

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

**WEDNESDAY, October 15, 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 October 1, 2025 meeting**
- 5. Certificate of Appropriateness (COA) applications**
 - a. 521 W Main Street**
- 6. Grant Applications**
- 7. Landmark Applications**
 - a. 304 Park Avenue**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**
- 12. Meeting Announcements: November 5, 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).

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, OCTOBER 1, 2025

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

Members Absent:

Also Present: Emma Field, City Planner
Russell Colby, Director of Community Development

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 five members present. There was a quorum.

3. Approval of Agenda

Ms. Malay requested to add an item under Preliminary Review regarding 504 E Main Street, and add two items under Other Commission Business as item 8c. 522 Cedar, and item 8d. 12 N 3rd St.

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

4. Presentation of minutes of the September 10, 2025 meeting

A motion was made by Mr. Kessler and seconded by Ms. Rice with a unanimous voice vote to approve the Minutes as submitted.

5. Certificate of Appropriateness (COA) applications

a. 504 E Main Street

Mr. Joe Freeman, Property Owner, presented COA to replace concrete around the property including the sidewalk, stairways, and wall leading down to the basement unit.

A motion was made by Dr. Ms. Rice and seconded by Mr. Kessler with a unanimous voice vote to approve the COA for 504 E Main Street as submitted.

b. 213 S 3rd Street

No one was present for this application.

A motion was made by Mr. Kessler and seconded by Dr. Smunt with a unanimous voice vote to table discussion on COA for 213 S 3rd Street.

6. Grant Applications

None

7. Landmark Applications

None

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

504 E Main Street

Mr. Joe Freeman presented potential exterior changes including replacing windows, changing siding, and updating the porch at 504 E Main Street.

Commission gave suggestions of duplicating corbels along roof line, using them above the porch rather than dentil molding as shown. Commission offered suggestions on the width of siding which would be historically appropriate, following what would have been the original siding. Commission discussed Italianate details vs Greek Revival details of the building.

9. Other Commission Business

a. New District update

Ms. Field talked to the Preservation Partners about what they can do to help with creating the new historic district. Educational meetings at Potawatomi Park with the owners was suggested. Dr. Smunt suggested getting signatures of support from homeowners.

Mr. Colby shared when the Millington District was created the process included providing information to the City Council in advance. Presenting the survey that was completed at a Planning and Development Committee level along with the Historic Commissions recommendation.

Mr. Pretz added there are seven landmarks in the footprint that fall in the considered historic district. We should put emphasis on these seven homes for protection of those homes.

Mr. Colby added that the historical information needs to be accurate and historic significance be documented when presented to the Council and the Public. This should include separate ratings, historical and architectural.

Ms. Malay suggested after finding any historic significance on the properties, the landmarked homeowners could talk to their neighbors. After that, we should have a round table open house to share the Historic District survey and answer questions for residents in the area.

b. New Ordinance Update

Ms. Field presented future changes to the Historic Preservation and Zoning ordinance specifically for buildings located in the Historic District. These changes will be to the following sections: 1. Definition 2. Architectural design guidelines and standards, and 3. The Historic Preservation section.

The timeline will be: Historic Commission public hearing on November 5, 2025, Plan Commission public hearing on November 18, 2025, Planning and Development Commission on December 8, 2025 and City Council on December 15, 2025.

c. 522 Cedar

Ms. Field looked at 522 Cedar Street stating they have not added newel caps as per the railing detail on their plans. Commission stated if it is structurally sound and passed Building Department inspection so the Commission will not make any follow up with the property owner. Newel post caps were shown in one elevation but not the railing detail elevation.

d. 12 N 3rd Street

Ms. Field advised the Rec Haus building at 12 N 3rd Street has been painted, windows and garage doors have been installed, plants have been added, and one sign has been added. Inside still has work to do.

10. Public Comment

Kevin's Garage, 201 S 2nd Street, possible owner spoke of turning this property into a BBQ Smokehouse while keeping the historic nature of a gas station/garage. Ms. Malay suggested doing a Preliminary Review, bringing in a drawing with changes to be made to get feedback before going through the Certificate of Appropriateness process.

11. Additional Business and Observations from Commissioners or Staff

Mr. Pretz shared he has done some research of the home on the corner of 3rd Ave and Park Ave circa 1867 to 1869.

Ms. Field shared the City has sent out an email looking to fill the vacancies on the Historic Commission and other Commissions.

Mr. Kessler discussed the main sign at Charlestowne Mall on southeast corner of the property. The architecture of the mall is Post Modern, designed by architect Helmet Jahn, a resident of St. Charles. The sign is Post Modern design; it would be nice if sign could be preserved.

Ms. Malay updated work at the Law Office at Camp Kane.

Ms. Malay added November 1, 2025 is the date for the Civil War Ball at the Baker Community Center.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, October 15, 2025

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:12 P.M.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 521 W Main St		
	Significance:	Landmarked		
	Petitioner:	Bruce George		
	Project Type:	Addition, Shed, Fence, Pergola, Trash Enclosure		
	PUBLIC HEARING		MEETING 10/15/2025	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, elevations, floor plans, site plan, existing pictures, previous renderings				
Project Description:				
- This came before the Commission on March 19th (see previous minutes) - The plans show a 160 sqft shed in the rear yard along with a white vinyl trash enclosure to hold trash bins, a pergola for the outdoor garden area (east side), a white vinyl privacy fence to separate the parking lot from the east neighbor, new site lighting, adding a new parking lot to the south, and a 1229 sqft addition added to the east side of the already existing house.				
Staff Comments:				
Recommendation / Suggested Action:				
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 #: 2025 - 0374 Date Submitted: 3 / 6 / 2025 COA # - Admin. Approval:

8/19/2025 - for permit

APPLICATION INFORMATION

Address of Property: 521 West Main Street, St Charles, IL 60174

Use of Property: ☒ Commercial, business name: Haines on Main, LLC / Personal services

☒ 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

RECEIVED
AUG 19 2025
City of St. Charles
Community Development
↑ for permit

Description:

Proposed addition to existing residential and office/retail building. New addition and all
existing office/retail to be converted to personal services. A new storage shed is also
proposed and located at the back of the property.

Applicant Information:

Name (print): Bruce George - CVG Architects
Address: 1245 E. Diehl Road, Suite 101, Naperville, IL 60563
Phone: 630-357-2023
Email: bgeorge@cvgarchitects.com

Applicant is (check all that apply):

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

Property Owner Information (if not the Applicant)

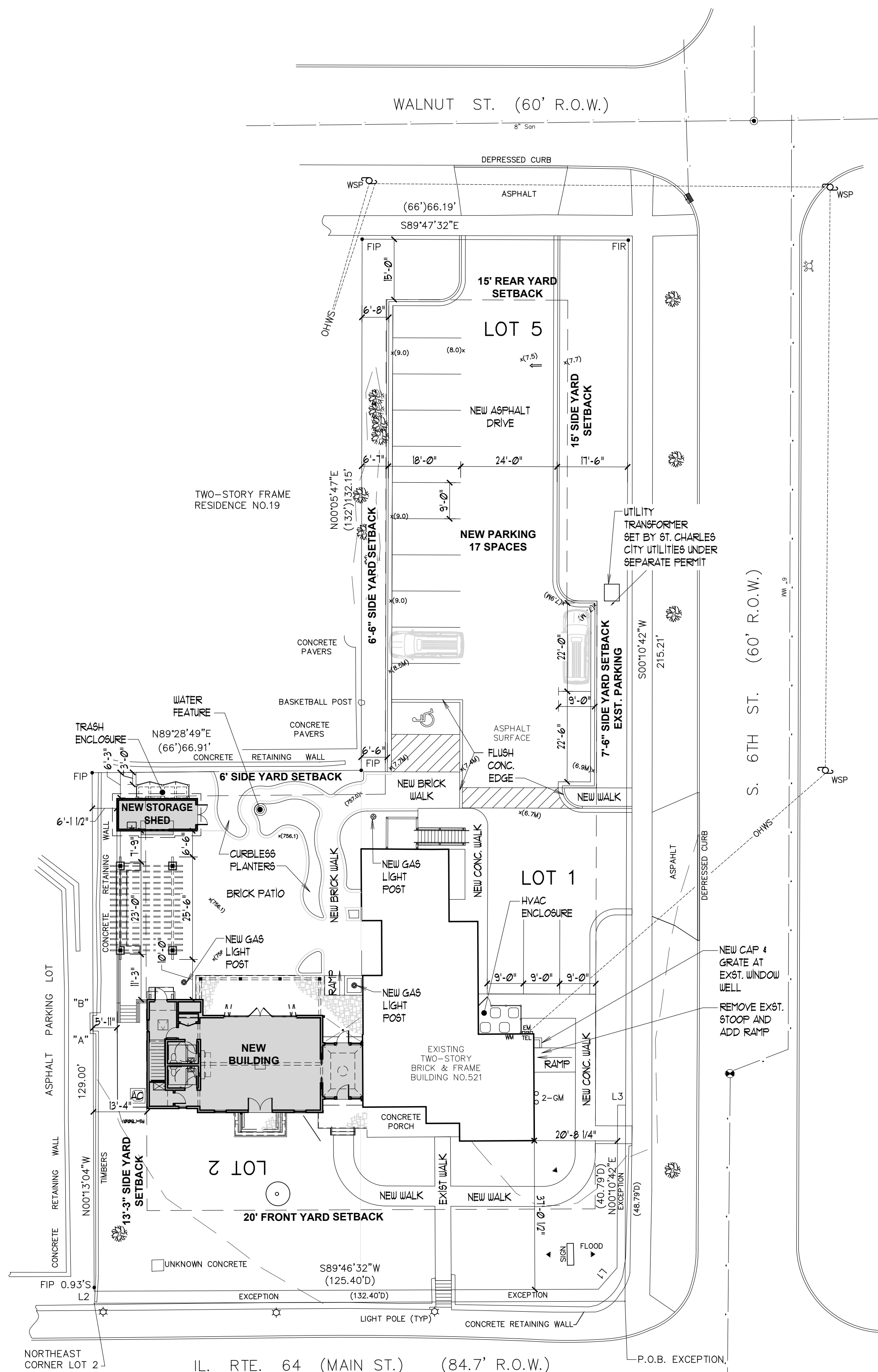
Name (print): Haines on Main, LLC / Mr. Martin Starck, manager
Address: 6N430 Burr Road, St Charles, IL 60175
Signature: *Martin Starck*

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: *Bruce George* Date: 2/27/2025

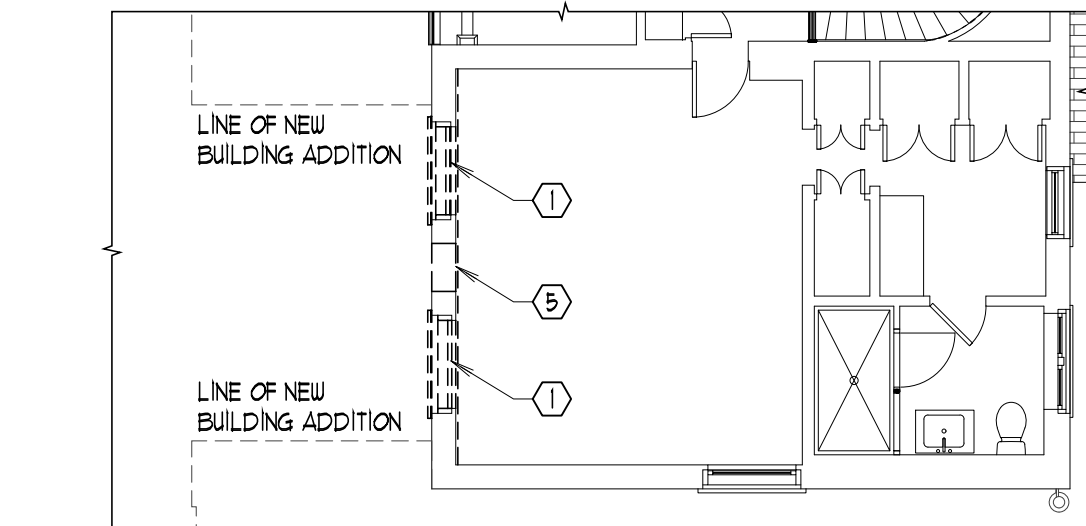
SITE PLAN



SITE PLAN
SCALE: 1"=20'-0"

