 5" depth aluminum returns.
Illumination: to be warm white exposed fluorescent bulbs VIF.
Finish: All exposed metal surfaces to be coated with acrylic polyurethane.

- A** Open-faced channel letters with trayed face in cans to be painted Light Blue TBD
- B** Returns painted Blue to match blade sign VIF
- C** Electrical Disconnect Switch



Customer Vision



Sample Of Illumination



NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

AURORA SIGN CO.

OFFICE: 438.994.4000 • AURORASIGN.COM
300796 CALUMET AVENUE W • WILMINGTON, IL 60555

Prepared For:	Rec Haus	Address:	12 N 3rd St	Dwg:	250691	Sheet:	2	Design Date:	06/09/2025
Location Name:		City/State:	St. Charles, IL 60174	Rev A:	06/11/2025			Rev D:	
				Rev B:	06/18/2025			Rev E:	
				Rev C:	07/14/2025			Rev F:	

LANDLORD APPROVAL SIGNATURE

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.


Trayed Face/Innards - Burnt Orange TBD	Paint
Returns - Black	Stock
Bulbs - TBD	Stock

SCALE 1/2" = 1' Drawn By: DW

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per
A.S.A. specifications & 2018 I.B.C.

Electrical Specifications
All Signs Fabricated as per
2017 N.E.C. specifications

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 406 S 3 rd Ave		
	Significance:	Landmark		
	Petitioner:	Thierry and Valerie Lagueux		
	Project Type:	Pavilion		
	PUBLIC HEARING		MEETING 8/6/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, plans				
Project Description:				
<ul style="list-style-type: none"> Requesting to install a pavilion as part of a larger landscape project in the rear yard. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: ____/____/____ COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 406 S 3rd Avenue

Use of Property: ☐ Commercial, business name: _____
☒ Residential ☐ Other: _____

Project Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> Exterior Alteration/Repair
<input type="checkbox"/> Windows
<input type="checkbox"/> Doors
<input type="checkbox"/> Siding - Type: _____
<input type="checkbox"/> Masonry Repair
<input type="checkbox"/> Other _____
<input type="checkbox"/> Awnings/Signs | <input checked="" type="checkbox"/> New Construction
<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Additions
<input type="checkbox"/> Deck/Porch
<input type="checkbox"/> Garage/Outbuilding
<input checked="" type="checkbox"/> Other <u>Pavilion Gazebo</u> | <input type="checkbox"/> Demolition
<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Garage/Outbuilding
<input type="checkbox"/> Other _____
<input type="checkbox"/> Relocation of Building |
|---|--|---|

Description:

Construct 12'x14' Cedar wood Pavilion Gazebo with Corrugated Steel Roof
12' section Cedar Privacy Slat wall section and matching gutter system for
rainwater


Applicant Information:

Name (print): Mike Horebeck / Collegiate Landscape, Inc.
Address: 1990 US Route 30, Sugar Grove IL 60074
Phone: 630-715-1132
Email: mike@collegiatelandscape.com

Applicant is (check all that apply):


- ☐ Property Owner
☐ Business Tenant
☒ Project contractor
☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): Thierry and Valerie Lagaveux
Address: 406 S Third Avenue, St Charles IL 60174
Signature: 

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature:  Date: 7-22-2025

12' X 14' MERIDIAN GAZEBO

WITH ALUMINUM ROOF

Installation and Operating Instructions – YM11772



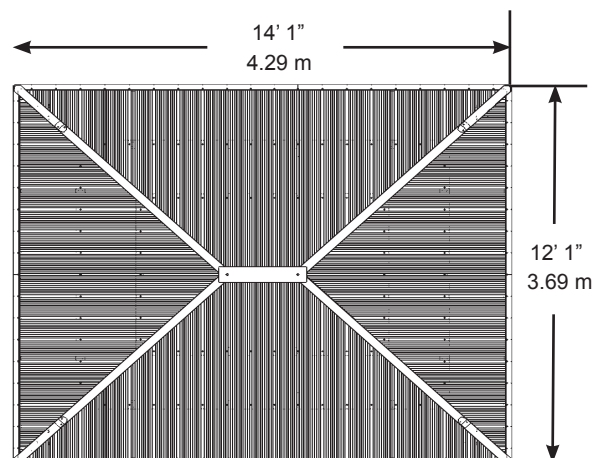
HEIGHT:
10'3" / 3.124m

Revised 09-11-2018

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Privacy Slat on the east side



Current Photos



	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 13 S 2 nd Street		
	Significance:	Contributing		
	Petitioner:	Ruthie Lehmann		
	Project Type:	Sign/Mural		
	PUBLIC HEARING		MEETING 8/6/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
X	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
COA application, plans				
Project Description:				
<ul style="list-style-type: none"> Requesting to put up a painted sign and mural on the building at 13 S 2nd St. The mural is for the Kayla Foundation project. 				
Staff Comments:				
Sue McDowell from the St. Charles Arts Council will be presenting as they deal with public art artists frequently. She will present how they coordinate mural painting as mural upkeep. She will also present how the plan for the upkeep of the mural over the years.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				

APPLICATION FOR COA REVIEW
HISTORIC PRESERVATION "CERTIFICATE OF APPROPRIATENESS"



COMMUNITY DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

CD@STCHARLESIL.GOV / (630) 377-4443

To be filled out by City Staff

Permit #: _____ Date Submitted: 1/1 COA # _____ Admin. Approval: _____

APPLICATION INFORMATION

Address of Property: 13 S. 2nd Street St Charles

Use of Property: ☒ Commercial, business name: H + M Hairbar

☐ Residential ☐ Other: _____

Project Type:

☐ Exterior Alteration/Repair

☐ Windows

☐ Doors

☐ Siding - Type: _____

☐ Masonry Repair

☐ Other _____

☒ Awnings/Signs Mural

☐ New Construction

☐ Primary Structure

☐ Additions

☐ Deck/Porch

☐ Garage/Outbuilding

☐ Other _____

☐ Demolition

☐ Primary Structure

☐ Garage/Outbuilding

☐ Other _____

☐ Relocation of Building

Description:

It's OKAY to not be OKAY. Pause. Reachout. Share.
Be Kind to your Mind. Kaylashope.org 988
picture attached. Mental Health Awareness.

Applicant Information:

Name (print): Ruth Lehmann

Address: 3N684 Herman Melville Lane St

Phone: 703-431-5697

Email: rflhmann@comcast.net

Applicant is (check all that apply):

☐ Property Owner

☐ Business Tenant

☒ Project contractor

☐ Architect/Designer

Property Owner Information (if not the Applicant)

Name (print): R + P Enterprises - Bob Peterson

Address: 512 South 14 Avenue, STC 60174

Signature: _____

APPLICANT/AUTHORIZED AGENT SIGNATURE

I agree that all work shall be in accordance with the plans, specifications and conditions which accompany this application, and I have read and understand the Historic Preservation COA General Conditions.

Signature: Ruth Lehmann Date: 1/15/2025

9	18	27	36	45ft
---	----	----	----	------

5	10	15	20	25 ft
---	----	----	----	-------



45ft X 25ft = 1,125 total square ft.	
"It's Okay" - 2.5ft tallX9ft wide	22.5
"to not be okay" -2X9ft	18
"Pause" - 1X4	4
"Reach out" - 1X6	6
"Share" -1X4	4
"Be kind to your mind"-1X9	9
"Kaylashope.org"1.25 x8	10
"#988" 5X5	25
<u>98.5sqft</u>	





ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Italianate

Date of Construction: 1880's

Source:

Features:

Two story brick structure with distinctive metal cornice at parapet. Recessed entries at first floor.



Address:

13/15 South 2nd Street

Representation in
Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local


Block No. 10

Building No. 9

SURVEY DATE:
MAY 1994

ROLL NO. 3

NEGATIVE NO. 21

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Façade Grant: 304 Chestnut Avenue		
	Significance:	Non-contributing		
	Petitioner:	Paul		
	Project Type:	Windows		
	PUBLIC HEARING		MEETING 8/6/2025	X
Agenda Item Category:				
	Preliminary Review	X	Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Quote, brochure, window condition, application, larger project description and elevations, architectural survey				
Project Description:				
<ul style="list-style-type: none"> • Requesting a residential façade grant for windows. • Windows are Marvin Ultimate Series (see scope of work for more detail). • 50 % reimbursement for: Improvement and Installation of wood windows, up to \$5,000. • A COA came through for the larger exterior project on 8/21/2024. 				
Staff Comments:				
Pages 3-7 are showing what was approved per the COA last year.				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> • Provide feedback and recommendations 				

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES



Grant Type (select one):

☐ Commercial

☒ Residential

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

304 CHESTNUT AVE.

Property Identification Number:

Applicant Name:

PAUL J. MCMAHON.

Project Description:

WE ARE REPLACING AND ADDING 11 WINDOWS
& 4 DOORS TO HAVE ALL DOORS & WINDOWS
CONFORM TO THE EARLY 1900'S, FOUR SQUARE
ARCHITECTURAL PERIOD.
SEE ATTACHED.

Total Cost Estimate:

\$ 32,015

Submittal Checklist:

☒ \$50 Application Fee

☒ **Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project. SEE PERMIT DRAWINGS & BUDGET.

☒ **Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.

☒ **W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)



Applicant Contact Information:

Phone Number: 630.251.8308.

Email Address: Paulmac0903@gmail.com..

Statement of Understanding:

- ☒ I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- ☒ I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- ☒ I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- ☒ I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature:

Paul J. McMahon
Applicant

Date:

July 23, 2025.

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at _____, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature:

Owner

Date: _____

August 8, 2024

Ms. Rachel Hitzemann
City of St. Charles
2 E. Main Street
Saint Charles, Illinois 60174

RE: 304 Chestnut Ave., St. Charles

Dear Ms. Hitzemann,

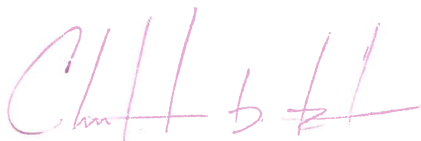
We are seeking a certificate of appropriateness from the St. Charles Historic Commission for the renovation and addition to the residence located at 304 Chestnut Ave.

The house was initially built in 1859 as a very small house (20' x 14') and, over the years, the house was expanded six times with materials and design aesthetics of each period creating an incohesive collection of elements. A second floor was added in the late 1800's to early 1900's and was built in the American Foursquare style and began to give the home an identity and provided architectural definition to a previously nondescript structure. Shortly thereafter, a two-story sleeping porch was added which was insensitive to the foursquare style and hid many of those elements when viewed from the front.

Our design concept removes the existing 2-story enclosed porch that concealed the homes foursquare design elements on the front elevation and replaces it with a new 1-story open porch. The 1-story open porch is much more appropriate for a Foursquare home and allows the existing Foursquare detailing to be revealed. The porch is designed to extend and wrap-around to one of the many additions helping to make the overall aesthetic more cohesive. The new porch will be detailed to follow the Foursquare design cues which includes a hipped roof and a railing design that echoes the existing railing on the second-floor rear porch and fence along the front of the property.

We plan to attend the HPC meeting on Wednesday August 28th. Please review the information attached and let us know if there is anything else we need to provide.

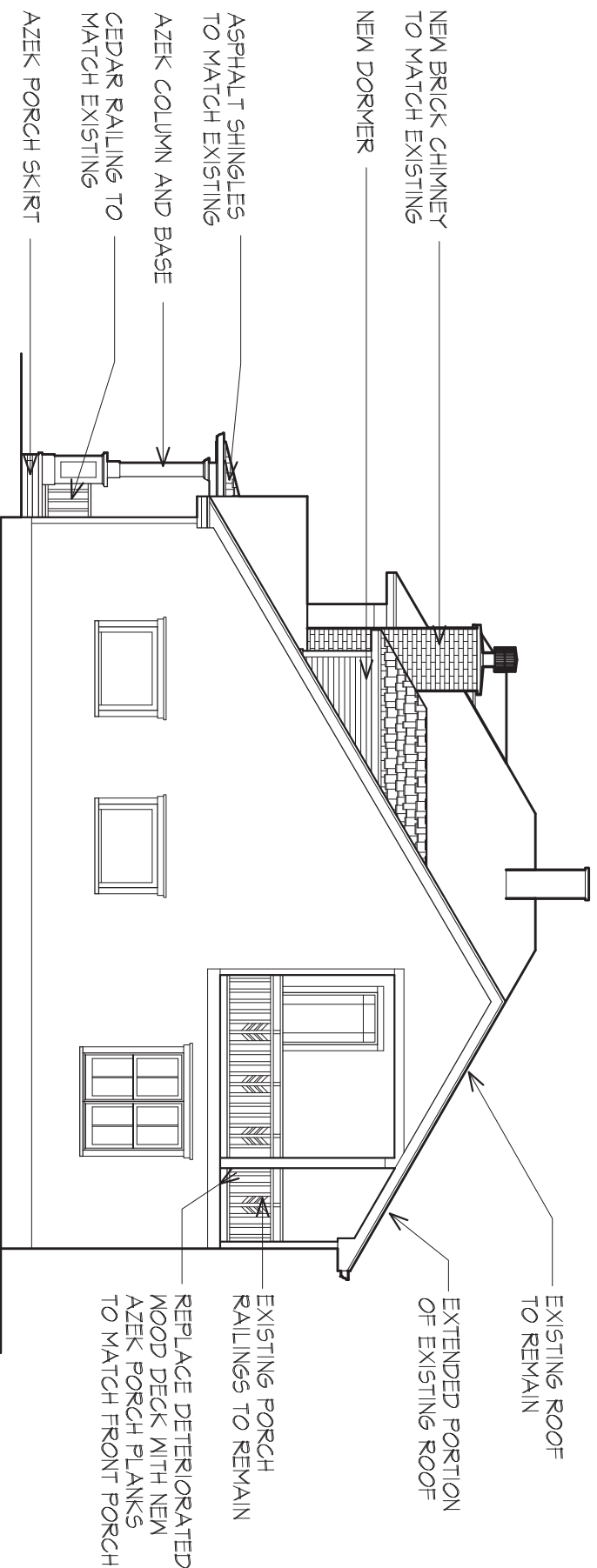
Sincerely,



Christopher D. Rosati
Principal

CHRISTOPHER D. ROSATI
ARCHITECT

1250 Souders Avenue, Elburn, Illinois 60119
PHONE 630.346.5289 FAX 630.365.6634



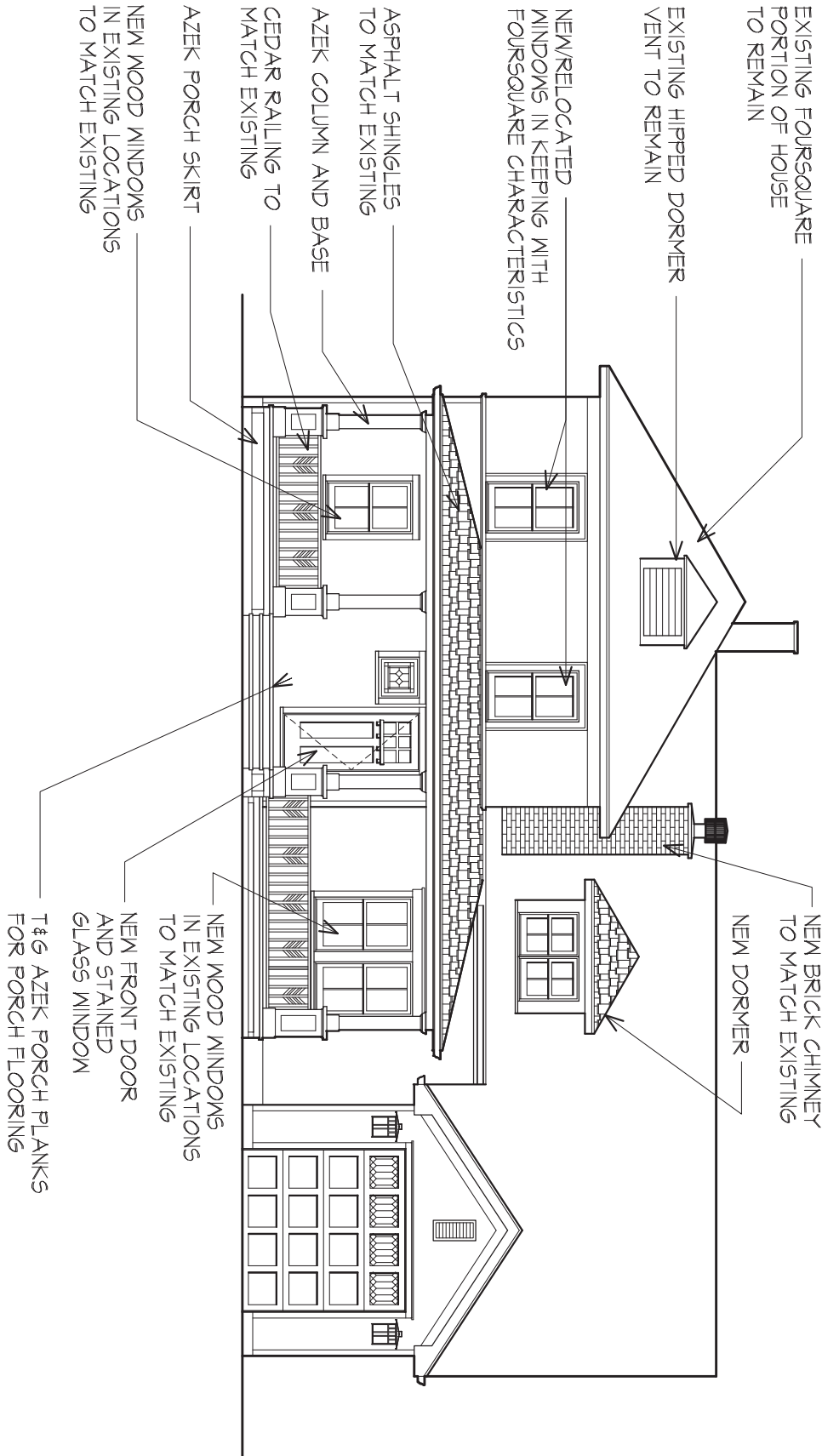
PROPOSED RIGHT ELEVATION

304 CHESTNUT AVE., ST. CHARLES

SCALE: 1/8" = 1'-0"

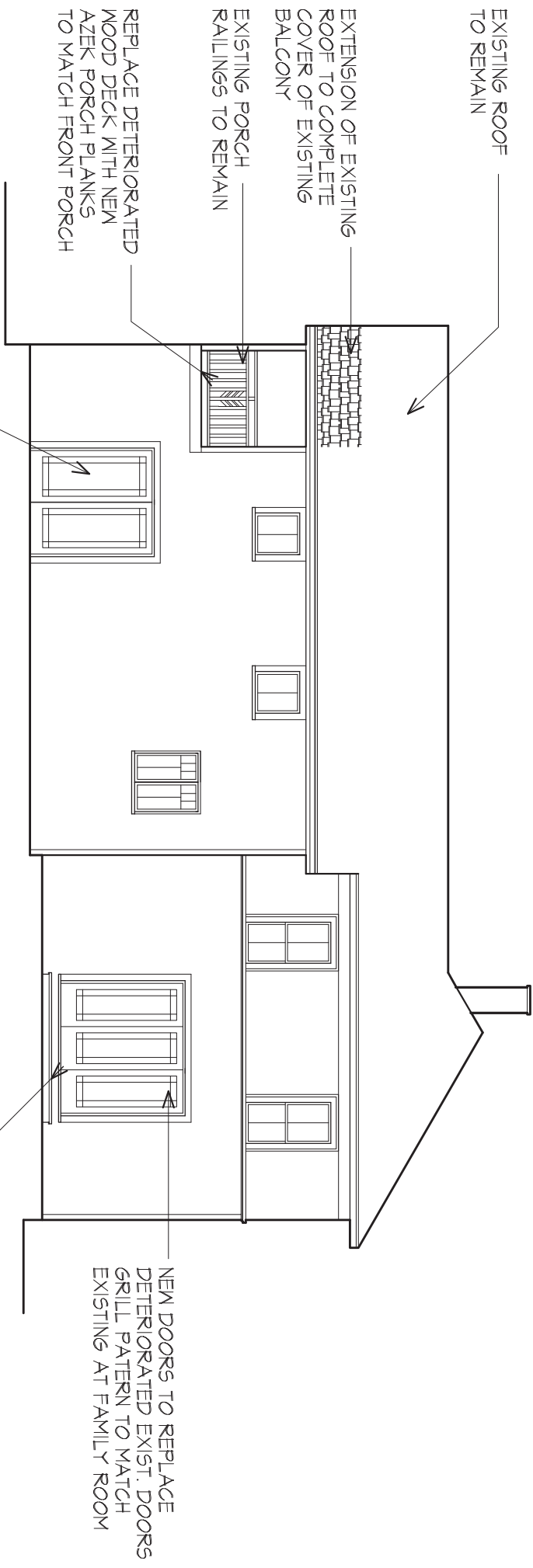


PROPOSED FRONT ELEVATION



SCALE: 1/8" = 1'-0"