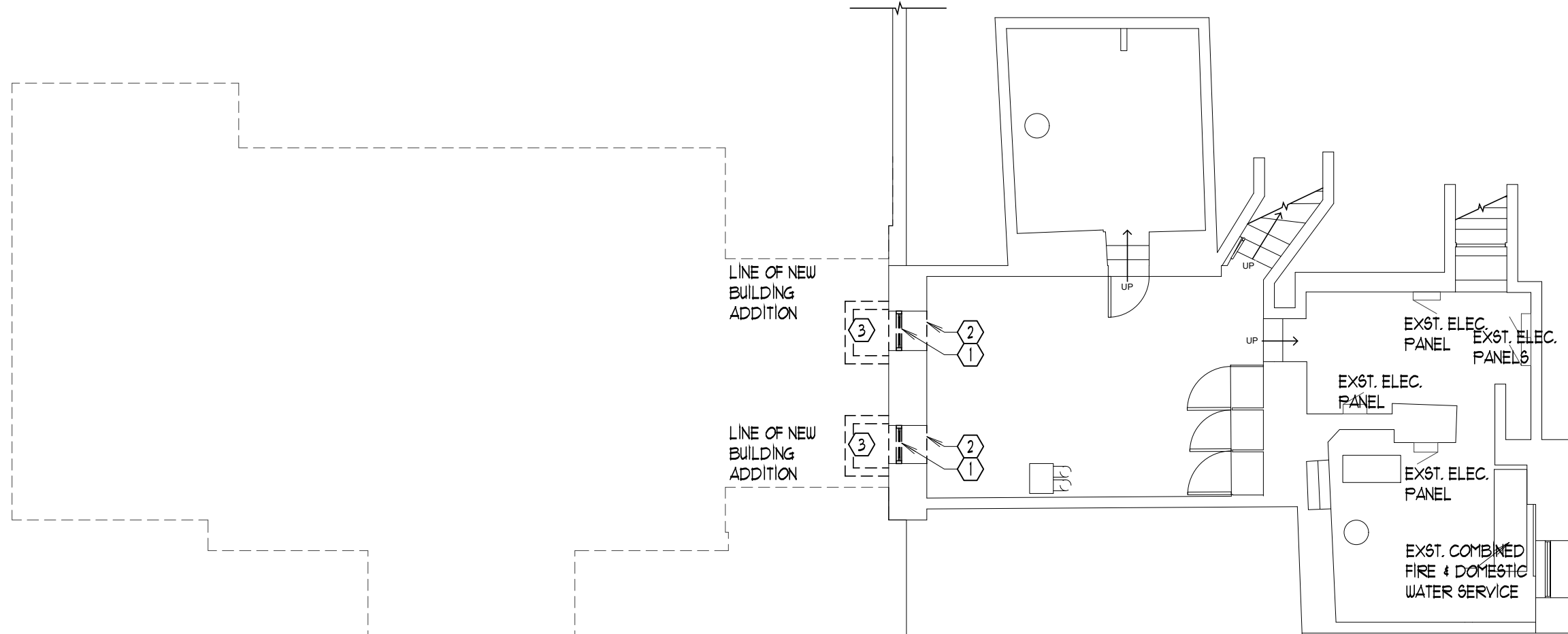
DEMOLITION SECOND FLR PLAN

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



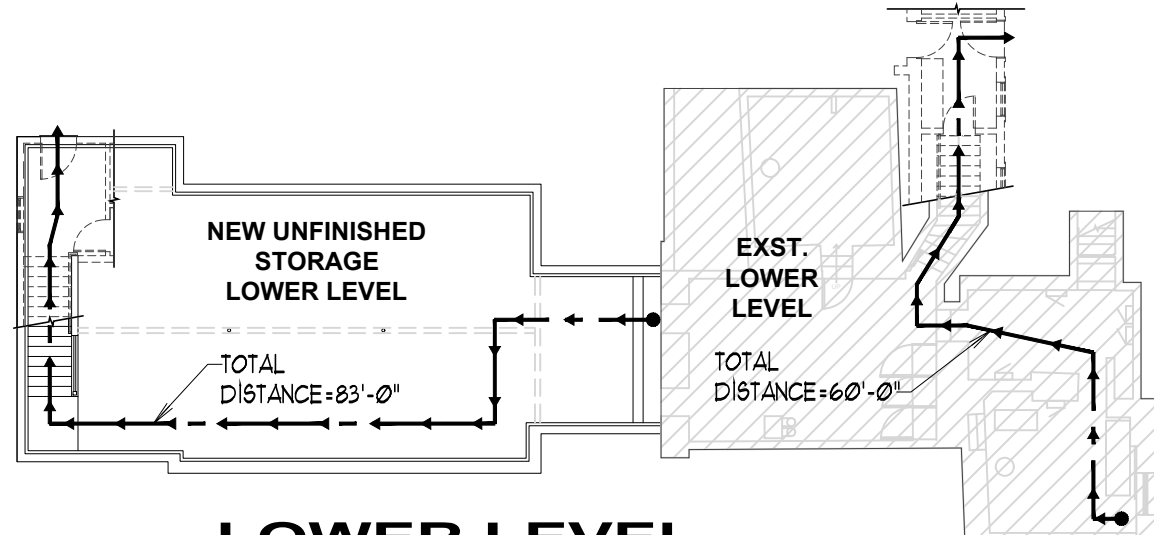
DEMOLITION FIRST FLOOR PLAN

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



DEMOLITION LOWER LEVEL PLAN

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



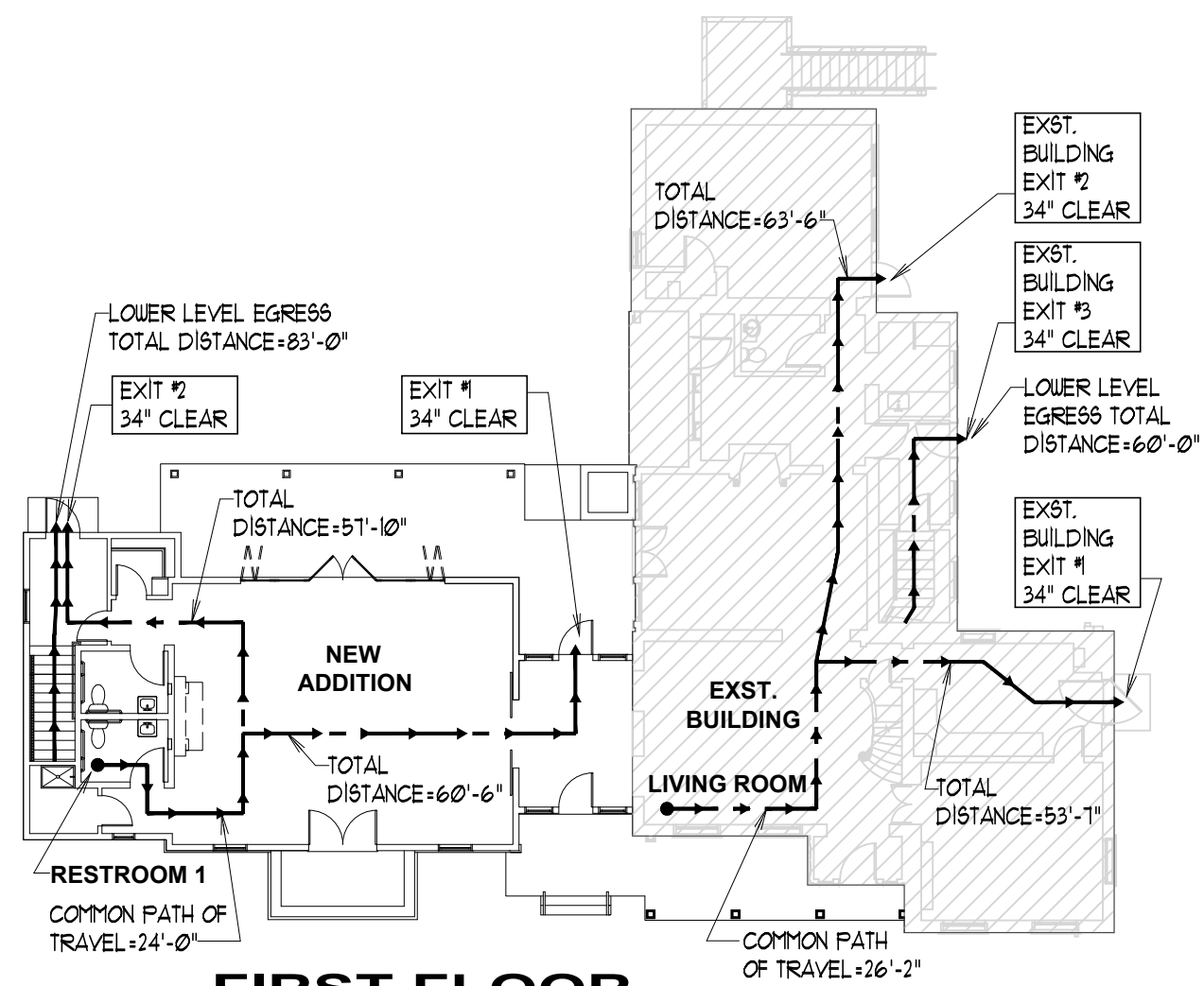
LOWER LEVEL LIFE SAFETY PLAN
SCALE: 1/16"=1'-0"

DEMOLITION GENERAL NOTES

- THE DEMOLITION DRAWINGS ARE SCOPE DOCUMENTS AND MAY NOT INDICATE ALL WORK NECESSARY TO ACHIEVE THE DESIGN INTENT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTAL OF BID AND SHALL INCLUDE ALL NECESSARY WORK TO COMPLETE THE DESIGN INTENTION OF THESE DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL DEMOLITION REQUIRED.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT AS INDICATED AND AS REQUIRED TO ACCOMPLISH THE WORK. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
 - NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHIPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
 - CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
 - DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
 - LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING DEMOLITION. REPLACE, PATCH, AND/OR REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING DEMOLITION, BY METHODS AND WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.
- EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM.
- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- MAINTAIN FIRE-PROTECTION FACILITIES IN SERVICE DURING SELECTIVE DEMOLITION OPERATIONS.
- MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
 - ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
 - IF SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED BEFORE PROCEEDING WITH SELECTIVE DEMOLITION PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER AREAS OF BUILDING.
 - CUT OFF PIPE OR CONDUIT IN WALLS, PARTITIONS OR FLOOR TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.
- CONTRACTOR IS RESPONSIBLE FOR THE ENGINEERING OF AND ACTUAL SHORING AND BRACING OF THE EXISTING STRUCTURE AND ROOF DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PERIOD. THE SHORING AND BRACING ARE TO BE CERTIFIED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER.
- SEE ARCHITECTURAL, MECHANICAL & ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION REGARDING DEMOLITION AND NEW CONSTRUCTION WORK.
- VERIFY EXTENT OF MATERIAL TO BE SALVAGED & REUSED W/ OWNER PRIOR TO DEMOLITION.
- ITEMS TO BE REMOVED SHOWN DASHED.

DEMOLITION KEYED NOTES

- REMOVE WINDOW AND FRAME IN ITS ENTIRETY. PREPARE OPENING FOR NEW CONDITION PER PLAN.
- SAWOUT AND REMOVE PORTION OF CONCRETE WALL BELOW EXST. WINDOW AS REQUIRED TO ALLOW ACCESS TO NEW ADDITION LOWER LEVEL.
- REMOVE WINDOW WELL TO ALLOW ACCESS TO THE NEW LOWER LEVEL ADDITION.
- REMOVE WALL BELOW WINDOW SILL TO ALLOW FOR NEW DOOR OR CASED OPENING.
- PARTIALLY REMOVE WALL TO CREATE A 34"x30" OPENING FOR ATTIC ACCESS DOOR ABOVE VESTIBULE.



FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/16"=1'-0"



charles vincent george
ARCHITECTS

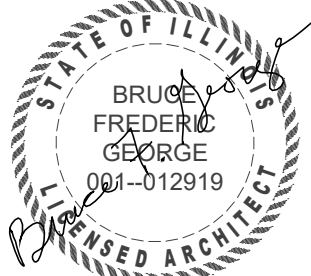
1245 E. Diehl Rd. Suite 101

Naperville, Illinois 60563

630.357.2023

cvgarchitects.com

STAMP:



ILLINOIS ARCHITECTURAL LICENSE: 001-00793
ILLINOIS DESIGN FIRM: 184-000544
DATE: 07/22/2025

COPYRIGHT:

THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
	08/08/2025	ISSUED FOR PERMIT
	09/15/2025	PERMIT REVISIONS 1

PROJECT:

PROPOSED PLANS OF ADDITION, PARKING LOT AND STORAGE SHED FOR:

HAINES ON MAIN

521 W MAIN STREET

ST. CHARLES, ILLINOIS 60174

TITLE:
SITE PLAN, DEMOLITION
PLANS & EGRESS PLANS

DATE: 05/09/2025 PROJECT # 2024-177

PRINCIPAL: BFG SHEET:

PROJECT MGR: BFG DRAWN BY: CN A1.1

DRAWING FILE NAME: N:\2024\DRAWINGS\01 SITE PLAN & DEMOLITION LOWER LEVEL PLAN



charles vincent george
ARCHITECTS

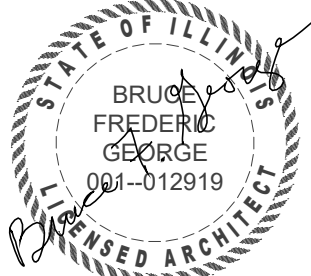
1245 E. Diehl Rd. Suite 101

Naperville, Illinois 60563

630.357.2023

cvgarchitects.com

STAMP:



EXPIRES 11/30/2026

ILLINOIS ARCHITECTURAL LICENSE: 001-012919

ILLINOIS DESIGN FIRM: 184-000544

DATE: 07/22/2025

COPYRIGHT:

THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
08/08/2025	ISSUED FOR PERMIT	
09/16/2025	PERMIT REVISIONS 1	

PROJECT:

PROPOSED PLANS OF ADDITION, PARKING LOT AND STORAGE SHED FOR:

HAINES ON MAIN

521 W MAIN STREET

ST. CHARLES, ILLINOIS 60174

TITLE:

FLOOR PLAN

DATE: 05/09/2025 PROJECT # 2024-177

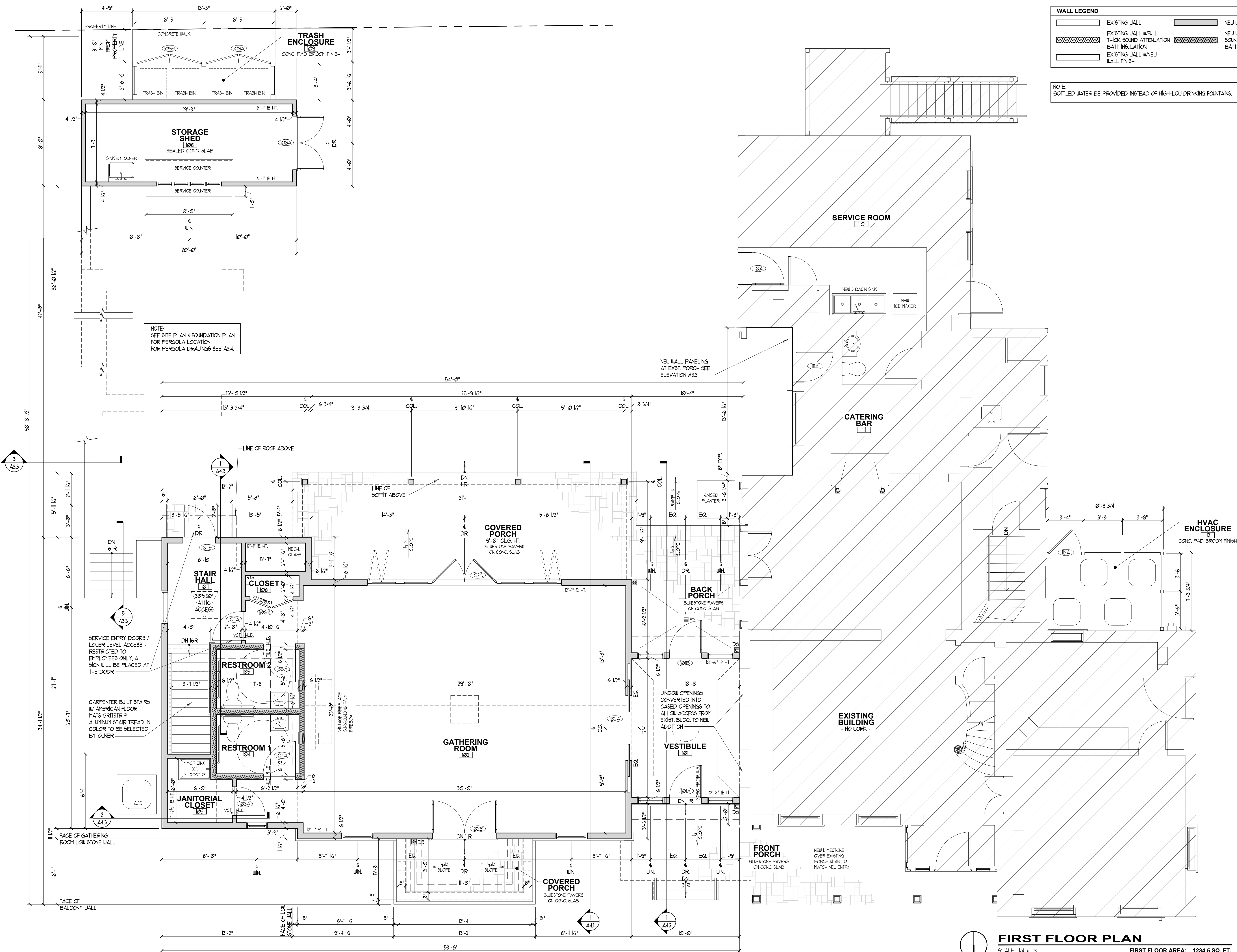
PRINCIPAL: BFG SHEET: A2.1

PROJECT MGR: BFG DRAWN BY: CN

DRAWING FILE PATH: N:\2024\DRAWINGS\A2.1 FLOOR PLAN

WALL LEGEND			
	EXISTING WALL		NEW WALL
	EXISTING WALL w/FULL THICK SOUND ATTENUATION BATT INSULATION		NEW WALL w/FULL THICK SOUND ATTENUATION BATT INSULATION
	EXISTING WALL w/NEW WALL FINISH		

NOTE:
BOTTLED WATER BE PROVIDED INSTEAD OF HIGH-LOW DRINKING FOUNTAINS.