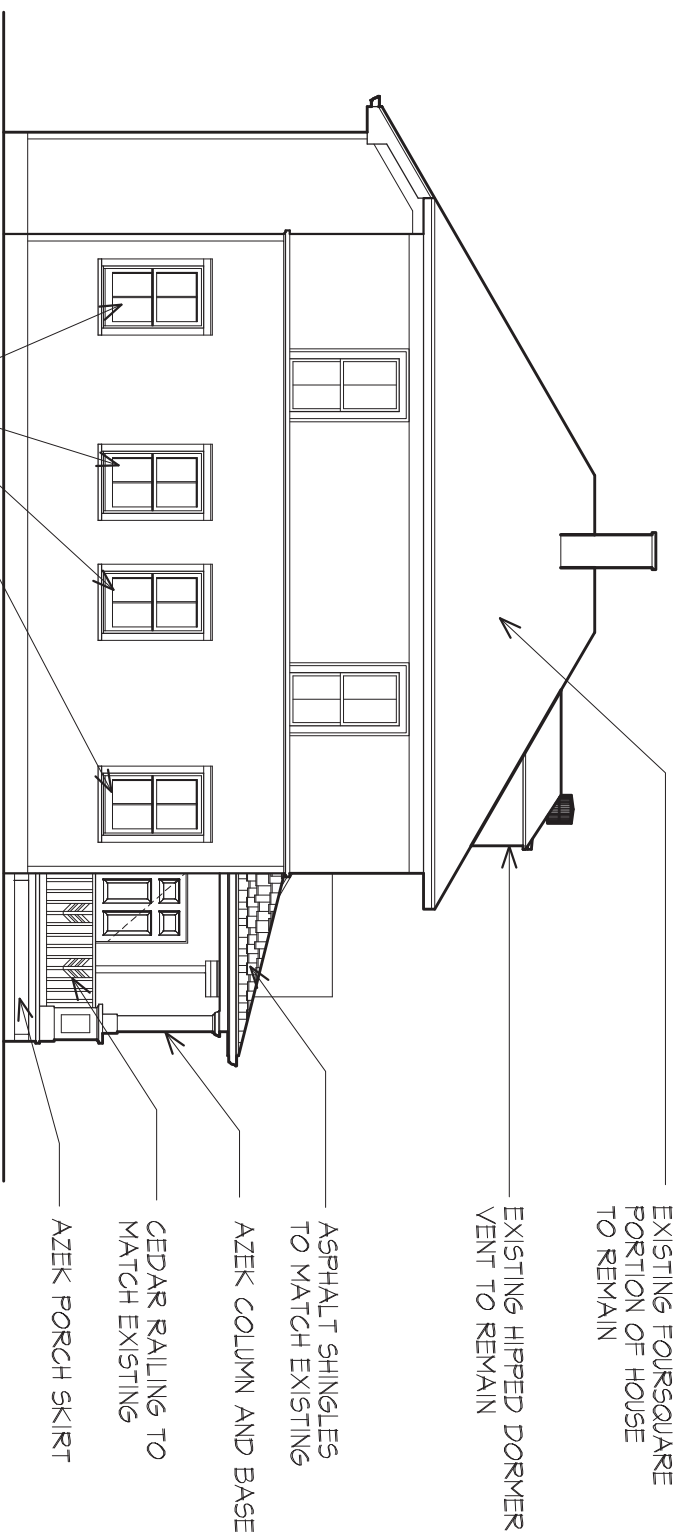




PROPOSED REAR ELEVATION

304 CHESTNUT AVE., ST. CHARLES

SCALE: 1/8" = 1'-0" 0 1 2 4 8



PROPOSED LEFT ELEVATION

304 CHESTNUT AVE., ST. CHARLES

Project Description:

July 23, 2025

This Richard Metcalf house was originally built in 1859 as a log size house. Mr. Metcalf was a shoemaker with his shop on Main Street. The house remained in the family for over 100 years with seven additions over the next 160 years. Every addition was architecturally different from previous additions. Our mission with this final restoration is to replace the remaining doors and windows with the most historically accurate windows and doors to consolidate and return the house to its early 19th century Four Square Period.

We are adding and replacing eleven windows and four doors. We'll replace seven deteriorating windows, five with 2 over 2 muntin frame patterns and two plain, no muntin windows. Additionally, we are adding four new 2 over 2 muntin frame windows.

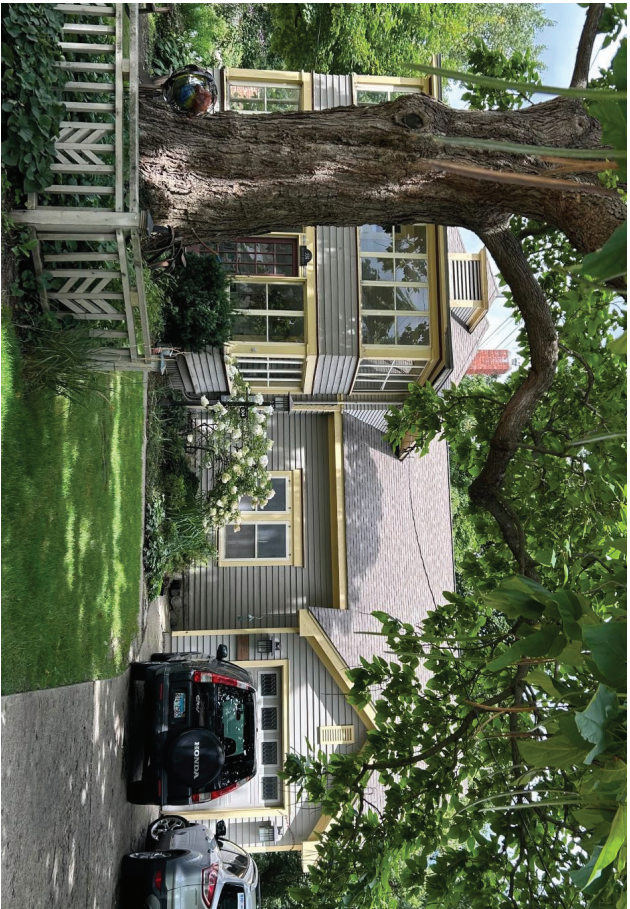
Finally, we are adding one antique stain glass window, purchased at the estate sale at the Harold Zook cottage, Fulton Avenue, St. Charles.

We are using the Marvin Top of the line Ultimate Series windows. The Ultimate series is a fully wood frame, aluminum clad, window. The windows have raised 3 dimensional muntins, inside and outside. It also places spacer bars between the glass panes to simulate the original divided lite windows.

The Ultimate series is significantly more historically accurate (and expensive) than the next level, Elevate Series, which is a predominantly fiberglass window with a wood strip laminated to the inside of the frame. The Elevate muntins are not 3 dimensional, placed on the glass surface but are flat grilles placed between the glass panes. The Elevate series is not very historically accurate.

We are requesting this Facade Improvement Grant because of the significant additional cost of using the best historically accurate windows.

Thank You



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Photographs of Existing Conditions

304 CHESTNUT AVE., ST. CHARLES



Patio Door Damage



Patio Door Damage



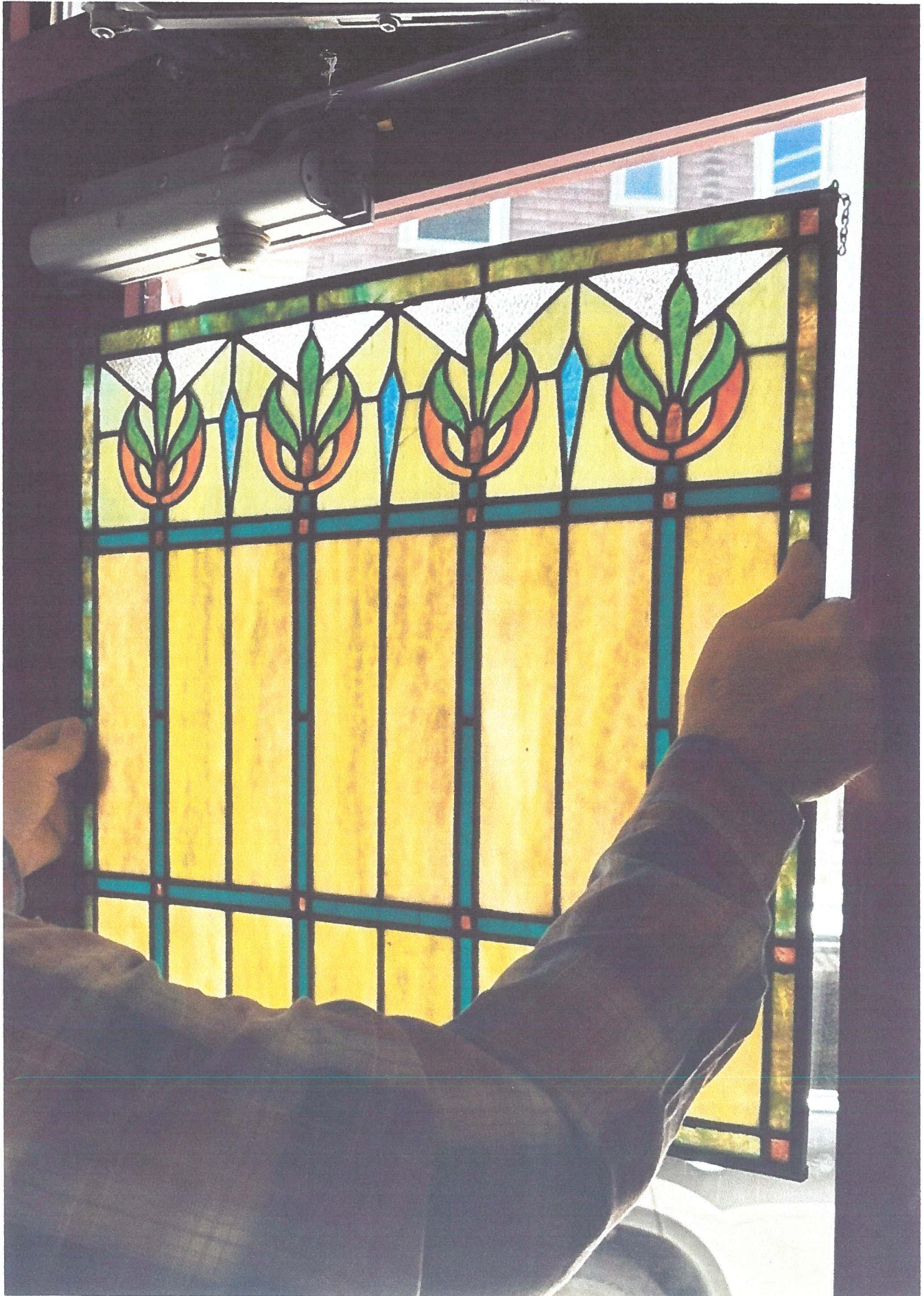
Window Damage



Window Damage

Photographs of Deteriorated Windows and Doors

304 CHESTNUT AVE., ST. CHARLES

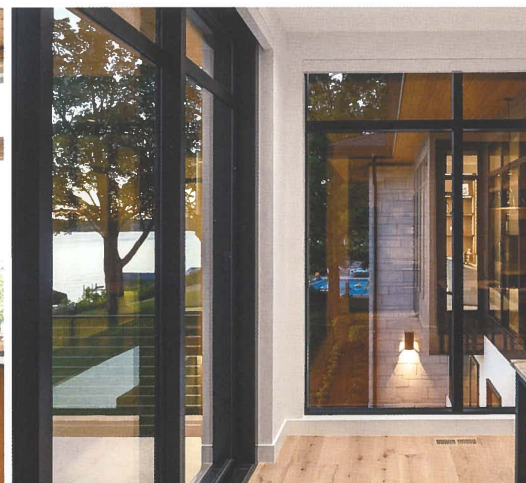


THE MARVIN PORTFOLIO



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers

MARVIN SIGNATURE® COLLECTION

INTERIORS

WOOD

6 species options + custom
2 painted or primed options
6 stains + clear coat

EXTRUDED ALUMINUM

5 color options

EXTERIORS

EXTRUDED ALUMINUM

19 colors + custom

OR

WOOD

3 species + custom

FIBERGLASS

5 color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

Custom sizing for remodeling or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Hurricane Impact Zones 3 and 4,
+ PG 50 Products

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE

Wood comes bare and ready to be painted or stained

CLEAR COAT

Wood is finished in the factory with a clear coat

PAINTED WHITE

Factory painted

PAINTED DESIGNER BLACK

Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE

EXTERIOR TRIM

Ultrex Exterior Trim is offered with all rectangular Elevate products in all six exterior finishes. The durability, performance, and look of Marvin Elevate windows and doors can be extended to the trim.

BRICK MOULD

2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT

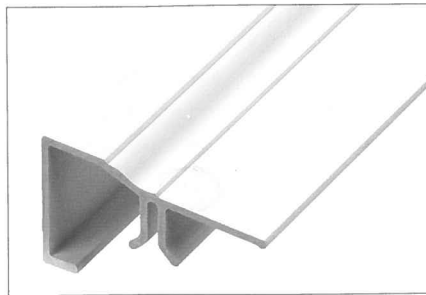
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE

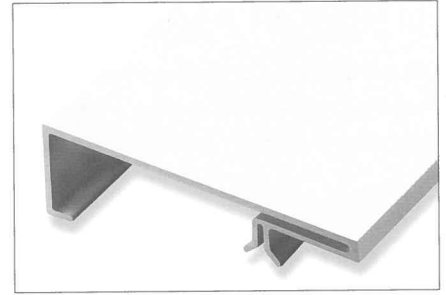
2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB

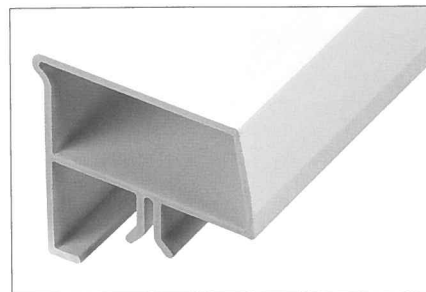
Barb and receiver attachment method provides for quick, secure installation.



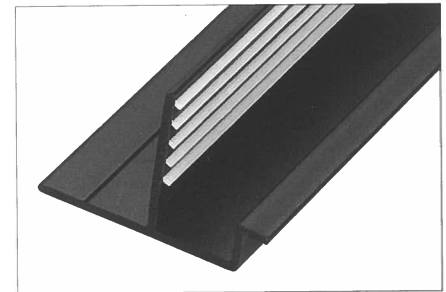
BRICK MOULD



FLAT



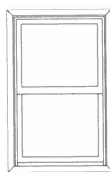
SILL NOSE



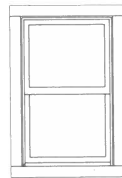
CONNECTION BARB

TRIM CONFIGURATIONS

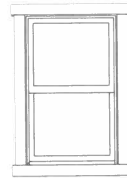
Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate collection exterior colors.



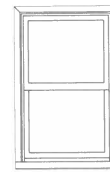
BRICK MOULD



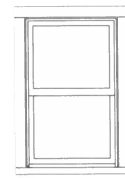
FLAT



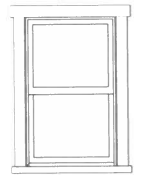
FLAT RANCH



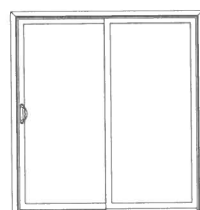
BRICK MOULD WITH SILL NOSE



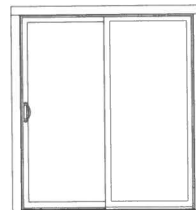
FLAT WITH SILL NOSE



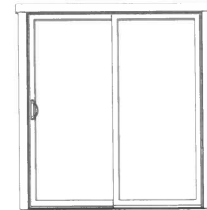
FLAT RANCH WITH SILL NOSE



BRICK MOULD*



FLAT*



FLAT RANCH*

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

Telephone: (630) 377-2084
Facsimile: (630) 377-2142



Website: www.mebconstructionco.com
Email: mebconco@comcast.net

1322 Horne Street • St. Charles, Illinois 60174

Exterior Windows and Doors Breakdown:

- 10 - Marvin Ultimate Series double-hungs windows
- 2 - Marvin Ultimate Series sliding french doors
- 2 - Therma-Tru front door and side garage entry door

Total cost of exterior windows and doors: **\$32,015.00**

Christopher D. Rosati - Architect

1250 Souders Ave.

Elburn, IL 60119

www.rosatiarchitecture.webs.com

Invoice

Date 11/15/2024

Invoice # 2024060

Phone # 630-346-5289

Bill To

Paul & Brenda McMahon
304 Chestnut Ave.
St. Charles, IL 60174

Terms	Project
Due on receipt	

Quantity	Description	Rate	Amount
17.5	Architectural Services	150.00	2,625.00
1	Structural engineering services	715.00	715.00
1	Initial Project Retainer	-1,800.00	-1,800.00
1	Structural engineering revisions	66.00	66.00
1	Construction document Revisions	150.00	150.00
<div>\$ 1,800. \$ 1,756. <hr/>\$ 3,556.</div>			
Total			\$1,756.00

Please make checks payable to Christopher Rosati, thank you for your business!



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT

ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

BUILDING CONDITION

- ☐ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☒ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Substantially Altered

Date of Construction: Not applicable

Source: Not applicable

Features:

Two story hip roof structure with two story enclosed porch at front. Attached one car garage.



Address:

304 East Chestnut Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 25

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 4

NEGATIVE NO. 28



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

304 East Chestnut Avenue

Remarks:

West Elevation.

Block No. 25

Building No. 1

ROLL NO. 4

NEGATIVE NO. 27

Address:


Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: 801 Indiana Ave		
	Significance:	N/A		
	Petitioner:	Steve Leffler		
	Project Type:	Landmark		
	PUBLIC HEARING 8/6/2025		X	MEETING 8/6/2025
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
X	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Application				
Project Description:				
<p>A landmark nomination has been submitted for the structure located at 801 Indiana Ave. The style is Gothic Revival.</p> <p>Conduct a Public Hearing to determine eligibility of the property.</p>				
Staff Comments:				
Recommendation / Suggested Action:				
<p>Conduct the public hearing and close if all testimony has been taken.</p> <p>The landmark recommendation is listed on the meeting agenda for consideration after the public hearing is closed.</p>				

DRAFT FOR REVIEW

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 5-2025

A Resolution Recommending Approval for Landmark Designation (801 Indiana Avenue)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 801 Indiana Ave. and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

1. **That the property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**

This home was built by the neighboring John Long family. The home uses locally quarried limestone which is typical of other buildings in the same area. The owners Eliza Caustin and her husband were tenant farmers on Ira Minard's property.

4. **The structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.**

The home is gothic revival with simple stylist features. Some of the features include decorative vergeboards and small roof hood over doors and windows on the northside. Local stone limestone was used for the foundation and exterior walls.

10. **Property is suitable for preservation and restoration.**

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property know as 801 Indiana Avenue, as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the “Eliza Caustin House” circa 1855.