FIRST FLOOR PLAN

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

FIRST FLOOR AREA: 1234.5 SQ. FT.



aperville, Illinois 60563

architects.com

ILLINOIS ARCHITECTURAL LICENSE: 001-02919

ILLINOIS DESIGN FIRM: 184-000544

DATE: 07/22/2025

THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN, REPRODUCED BY ANY FILE CONVERSION OR PRINTING PROCESS. CHARLES VINCENT ARCHITECTS, INC. CANNOT THEREFORE BE RESPONSIBLE FOR THEIR REPRODUCTION OR ANY DAMAGE THAT MAY BE CAUSED BY THEIR REPRODUCTION. THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR A SPECIFIC PURPOSE. THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN, ALL UNAUTHORIZED REPRODUCTION, COPIING, DISTRIBUTION, REUSE, REPRINTING AND/OR DISTRIBUTION IS STRICTLY PROHIBITED. WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT ARCHITECTS, INC.

[illegible]

K

K

HAINES ON MAIN

SI. CHARLES, ILLINOIS 60174

POSTERIOR ELEVATIONS

DATE:	PROJECT #
-------	-----------

05/09/2025 | 2024-177

PRINCIPAL :	SHEET:
-------------	--------

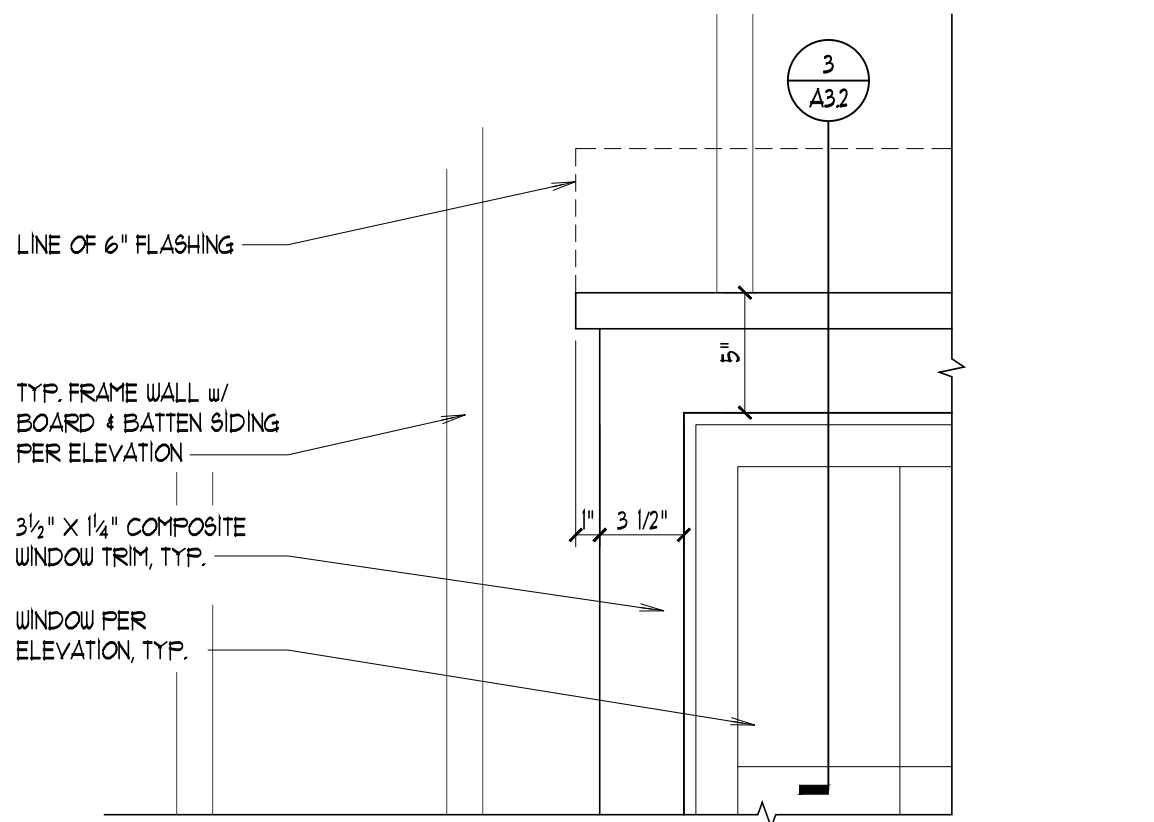
PRINCIPAL: BFG	SHEET:
--	------------

PROJECT MGR:	DRAWN BY:	A3 1
--------------	-----------	------

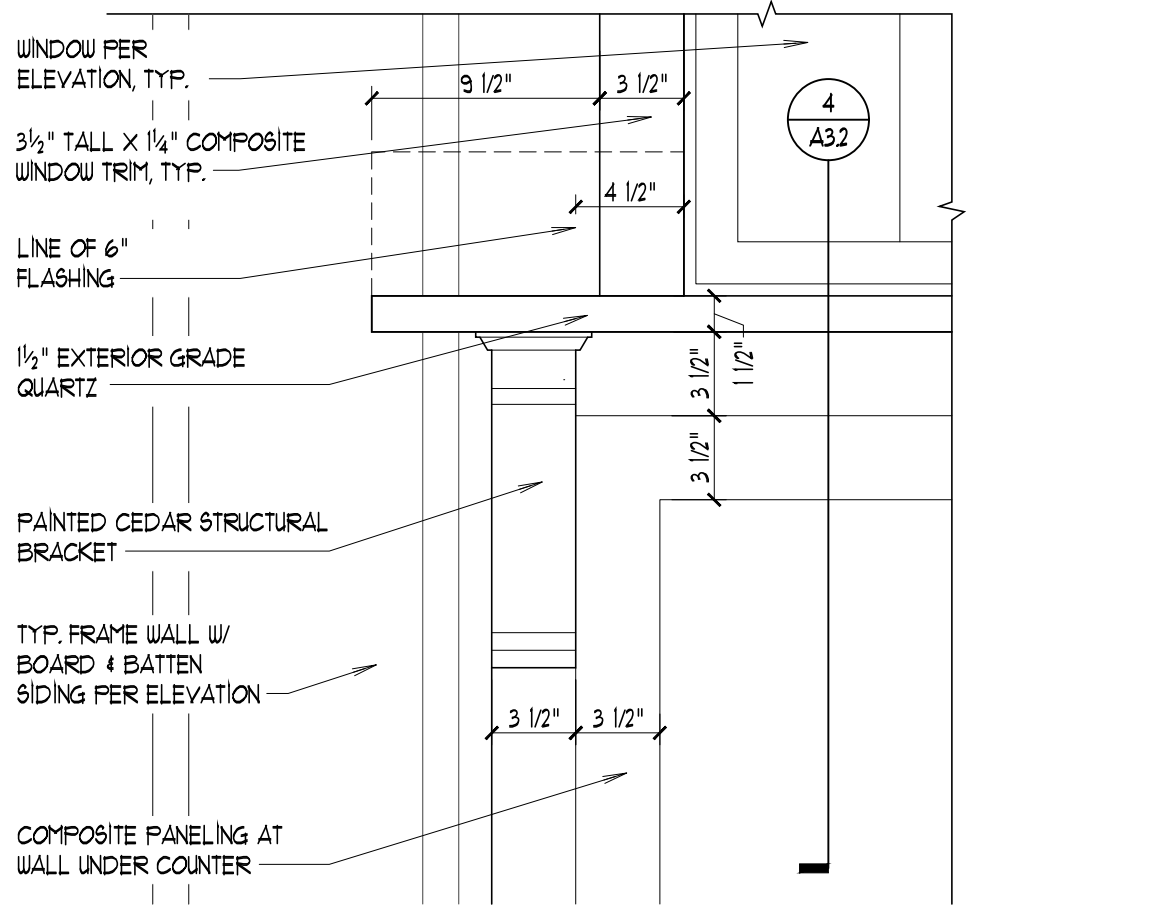
BFG	CN	A5.1
-----	----	------

AWING FILE PATH:
*2024/DRAWINGS/

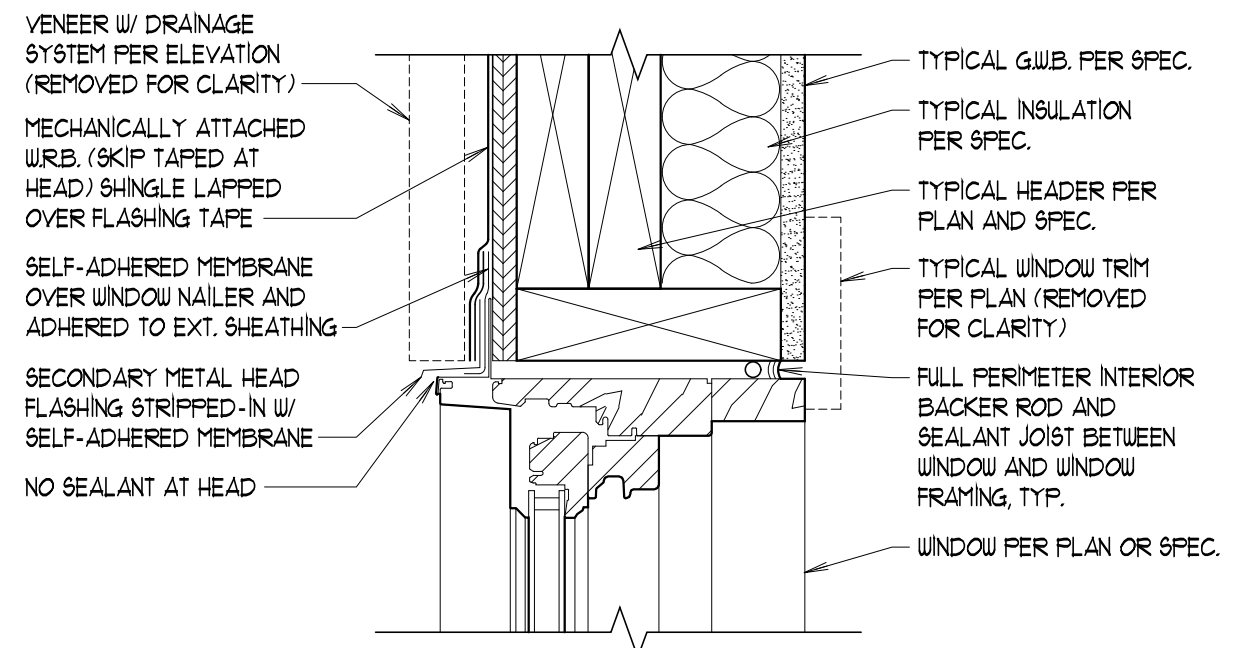




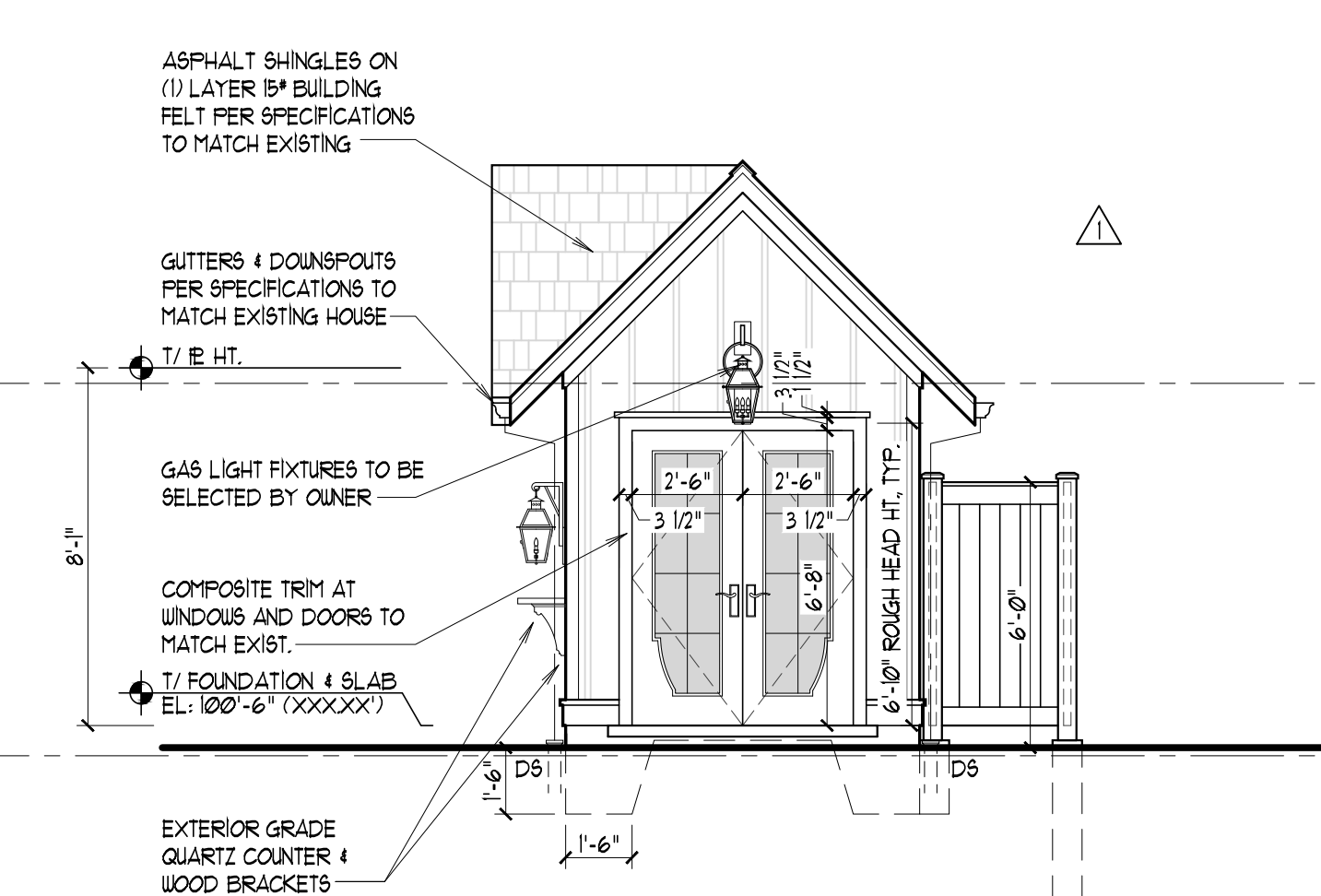
1 **TYPICAL WINDOW HEAD DETAIL @ BOARD & BATTEN**
SCALE: 1 1/2" = 1'-0"