Roll Call Vote:

Ayes:

Nays:

Absent:

Abstain:

PASSED, this 6th day of August, 2025

Chairman

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

Received Date
RECEIVED

JUN 11 2025

City of St. Charles
Community Development

1. Property Information:	Parcel Number(s): 09-27-488-013	
	Property Name (Historic or common name of the property): ELIZA CAUSTIN HOUSE	
	Property Site Address 801 INDIANA AVENUE	
2. Record Owner:	Name NATHAN LEFFLER	Phone
	Address	Email
3. Applicant (if different from record owner):	Name STEVE LEFFLER	Phone 630 764 6984
	Address 450 S. 1ST ST Unit 305 ST CHARLES, IL 60174	Email SMLEFFLER@YAHOO.COM
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). SEE ATTACHED		

I. Classification of Property (Check all that apply):

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☒ original site
☐ moved: date _____
☐ unaltered

d) Function or Use:

Historic/Current

☒ / ☐ agriculture
☐ / ☐ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☐ / ☒ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style
circa 1850-1930

Romantic Styles: circa 1820-1880

Greek Revival
Gothic Revival
Italianate
Exotic Revival

Victorian Styles: circa 1860-1910

Second Empire
Stick
Queen Anne
Shingle
Richardsonian Romanesque
Folk Victorian

Eclectic Styles: 1880-1940

Colonial Revival
Neoclassical, Classical Revival
Tudor Revival
Chateausque
Beaux Arts
French Eclectic
Italian Renaissance
Mission
Spanish Revival
Monterey
Pueblo Revival

Modern Styles: circa 1900- present

Prairie
Craftsman
Modernistic
Minimal Traditional
Ranch
Split-Level
International
Contemporary
Shed
Other 20th Century Modern
21st Century Modern

Styled Houses since 1935:

Mansard
Styled Ranch
Millenium Mansion
New Traditional
American Vernacular

Other Architecture:

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

Inventory of Original Architectural Elements

Item:	Original (yes only)	Material	Location if Required
Chimney		BRICK	
Door(s)		WOOD	
Exterior Walls	YES	STONE	
Foundation	YES	STONE	Ground up
Roof		ASPHALT	
Trim		WOOD	
Window (s)		WOOD	

Materials List

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: ELIZA CAUSTIN
- b) Architect ^{potential} Builder: JOHN LONG & Family
- c) Significant Person(s): IRA MINARD
- d) Significant Dates (i.e., construction dates): C 1855

e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1. ☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.

Notes:

STONE STRUCTURE

x pre civil war vernacular structure

x Development of stone
x Locally quarried limestone
↳ typical of other buildings of the same era

2. ☐ Property is the site of a significant local, county, state, or national event.

Notes:

3. ☐ Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.

Notes:

4. ☒ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

Notes:

STONE STRUCTURE

gothic revival simple stylistic features
↳ decorative verge boards
↳ small roof hood over doors / windows on the north side
↳ locally quarried limestone

5. ☐ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.

Notes:

6. ___ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Notes:

7. ___ Structure embodies design elements that make it structurally or architecturally innovative.

Notes:

8. ___ Property has a unique location or physical characteristics that make it a familiar visual feature.

Notes:

9. ___ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Notes:

10. ☒ Property is suitable for preservation or restoration.

Notes:

11. ___ Property is included on the ___ Illinois and/or ___ National Register of Historic Places.

Notes:

12. ___ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Notes:

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. *SEE ATTACHED*
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. *SEE LEGAL DESCRIPTION*
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required. *SEE ATTACHED*
4. Chronological list of historical owners.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Applicant

Date

If Owner authorizes application to be filed for their property:

Owner

Date

Description – 801 Indiana Avenue

Built c1855, this remarkably simple stone, Gothic Revival house (see attached) was built by the neighboring John Long family who resided at 502 S. 4th Avenue and were known St Charles stone cutters and craftsmen. The 502 S. 4th Avenue stone structure known as the Long House, built by the Long family, is currently an 1852 city landmark. The 801 Indiana Avenue house was built for Eliza Caustin and her husband who were tenant farmers on land owned by Ira Minard. They resided there until c1866 when they purchased additional land from Ira Minard and moved to a house on the corner of 9th and Indiana Avenues that they eventually built as their family home. In 1873, there was a legal battle between Ira Minard et al and Henry Ferson et al which resulted in an Ira Minard loss and the forced break up and sell off a larger tract of land. In 1873, because the Caustin family were only tenant farmers and thus did not own the house, Ira Minard sold this property including this house to John Munn. The home remained in the Munn family for another 60 years.

The footprint of the current home is original. The home can be seen on the 1860 Library of Congress Kane County/St. Charles map (see attached). A basement/cellar was recently added. Under the building an 1850 bottle was discovered (see attached). An addition on the south side is not original. Only the stone is original from the ground level up. All trim, windows (craftsman style), doors, chimney etc. are new wood or brick replacements, however they are located in the original cavities from prior construction and are believed to duplicate the original construction. It should be noted that this home was reprocessed by the bank and was in extremely poor condition that resulted in the replacement elements.

The structure qualifies for landmark status for the following criteria:

1, 4, 10

EXHIBIT A

Order No.: KA20031152

For APN/Parcel ID(s): 09-27-488-013-0000

For Tax Map ID(s): 09-27-488-013-0000

THAT PART OF SECTION 27 AND 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LINE OF INDIANA AVENUE THAT IS 190.2 FEET EASTERLY OF THE EASTERLY LINE OF SEVENTH AVENUE SOUTH FOR THE PLACE OF BEGINNING; THENCE EASTERLY 83.2 FEET ALONG SAID SOUTHERLY LINE OF INDIANA AVENUE; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SEVENTH AVENUE SOUTH 101 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF INDIANA AVENUE 83.2 FEET; THENCE NORTHERLY 101 FEET PARALLEL WITH THE EASTERLY LINE OF SEVENTH AVENUE TO THE PLACE OF BEGINNING, BEING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.







My father in law says the wooden part of the house was built with mortice and tenon construction, using 8x8 barn timbers for the base and true 2x4s for the studs. There was no foundation, so they hand dug under the timbers and poured a

LINIMENT

Fig. 119



[M] E. A. BUCKHOUT'S
DUTCH/[M] LINIMENT
around standing man sm
[v] PREPARED AT/
MECHANICVILLE/S.
CO N.Y.

Adv. 1852 (Baldwin
Light aqua; 4 3/4" x 2
13b with square cor
fb; p.

J. R. BURDSALL'S
LINIMENT//NEV
64

ALLENS/NER
LINIMENT

VENICA & OIL//L
Henry & Johnson's A
ment, for man or beast
Baldwin 1973); 1891, *WHS*; Henry's
nica & Oil Liniment, 1899 (Devner
68); 1900, *EBB*; 1910, *AD*.
a; 6 1/2" x ?; ?n; 21b; pl; v, ss. See
HENRY (Company).

ATER'S//MAGIC//LINIMENT
858 (Baldwin 1973).

5/8" x 1 3/8" x 1 3/4"; 11n; 3b; ip;
p.

ERS/TURKISH

//S. F. BAKER & CO.//
A.

BAKER'S TURKISH LINI-

Cure of the following diseases:

swellings, Sprains, Bruises,

oints, Pain in the Back or

eat, Humors, Headache,

ad. Where an External

BARRELL'S//INDIAN//
LINIMENT//H.G.O. CARY

"For Internal & External Pain." Prod-
uct of H.G.O. Cary, Zanesville, OH,
adv. 1856 (Baldwin 1973); 1941-42,
AD.

Aqua; 4 3/4" x 1 9/16" x 1"; 13n; 3b; 4ip;
v, sfsb.

DR BENNETT'S/GOLDEN/
LINIMENT

Label: *Bennett's Golden Liniment for Man
or Beast*. Adv. 1856 (Devner 1968);
1910, *AD*. Possibly Bennett's Excellent
Liniment is related, adv. 1929-30 by
Shoemaker & Busch Inc., 511 Arch St.,
Philadelphia, *AD*.

CENTAUR

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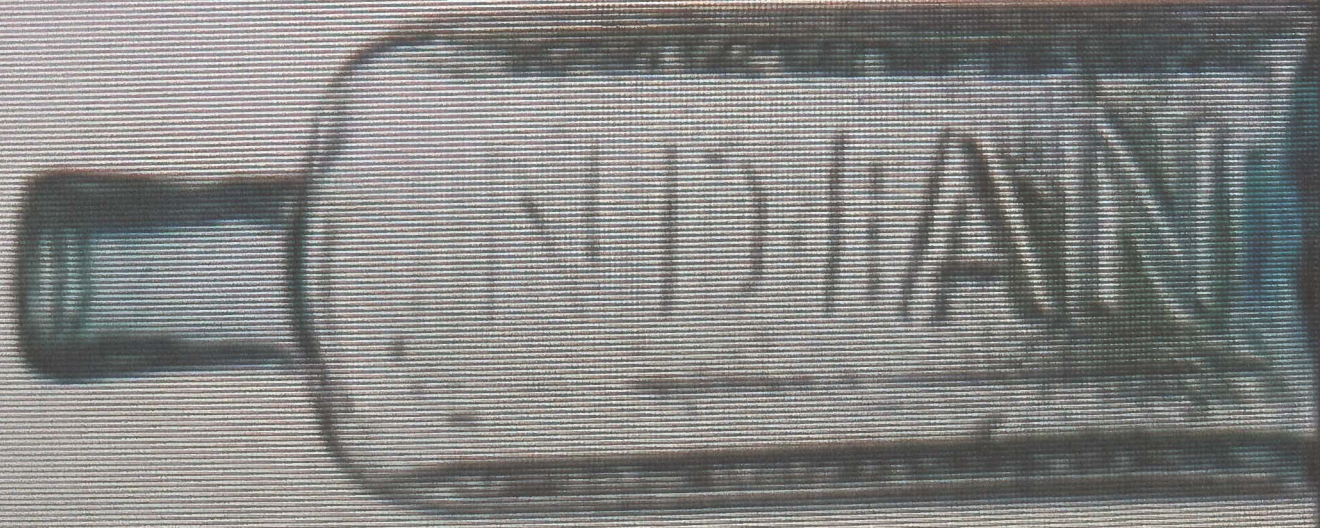
lin

sc

1

Lot 235

"BARRELL'S - INDIAN - LINIMENT" probably Zanesville Glass Works, Zanesville, OH, 1840 - 1855. Deep aqua, rectangular with beveled corners, sheared and tooled lip - blowpontil scar, ht. 4 1/2", pristine perfect Odell, p.23. A great example of this popular, early, Indian medicine. This one being about as nice as you could hope to find. Per Odell, Harrison G. Cary, proprietor of Barrell's Indian Liniment, began operation in Dayton, and eventually moved to Zanesville, Ohio





Ownership – 801 Indiana Avenue

09-27-488-013

40/8/27

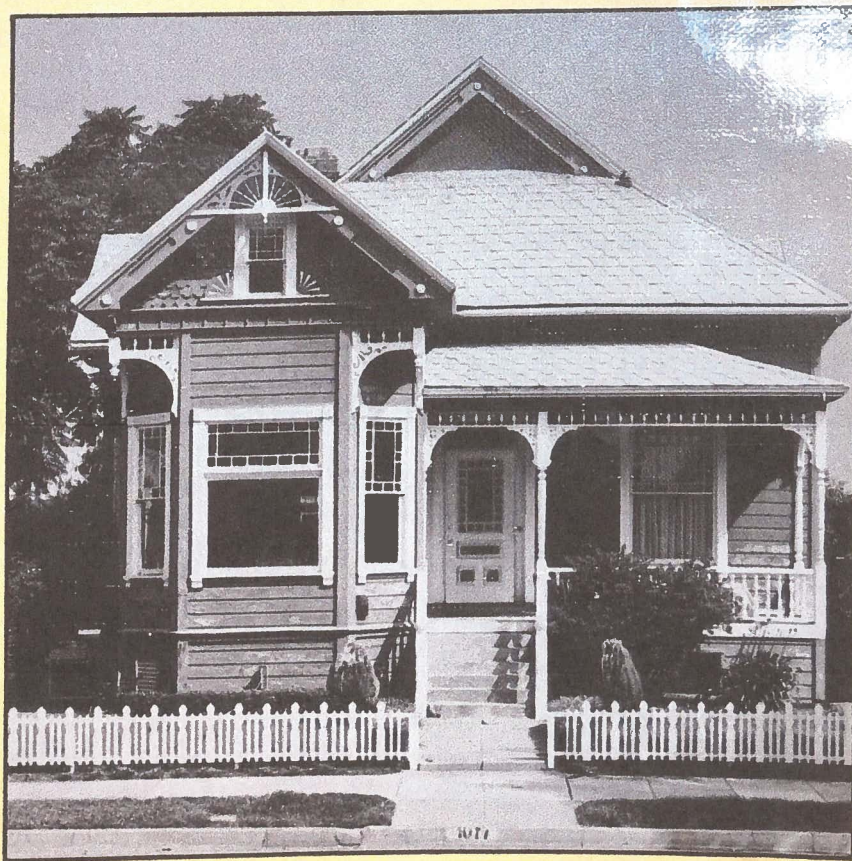
All support documents are located at the Kane County Recorder Office

1837	Plat	Charleston Bk 1 PG 11
1841	OLE	United States to Ephraim Perkins (land agent) E ½ Sec 27 SE 80 acres
1841	WD	Ephraim Perkins to Ira Minard et al Bk 2 Pg 19
1843	Pat	United States to Ira Minard W ½ Sec 27 SE 80 acres
1853	Pat	United States to Ephraim Perkins E ½ Sec 27 SE 80 acres
1860	MAP	Kane County/St Charles Library of Congress map
1866	WD	Ira Minard to Eliza Caustin 9 th & Indiana Aves Bk 91 Pg 548
1870	Bill	Henry Ferson et al vs Ira Minard et al Doc 9895
1873	WD	Ira Minard to John Munn Bk 132 Pg 186 for lots 2 & 3 \$3500
1926		Printed article mentions a wedding taking place in the home in 1876.

Home remains in the Munn family well into 20th century

A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER

IDENTIFYING FEATURES

Steeply pitched roof, usually with steep cross gables (roof normally side-gabled, less commonly front-gabled or hipped; rarely flat with castellated parapet); gables commonly have decorated vergeboards; wall surface extending into gable without break (eave or trim normally lacking beneath gable); windows commonly extend into gables, frequently having pointed-arch (Gothic) shape; one-story porch (either entry or full-width) usually present, commonly supported by flattened Gothic arches.

PRINCIPAL SUBTYPES

Six principal subtypes can be distinguished on the basis of roof form, ground plan, or detailing:

CENTERED GABLE—These are symmetrical houses with side-gabled or hipped roofs having a prominent central cross gable. The plane of the cross gable may be either the same as the front wall or projected forward to make a small central wing. Smaller cross gables, or gable dormers, sometimes occur on either side of the dominant central gable. In some examples these are enlarged to give three identical cross gables. This subtype makes up over one-third of Gothic Revival houses.

PAIRED GABLES—Similar to the preceding subtype but with two, rather than one or three, cross gables. The two gables are sometimes extended forward into projecting wings. About 5 percent of Gothic Revival houses are of this type.

FRONT-GABLED ROOF—About 10 percent of Gothic Revival houses are simple gabled rectangles rotated so that the narrower gable end makes up the front facade. Some have additional cross gables added to the roof slope over the *side* walls, but many lack such cross gables.

ASYMMETRICAL—About one-third of Gothic Revival houses are of compound asymmetrical plan. L-shaped plans with cross-gabled roofs are the most common form, but there are many less regular variations. Small secondary cross gables, or gable dormers, were commonly added to one or more wings. After 1860, square towers were occasionally used.

CASTELLATED OR PARAPETED—The four preceding subtypes all have normal roof-wall junctions in which the eaves project outward beyond the wall. A fifth subtype, more closely based on English Medieval models, has either flat roofs with scalloped (castellated)

parapets, or gabled roofs ending in high parapeted walls rather than overhanging eaves. Frequently both of these roof types occur on different parts of a single house. About 5 percent of Gothic Revival houses are of this type. These features are far more common on Gothic Revival churches and public buildings; most surviving houses are high-style landmarks.

POLYCHROMED—A final 5 percent of surviving Gothic Revival houses show distinctive linear patterns in masonry wall surfaces. These decorative polychrome patterns are produced by bands of contrasting color or texture in the brick or stonework, and occur principally around windows and as horizontal bands on wall surfaces. This feature is particularly characteristic of the last phase of the Gothic Revival, from about 1865 to 1880. It is sometimes treated as a separate style called High Victorian Gothic. Like the castellated or parapeted form, it is most common on churches and public buildings. The complex masonry construction was suitable only for high-style, landmark houses. These were once far more common in the prosperous industrial cities of the northeastern and midwestern states, but most have been destroyed.

VARIANTS AND DETAILS

Fanciful decorative ornamentation, cut from wood by the newly perfected scroll saw, is a dominant feature in most Gothic Revival houses. Windows, roof-wall junctions, porches, and doors were the principal sites for such decorations.

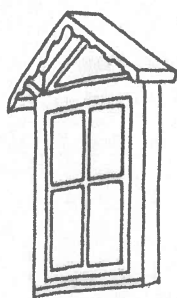
WINDOWS—Most Gothic Revival houses have at least one window with Gothic detailing. When only a single window is elaborated in this manner, it usually occurs in the most prominent gable. Such windows might have a pointed-arch shape or might consist of two or three such arches clustered together, or might even be designed as small projecting bay windows (oriel). Full-scale bay windows are also common on the first-floor level. In less elaborate houses, cut-out patterns were frequently used on or above rectangular windows to give a pointed-arch effect. A characteristic window crown called a drip-mold is found above many Gothic windows, both arched and square. Originally designed to protect windows from water running down the face of the building, this molding covers the top of the window and continues downward along the side before turning outward so that water will be deflected away from the window frame.

ROOF-WALL JUNCTIONS—Decorative vergeboards, making an inverted V beneath the eaves of the steep gables, are a distinctive feature of most wooden Gothic houses and came in almost as many designs as there were Gothic carpenter-builders. After about 1865 this feature became less popular and was generally replaced by decorative trusses at the apex of the gables. Gothic cornice detailing showed fundamental changes from the preceding classical styles (Georgian, Adam, Greek-Revival, etc.). The latter usually have boxed cornices with the rafters enclosed, while most Gothic Revival houses have open cornices with the rafters either exposed or sheathed parallel to the overlying roof.

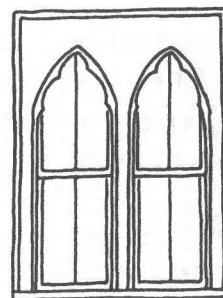
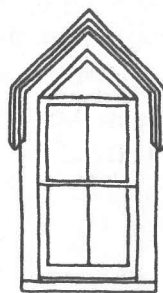
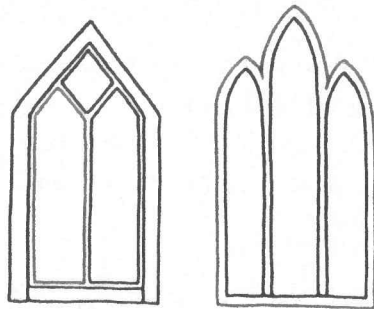
PORCHES—One-story porches are found on about 80 percent of Gothic Revival houses.

DOORS—Doors commonly show pointed arches or other Gothic motifs as well as decorative crowns similar to those found on windows. Elaborate paneled doors are common but simple batten doors, mimicking modest Medieval prototypes, also occur.

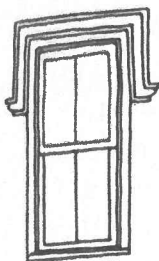
WALL CLADDING AND DECORATIVE DETAILING—Gothic Revival houses are of both wooden



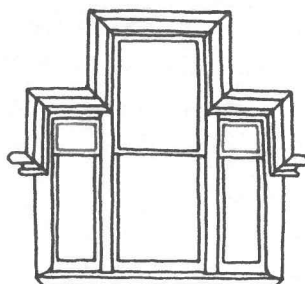
small roof,
flat or gabled



FALSE SHAPING
wood cutout above or in front of rectangular window



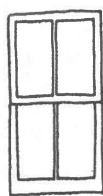
drip mold,
most
common



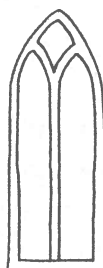
WINDOW CROWNS



SASHES

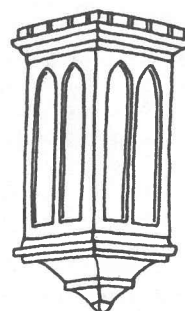


2 / 2,
most
common

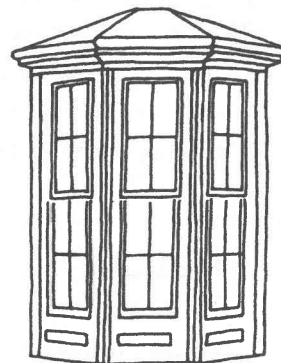


pointed
arch
(lancet),
most
common

SHAPED WINDOWS



cantilevered
or oriel



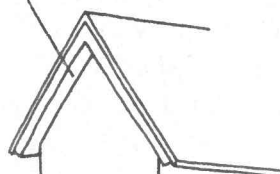
one-story

BAY WINDOWS

TYPICAL WINDOW ELABORATIONS

NONPARAPETED

open rake



open eave

enclosed rafters
and purlins

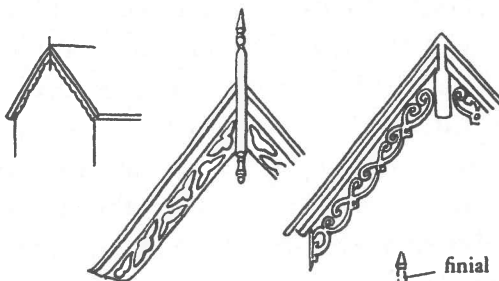
open rake



open eave

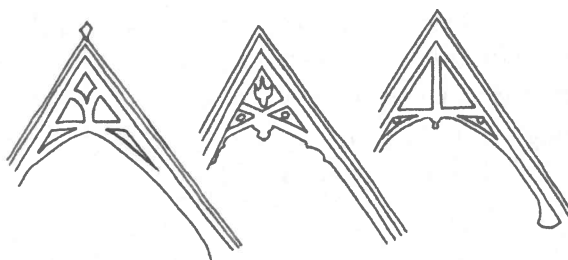
exposed rafters
and purlins

VERGEBOARDS (DECORATIVE GABLE TRIM)



finial

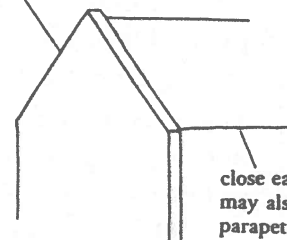
no crossbracing, 1840-1880



with crossbracing, post-1860 only

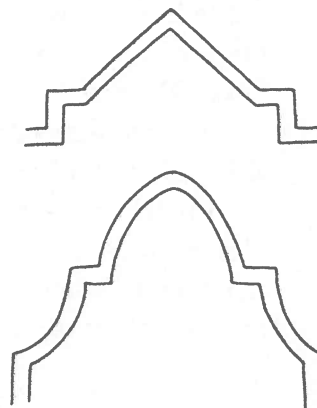
PARAPETED

parapet, no rake



close eave,
may also be
parapeted

SHAPED PARAPETS



TYPICAL ROOF-WALL JUNCTIONS (see also p. 46)

and masonry construction but wood-frame Carpenter Gothic examples predominate. These were usually covered with horizontal cladding, but vertical board-and-batten siding was also common. The latter material was widely advocated by contemporary pattern books for its verticality, which was considered suitably Gothic.

OCCURRENCE

Most Gothic Revival houses were constructed between 1840 and 1870; examples from the 1870s are less frequent. The style was never as popular as were houses in the competing Greek Revival or Italianate styles, yet scattered examples can still be found in most areas of the country settled before 1880. Surviving Gothic Revival houses are most abundant in the northeastern states, where fashionable architects originally popularized the style. They are less common in the South, particularly in the New South states along the Gulf Coast. In this region Greek Revival houses dominated the expansions of the 1840s and '50s, while the Civil War and Reconstruction all but halted building until the waning days of Gothic influence.

COMMENTS

The Gothic Revival began in England in 1749 when Sir Horace Walpole, a wealthy dilettante, began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows. Over the next century, others followed his lead and such Picturesque country houses became common in England. Although a handful of earlier houses with Gothic detailing were built, the first documented, fully developed domestic example in America (Glen Ellen in Baltimore, Maryland) was designed by Alexander Jackson Davis in 1832. Davis was the first American architect to champion Gothic domestic buildings; his 1837 book, *Rural Residences*, was dominated by Gothic examples. This was also the first house plan book published in this country. Previous publications had shown details, parts, pieces, and occasional elevations of houses, but Davis's was the first to show three-dimensional views complete with floor plans. Davis's book had only a small circulation but his ideas were picked up by his friend, Andrew Jackson Downing, who expanded them in pattern books published in 1842 (*Cottage Residences*) and 1850 (*The Architecture of Country Houses*). Downing's writings were far more successful, because the author promoted them with tireless public speaking and personal energy. Downing thus became the popularizer of the style.

This style was seldom applied to urban houses for two reasons. First, the writings of Davis and Downing stressed its suitability as a *rural* style, compatible with the natural landscape; it was not promoted as appropriate for urban dwellings. Secondly, its emphasis on high, multiple gables and wide porches did not physically lend itself to narrow urban lots. A few urban examples with Gothic door, window, or cornice detailing survive (figures 4, 5, page 209), but most urban houses of the era are in the contemporaneous Greek Revival or Italianate styles.

Gothic Revival was in declining favor for American domestic buildings after 1865, although a small rebirth of interest during the 1870s was stimulated by the writings of the English critic John Ruskin, who emphasized continental rather than English examples as models. This High Victorian Gothic phase was principally applied to public and religious buildings, although a few surviving landmark houses reflect its influence (see the paragraph on the polychromed subtype, above).



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MINARD, FERSON and HUNTS ADD. (Null/R2/519)

PinList

Pictomet

Saint Charles

OHIO AVE

SOUTH AVE

2024

NOT SUBDIVIDED

PinList

Pictomet



2025

1839
BK 1
PAGE 11

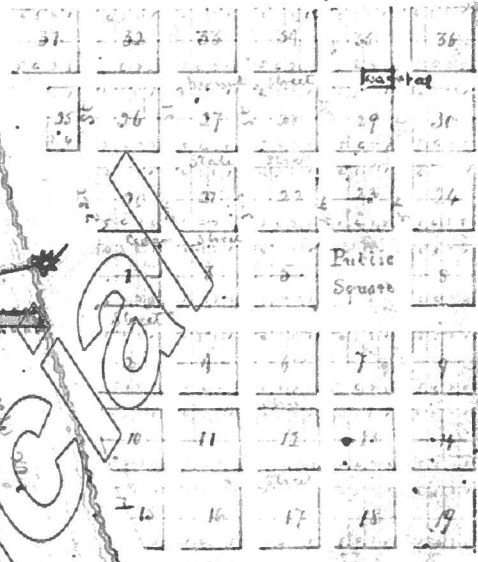
Charleston

For Vacation Part Chestnut 11
Case - dated Oct 26 - 1970
See Book 2621 - Page 191
Harris E. Markson
Recorder K.C.T.

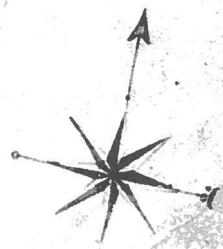
FOR VACATION OF PT OF
WALNUT AVENUE SEE
Doc. 1401157

FOR VACATION OF PT OF
CHESTNUT AVE SEE
Doc. 1453860
SEC 4-25-78

See Certified Copy, See Book 10
Date, Page 10



Main Street 60 ft wide all other streets 60 ft wide
the river 60 ft from 182 ft deep, on the east side 60 ft from 170 ft deep
except the fractional lot, Variation 6 ft east from line of 182 ft
Main Street 1 block 5 corners of Main and Walnut



I certify that the Town of Charleston has been surveyed
by me agreeable to the within Plat, as far as fifty six blocks
May 5th 1837.

Mark W. Fletcher
County, surveyor of Kane county

W. Elijah Town, Justice of the Peace within and for
the county of Kane do hereby certify that Ira Minard and James
Calvin Ward and Vidern Young personally appeared before me
and to me personally known who duly acknowledged themselves to be
the proprietors of the Town of Charleston and that they had the same
laid off agreeable to the within Plat, given under my hand and seal
this 8th day of May, 1837

Recorded May 8th 1837 at 2 o'clock P.M.

David Dunker

I Minard } This Indenture made this 14 day of September in the year
 E. Perkins } of our first one thousand eight hundred and forty one between Ira
 Minard and his wife of Kane County in the State of Illinois of the
 first part, and Ephraim Perkins, of the same County of Kane in the
 State of Illinois, of the second part, witnesseth, that the said party of the
 first part for and in consideration of forty one dollars and thirty
 five cents in hand paid by the said party of the second part, the
 receipt whereof is hereby acknowledged, have granted bargained sold
 remise released aliened, and confirmed, and by these presents
 do grant bargain, sell remise, release, alien and confirm, unto the
 said party of the second part, and to his heirs and assigns forever
 all the following described lot piece or parcel of land to wit, situate
 lying and being in said County of Kane and State of Illinois, and in the
 Chicago Land district, and known and described on the plat and maps
 of the United States, as part of the north east quarter of section twenty
 seven, in town forty north range eight east of the third principal
 meridian, and bounded as follows, Beginning at the south east corner of
 the said north east quarter of section twenty seven, thence north twenty one
 chains and twenty links, thence north eighty eight degrees west fifteen
 chains and seventy seven links, thence south one degree east twenty one chain
 and seventy nine links, thence east fifteen chains and forty links
 to the Place of beginning, containing thirty three acres & above the same
 more or less, Together with all and singular the hereditaments and
 appurtenances thereto belonging, or in any wise appertaining, and the
 reversion and reversions, remainder and remainders, rents issues and
 profits thereof, and all the estate right title interest, claim or demand
 whatsoever, of the said party of the first part either in law or equity, of
 In and to the above bargained premises, with the hereditaments and
 appurtenances, To have and to hold, the said Premises, above bargained
 and described, with the appurtenances, unto the said party of the second
 part his heirs and assigns forever, And the said party of the first part
 for themselves their heirs executors and administrators do covenant grant
 bargain and agree, so and with the said party of the second part
 his heirs and assigns, that at the time of the executing and delivery
 of this present, they are well seized of the premises above conveyed
 and have good right full power and lawful Authority to grant
 Bargain sell and convey the same, in manner and form aforesaid
 and the same are free and clear of all former and other grants
 Bargains, sales, sales Judgments, taxes assessments and Incumbrances
 of what kind or nature soever, and the above bargained Premises in the
 quiet and peaceable possession of the said party of the second part
 his heirs and assigns, against all and every person or persons
 lawfully claiming, or to claim the whole or any part thereof, will
 warrant and defend, On Witness whereof the said party of the
 first part hereunto set their hands and seals the day and year
 first above written

Sealed and delivered in
 presence of Lemuel Howard

Ira Minard Seal

Sarah P. Minard Seal

State of Illinois }
 Kane County } I Lemuel Howard a Justice of the Peace in and for said
 County in the State of aforesaid do hereby certify that Ira Minard
 and Sarah P. Minard personally known to me as the same Persons whose
 names are subscribed to the above warrant did appear before

1841
 Ephraim
 Perkins
 to
 Ira
 Minard
 E & L SE

BIC 2
 P6 19

27

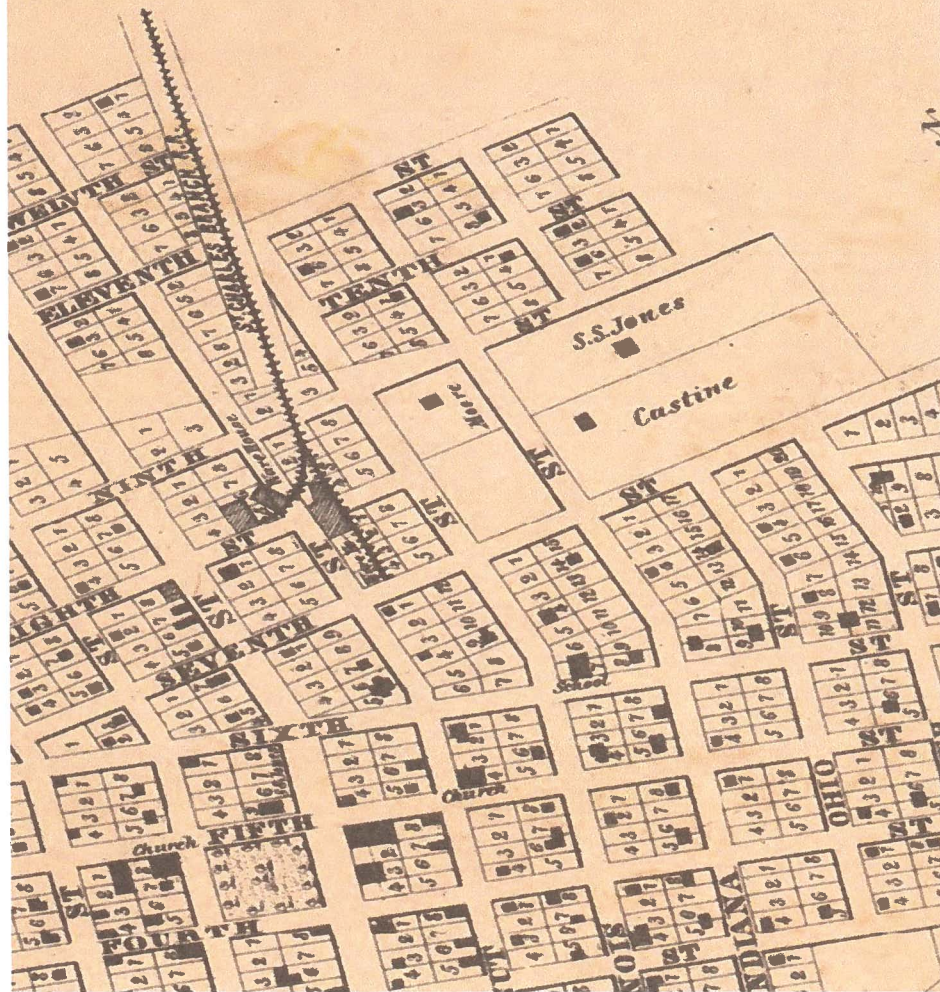
1843
EX 40
P6 157
UNITED STATES
TO
IRA MINARD
WY SEC
SE
80 ACRES

The United States of America: To all to whom these Presents
shall come Greeting: Whereas Ira Minard, Assignee of
Jacob Andrus Galusha has deposited in the General Land
Office of the United States a Certificate of the Register of the
Land Office at Chicago whereby it appears that full payment
has been made by the said Jacob Andrus Galusha according to the provisions
of the Act of Congress of the 24th day of April 1820 entitled an act making
further provision for the sale of the Public Lands in the West half of the South
East quarter of section twenty, town in Township forty, North of Range Eight East
in the District of Lands subject to sale at Chicago Illinois containing Eight
acres according to the official Plat of the survey of the said Lands returned
to the General Land Office by the Surveyor General which said tract has been pur-
chased by the said Jacob Andrus Galusha. Now Know Ye that the
United States of America in consideration of the premises and in conformity
with the several Acts of Congress in such case made and provided have given
and granted and by these presents do give and grant unto the said Ira Minard
and to his heirs the said tract before described. To have and to
hold the same together with all the rights privileges immunities and appurte-
nances whatsoever nature hereunto belonging to the above said Ira Minard
and to his heirs and assigns forever. In testimony whereof I John Tyler
President of the United States of America have caused these Letters to be made
Public and the Seal of the General Land Office to be hereunto affixed.
Given under my hand at the City of Washington the tenth day of March in the Year of
our Lord One thousand eight hundred and forty three and of the Independence of
the United States the sixty seventh.

By the President John Tyler
Recorded Vol 19 Page 358 By R. Tyler Secy
Williamson Recorder of the General Land Office

Filed Nov 16 1857 at 11 1/2 AM.
L. Stanton Recorder


This Indenture made the 25 day of June in the year One thousand Eight
hundred and fifty five Between William Brown and Elmer C
T. And John Flynn of the County of Kane and State of Illinois of the first part and
John Flynn of the second part. Witnesseth that the said party of the
first part for consideration of the sum fifty dollars to them duly paid
before the delivering hereof have granted bargained and sold and by these presents do
grant bargain sell and convey to the said party of the second part his heirs and as-
signs forever all the following described premises situate lying and being in the County
Kane and State of Illinois and known and described as follows to wit:
The South West quarter of the South West quarter of section twenty six 26 Township for
(40) of Range one 8 E of the 3^d M.
With the appurtenances and all the Estate title and interest of the said party
of the first part therein. And the said parties of the first part do hereby covenant
and agree with the said party of the second part that at the time of the delivering
hereof the said party of the first part are the lawful owners of the premises above
granted and convey thereof in fee simple absolute that they will warrant and



Butler & Weed, Main Street, east side. Lewis & Hallack, Merchants' Row, Main St., west side.	Geo. Person, Main
Paper Mills. Butler & Hunt, Proprietors.	Cabinet H. O. Hyde, Merch
Attorneys. W. D. Barry, office Main Street, east side. S. S. Jones, office cor. Main and Fifth Streets.	J. S. Van Patten &
Physicians. H. M. Crawford, M. D. O. Kingsbury, Hydropathy; also Real Estate Agent, cor. Main and Second Streets.	Reaper and John Z. Whitaker
Flouring Mills. Robert J. Haines, Main Street, west side. Wm. G. Conklin, St. Charles Mills, east side.	Boot G. H. Winsor, Merc
Hotels. St. Charles Hotel, by P. J. Burchell, Main St., east side. Mansion House, by S. H. Marvin, cor. Main and Third Streets, west side.	Wo A. N. Lock, Main St
Wagon Maker and Blacksmithing. S. H. Marvin, Main Street, west side.	Lime Wm. F. Way, corne
Printing Office.	Deale Timothy Baker, hal


1860
MAP

1860 Kane County Map

would likely have occurred in the years preceding the map's creation, potentially as early as the 1850s. Surveys were conducted in the winter months to improve line of sight and facilitate walking on frozen ground. 

Here's a more detailed explanation:

Timing:

Land surveys for maps of that era were typically done in winter when conditions were favorable. 

Purpose:

The surveys were used to establish

This Indenture, Made this Fifteenth day of February

Revenue Stamps in the year of our Lord One Thousand Eight Hundred and Sixty-six
To the Amount of \$5.00 BETWEEN John Minard
of the Town of St. Charles in the County of Kane State of Illinois
Party of the first part, and

On this 15th day of February 1866
DEED. Eliza M. Causton of the Town of St. Charles in the County of Kane and
State of Illinois Party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of
Five Hundred (\$500) Dollars

in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, he has Granted, Bargained and Sold, and by these presents
do Grant, Bargain and Sell, unto the said party of the second part, his heirs and assigns, all the following described lot, piece, or parcel
of land, situated in the Town of St. Charles in the County of Kane and State of Illinois, to wit:

Commencing North fifty-four and one fourth degrees (54 1/4) East five chains and twenty-eight links (5 1/2), from the North East corner of Block No. Eighteen of Minard Town and
thence North Addition to the Town of St. Charles thence running North fifty-four and one fourth
degrees (54 1/4) East two chains and eighty-seven links (2 1/2) to the Section line thence South one chain and one fourth degree (1 1/4) East one chain and thirty-six links (1 1/2) to the road corner of the
fourth thence South fifty-three and one fourth degrees (53 1/4) East along S.E. corner North line
two chains and fifty-six links (2 1/2) thence North twenty-eight and one fourth degrees (28 1/4)
West two chains and two links (2 1/2) to the place of beginning containing fifty-four one
hundredths acres (1/4) to be the same more or less

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion
and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever,
of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:
To HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part his
heirs and assigns FOREVER. And the said John Minard party of the first part, for
the first part, hereby expressly waives, releases and relinquishes unto the said party of the second part, his heirs, executors, admini-
strators and assigns, all right, title, claim, interest and benefit whatever, in and to the above described premises, and each and every part thereof,
which is given by or results from all laws of this State pertaining to the exemption of homesteads.