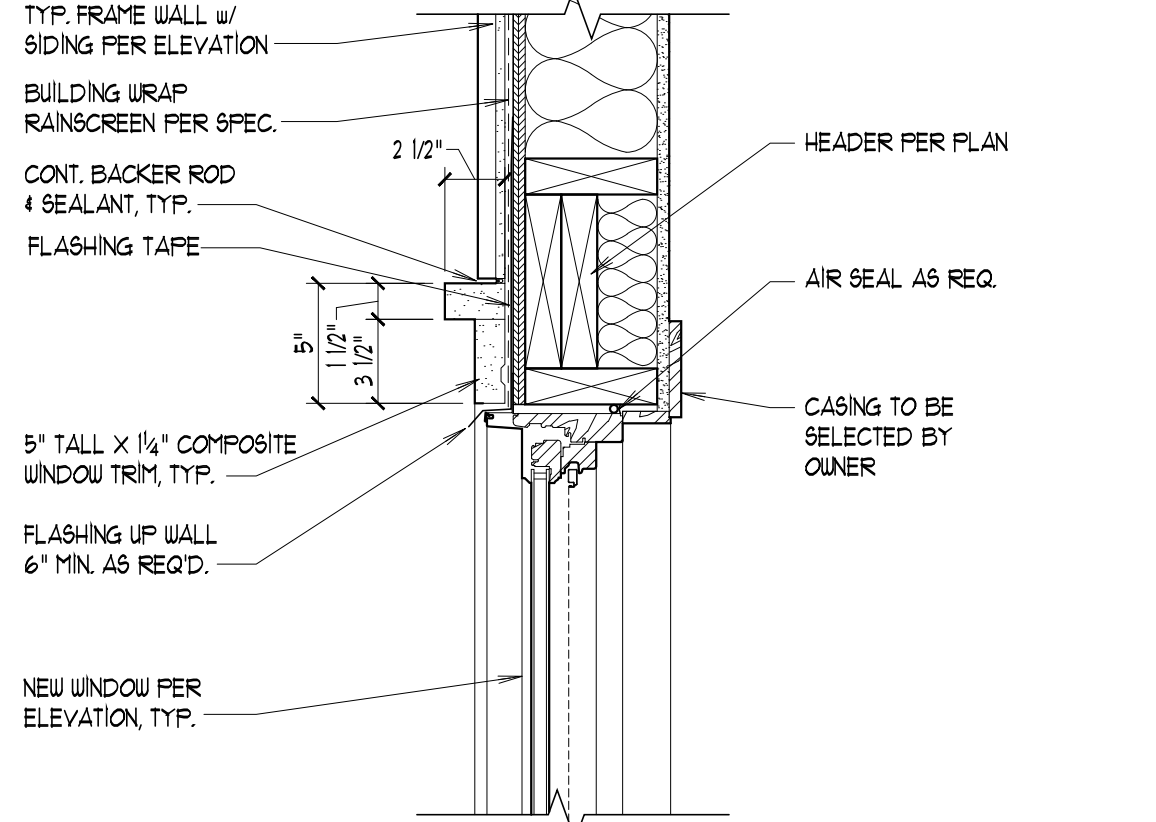
2 **TYPICAL SILL DETAIL @ BOARD & BATTEN**
SCALE: 1 1/2" = 1'-0"



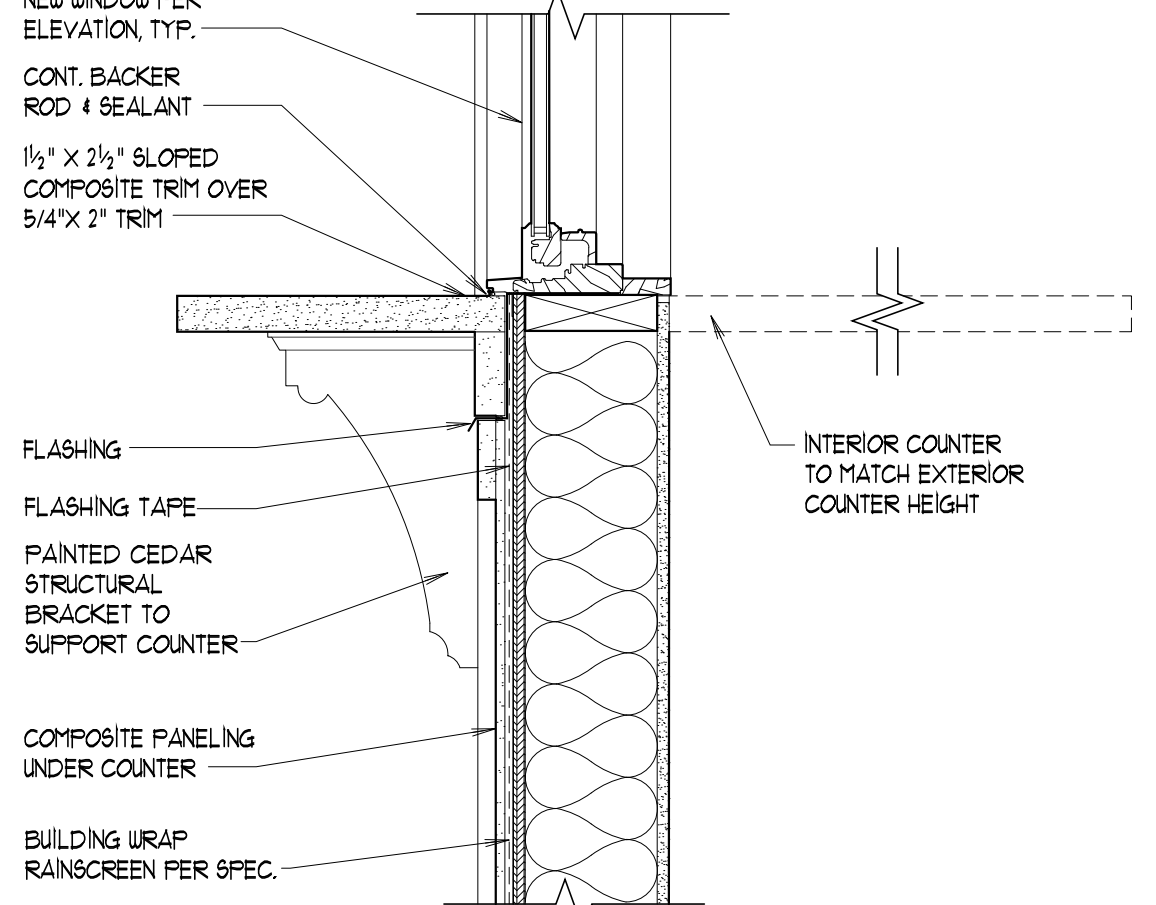
5 **TYPICAL WINDOW HEAD FLASHING DETAIL**
SCALE: 3" = 1'-0"



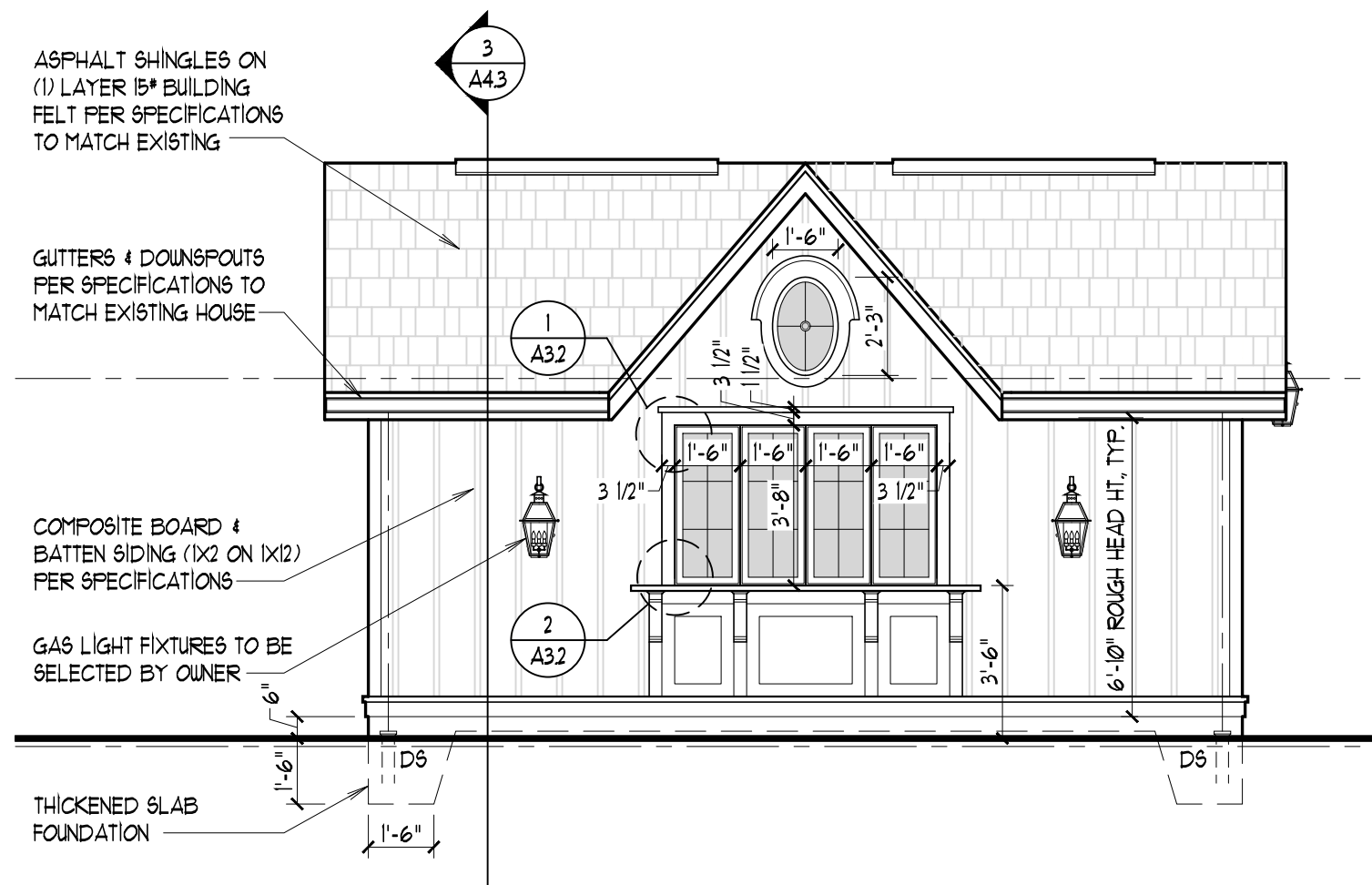
B **STORAGE SHED FRONT ELEVATION - WEST**
SCALE: 1/4" = 1'-0"



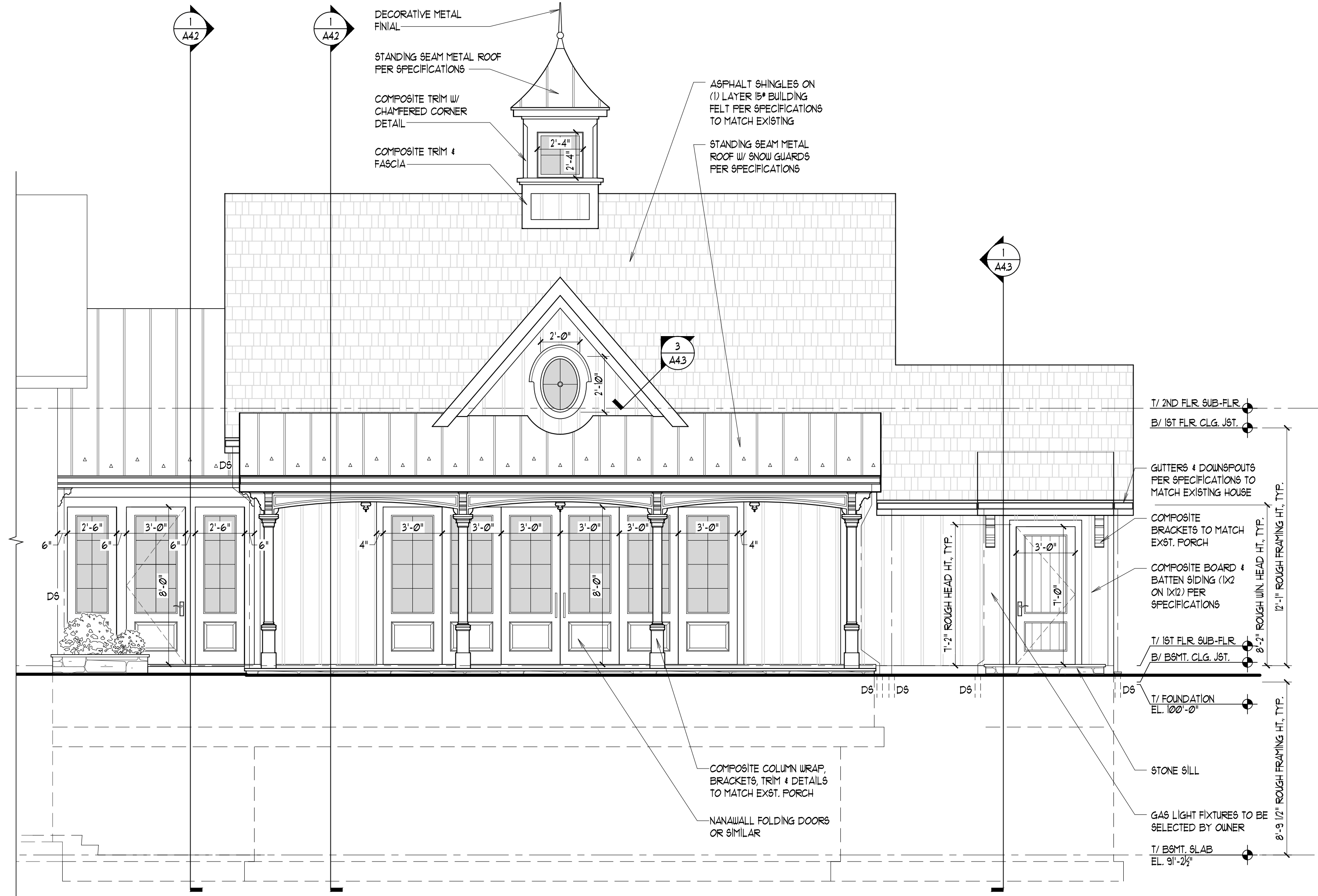
3 **TYPICAL WINDOW HEAD DETAIL @ BOARD & BATTEN**
SCALE: 1 1/2" = 1'-0"