And the said John Minard party of the first part, for
himself his heirs, executors, and administrators, do covenant, grant, bargain and agree, to and with the said party of the
second part his heirs and assigns, that at the time of the encasing and delivery of these presents, he well seized of
the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, and in fee simple, and has good right,
full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid and that the same are free and clear from all
former and other grants, bargains, sales, liens, taxes, assessments and encumbrances, of what kind or nature soever, and the above bargained pre-
mises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or
persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

In Testimony Whereof, The said party of the first part he hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

John Minard

STATE OF ILLINOIS,

Kane County.

I, A. M. Barry a Notary Public for St. Charles

in and for said County, in the State aforesaid, do hereby certify that

John Minard who is

personally known to me as the same person, whose name is subscribed to the
aforesaid Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument in writing as his free and
voluntary act, for the uses and purposes therein set forth.

Witness my hand and seal of the said

Notary Public, on this day of the month of February 1866, at St. Charles
the contents and meaning of the said instrument of writing having been by me fully made known and explained to him, and also by me being fully informed of
his rights under the Homestead Laws of this State, acknowledged that he had freely and voluntarily executed the same, and relinquished his claim to the land
and interests therein, and also all his rights and advantages under and by virtue of all laws of this State relating to the Homesteads, without
any fraud, coercion, or undue influence.

Given under my hand and seal of the said Notary Public this 15th day of February 1866.

A. M. Barry Notary Public

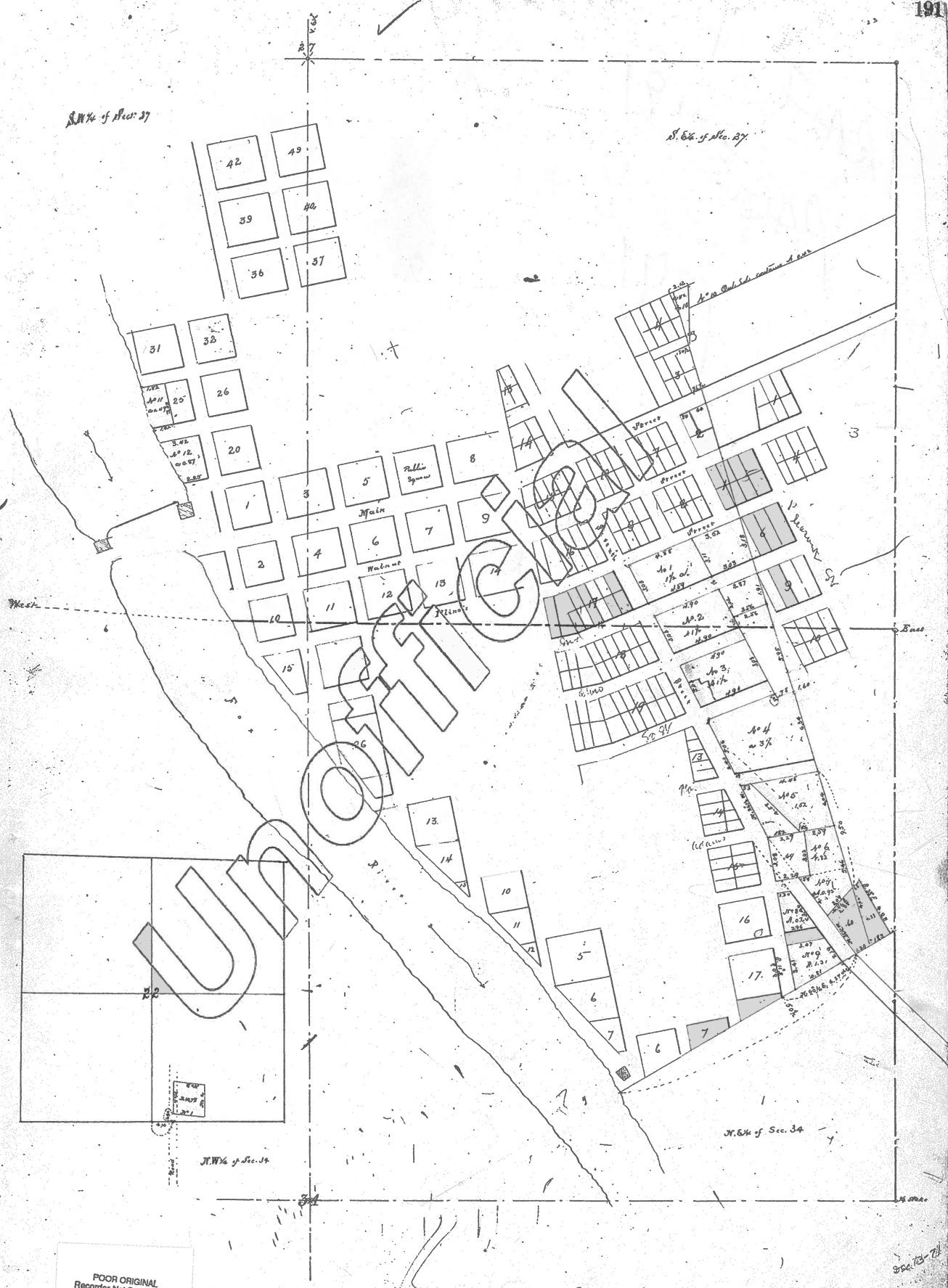
Filed for Record, on the 15th day of April 1866, at St. Charles, Ill.

A. P. Brown
Recorder

1866
LRA
MINARD
TO
ELIZA
CAUSTON
WD

7th
INDIANA
AVE

1870
PLAT
BK 1
PG 191
Harry
FERSON
vs
Ira
MINARD
ET AL



POOR ORIGINAL
Recorder Not Responsible
For Reproductions

Map attached to Commission's Report in Case No. 9895
Ferson
vs
Minard et al

Sec. 13-74

THE GRANTORS, Stella Van Dusen and William Van Dusen, her husband, Fannie Vogle and Edward Vogle, her husband, Fred Solomon and Sadie Solomon, his wife, Edna Riebock and Otto Riebock, her husband, Ida Fredrick and William Fredrick, her husband, Frank Solomon, a bachelor, being the children and only heirs at law of Grace Solomon deceased, and their respective husbands and wives; Samuel Shaver and Daisy Shaver, his wife, Inez Swinehamer and Earle Swinehamer, her husband, being the children and only heirs at law of Emma L. Shaver, deceased, and their respective husband and wife J.I. Munn and Mabel Munn, his wife, W.B. Munn and Blanche Munn, his wife, William W. Munn and Sarah A. Munn, his wife, Gertrude Koba and Bert Koba, her husband, being all of the heirs at law of Sarah M. Brown, deceased, formerly of the City of St. Charles, Kane County, Illinois, for and in consideration of the sum of Five Hundred ~~and~~ no/100 (\$500.00) Dollars, in hand paid, CONVEY and WARRANT to Stanis Shatokas of the City of St. Charles, County of Kane, State of Illinois, the following described Real Estate, to wit: Commencing on the South line of East Indiana Street, City of St. Charles, Kane County, Illinois, at a point 325.2 feet East of the East line of Seventh Avenue, (this point being the NorthWest corner of Caustin Lot) thence Southerly parallel with the East line of Seventh Avenue 600 feet, thence South 64° West 160 feet, thence North 26° 30' West 270.5 feet, thence North 64° East 112.6 feet, thence North parallel with the East line of Seventh Avenue 258 feet to the South line of Indiana Street, thence Easterly along said South line of Indiana Street 50 feet to the place of beginning. Being also known as lots No. Three (3), Seven (7), Eight (8), and Nine (9), as shown by the County Clerk's Assessment Plat of part of the Southeast Quarter of Section 27, and the Northeast Quarter of Section 34, Township 40 North, Range 6, East of the Third Principal Meridian. all in the City of St. Charles, County of Kane, and State of Illinois. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. Subject to taxes for the year 1923 and all unpaid special assessments.

Dated this 29th day of May, A.D. 1923.

Revenue \$.50

William W. Munn
Sarah A. Munn
Gertrude Koba
Bert Koba
Earle Swinehamer
Inez Swinehamer
Samuel Shaver
Daisy Shaver
J.I. Munn
Mabel F. Munn

SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL
SEAL

Stella Van Dusen
William Van Dusen
Fannie Vogle
Edward Vogle
Fred Solomon
Sadie Solomon
Ida Fredrick
William Fredrick
Edna Riebock
Otto Riebock
Frank Solomon
W.B. Munn
Blanche Munn

SEAL
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SEAL

California
STATE OF ~~MISSOURI~~)
COUNTY OF Los Angeles } SS.

I, J.L. Welch a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SAMUEL SHAVER and DAISY SHAVER, his wife, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

GIVEN under my Hand and Notarial Seal, this 3 day of May July A.D. 1923.

My Commission expires May 9th. 1925.

J.L. Welch
Notary Public
Los Angeles, Co. Cal.

J.L. Welch.
Notary Public.

STATE OF ILLINOIS)
COUNTY OF Kane } SS.

I, Clara Getsch, a Notary Public, in and for said County, in the State aforesaid; DO HEREBY CERTIFY, that FRED SOLOMON and SADIE SOLOMON, his wife, who are personally known to me to be the persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including

1890
Henry Ferson
ET AL
US Tax Munn
ET AL

WARRANTY DEED.—J. W. Middleton, Stationer and Blank Book Manufacturer, 148 Dearborn St., Chicago.

Revenue Stamps
to the amount of
\$
on this
DEED.

This Indenture, Made this Twenty-fifth day of February

in the year of our Lord One Thousand Eight Hundred and seventy third
BETWEEN John Minard and Sarah Minard, his wife, by Hiramfield F. Ogden, Attorney for Sarah Minard, of Hannu, Cook County, Illinois.
of the first part, and

John Minard of the County of Cook, State of Illinois of the second part.
Witnesseth, That the said party of the first part, for and in consideration of the sum of Thirty Three Hundred (3300) DOLLARS.

in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, he has GRANTED, BARGAINED AND SOLD, and by these presents do GRANT, BARGAIN AND SELL, unto the said party of the second part, his heirs and assigns, all the following described lot, piece or parcel of land, situated in the Town of St. Charles in the County of Hannu and State of Illinois, to-wit:

Lot number two and three (2 & 3) according to a subdivision made by A. Pingree of part of the north east quarter of section thirty four Township number forty (40) north range number eight (8) east of the Third Principal Meridian, in the village of St. Charles in said Hannu County, State of Illinois, containing three acres of land more or less.

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; To HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns FOREVER. And the said John Minard and Sarah Minard, by Hiramfield F. Ogden parties of the first part, hereby expressly waive, release and relinquish unto the said party of the second part, his heirs, executors, administrators and assigns, all right, title, claim, interest and benefit, whatever in and to the above described premises, and each and every part thereof, which is given by or results from all laws of this State relating to the exemption of homesteads.

And the said John Minard and Sarah Minard, by Hiramfield F. Ogden party of the first part, for himself heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents, they are well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, and in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances, of what kind or nature aforesaid, and the above bargained premises, in the quiet and peaceable possession of the said party of the second part. his heirs and assigns, against all and every person or persons, lawfully claiming or to claim, the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND:

In Testimony Whereof, The said party of the first part has hereunto set his hand and seal, this day and year first above written.

Signed, Sealed and Delivered in Presence of

John Minard

Sarah Minard

By Hiramfield F. Ogden

Attorney



NOTARY STAMP
to the amount of
\$
on this
Instrument.

This Indenture, made the Tenth day of March in the year
of our Lord One Thousand Eight Hundred and Forty-Six by Between Isaac Minard and
Sarah Minard his wife by Winfield F. Ogden, Commissioner
for said Sarah Minard of Adams County, State of Illinois party of the first part, and

John Minard of the same place party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of one (\$1.)

Sold in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, and the said party of the second part, forever released and discharged from to the same Released, sold, conveyed and quit-claimed,
and by these presents do release, release, sell, convey and quit-claim, unto the said party of the second part, him his and assigns forever, all
the right, title, interest, claim and demand which the said party of the first part hath or had in the following described lot, to wit:

Situated in the Town of St. Charles Adams County, State of Illinois, to wit:
Out Lots Number Two (2) and Three (3) according to a Sub division
made by A. Piquet of part of the East half of the South East quarter of Section
No. Twenty seven (27) and part of the North East quarter of Section No. Thirty
four (34) in Township No. Forty (40) North of Range No. Eight (8) East
of the Third (3rd) Principal Meridian, being in the Village of St.
Charles in said County and on the West side of the River, containing
Three acres more or less. It being expressly understood by the parties
hereto that this Deed is executed for the purpose of correcting the descrip-
tion of the lots or land mentioned in a former Deed executed by the
party of the first herein to the party of the second part herein February 20th 1873
and recorded in the Records Office of Adams County Illinois in
Book No. 132 at Page 186.

To Have and to Hold the above, Together with all and singular the appurtenances and privileges thereto in anywise concerning, unto the said party of the second part, heirs, assigns and assigns forever, to the only proper use, benefit and behoof of the said party of the second part, him his and assigns forever.

And the said Isaac Minard and Sarah Minard party of the first part, hereby expressly waive, release and relinquish unto the said party of the second part, him his and assigns forever, all right, title, claim, interest and benefit whatever, in and to the above described premises, and each and every part thereof, which is given by or made from all laws of this State pertaining to the Exemption of Homesteads.

And the said party of the first part, for him his and assigns forever, and with the said party of the second part, him his and assigns forever, do hereby covenant, warrant and agree, that he she it they and his her its and their heirs and assigns forever, shall not make, done, executed, conveyed, or suffered any act or acts, thing or things, whatsoever, whereby, or by means whereof, the above mentioned and described premises, or any part or parts thereof, shall be, or in any time hereafter, shall or may be lawfully, changed or transferred, in any way or manner whatsoever.

In Witness Whereof, The said party of the first part hereunto set their hand and seal and the day and year above written.

Isaac Minard
Sarah Minard
By Winfield F. Ogden
Commissioner

Signed, Sealed and Delivered in Presence of

1874
Isaac Minard
To
John Minard
BK 110
PG 181

Unofficial

St. Charles Couple Reach Fiftieth Wedding Anniv.

Another St. Charles couple celebrates their golden wedding, Mr. and Mrs. Wm. Munn of 133 East Illinois.

Wm. Munn and Sarah Ladue were married January 5th, 1876 in the old Munn homestead, the old stone house on East Indiana, where, at the same time, a sister of the groom, Lily Munn and a brother of the bride, Irving Ladue took their vows. Elder Matlock, a Baptist minister said the service.

The old stone homestead has been in the family possession until a short time ago.

Wm. Munn came to St. Charles in 1873.

They have two fine sons; George and Robert, living in Chicago, and they and their families are very attentive to the parents here, both of whom have been in poor health. Another son, Jesse, died a number of years ago.

Mr. and Mrs. Munn are members of the M. E. church and respected by all who know them. Many friends called on the couple and they had gifts of flowers and more substantial presents, but had no formal celebration of the event.


The Chronicle joins their many friends in wishing this worthy couple many more happy years together.

1-7-1926

1876
WEDDING

15 TIME.

ten new styles of French bedsteads, from

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: 608-612 Indiana		
	Significance:	N/A		
	Petitioner:	Heather Corcoran		
	Project Type:	Landmark		
	PUBLIC HEARING 8/6/2025		X	MEETING 8/6/2025
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
X	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Application				
Project Description:				
<p>A landmark nomination has been submitted for the structure located at 608-612 State Ave. The style is colonial revival.</p> <p>Conduct a Public Hearing to determine eligibility of the property.</p>				
Staff Comments:				
Recommendation / Suggested Action:				
<p>Conduct the public hearing and close if all testimony has been taken.</p> <p>The landmark recommendation is listed on the meeting agenda for consideration after the public hearing is closed.</p>				

DRAFT FOR REVIEW

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 6-2025

A Resolution Recommending Approval for Landmark Designation (608-612 State Street)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 608-612 State Street. and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

1. **That the property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**

The home was owned by Henry Rockwell, two time mayor of St Charles and father to Harriet Rockwell. Harriet and Col. Edward J Baker lived here for 38 years until Harriet's death.
3. **The property is identified with a person who significantly contributed to the development of the community, county, state, or nation.**

This house is identified with Col. Edward J and Harriet Rockwell Baker. Harriet's father, Henry Rockwell, was the mayor twice in St Charles's history.
6. **That the property is included on the Illinois and or National Register of Historic Places.**

There are several examples of leaded glass on the homes that were popular between 1880-1910.

10. **Property is suitable for preservation and restoration.**

The current structure is representative of the original architecture.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 608-612 State Street, as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the “Col. Edward J Baker” circa 1887.

Roll Call Vote:

Ayes:

Nays:

Absent:

Abstain:

PASSED, this 18th day of September, 2024

Chairman

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

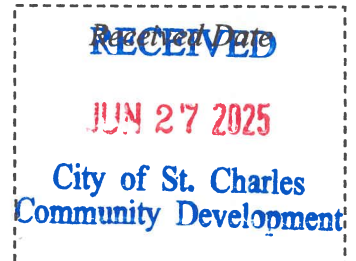
PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.



1. Property Information:	Parcel Number(s): 09-27-453-005	
	Property Name (Historic or common name of the property): COL. EDWARD J. BAKER	
	Property Site Address 608-612 STATE AVENUE	
2. Record Owner:	Name HEATHER CORCORAN	Phone 630-803-1282
	Address SAME	Email HLTKICK@YAHOO.COM
3. Applicant (if different from record owner):	Name	Phone
	Address	Email
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). (SEE ATTACHED)		

I. Classification of Property (Check all that apply):

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☐ original site
☒ moved: date 1985
☐ unaltered

d) Function or Use:

Historic/Current

☐ / ☐ agriculture
☐ / ☐ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☒ / ☒ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style
circa 1850-1930

Romantic Styles: circa 1820-1880

Greek Revival
Gothic Revival
Italianate
Exotic Revival

Victorian Styles: circa 1860-1910

Second Empire
Stick
Queen Anne
Shingle
Richardsonian Romanesque
Folk Victorian

Eclectic Styles: 1880-1940

Colonial Revival
Neoclassical, Classical Revival
Tudor Revival
Chateausque
Beaux Arts
French Eclectic
Italian Renaissance
Mission
Spanish Revival
Monterey
Pueblo Revival

(SEE ATTACHED)

Modern Styles: circa 1900- present

Prairie
Craftsman
Modernistic
Minimal Traditional
Ranch
Split-Level
International
Contemporary
Shed
Other 20th Century Modern
21st Century Modern

Styled Houses since 1935:

Mansard
Styled Ranch
Millenium Mansion
New Traditional
American Vernacular

Other Architecture:

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

Inventory of Original Architectural Elements

Item:	Original (yes only)	Material	Location if Required
Chimney			
Door(s)		WOOD	
Exterior Walls	POSSIBLE UNDER ALUMINUM	ALUMINUM OVER WOOD	ALL FOUR ELEVATIONS
Foundation		CONCRETE BLOCK	
Roof		ASPHALT	
Trim	POSSIBLE OVERALL SOME YES	VINYL ALUMINUM OVER WOOD	ALL ELEVATIONS
Window (s)	SOME LEADED GLASS	SAME	SOUTH & EAST ELEVATIONS

Materials List

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: DR. ABEL DeWOLF
- b) Architect/ Builder: _____
- c) Significant Person(s): COL EDWARD J. AND HARRIETT ROCKWELL BAKER
- d) Significant Dates (i.e., construction dates): C 1887
1902 HENRY ROCKWELL PURCHASE TRANSFER TO EDWARD J. BAKER
FATHER-IN-LAW
- e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1. ☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.
Notes: GATES TO BAKER TO MORRIS TO COLLINS
CONTRIBUTIONS TO ST CHARLES ARE WELL
DOCUMENTED
2. ☐ Property is the site of a significant local, county, state, or national event.
Notes:
3. ☒ Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
Notes: COL EDWARD J. AND HARRIETT ROCKWELL BAKER
HENRY ROCKWELL - 2 TIME MAYOR
4. ☐ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
Notes:
5. ☐ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.
Notes:

6. ☒ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Notes:

SEVERAL EXAMPLES OF LEADED GLASS POPARTAU
1880 — 1910.

7. ☐ Structure embodies design elements that make it structurally or architecturally innovative.

Notes:

8. ☐ Property has a unique location or physical characteristics that make it a familiar visual feature.

Notes:

9. ☐ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Notes:

10. ☒ Property is suitable for preservation or restoration.

Notes:

CURRENT STRUCTURE IS REPRESENTATIVE OF
ORIGINAL ARCHITECTURE

11. ☐ Property is included on the ☐ Illinois and/or ☐ National Register of Historic Places.

Notes:

12. ☐ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Notes:

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. (SEE ATTACHED)
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. (SEE ATTACHED)
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required. (SEE ATTACHED)
4. Chronological list of historical owners. (SEE ATTACHED)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Applicant Heather Corcoran Date 6/18/25

If Owner authorizes application to be filed for their property:

Owner [Signature] Date 6/17/25

Description – 608 State Avenue

Built c1887, at the southwest corner of Main Street and Fifth Avenue, this Colonial Revival architectural home, built for Dr. A. B. DeWolf is next to the existing Italianate residence known as the landmarked Rockwell House (Yurs Funeral Home). Prior to this home construction the well-known Tremont Hotel existed and was the base for Stevens S. Jones and his newspaper. The Col. Edward J. Baker home is a replacement structure on what is now the Yurs parking lot until 1985 when it moved to its present site at 608 – 612 State Avenue and thus remains today. It is not known if the existing wood siding and trim exist but could as the house currently is covered with aluminum siding. Most windows and doors are replacements however the lead glass windows located on the south and east elevations are original and worth noting. Overall, the home mirrors the vintage photo included within the package. The home was sold to Henry Rockwell by Dr. DeWolf in 1902. Mr. Rockwell was the father of Harriet Rockwell, the wife of Col. Edward J. Baker. The couple resided at the home from 1902 until Harriet's death in 1940 and in 1944 Col. Baker sold the home and had moved to his fifth-floor residence at his Hotel Baker located just west on Main Street until his death in 1959.

While Dr. A. B. DeWolf was the owner at the time of building, Col. Baker is the historic character that is worth noting and thus the home can be called the Col. Edward J. Baker Home.

The criteria used to landmark this structure are: 1, 3, 6, and 10.

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY; ON THE EAST BY THE WESTERLY LINE OF SEVENTH AVENUE EXTENDED NORTHERLY; ON THE SOUTH BY THE NORTHERLY LINE OF STATE AVENUE AND ON THE WEST BY THE WESTERLY LINE OF VACATED SIXTH AVENUE, (EXCEPT THAT PART LYING WEST OF A LINE DRAWN PARALLEL WITH AND 38.07 FEET WEST OF THE EAST LINE OF SAID VACATED SIXTH AVENUE) ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Permanent Index #'s: 09-27-453-005

Property Address: 608-612 State Avenue, Saint Charles, Illinois 60174

Unofficial



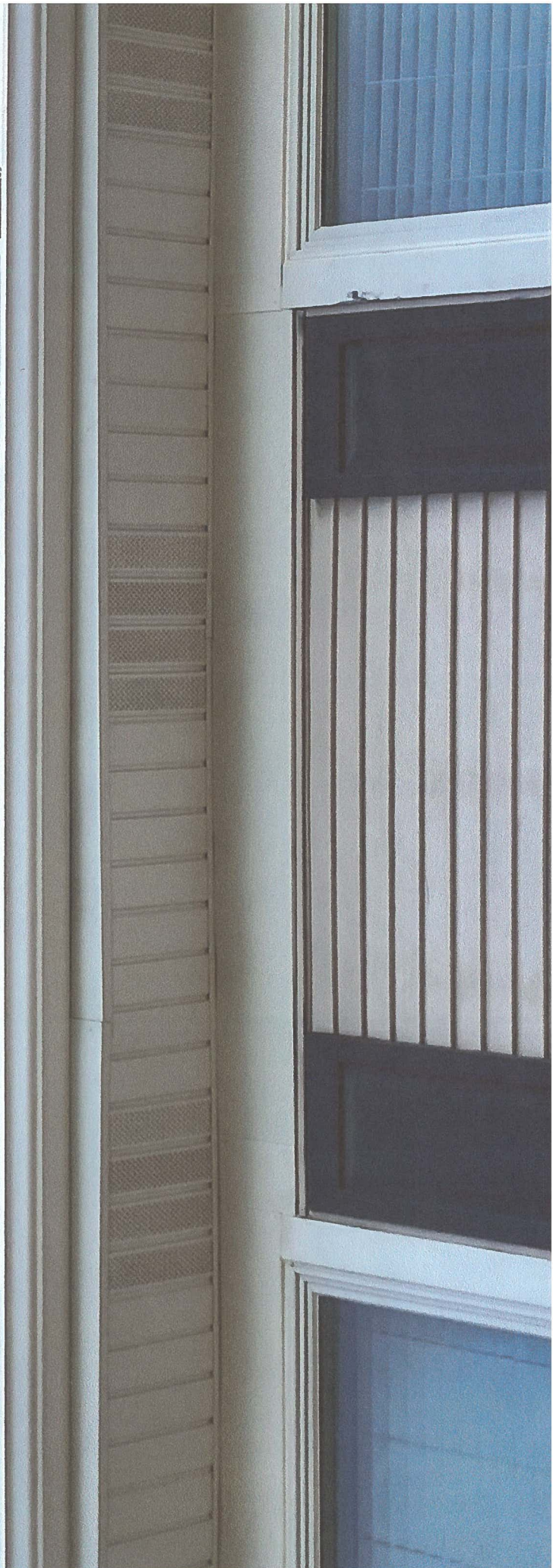
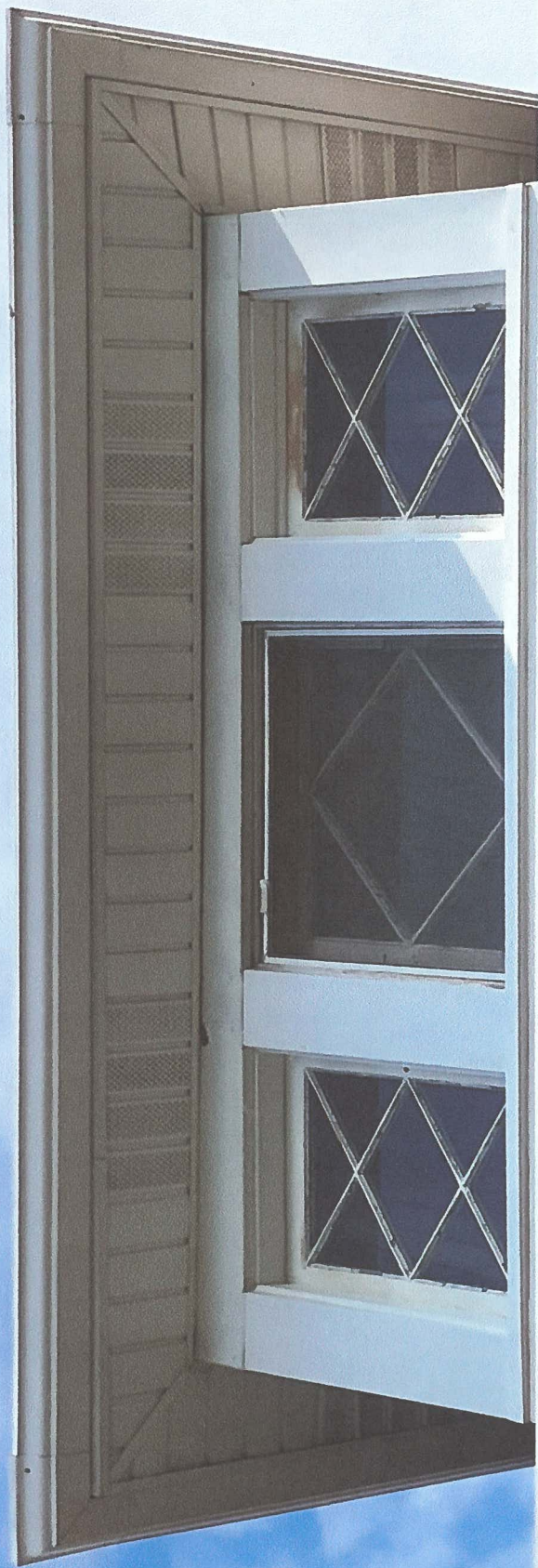














From: gibsonse67@gmail.com
Subject: Baker Home and Yurs Funeral Home
Date: Jun 11, 2025 at 4:35:58 PM
To: pretz@ameritech.net

Here it is!

Steve Gibson
630-715-1275



Cot Edward J.
BAKER HOUSE

DATE unknown

Ownership – 608-612 State Avenue

09-27-453-005

STCHAS/42/5

All support documents are housed with the Kane County Recorder office

1844		Begin at STCHAS/7/1 today known as the Yurs Funeral Home parking lot
1844	WD	Ira Minard, administrative deed, to Stevens S. Jones
1851		Tremont Hotel era begins
1885	WD	Mary (Jones) and John Bundy to Dr. A. B. DeWolf land only no structure
1887		Current home now exists
1889		Col. Edward J. Baker marries Harriet Rockwell
1892		Home located on 1892 Atlas Map
1902	WD	Dr. A. B. DeWolf to Henry Rockwell (Rockwell House/Yurs Funeral Home)
1902	WD	Henry Rockwell to Col. Edward J. Baker
1940		Harriet (Rockwell) Baker dies
1944	WD	Col. Edward J. Baker to Walter and Amelia Roman
1944		Col. Edward J. Baker moves to the Baker Hotel
1959		Col. Edward J. Baker dies
1968	WD	Baker trust to Yurs, Inc.
1985		Home only is moved to 608 – 612 State Avenue STCHAS/42/5

133274 ②

NOV 15 1968

TRUSTEE'S DEED

BOOK 2489 PAGE 592

Form 154 8-2-62

THE ABOVE SPACE FOR RECORDERS USE ONLY

1968
Trust
to
Yurs

1127716

THIS INDENTURE, made this 28th day of October, 1968, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 9th day of May, 1961, and known as Trust Number 43311, party of the first part, and

YURS, INC., AN ILLINOIS CORPORATION

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) ----- DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Kane County, Illinois, to-wit:

All of Lots 1 and 8 and the East 40 feet of Lots 2 and 7 in Block 7 of the Original Town of St. Charles, on the East side of Fox River, in the City of St. Charles, Kane County, Illinois.

NAME CO. NO. 045 013707

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 14 1968 DEPT OF REVENUE \$5.00

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever, of said party of the second part.

1. General taxes for the year 1968 and subsequent years;
2. Zoning and building laws; and
3. Covenants, Easements and Restrictions of record.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

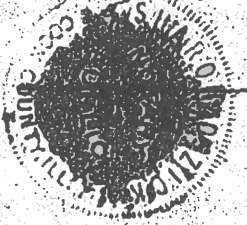


CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By *Marjorie G. Cordial* Assistant Vice-President

Attest *Nicholas B. Cordial* Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK



SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

October 28, 1968 Date

Shawn O. Zick Notary Public

DELIVER TO
NAME
STREET
CITY
INSTRUCTIONS

RECORDERS OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1127716
STATE OF ILLINOIS
KANE COUNTY
FILED FOR RECORD
NOV 15 1968 - 10 5 AM

This space for affixing stamp

Document Number

208

WARRANTY DEED-JOINT TENANCY

P. O. Peterson's Sons, Notary, Ill.

THE GRANTOR EDWARD J. BAKER a widower

of the City of St. Charles in the County of Kane

and State of Illinois for and in consideration of
TEN and no/100 (\$10.00) DOLLARS

in hand paid, CONVEYS and WARRANTS to WALTER ROMAN and AMELIA ROMAN, husband and wife,

of the City of St. Charles County of Kane and State of Illinois
not in tenancy in common, but in Joint Tenancy, the following described real estate, to-witThe Easterly Ninety (90) feet of Block Seven (7) of the Original
Town, Now City of St. Charles,situated in the City of St. Charles County of Kane
in the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois.TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part forever, not in tenancy in common, but
in joint tenancy.

This conveyance subject to taxes for 1944 which grantees assume.

Dated this 29th day of August A. D. 19 44

(Revenue \$16.50)

(SEAL) Edward J. Baker (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS } ss.

COUNTY OF KANE }

I, Harry G. Hempstead,

A Notary Public, in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, That
Edward J. Baker, a widower

personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that he signed, sealed
and delivered the said instrument as his free and voluntary act for the uses and purposes therein
set forth, including the release and waiver of the right of homestead

GIVEN under my hand and Notarial seal this 29th day of August

A. D. 19 44

My Commission Expires Moh 16, 1946

Harry G. Hempstead
Notary Public
Kane Co, Ill

Harry G. Hempstead

Notary Public

No. 519819 Filed for record this 31st day of Aug

A. D. 19 44, at 8 o'clock A. M.

M. H. Agnew

Recorder.

D-3.

This Indenture Witnesseth, That the grantors *John S. De Wolf and Anna F. De Wolf his wife*

of the *City of Kansas City* in the County of *Jackson* and State of *Missouri*
for and in consideration of the sum of *Five Thousand and Five Hundred (\$5500)* DOLLARS
in hand paid, CONVEY and WARRANT to

Henry P. Rockwell

of the *City of St. Charles* County of *Kane* and State of *Illinois*

the following described Real Estate, to-wit

Block No. Seven (7) of the original town (now city) of St. Charles, Kane County, Illinois. Subject to lien of a certain trust deed, executed by John S. De Wolf and Olive De Wolf his wife to John A. Russell, dated September 23^d A. D. 1897 conveying aforesaid Block No. Seven (7) in St. Charles aforesaid in trust to aforesaid John A. Russell Trustee, and recorded on Page 180 in Book 370 October 6th 1897 to secure payment of one note of even date therewith for the sum of Two Thousand (2000) dollars payable to order of Jacob R. Gorham five (5) years after date with interest at the rate of six (6) per cent per annum interest payable annually, which said incumbrance said second party Henry P. Rockwell hereby assumes and agrees to pay according to the tenor thereof, and the amount due on said note at the date hereof is deducted from the cash payment of the consideration herein situated in the City of St. Charles in the County of Kane in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Dated this *twenty eighth (28)* day of *July* A. D. *1902*

Signed, Sealed and Delivered in the Presence of

John S. De Wolf
Anna F. De Wolf



STATE OF *MISSOURI*
County of *Jackson*
(Notarial Seal)

Bezabiel Wells, Notary public
In and for said County in the State aforesaid, DO HEREBY CERTIFY, that
John S. De Wolf and Anna F. De Wolf

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and *notarial* seal, this *twenty eighth* day of *July* A. D. *1902*

My commission expires May 1, 1906.

Bezabiel Wells
Notary Public

N. *58323* Filed for Record this *31st* day of *July* A. D. *1902* at *8* o'clock *A.* M.

Frank E. George

Records

WJ
1902
De Wolf
TO
Rockwell
BK 421
Pg 373

CURRENT 608 STATE AVE

Address Search Results

PinList

Pictome



1987 608 STATE AVE HOUSE PRESENT

Address Search Results

PinList

Pictomet



1985 608 STATE AVE VACANT

Address Search Results

Pictomet

PinList

1985Aerials



July 24
1985

St. Charl

ST. CHARLES
CHRONICLE

Volume 103 Number 8

Our sec.
ST. CHARLES, IL

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1408 W. Gregory
Urbana, IL 61801

Aid bails out district

By Richard Sackley

Christmas came five months early for St. Charles School District 303

A recent increase of more than \$1 million in state aid has pulled the district out of a financial hole, enabling administrators to keep a reserve fund available for balancing this year's and future bud-

The windfall also includes \$290,505 in tax amnesty money the district received a few months ago

Business manager Ray Reynolds unveiled the district's preliminary 1985-86 budget Monday at a special board meeting. A tentative budget will be examined at the board's Aug. 12 meeting before board members vote on a final budget Aug. 23.

Reynolds said the district's projected expenses of \$17,820,422 show a deficit of \$293,535 when compared to projected revenues of \$17,526,887 during the coming year. One year ago, district officials trimmed the proposed 1984-85 budget from an original deficit of \$1.7 million.

The district's reserve fund of \$1,155,583 can be used to offset the difference, along with investments and expense cuts, he said. More than \$94,000 was used from the fund during the 1984-85 school year.

School Superintendent Donald D'Amico assured board members that the final budget would be balanced within the guidelines established by the board. Board policy states a balanced budget must be plus or minus 1 percent of projected revenues.

"We have obtained and reached our financial goals and have a balanced budget for the 1985-86 fiscal year, and we're delighted with it," D'Amico said. "The budget maintains reserve levels of previous years."

While the preliminary budget allows for projected increases in certain areas, it would not cover what could be a 347 percent increase in insurance premiums the district faces during the upcoming year, Reynolds said.

According to Reynolds, the 1985-86 premium would be \$428,314, compared with last year's premium of \$123,423.

"I don't have the numbers yet because I'm remarketing the insurance," he told the board. "We already know the worst case, but I want to get more realistic numbers."

Reynolds said he would choose an insurance company during the next month and report back to the board Sept. 9.

D'Amico said the budget contains provisions for programs

such as transitional first grades, reducing some combination classes, adding personnel, services and equipment in the guidance department, evaluation of the gifted program, addition of special education personnel, program and funds for summer staff development, development of a writing program, and the addition of graduation requirements and population growth.

The budget also includes the settlements of all labor contracts in the district, along with service contracts for food and building maintenance, D'Amico said.

Board members attributed the state of this year's budget to the hard work of Reynolds and assistant superintendent John Vanko.

"We could've gone into the hole for \$1.5 million," said board member James Jezl.

School Board President Dennis Murphy agreed, saying the district "got by last year." He joked that the district now has enough money for the basics, "including toilet paper."

Board member Sharon Hare said it was gratifying to see the budget without a major deficit, as had been the case during the past two years.

"I think everybody was just very, very relieved," she said.



A rodeo rider thro
(Chronicle photo by

Postal workers upset over Reagan budget proposal

By Mark Foster
More than 30 postal workers from the tri cities and Aurora descended on Congressman John Groberg's St. Charles office Monday to voice their opposition to President Reagan's budget proposal.

Specifically, they are opposing proposals to increase the retirement age for civil service employees, increase their retirement contribution and eliminate retirees' cost of living adjustment for 1986.

Four men representing postal employees in the area, including Tom Thomason of the Batavia post office and James Gould of the Geneva post office met privately with Groberg's administrative assistant for the area.

Terry Des Coteaux, while dozens of letter carriers, particularly from Batavia, waited in the outer office.

In addition, Groberg's office received more than 80 telephone calls from civil service employees

opposed to the president's plan.

It was part of a campaign Monday by the National Association of Letter Carriers to bring the issue to the attention of representatives and senators.

Under Reagan's proposal, the retirement age for civil service employees would be increased from 55 to 65, with penalties for early retirement.

Don Hornyan of the Aurora post office and spokesman for the group, said he was pleased with the results of the meeting with Des Coteaux.

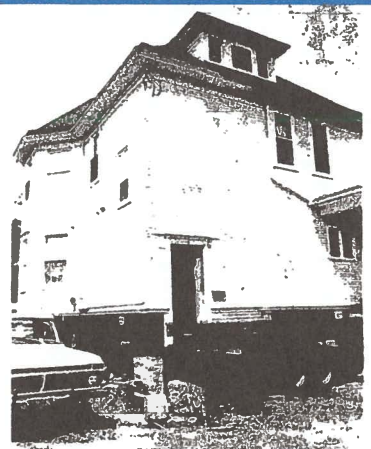
"We're just trying to keep our heads above water," Hornyan said later.

Des Coteaux made calls to Washington to get Groberg's position on some of the issues of concern to the postal workers.

'They're pulling the rug out from under me...'

A postal worker retiring at 55 now, after 30 years of service, receives \$912 per month, according to the group of letter carriers at Groberg's office.

She said that she told the postal workers that Groberg supports leaving the cost-of-living adjustment in place, and leaving the retirement contribution at seven percent.



This St. Charles home is ready to roll today to its new location.



Local letter carriers gather Monday in John Groberg's St. Charles office. (Chronicle photo by Reider Mahr)

Groberg's office.