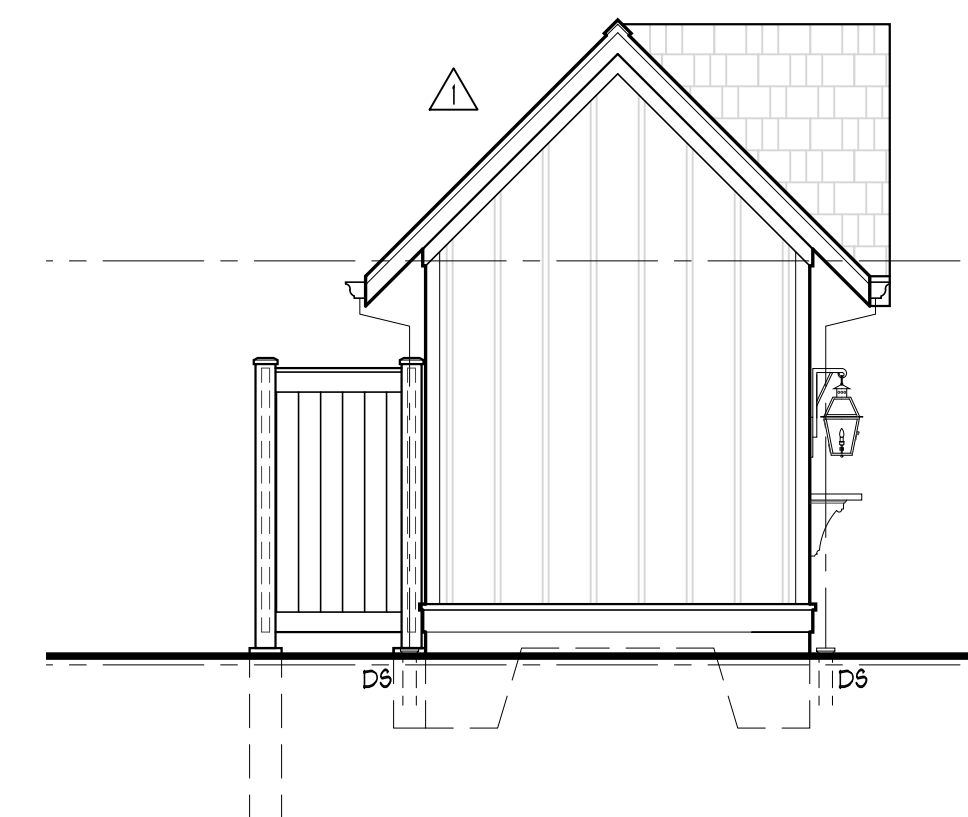
4 **TYPICAL SILL DETAIL @ BOARD & BATTEN**
SCALE: 1 1/2" = 1'-0"



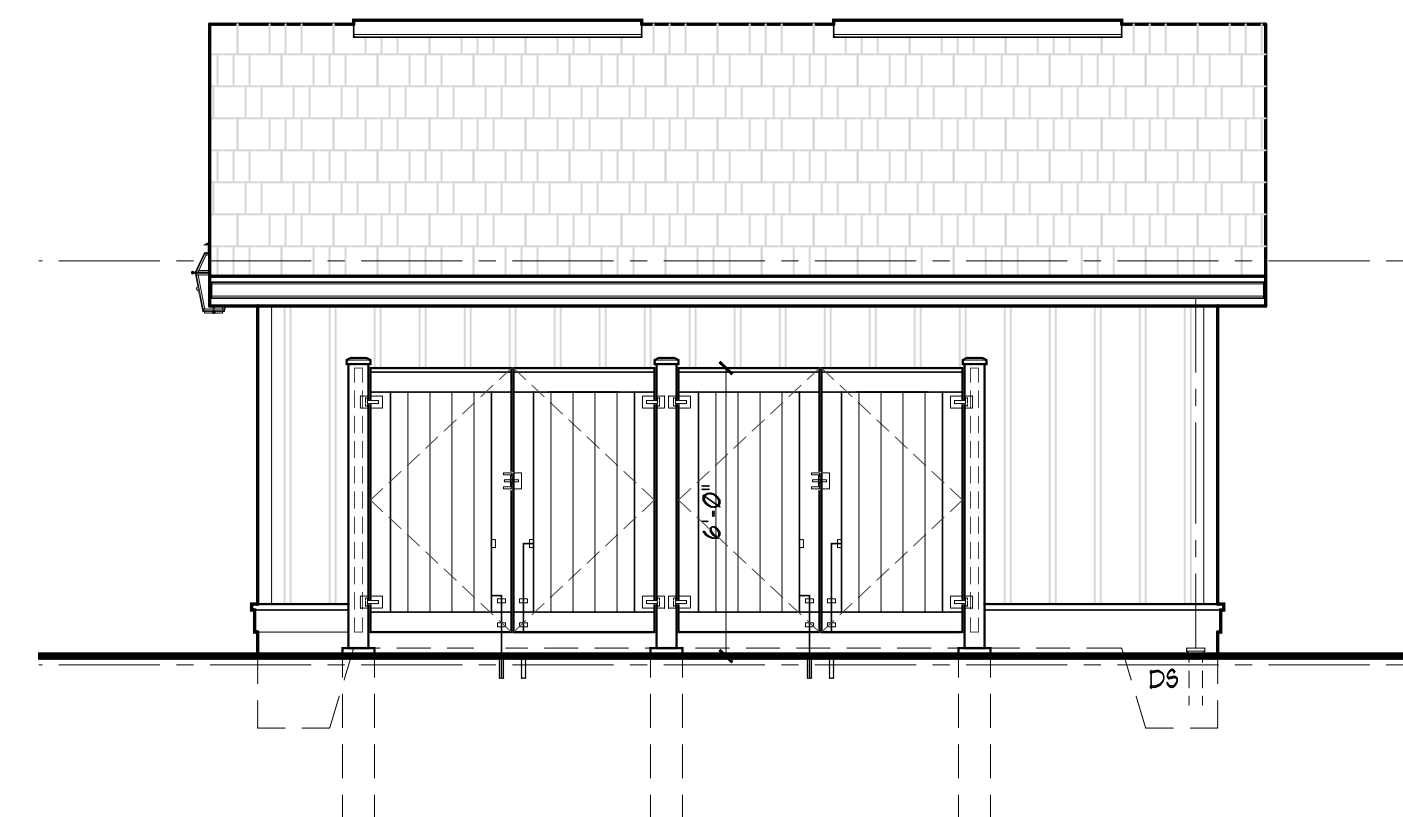
C **STORAGE SHED SIDE ELEVATION - NORTH**
SCALE: 1/4" = 1'-0"



A **REAR ELEVATION - SOUTH**
SCALE: 1/4" = 1'-0"



D **STORAGE SHED REAR ELEVATION - EAST**
SCALE: 1/4" = 1'-0"



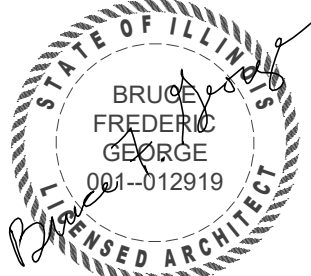
E **STORAGE SHED SIDE ELEVATION - SOUTH**
SCALE: 1/4" = 1'-0"



charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
630.357.2023
cvgarchitects.com

STAMP:



ILLINOIS ARCHITECTURAL LICENSE: 001-00739
ILLINOIS DESIGN FIRM: 184-000544
DATE: 07/22/2025

COPYRIGHT:
THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

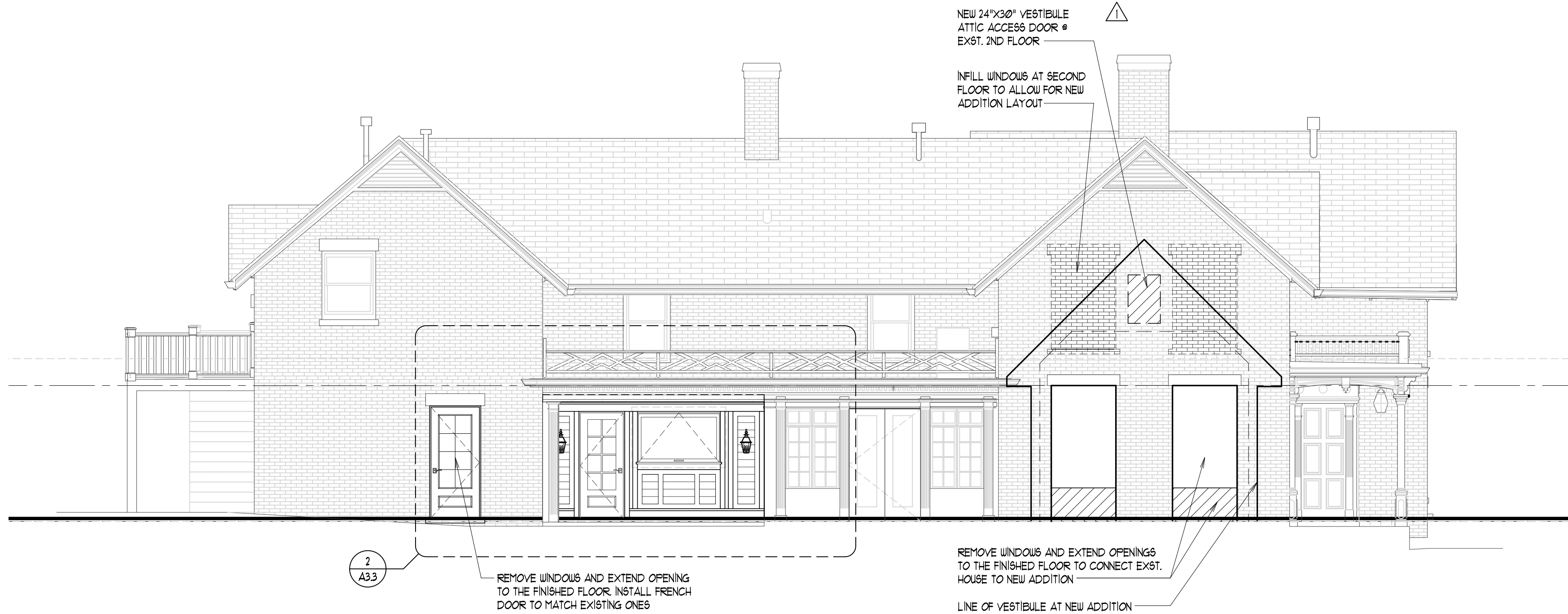
NO.	DATE	DESCRIPTION
08/08/2025	ISSUED FOR PERMIT	
09/15/2025	PERMIT REVISIONS 1	

PROJECT:

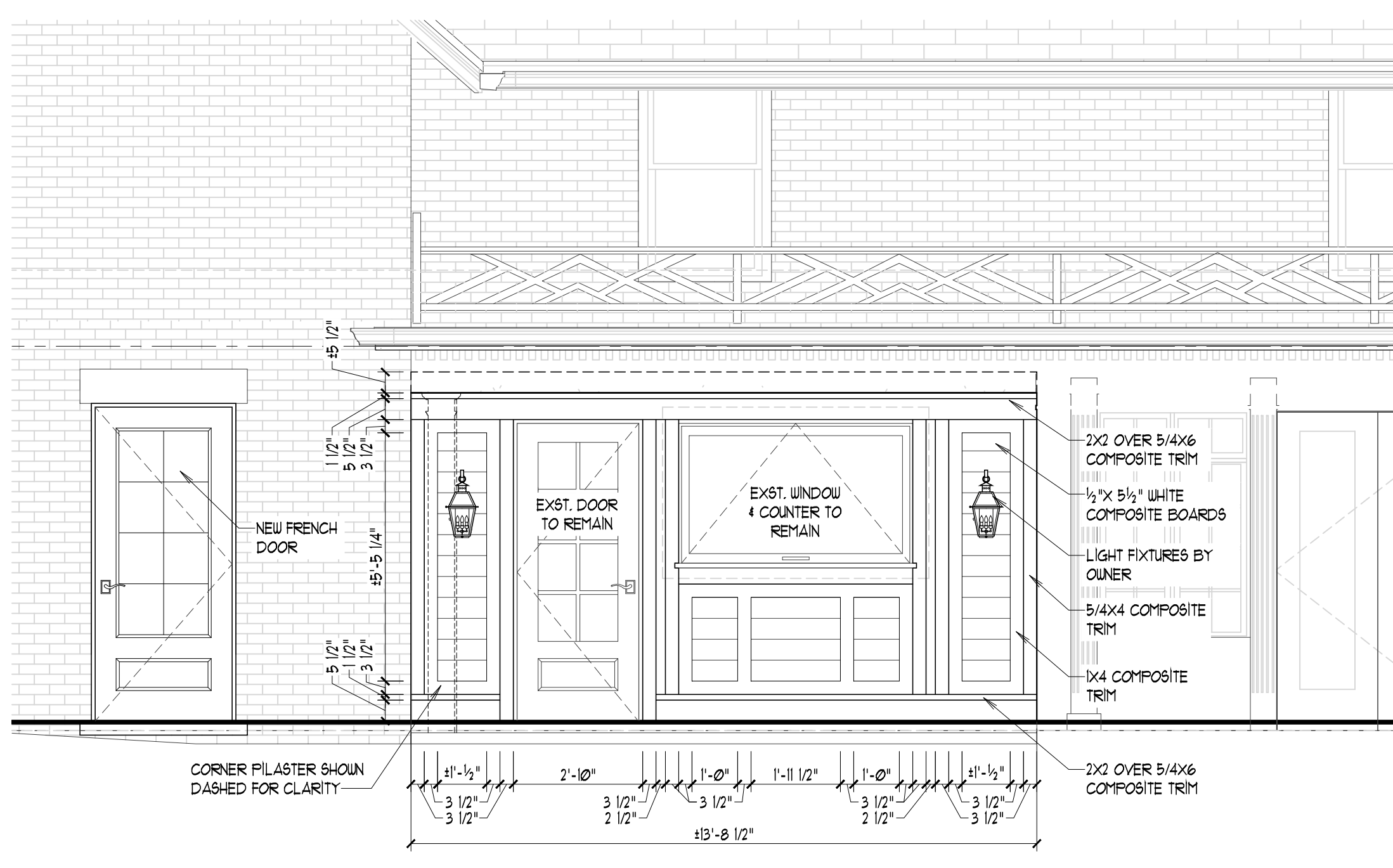
PROPOSED PLANS OF ADDITION, PARKING LOT AND STORAGE SHED FOR:
HAINES ON MAIN
521 W MAIN STREET
ST. CHARLES, ILLINOIS 60174

TITLE:
EXTERIOR ELEVATIONS

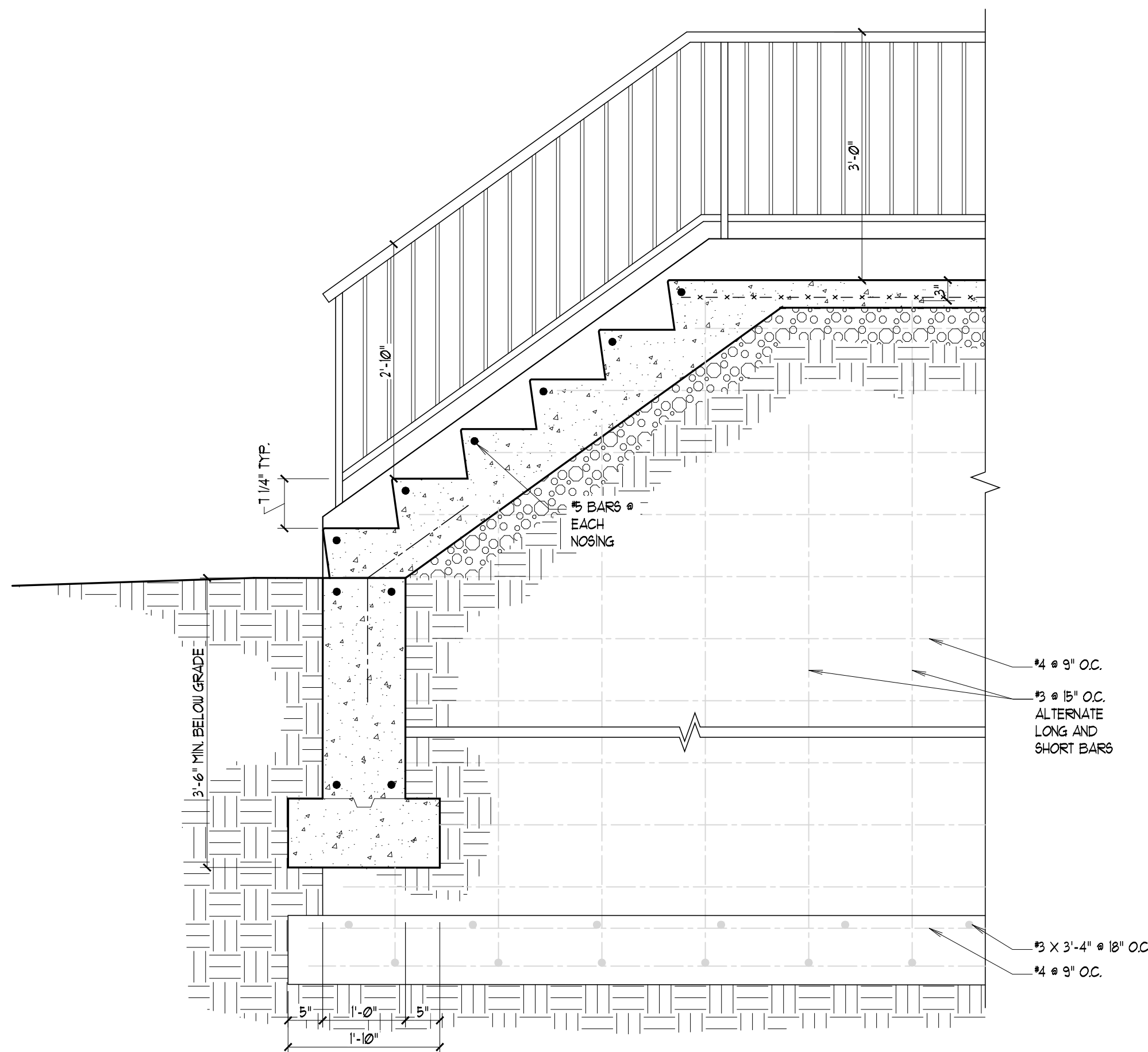
DATE: 05/09/2025	PROJECT # 2024-177
PRINCIPAL: BFG	SHEET: A3.2
PROJECT MGR: BFG	DRAWN BY: CN
DRAWING REVISIONS: N/A 2024/DRAWINGS/ A3.2 EXTERIOR ELEVATIONS	



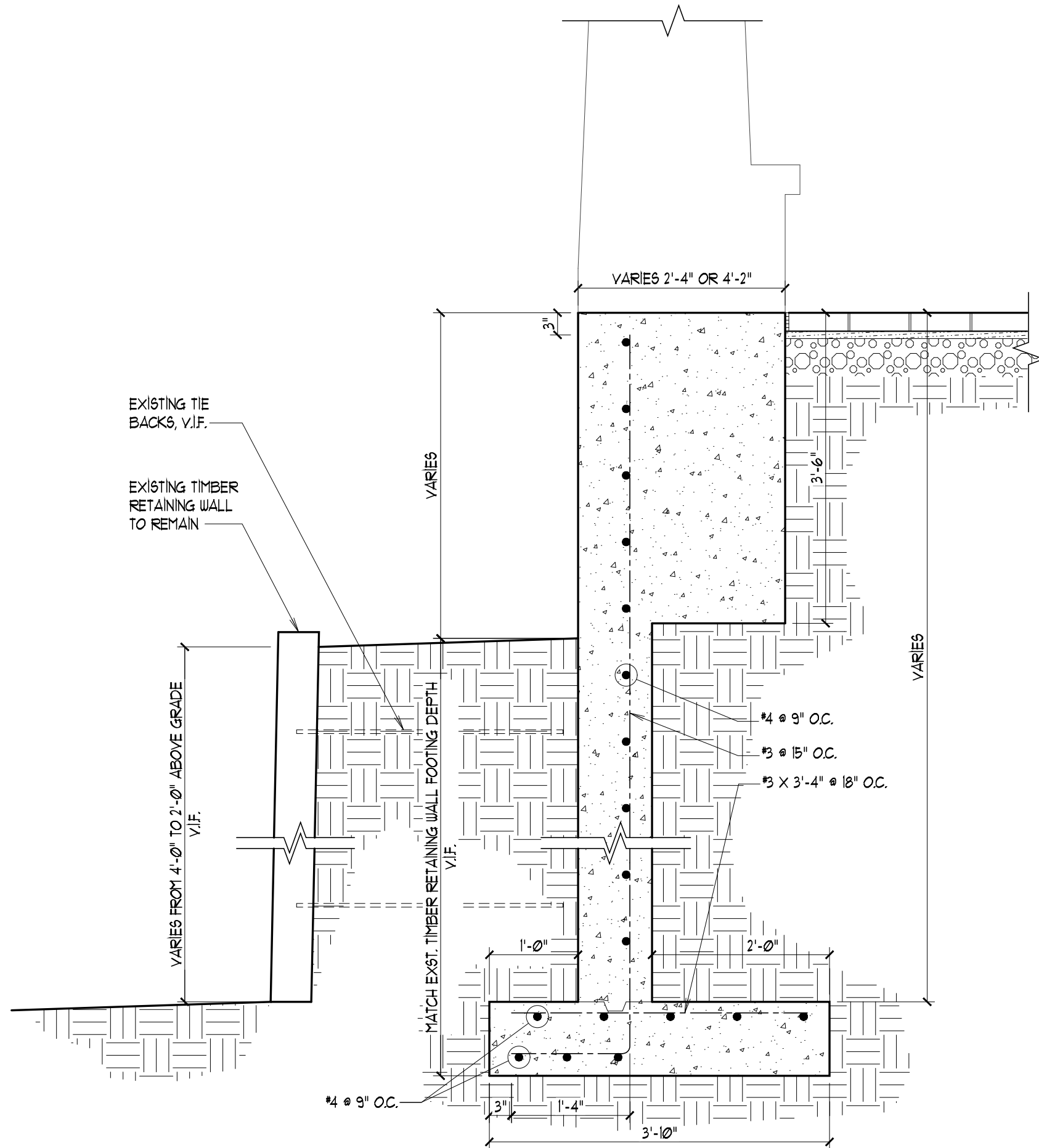
1 **CHANGES TO EXISTING SIDE ELEVATION**
SCALE: 1/8"=1'-0"



2 **ENLARGED SIDE ENTRY/ SERVICE COUNTER ELEVATION**
SCALE: 3/8"=1'-0"

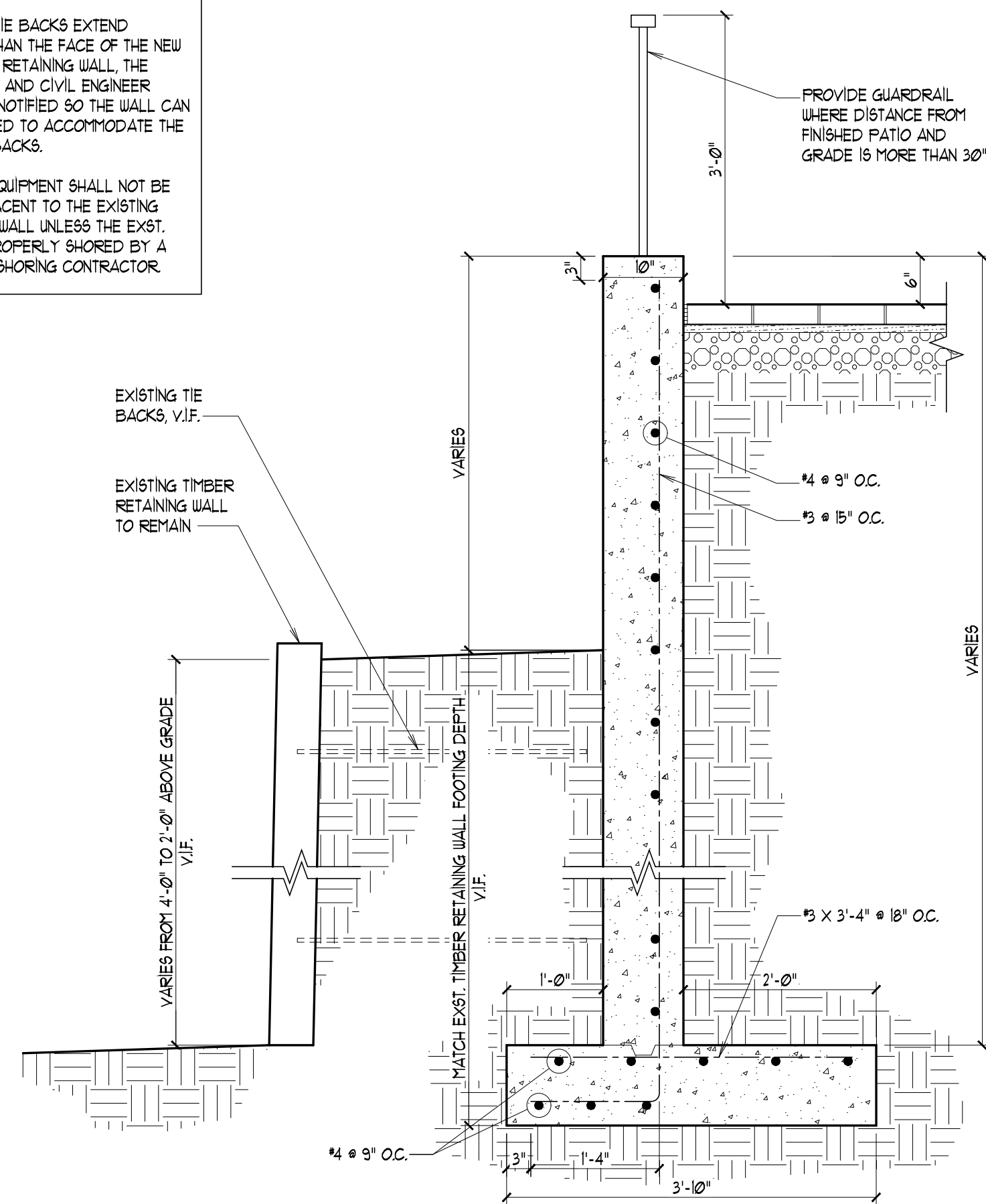


5 **RETAINING WALL DETAIL AT OUTDOOR STAIRS**
SCALE: 3/4"=1'-0"



4 **RETAINING WALL DETAIL AT PERGOLA**
SCALE: 3/4"=1'-0"

NOTE:
- GC TO EXCAVATE AND DETERMINE THE LENGTH OF EXISTING RETAINING WALL TIE BACKS.
- IF EXST. TIE BACKS EXTEND FURTHER THAN THE FACE OF THE NEW CONCRETE RETAINING WALL, THE ARCHITECT AND CIVIL ENGINEER SHALL BE NOTIFIED SO THE WALL CAN BE MODIFIED TO ACCOMMODATE THE EXST. TIE BACKS.
- HEAVY EQUIPMENT SHALL NOT BE USED ADJACENT TO THE EXISTING RETAINING WALL UNLESS THE EXST. WALL IS PROPERLY SHORED BY A LICENSED SHORING CONTRACTOR.



3 **RETAINING WALL DETAIL**
SCALE: 3/4"=1'-0"



charles vincent george
ARCHITECTS

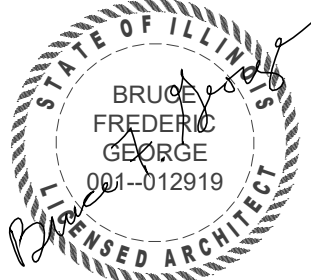
1245 E. Diehl Rd. Suite 101

Naperville, Illinois 60563

630.357.2023

cvgarchitects.com

STAMP:



EXPIRES 11/30/2026

ILLINOIS ARCHITECTURAL LICENSE: 001-012919

ILLINOIS DESIGN FIRM: 184-000544

DATE: 07/22/2025

COPYRIGHT:

THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
08/08/2025	ISSUED FOR PERMIT	
09/15/2025	PERMIT REVISIONS 1	

PROJECT:

PROPOSED PLANS OF ADDITION, PARKING LOT AND STORAGE SHED FOR:

HAINES ON MAIN

521 W MAIN STREET

ST. CHARLES, ILLINOIS 60174

TITLE:
EXTERIOR ELEVATIONS &
DETAILS

DATE: 05/09/2025 PROJECT # 2024-177

PRINCIPAL: BFG SHEET: A3.3

PROJECT MGR: BFG DRAWN BY: CN

DRAWING FILE NAME: W/2024/DRAWINGS/A3.3 EXTERIOR ELEVATIONS



charles vincent george
ARCHITECTS

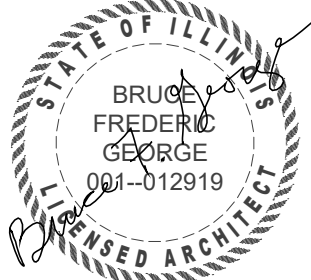
1245 E. Diehl Rd. Suite 101

Naperville, Illinois 60563

630.357.2023

cvgarchitects.com

STAMP:



EXPIRES 11/30/2026

ILLINOIS ARCHITECTURAL LICENSE: 001-012919

ILLINOIS DESIGN FIRM: 184-000544

DATE: 07/22/2025

COPYRIGHT:

THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. HAS NO MEANS OF ENSURING THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
08/08/2025	ISSUED FOR PERMIT	
09/16/2025	PERMIT REVISIONS 1	

PROJECT:

PROPOSED PLANS OF ADDITION, PARKING LOT AND STORAGE SHED FOR:

HAINES ON MAIN

521 W MAIN STREET

ST. CHARLES, ILLINOIS 60174

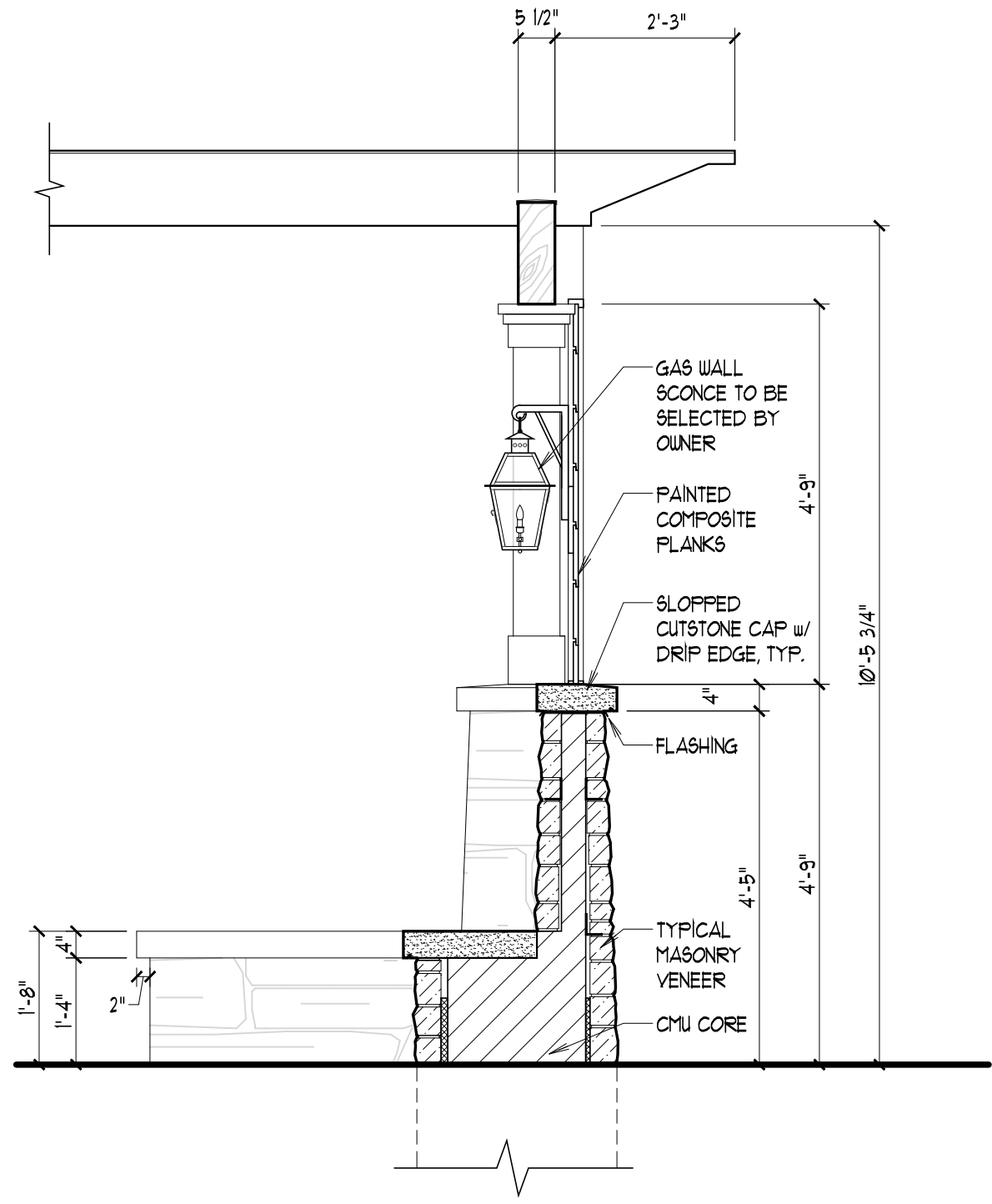
TITLE:
PERGOLA PLAN,
ELEVATIONS & SECTIONS

DATE: 05/09/2025 PROJECT # 2024-177

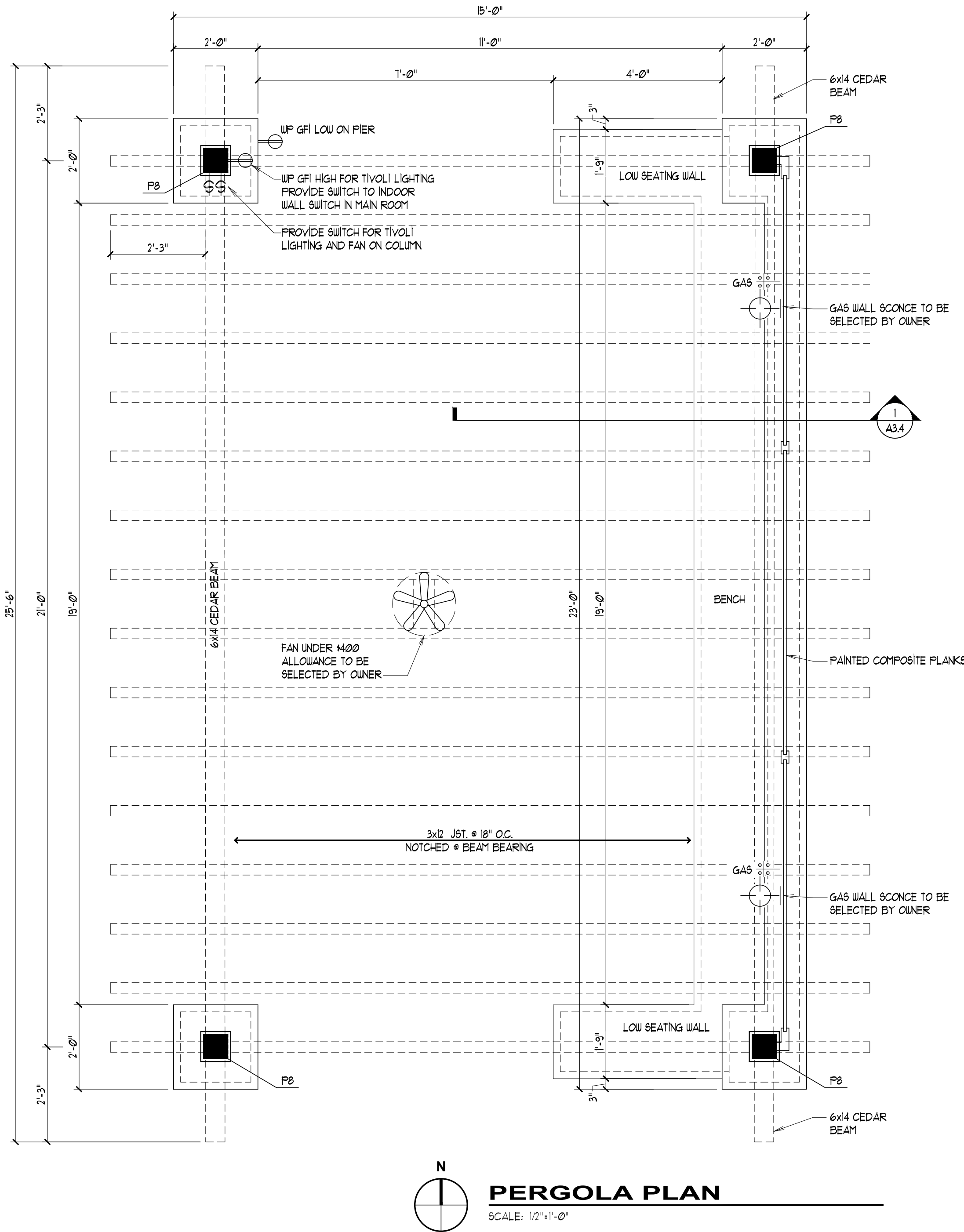
PRINCIPAL: BFG SHEET: A3.4

PROJECT MGR: BFG DRAWN BY: CN

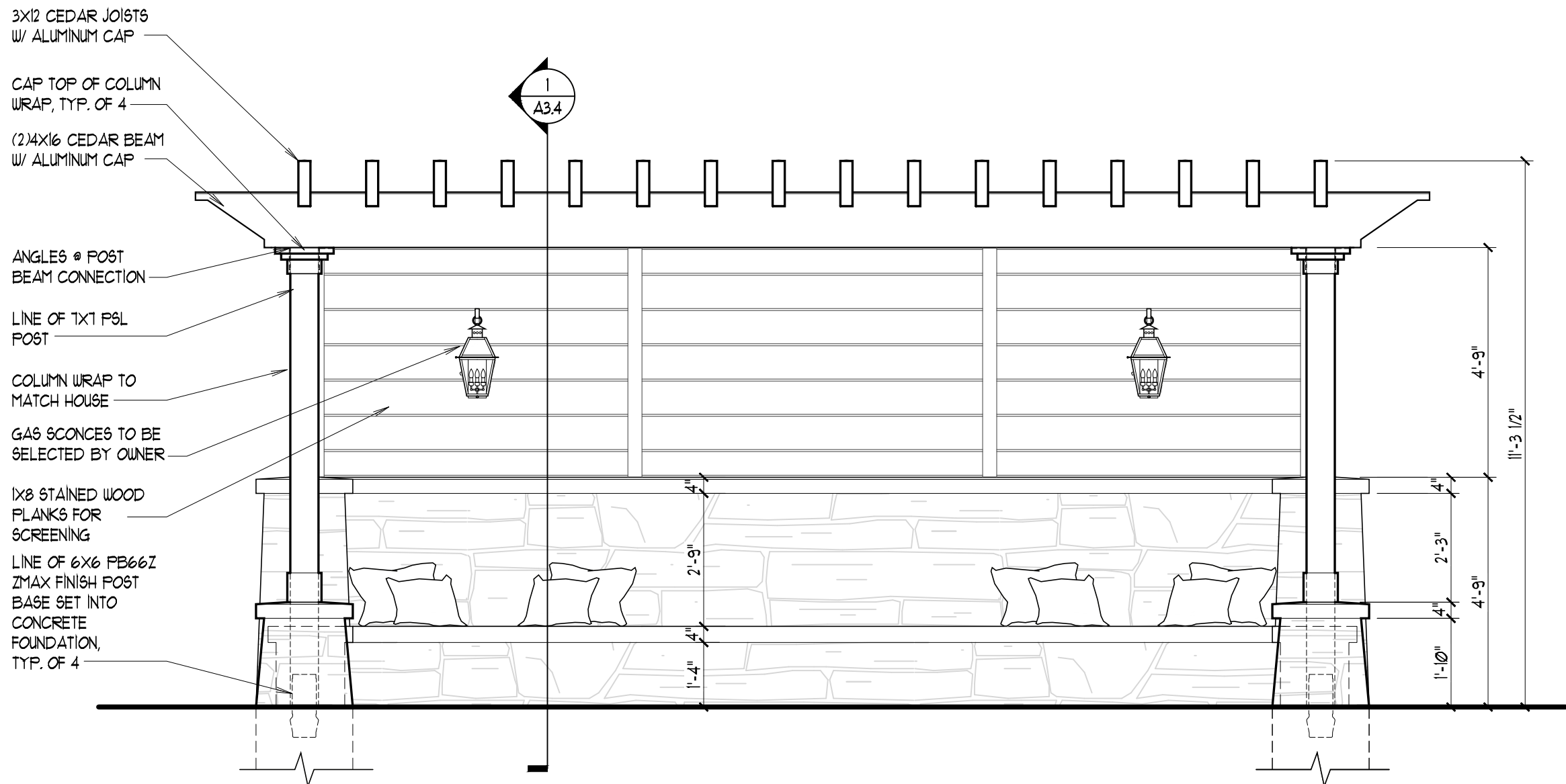
DRAWING TITLE: A3.4 PERGOLA PLAN, ELEVATIONS & SECTIONS



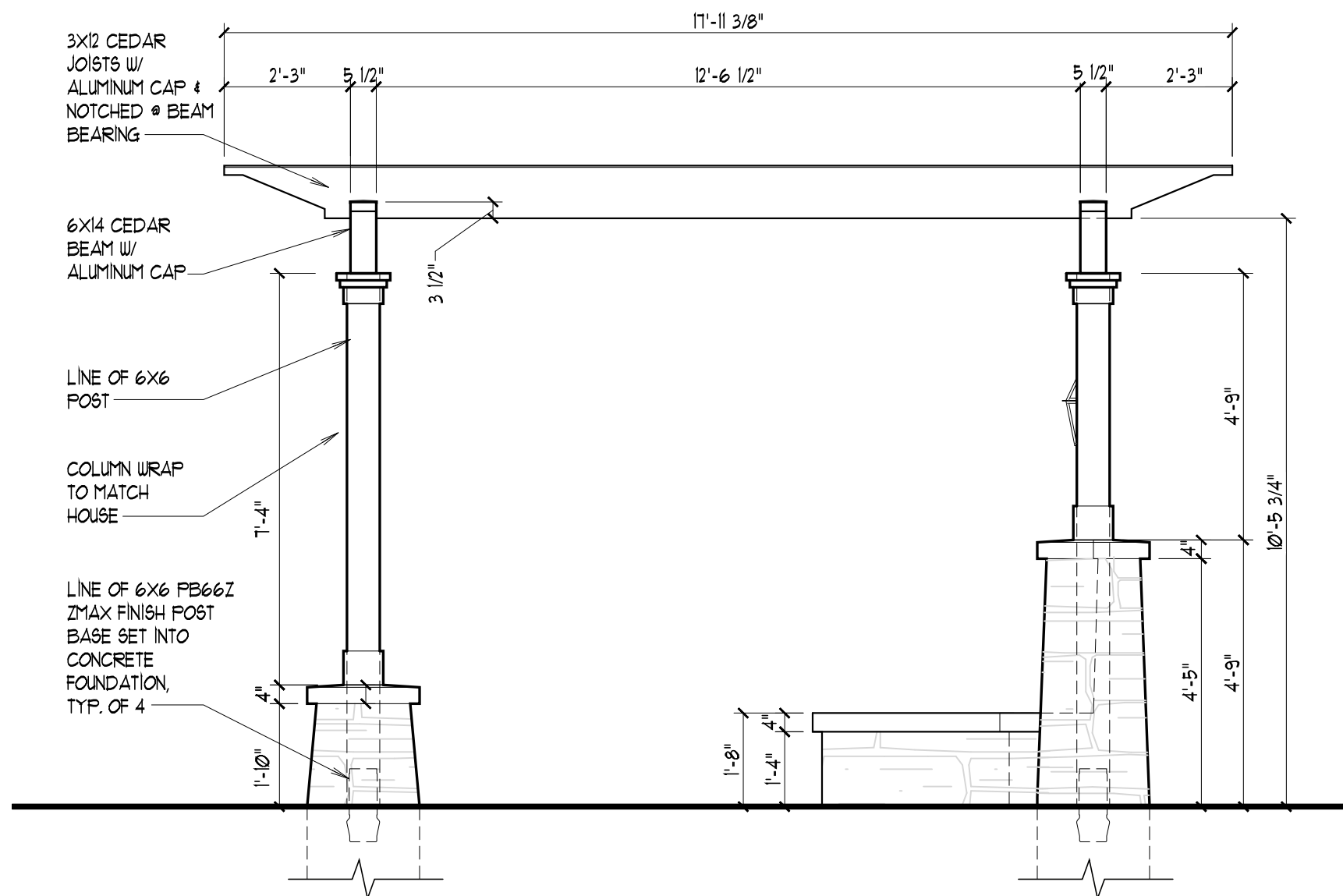
1 PERGOLA SECTION
SCALE: 1/2"=1'-0"



PERGOLA PLAN
SCALE: 1/2"=1'-0"



A PERGOLA FRONT ELEVATION
SCALE: 3/8"=1'-0"