That figure would be cut in half for workers retiring at 55 under the president's plan, they said, placing the retiree at \$1,000 below the poverty level.

The postal workers agreed that it is impossible for most people to continue carrying mail until they are 65 years old.

Furthermore, several workers said they left better-paying jobs for the guarantees of early retirement.

"They're pulling the rug out from under me, and I resent it," said one letter carrier.

Another Reagan proposal is to increase civil service retirement fund contributions from seven percent of their earnings to nine percent, which is viewed as an effective cut in pay by the postal workers.

They also are opposing the elimination of the civil service cost-of-living adjustment for the year 1986.

retirement contribution at seven percent.

The retirement age issue and another proposal dealing with health care benefits are in a reform committee. Des Coteaux said, and the congressman does not have a position on these at this time.

However, in a telephone interview, Groberg said Tuesday he is concerned about letter carriers being forced to work until they are 65.

On the other hand, he said that the financing of retirement systems needs to be looked at.

He also suggested he might favor limits on cost-of-living adjustments, assuming that Social Security would not be affected.

Sounding a theme from his general election campaign, Groberg said that one approach to dealing with inflation is not to compensate for the first two percent increase in the cost of living.

This St. Charles home is ready to roll today to its new location. (Chronicle photo by Bob Christensen)

St. Charles home set to move today

By Bob Christensen

Dorothy had a much easier time getting to Oz. But a Wheaton firm moving a St. Charles home at about 10 a.m. this morning isn't counting on a tornado to do the job for them.

If all goes well, the house, next to the Funerary Home at Route 25 and Main Street, will be hauled two blocks north and gently deposited at a vacant lot on State Street.

However, weather conditions will dictate whether the house stays or goes.

"If the temperature gets above 90 degrees, she stays put," said Ron Muehlfelt, head of Muehlfelt and Sons, the moving company in charge of the project.

The house is owned by Don and Helene Voss, who are having it moved to provide more parking spaces at the funeral home, according to Rick Voss, the couple's son.

The temperature limit is set by Commonwealth Edison, Muehlfelt said. City electrical workers will have to lift power lines across Route 25 so the house can pass underneath. If the temperature exceeds 90 degrees, Edison will not shut off power due to the loss of air conditioning that would result.

The apartment house has already been lifted off its foundation. (Continued to page 4)

Page 4 Section One

Wednesday, July 24, 1983

WHATEVER BUGS YOU!

FRANK'S HAS THE SOLUTION...
ALL AT BIG SAVINGS TO YOU!

SALE PRICES GOOD
THRU SUN JULY 28



FOR

FOR



Ready to roll

FOR GARDEN PESTS PROTECT YOUR VALUABLE PLANTS



ORTHO SEVIN 5 DUST
KILLS MANY GARDEN INSECTS
4-LB REG 2.49, NOW **1.49**

TOMATO VEGETABLE DUST
SAVE OVER 30%
10-OZ REG 4.89, NOW **3.39**

ORTHO ROSE/FLORAL DUST
SAVE OVER 30%
10-OZ REG 4.89, NOW **3.39**

TOMATO VEGETABLE SPRAY
SAVE OVER 30%
15-OZ AEROSOL REG 4.89, NOW **3.39**

FOR PEOPLE PESTS ENJOY SUMMER WITHOUT INSECTS



FOGGING INSECTICIDE
SAVE OVER 50%
ORTHOGAL REG 19.99, NOW **9.88**

OUTDOOR INSECT FOGGER
SAVE OVER 30%
ORTHO 16-OZ REG 4.89, NOW **3.39**

HI-POWER INSECT FOGGER
SAVE OVER 40%
INDOOR 7 1/2 OZ REG 3.49, NOW **1.99**

Ready to roll

Workers prepare a St. Charles house at Route 25 and Main Street for its move to a new location on State Street. The move was scheduled for 10 a.m. today. (Chronicle photo by Bob Christensen)

House 'hits the road' today

(Continued from page 1) and onto the truck that will transport it. Workers used hydraulic jacks to raise it up, then slid the truck bed underneath.

The hardest part of moving a house is knowing where to lift it and how to load it," said Muehlfelt, who has been in the business for 30 years.

There isn't a book in any library that can teach you how to do it," he said. It's all a matter of experience.

The most trying part of the job is not the actual move. Muehlfelt said. Instead, he said, it's coordinating all of the outside agencies that must be involved.

You have to call the electric people. Illinois Bell has to be notified, along with the cable television companies. It can be a real hassle," he said.

Muehlfelt also must have a state permit to transport the house along state roads such as Route 25.

If it's hot and it's raining, I don't shut the power down, the permit is only good for four days after that," he said.

We get a week of high temperatures and I have to go back down to Springfield and apply all over again. There's a lot involved.

According to St. Charles police Lt. Steve Mett, at least two traffic light standards will have to be moved to allow the house to pass by.

We measured the house at 38 feet wide," Mett said. "The road is only 10 feet wide, so we'll have to make some room."

McCall said some road signs also will have to be moved to accommodate the house, and that one tree will have to be cut down.

But that tree would have to be removed any way when the state repairs the intersection of Routes 64 and 25," he said.

McCall also said that St. Charles officers will be on hand to handle the traffic problems that will occur when the lights are moved.

This isn't the first time the Yurs family has relocated a house. Kirk Yurs said.

Back in 1970, we had two other houses that were located where the parking lot is now, moved near the same place this one is going, he said. This one is the last to leave.

The last residents to leave the house were Yurs' parents and an aunt who have all moved to new homes. Most of the house had been rented out and will be again.

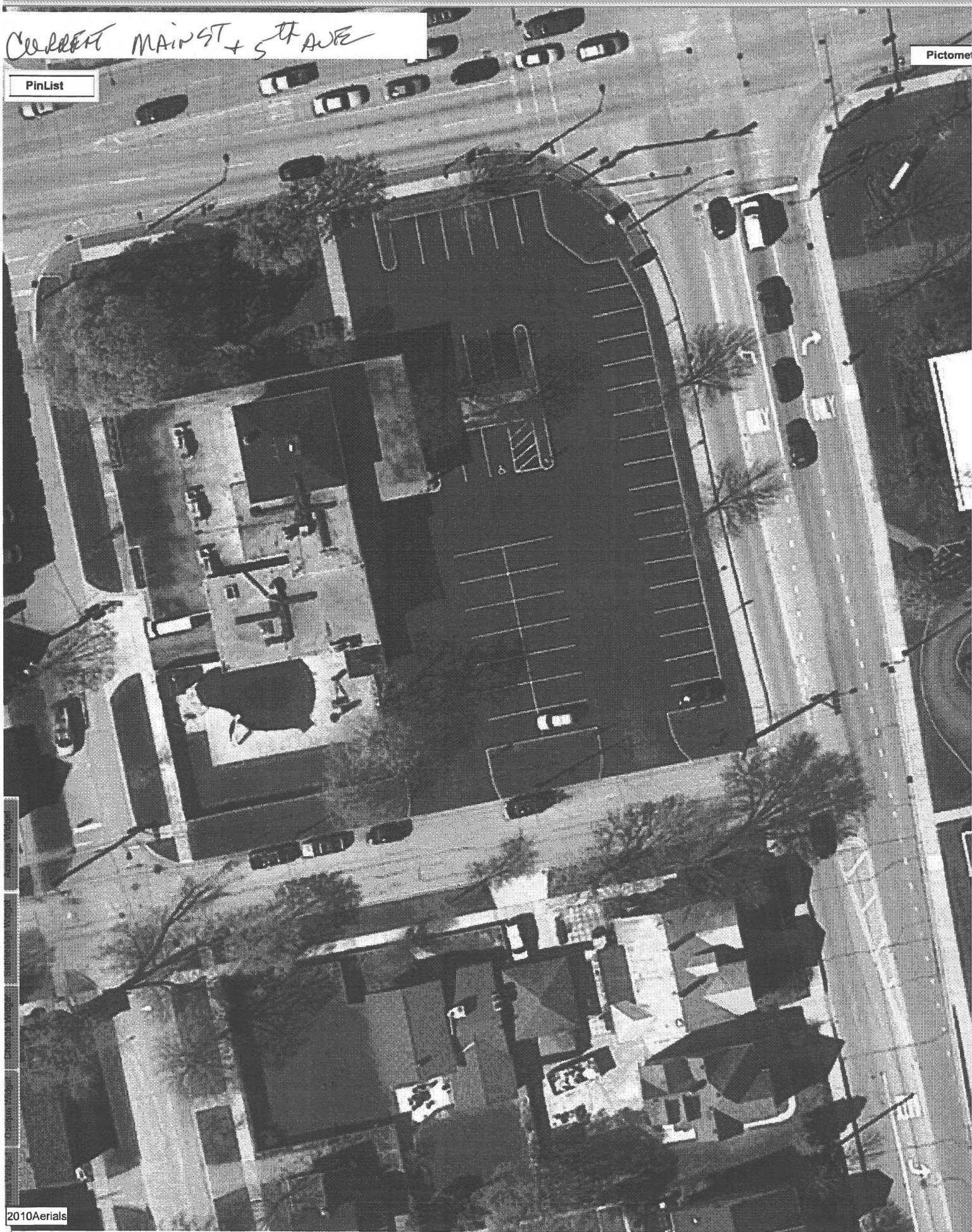
But not for about six weeks, after it's gotten settled in," Yurs said.

The house is still in great shape, he said. The movers said it was built like a tank.

Correct MAIN ST + 5TH AVE

PinList

Pictome



1987 Main St +
5th Ave House gone

Pictome

PinList



Pictome

PinList



1985 MAIN ST + 5th AVE

HOUSE PRESENT

1956 MAIN ST + 5th AVE

HOUSE PRESENT

Aerials



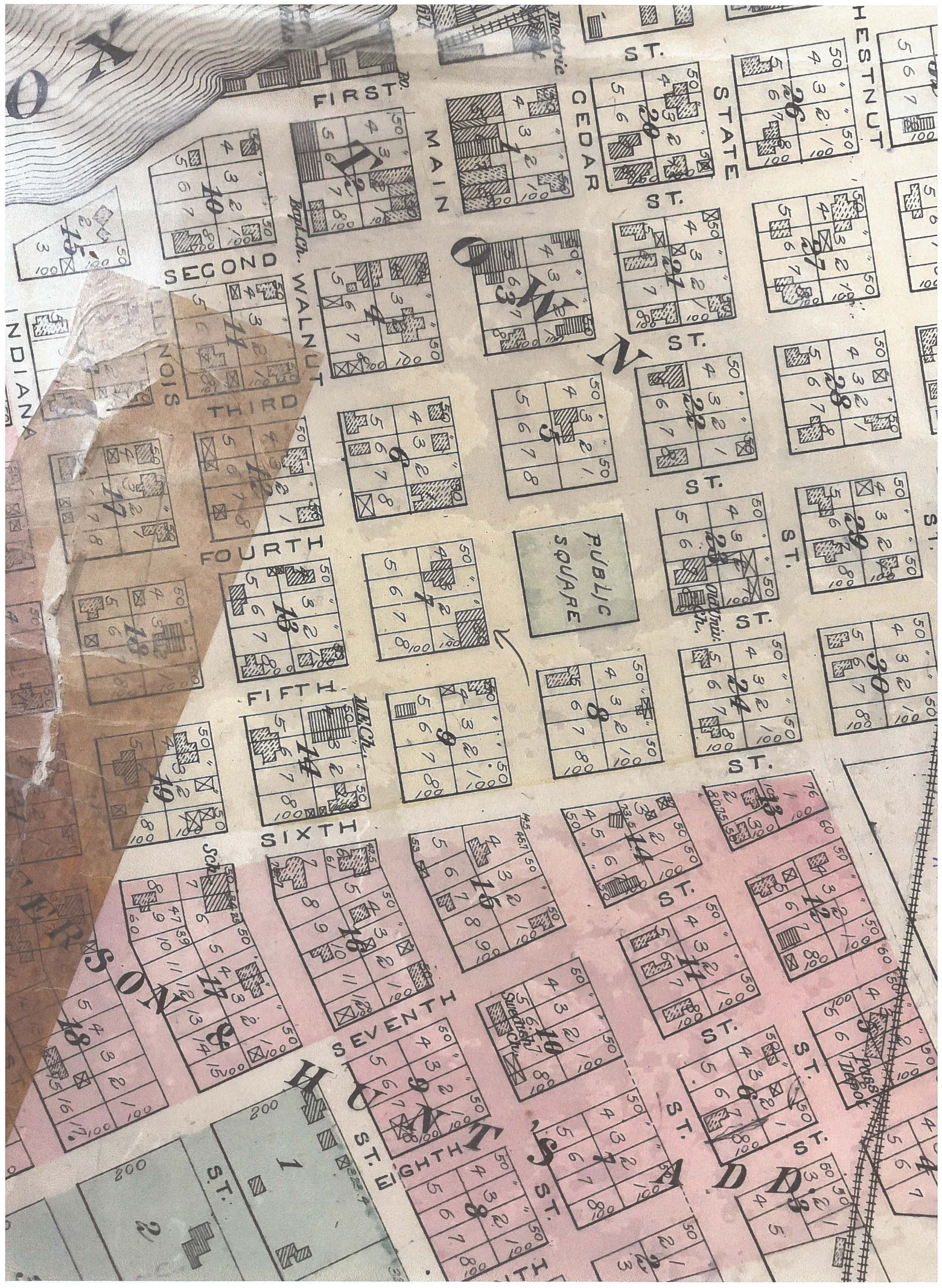
Pictometry

InList

1892 ATLAS

PUBLIC
SQUARE





This Indenture Witnesseth, That the Grantor Mary E. Bundy daughter of Thomas Jones, deceased and John B. Bundy her husband

of the City of Chicago in the County of Cook and State of Illinois
for and in consideration of the sum of \$475.00 Four hundred seventy five DOLLARS
in hand paid, CONVEY and WARRANT to A. B. DeWolf of

of the City of St. Charles County of St. Charles and State of Illinois
the following described Real Estate, to-wit:
lots one (1) and eight (8) in Block seven (7) in the original town of St. Charles

situated in the _____ County of _____ in the State of Illinois, hereby releasing and
waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Subject to the taxes of 1895
Dated this 26th day of October A. D. 1895

Mary E. Bundy

John B. Bundy

SEAL

SEAL

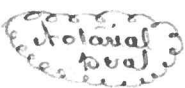
SEAL

SEAL

STATE OF ILLINOIS,

County of CookNotary St. Orgood a Notary Public

in and for said County, in the State aforesaid, do HEREBY CERTIFY, That Mary E. Bundy and John B. Bundy her husband



personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial seal, this 29th day of October A. D. 1895

Notary St. Orgood

Notary Public

No. 4241 Filed for Record the 1st day of November A. D. 1895 at 5:00 o'clock A.M.

Chas. A. Miller

Recorder

1885
Bundy (Jones)
To
A. B. DeWolf
w/ BK 239
P& 308

and relinquished her dower to the lands and tenements therein mentioned, without
 Minors compulsion of her said husband, and that she does not wish to retract
 wife the same
 To Given under my hand and seal at my office in St Charles in the
 Jones County aforesaid, this nineteenth day of May A.D. 1842.

Leonard Howard Justice of the peace
 Filed the 10th day of September A.D. 1847 at 1 O'clock P.M. High Court Court House

Minors adms To all people to whom these presents shall come greeting
 & adms I know ye that we Ira Minors Administrator & Betsy Hanel late Betsy
 Hanel Administratrix of the Estate of Robert Hancock late of St Charles
 in St Charles County & State of Illinois deceased who died intestate we having been
 appointed administrator and administratrix of said estate by the Court of
 Probate within and for said County of St Charles in accordance with the statute
 in such cases provided, do by virtue of the order of the St Charles Circuit Court
 hereinafter recited begun and holden at the Court house in St Charles within &
 for the County of St Charles & State of Illinois at the time & as stated in the order
 hereinafter mentioned & set forth at large in consideration of the sum of three
 hundred and five dollars to us paid by the said Stevens & Jones of St Charles
 & County & State aforesaid, who was the highest bidder at a public vendue well
 held in accordance with said order & the statute in such cases provided, after
 due notice of the same by publication & posting up of notices as the law requires,
 held on the fifth day of October A.D. 1844 between the hours of ten O'clock A.M.
 & five O'clock P.M. at the office of J. Jones in said County for the Estate
 hereinafter described in said order of the Circuit Court aforesaid sub-
 -ject to the widow of said intestate right of dower in said hereinafter de-
 scribed premises. The receipt whereof we do hereby acknowledge, do hereby
 grant bargain and sell & convey unto the said Stevens & Jones his
 heirs and assigns forever. The certain tracts or parcels of land situate and
 described in the order aforesaid of said St Charles Circuit Court which
 order is in the words & figures following viz "Now before the Hon John Jean
 Eaton a Justice of the Supreme Court of the State of Illinois and presiding
 judge of the Circuit Court of St Charles County at the April Term thereof be-
 -gun and held at the Court house in St Charles on the 26th day of April
 A.D. 1844.

In the matter of the
 estate of Robert Hancock
 deceased

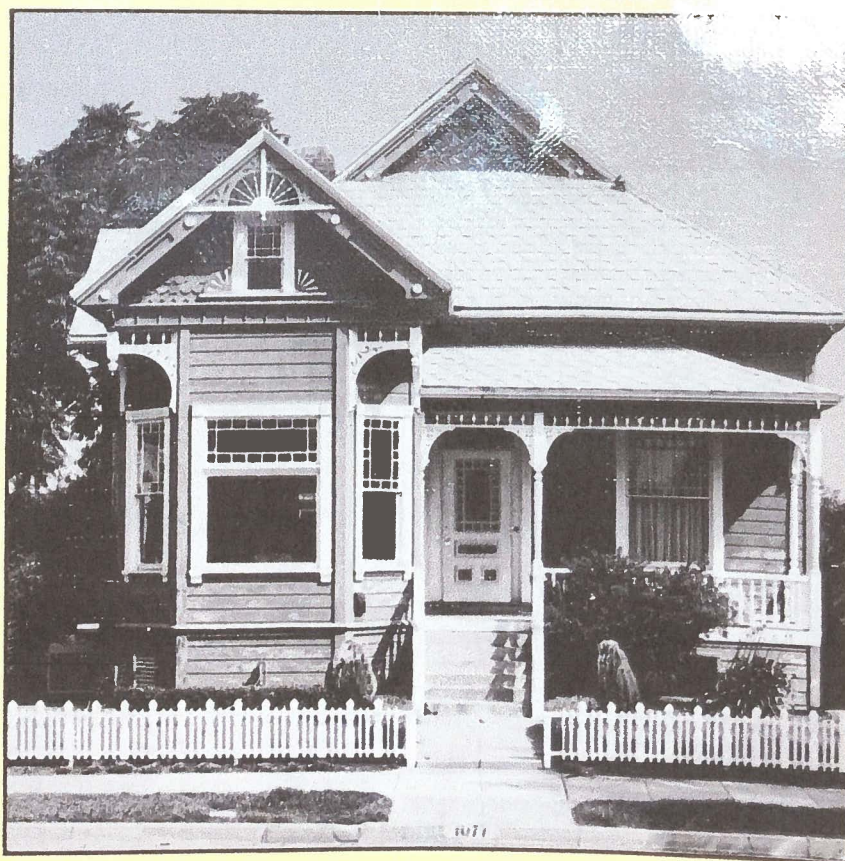
This day came Ira Minors & Betsy Hanel ad-
 -ministrator & administratrix of & of Robert Hancock deceased by Jones
 their attorney and prove to the Court the sum of notice of this motion & copy of the petition
 wherein on William Pitwood the Guardian of John Hancock came, Mary Jane Han-
 -cock infant heirs of said Robert Hancock deceased thirty days before the sitting
 of this Court also having proved to the Court that personal estate of the
 said Robert Hancock is insufficient to pay the just ^{claims} debts against
 his estate and that the said Robert Hancock died seized of the following
 real estate, to wit, one certain piece of land situate in the County of St Charles

DEED
 1844
 IRA
 MINORS
 TO
 STEVENS
 &
 JONES
 BK 11
 PG 15

7457

A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



VIRGINIA & LEE MCALESTER

windows with double-hung sashes, usually with multi-pane glazing in one or both sashes

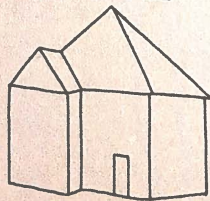
accentuated front door, normally with decorative crown supported by pilasters or extended forward and supported by slender columns to form entry porch; fanlights or sidelights may be present



windows frequently in adjacent pairs

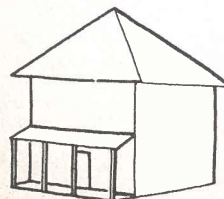
facade normally is symmetrically balanced with windows and door (less common door off-center)

ASYMMETRICAL



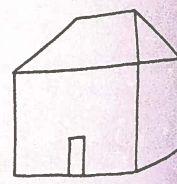
pages 326-7

HIPPED ROOF WITH FULL-WIDTH PORCH



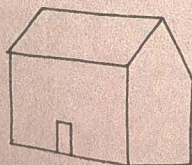
pages 328-9

HIPPED ROOF WITHOUT FULL-WIDTH PORCH



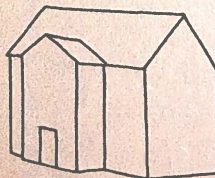
pages 330-1

SIDE-GABLED ROOF



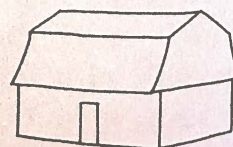
pages 332-3

CENTERED GABLE



pages 334-5

GAMBREL ROOF



pages 336-7

SECOND-STORY OVERHANG



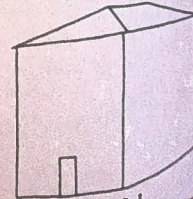
page 338

ONE-STORY



page 339

THREE-STORY



pages 340-1

PRINCIPAL SUBTYPES

IDENTIFYING

Accentuated
pilasters, or
doors cor-
nically bal-
with dou-
dows fre

PRINCIPAL SUB

Nine pri-
their col-
Revival

ASYMMETRICAL

feature
from ran-
276-9) t-
this sub-
example:
elaborate
which w

HIPPED ROOF

before al-
have a or-
cal, two-
corners;
to the si-
lack the

HIPPED ROOF

are simp-
if presen-
subtype
early ex

Colonial Revival

1880-1955

IDENTIFYING FEATURES

Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; facade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

PRINCIPAL SUBTYPES

Nine principal subtypes can be distinguished. Some examples may be almost identical to their colonial (particularly Georgian and Adam) prototypes. Clues for distinguishing Revival copies from early originals are given below under Variants and Details.

ASYMMETRICAL—About 10 percent of Colonial Revival houses have asymmetrical facades, a feature rarely seen on their colonial prototypes. These asymmetrical examples range from rambling, free-form houses resembling the free classic Queen Anne style (see pages 276-9) to simple boxes with asymmetrical window or porch arrangements. Prior to 1900 this subtype accounted for about one-third of all Colonial Revival houses. After 1910 few examples were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing. These were, in part, inspired by the desire for attached garages, which were difficult to incorporate within a balanced facade.

HIPPED ROOF WITH FULL-WIDTH PORCH—About one-third of Colonial Revival houses built before about 1915 are of this subtype, which is sometimes called the Classic Box. These have a one-story, full-width porch with classical columns, which is added to a symmetrical, two-story house of square or rectangular plan. Two-story pilasters are common at the corners; dormers, hipped or gabled, are usually present. Doors may be centered or placed to the side. These houses have both Neoclassical and Colonial Revival influences, but lack the full-height porches of typical Neoclassical houses.

HIPPED ROOF WITHOUT FULL-WIDTH PORCH—About 25 percent of Colonial Revival houses are simple two-story rectangular blocks with hipped roofs; porches are usually absent or, if present, are merely small entry porches covering less than the full facade width. This subtype, built throughout the Colonial Revival era, predominates before about 1910. On early examples, the colonial detailing tended to be highly exaggerated and of awkward

Eclectic Houses: Colonial Revival

proportions; fanciful, pedimented dormers were particularly favored. After about 1910 detailing became more "correct" by closely following Georgian or Adam precedents.

SIDE-GABLED ROOF—About 25 percent of Colonial Revival houses are simple, two-story rectangular blocks with side-gabled roofs. As in the type just described, the details tend to be exaggerated prior to 1910 and more "correct" afterward. This subtype was built throughout the Colonial Revival era but predominates after about 1910.

CENTERED GABLE—Less than 5 percent of Colonial Revival houses have a centered front gable added to either a hipped or side-gabled roof. These uncommon Revival houses mimic high-style Georgian or Adam prototypes. Scattered examples were built throughout the Colonial Revival era.

GAMBREL ROOF—About 10 percent of Colonial Revival houses have gambrel roofs. Most are one story with steeply pitched gambrels containing almost a full second story of floor space; these have either separate dormer windows or a continuous shed dormer with several windows. A full-width porch may be included under the main roof line or added with a separate roof. This subtype is known as Dutch Colonial, but very few examples closely follow early Dutch precedent. From about 1895 to 1915 the most common form has a front-facing gambrel roof, occasionally with a cross gambrel at the rear. These are influenced by the typical gambrels of the earlier Shingle style (see pages 298-9). Side gambrels, usually with long shed dormers, became the predominant form in the 1920s and '30s.

SECOND-STORY OVERHANG—This subtype is loosely based on Postmedieval English prototypes (see page 107), commonly built with the second story extended slightly outward to overhang the wall below. The subtype was relatively rare until the 1930s, when stylized, side-gabled examples (called Garrison Colonial houses) became very popular. These persisted into the 1950s. Unlike their early prototypes, these typically have mansard-veneer first stories with wooden wall claddings above. Georgian- or Adam-inspired doorways are commonly mixed with decorative pendants or other Postmedieval details.

ONE-STORY—The preceding subtypes are all based on familiar two-story prototypes, but one-story Colonial Revival houses are also common. These are generally Cape Cod cottages, loosely patterned after early wooden folk houses of eastern Massachusetts, usually with the addition of Georgian- or Adam-inspired doorways. These were built throughout the Colonial Revival era but were most common in the 1920s and '40s.

THREE-STORY—A small percentage of Colonial Revival houses are three stories high. These include both narrow urban houses and more typical forms modeled after three-story Adam prototypes, common in parts of New England (see page 164). These typically have low-pitched, hipped roofs which appear almost flat; Adam fanlights are usual over entrances. In the early decades of this century, narrow urban houses were becoming less common in all but the largest cities. In those populous cities where urban houses persisted, Colonial Revival detailing remained popular through the 1920s.

ORIGIN

REVIVAL

paired, t
or bay w

never fo
in origin

one-story
wings, ei
open or
enclosed,
with flat

if found
on origin;
probably
addition

broken
pediments

segmental,
triangular,
or ogee

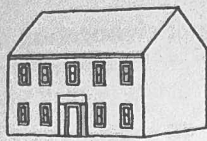
only ogees
found on
originals a
even these
not comm

brick house
with Georg
doorways

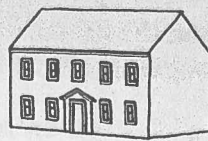
originals pr
in Virginia
Maryland,
landmark e

DISTINGUISHING

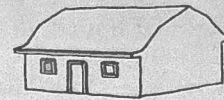
ORIGINAL EXAMPLES



Georgian



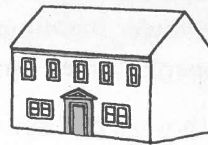
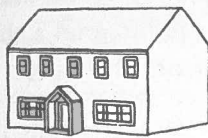
Adam



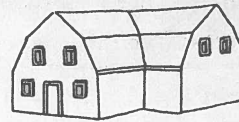
Dutch

REVIVAL EXAMPLES

paired, triple,
or bay windows
never found
in originals

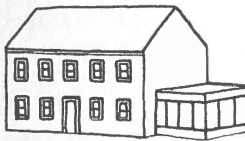


front-facing
gambrel roof
with cross gambrel
never found
in originals



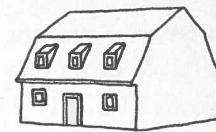
one-story side
wings, either
open or
enclosed, usually
with flat roof

if found
on original
probably an
addition



steeply pitched
gambrel containing
a nearly full
second story

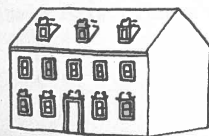
originals with
moderate- to
low-pitched roofs



broken
pediments

segmental,
triangular,
or ogee

only ogees
found on
originals and
even these
not common



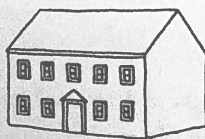
continuous dormer
across front
and/or Federal
or Georgian entry
detail

dormer never
in originals



brick houses
with Georgian
doorways

originals primarily
in Virginia,
Maryland, or
landmark examples



Be certain to check range map, page 115,
for Dutch Colonial houses. Originals
occur *only* within the range shown on this map.

VARIANTS AND DETAILS

As in their Georgian and Adam prototypes, the principal areas of elaboration in Colonial Revival houses are entrances, cornices, and windows.

ENTRANCES—The illustrations of Georgian and Adam entrances on pages 155 and 158 include most variants found on colonial prototypes; some common additional variations favored on Colonial Revival houses are illustrated here. Broken pediments, rare on colonial originals, were particularly favored by the Revivalists. Entrance details on colonial Revival copies can be distinguished from originals only by their regular, machine-made finish, which contrasts with the slightly irregular hand finishes of early examples. On less precise Colonial Revival copies, door surrounds are typically flatter than the originals; that is, less wood and fewer and shallower moldings are used to gain a similar frontal effect but less depth and relief are apparent when viewed from the side.

CORNICES—In original Georgian and Adam houses the cornice is an important identifying feature. It is almost always part of a boxed roof-wall junction with little overhang, and frequently decorated with dentils or modillions (see page 155). These are also typical of many Colonial Revival examples. Some, however, have open eaves and rake, or even exposed rafters, features never found on original colonial houses.

WINDOWS—As in the originals, most Colonial Revival windows are rectangular in shape with double-hung sashes. In the more accurate copies, each sash has six, eight, nine, or twelve panes. Equally common are multi-pane upper sashes hung above lower sashes that have only a single large pane, a pattern never seen on colonial originals. Where bay windows, paired windows, or triple windows (except the Adam Palladian type) are present, they clearly signify a Colonial Revival house rather than an original.

OTHER DETAILS—All common wall materials were used, but masonry predominates in high-style examples. Vernacular examples were generally of wood before about 1920, with masonry progressively more common as veneering techniques became widespread in the 1920s. High-style elaborations of Georgian and Adam originals may also occur on houses that mark Colonial Revival copies.

OCCURRENCE

This was a dominant style for domestic building throughout the country during the latter half of this century. The different subtypes were not, however, equally common throughout this long period, but shifted with changing fashion (see each subtype above). After briefly passing from favor in mid-century, the style has recently reappeared in a somewhat different form as a dominant Neoelectic style (see page 489).

COMMENTS

The term "Colonial Revival," as used here, refers to the entire rebirth of interest in early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are frequently combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

COLON

ASYMME

HIPPED RO
PORCH

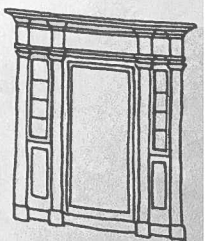
SIDE-GAB
WITHOUT

Hipped pr
gabled pre

ONE-STOP

GAMBREL

SECOND-S



br
no
ov
fan
on

REVIVAL ENTRANC

REFLECTIONS
OF
ST. CHARLES
AN ABRIDGED HISTORY



RUTH SEEN PEARSON

EDITED AND
UPDATED BY

STEPHEN GIBSON


ST. CHARLES
HISTORY MUSEUM

hosted local social clubs and service organizations. As newer and finer hotels were established in the valley, the Atwood lost its clientele and was converted to an overall factory.

Later remodeled into apartments, the old Howard-Mallory House is now one of the oldest commercial buildings in town. Shorn of its pillars and balcony, echoing faintly of music and laughter of long ago, this historic relic causes the passerby to yearn for the restoration of the old hotel to its beautiful past.³

While city hotels were flourishing, interesting wayside inns and taverns also were doing a bustling business west of town. Among the most popular of these was the Garfield House, operated by Timothy and Harriet Garfield of Vermont. The Garfields built the home at a "Y" junction where roads from Sycamore, Oregon, and Rockford met and led to Chicago. They bedded down travelers for the night and provided hearty meals from 1843 to 1851.

By 1846 their stagecoach business had grown to such an extent that it was necessary to augment the cabin with a ten-room brick building. Garfield made each brick himself from clay dug out of nearby fields. There were 80,000 in all.

Their business came to a sudden close in 1851, when steam engines came chugging across the prairie and put the old stagecoach routes to rest, but the Garfields did not let those ten rooms go to waste. They raised eight children there, and the house remains in the Garfield family today, a lovely old landmark on Garfield Road, just south of Campton Hills Road. Timothy and Harriet's granddaughter, Elva Garfield, surviving owner of the property, lives in the Hotel Baker retirement home and is an interesting source of stories of "the good old days."⁴

During the 1850s many other hotels came and went. The Tremont stood on the southwest corner of 5th Avenue and Main, across from the library. Built by attorney S.S. Jones in 1850, it housed a drugstore


and printshop where the Kane County Democrat was published. The Fox River House and the New York Hotel went up in 1851.



The Tremont Hotel stood on the southwest corner of Fifth Avenue and Main


The old New York Hotel stood until a few years ago on the north side of Main Street about halfway between 7th and 8th Avenues, just east of the Dan Munhall Main Street residence. Later it was used as a granary and storehouse by John P. Benhart for the Barry brothers. After this, it was used as a home for the Edward Clark family while their home was being built in the "Little Woods."

Later the Fox River Hotel was built, and the St. Charles hotel opened for business on the southwest corner of Fourth Avenue and Main. This was torn down to make way for an addition to Illinois Cleaners and Dyers, still operating in that location.

experiencing growth thanks to its developing industries and the arrival of the railroad. The ^{RR 1886/1887} completion of a railroad bridge and the start of passenger service in that year, likely boosted the local economy by facilitating trade and transportation of goods. 

Here's a more detailed look:

Industrial Development:

St. Charles was building new industries along the Fox River, indicating an active manufacturing sector. 

Transportation:

The railroad bridge and passenger

Carnegie's personal secretary responded with a letter dated December 13, 1906 to inform the Library Board that "Mr. Carnegie will be glad to give Twelve Thousand Five Hundred Dollars to erect a Free Public Library Building for St. Charles." The remainder of the total cost of \$15,000 was funded by local donations.

The site selected for the building was formerly a city refuse dump which later was used as an ice skating rink. Residents on the west side of St. Charles criticized the location due to the library's "great distance" from their homes. Chicago architects Phillips, Rogers & Woodyat designed the building, which opened to the public in December 1908. The St. Charles Library Association turned over its books to the new library at that time.

The Library Board asked the voters in 1978 to convert from a township library to a district library that would operate independently from the township government. This change offered the ability to extend the library boundaries beyond the township limits and offer services to unserved neighboring communities and portions of the school district.

Courtesy of the St. Charles Public Library



2. ROCKWELL HOUSE

Rockwell House

405 E. Main St.

Built 1841

Originally constructed by Dr. Thomas Whipple as a residence and medical office in 1841.

Shortly after, Dr. Abel Dewolf purchased the residents and added the second floor in addition to the Italianate features in 1856. Dr. DeWolf took over Dr. Whipple's medical practice and for the next 40 years could be seen traveling throughout Kane and DuPage counties via horseback or buggy.

This was the home of H.T. Rockwell, local postmaster, alderman and two-term mayor of St. Charles (1885-89).

In 1950, Yurs Funeral Home purchased the property. What is now the parking lot for Yurs Funeral Home is where Col. Edward Baker's house once stood. That home was moved to State Avenue in 1985.



3. ILLINOIS CLEANERS

Illinois Cleaners

315 E. Main St.

Built 1911

Illinois Cleaners was founded in 1911 by George Neumark, who also served as St. Charles' mayor (1961-1969 mayor). This business
ished until the 1960s, when the "polyester years" negatively
acted the dry cleaning began and dry cleaning became a less
sive industry

The opening of the Hotel Baker on June 2, 1928 was celebrated with a banquet in the ballroom for over 300 people. The "honeymoon hotel" was a favorite getaway spot for many urbanites in the 1920s and 1930s. "Colonial" Edward Baker purchased the site in 1926 and began the construction of the unheard of \$600,000 hotel. At the 1933 World's Fair in Chicago, the Hotel was advertised as one of the best places to stay in the area. Baker resided in the penthouse of the Hotel until his death in 1959.



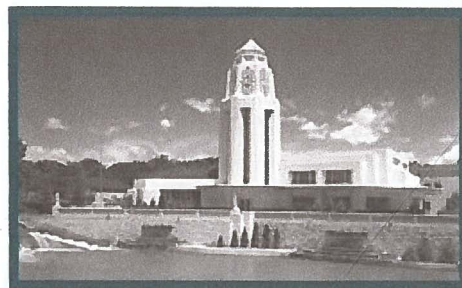
Built in 1928 by Edward J. Baker, the Hotel Baker became known as the "honeymoon hotel."

Local contractors and materials were used to build the hotel, which boosted the economy of the town. In addition, St. Charles experienced a business boom due to the Hotel because of the shops, tourists, and wealth that poured into the small town. In 1926, accommodations started at \$2.50 a night and increased to \$6.00 by 1947.


A main attraction for the Baker was the famous "Rainbow Room," a two-story oval ballroom surrounded by a balcony. It earned its name from the dance floor which had 2,620 red, green, yellow, and blue lights beneath 300 glass blocks. At that time, the dance floor was one of only three lighted glass floors in the world. The lights could synchronize with the beat of the music, or produce pictures such as a heart, flag, star, or Christmas tree.

The Rainbow Room of the Baker drew top-notch entertainers. Louis Armstrong, Tommy Dorsey, Guy Lombardo, Lawrence Welk, and Eddie Duchin were among the talents to have graced the floor and entertained huge crowds every night. The music from the Baker was piped across the river into the Municipal Building during the 1940s.

Another attraction of the Hotel was the resort feeling that patrons got from the town. This was due its proximity to the Fox River, and its access to Pottawatomie Park and the Arcada Theatre. The Hotel was designed to have an extensive park along the river. When this did not materialize, Baker laid out a beautiful garden behind the Hotel. After dinner in the Hotel, guests could enjoy a quite evening and view thousands of roses, tulips, and other fragrant flowers. Lanterns illuminated the walkways out to the boat house where



Built in 1940 with funds from the St. Charles Charities and designed by R. Harold Zook, the Municipal Building was a gift to the city of St. Charles from Lester and Dolora Noms and Col. Edward Baker.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 303 E Main Street		
	Significance:	Non-Contributing		
	Petitioner:	Lisa Norris		
	Project Type:	Signs and Exterior Renovations		
	PUBLIC HEARING		MEETING 8/6/2025	X
Agenda Item Category:				
X	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Renderings, windows brochure				
Project Description:				
<ul style="list-style-type: none"> Requesting feedback to do the following to the exterior of the building: staining brick, replacing railing at back entry, adding cantilevered overhangs at front and back of building, adding pergola for shaded area at the back of the building, and replacing windows with new blacked framed windows from Cardinal Glass. 				
Staff Comments:				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and recommendation on approval of the COA 				



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT

ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

BUILDING CONDITION

- ☐ Excellent: Well-maintained
- ☒ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Modern

Date of Construction: 1960-1970's

Source: Field Observation

Features:

Horizontal emphasis with light colored panels in dark brick building. Horizontal bands of windows. Masonry stair tower prominent at west end.



Address:

303 East Main Street

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 49

Building No. 5

SURVEY DATE:
MAY 1994

ROLL NO. 8

NEGATIVE NO. 4



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 16

NEGATIVE NO. 23

Address:

303 East Main Street

Remarks:

Southwest Elevation.

Block No. 49

Building No. 5



ROLL NO.

NEGATIVE NO.

Address:

303 E Main St.

Remarks:

Photo taken 10/21

Block No.

Building No.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO.

NEGATIVE NO.

Address:

303 E Main St.

Remarks:

Southwest Elevation

Block No.

Building No.

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.