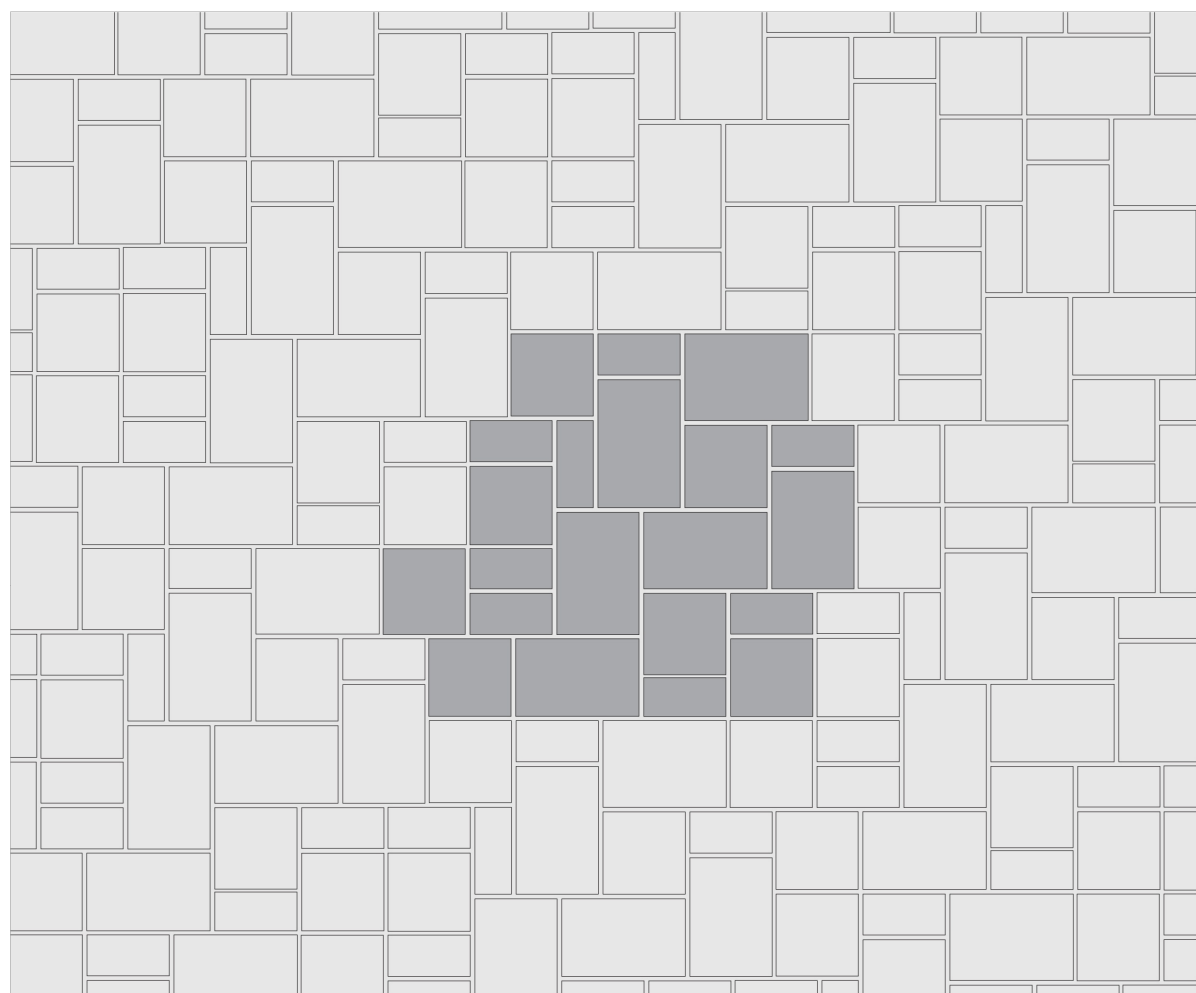
B PERGOLA FRONT ELEVATION
SCALE: 3/8"=1'-0"

ELECTRICAL LEGEND

- CEILING ELECTRICAL BOX FOR LIGHT FIXTURE
- RECESSED DOWNLIGHT IN CEILING/SCOFF DROPPED BEZEL
- WALL MOUNTED LIGHT FIXTURE 5'-6" ABOVE FINISH FLOOR
- ROPE LIGHT
- SWITCH
- CEILING FAN
- GROUND FAULT INTERRUPT WATER PROOF DUPLEX w/IN USE COVER

TREO® SMOOTH PERMEABLE
PATTERN R

Random



Shaded area represents repeatable pattern.

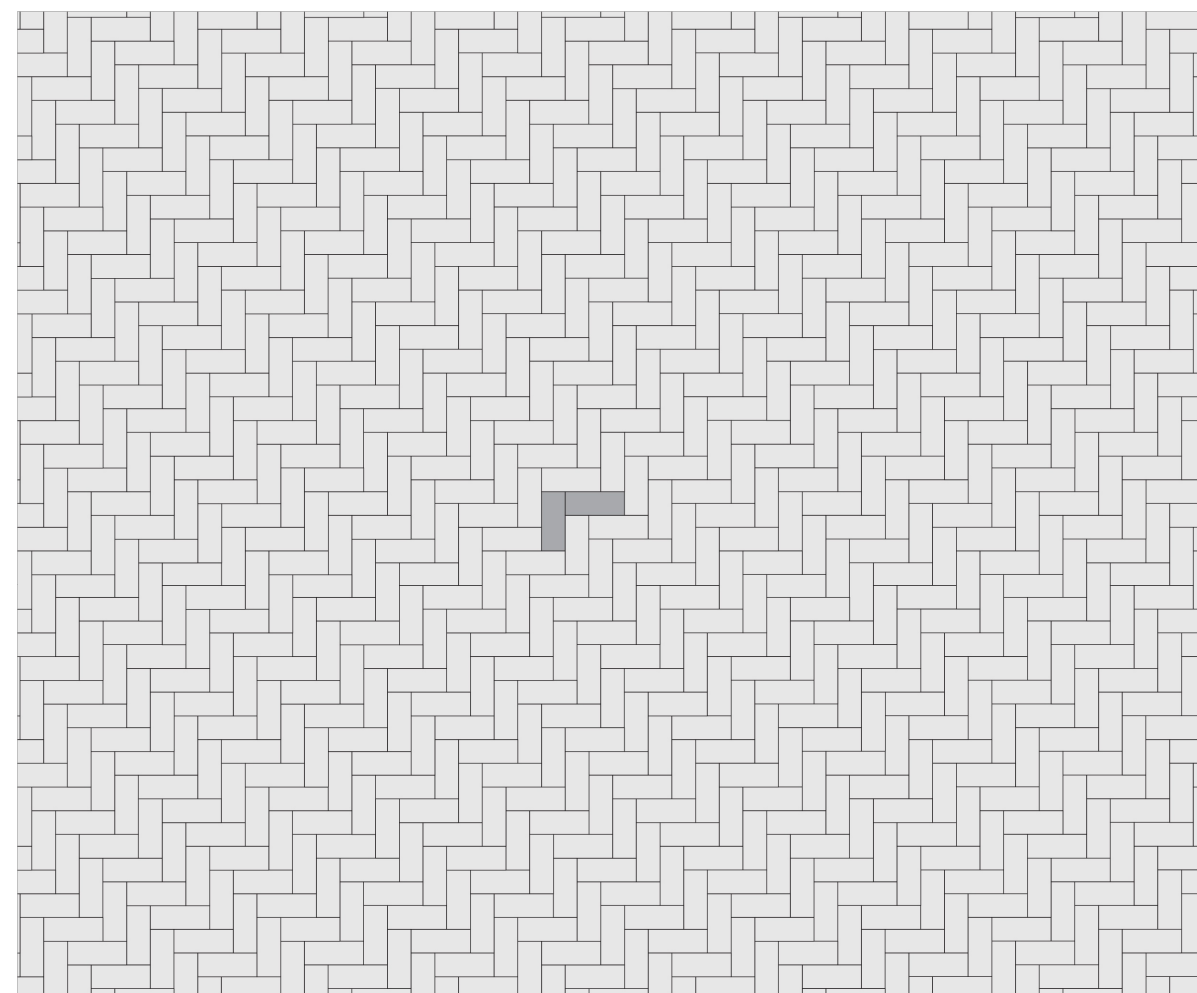
NOTE: Some patterns may not necessarily reflect the percentages of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

UNILOCK®
PAVERS & WALLS

UNILOCK.COM | 1-800-UNILOCK

TOWN HALL®
PATTERN B

4 x 10" Herringbone



Shaded area represents repeatable pattern.

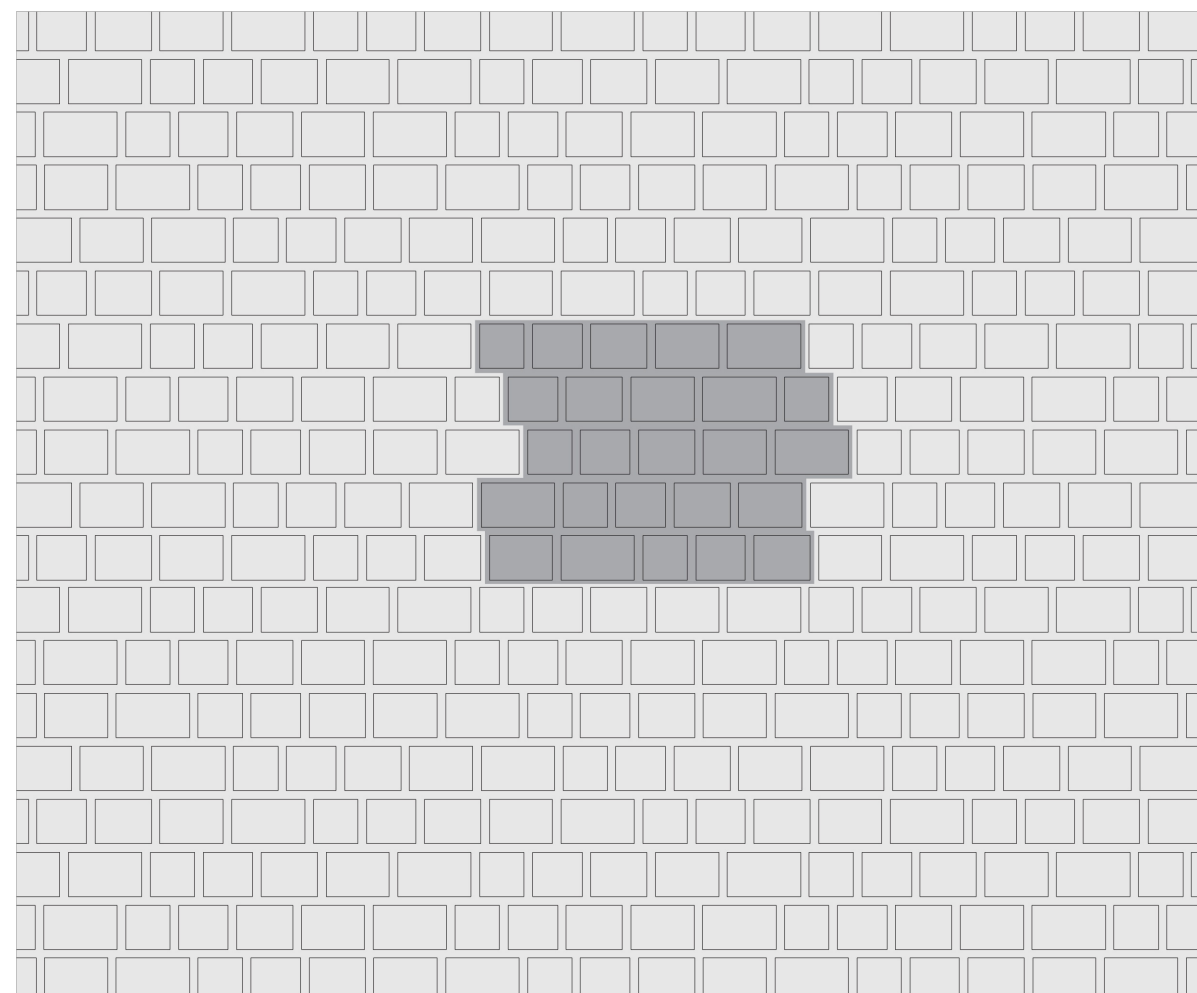
NOTE: Some patterns may not necessarily reflect the percentages of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

UNILOCK®
PAVERS & WALLS

UNILOCK.COM | 1-800-UNILOCK

COURTSTONE®
PATTERN A

Random

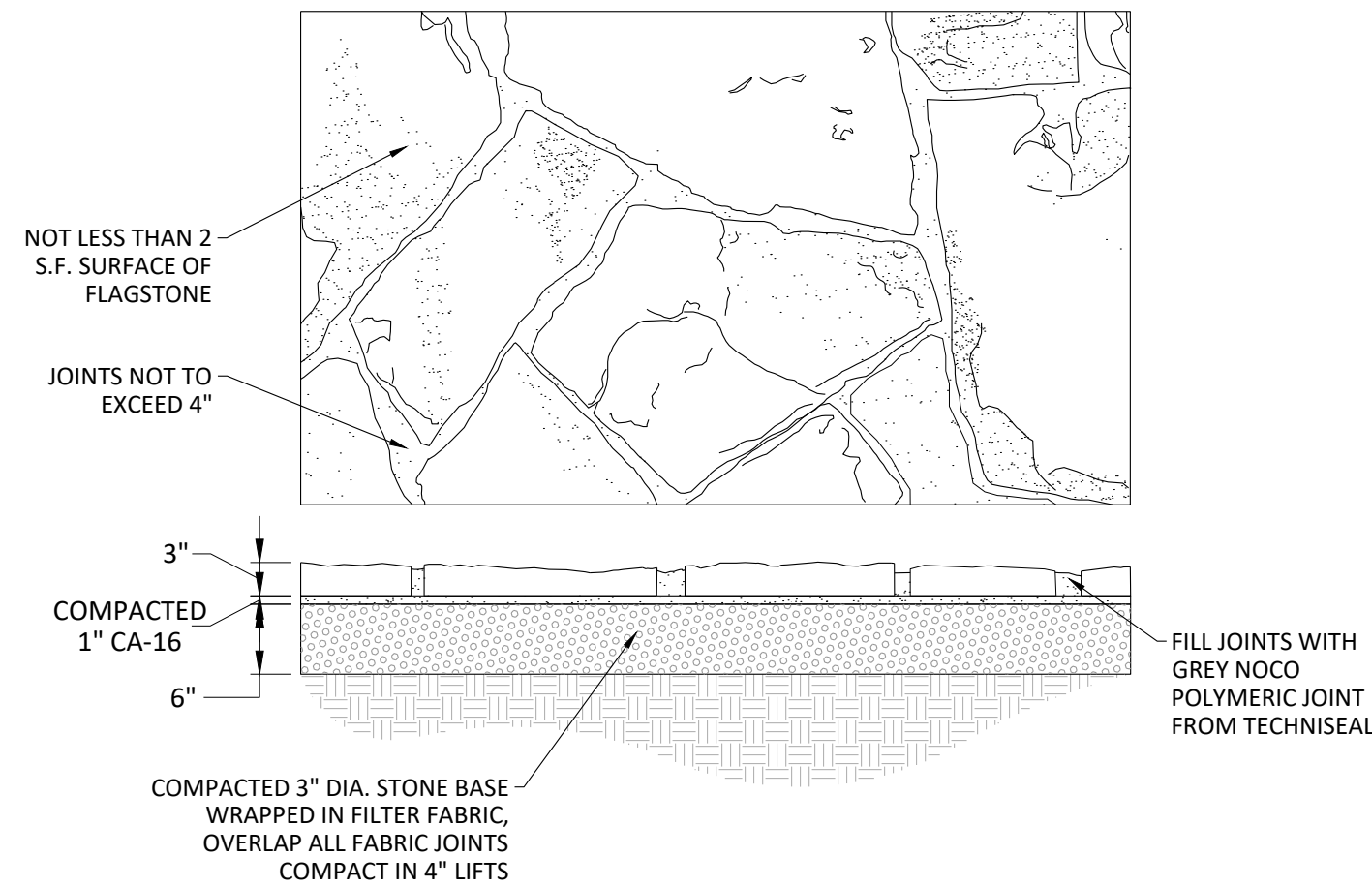


Shaded area represents repeatable pattern.

NOTE: Some patterns may not necessarily reflect the percentages of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

UNILOCK®
PAVERS & WALLS

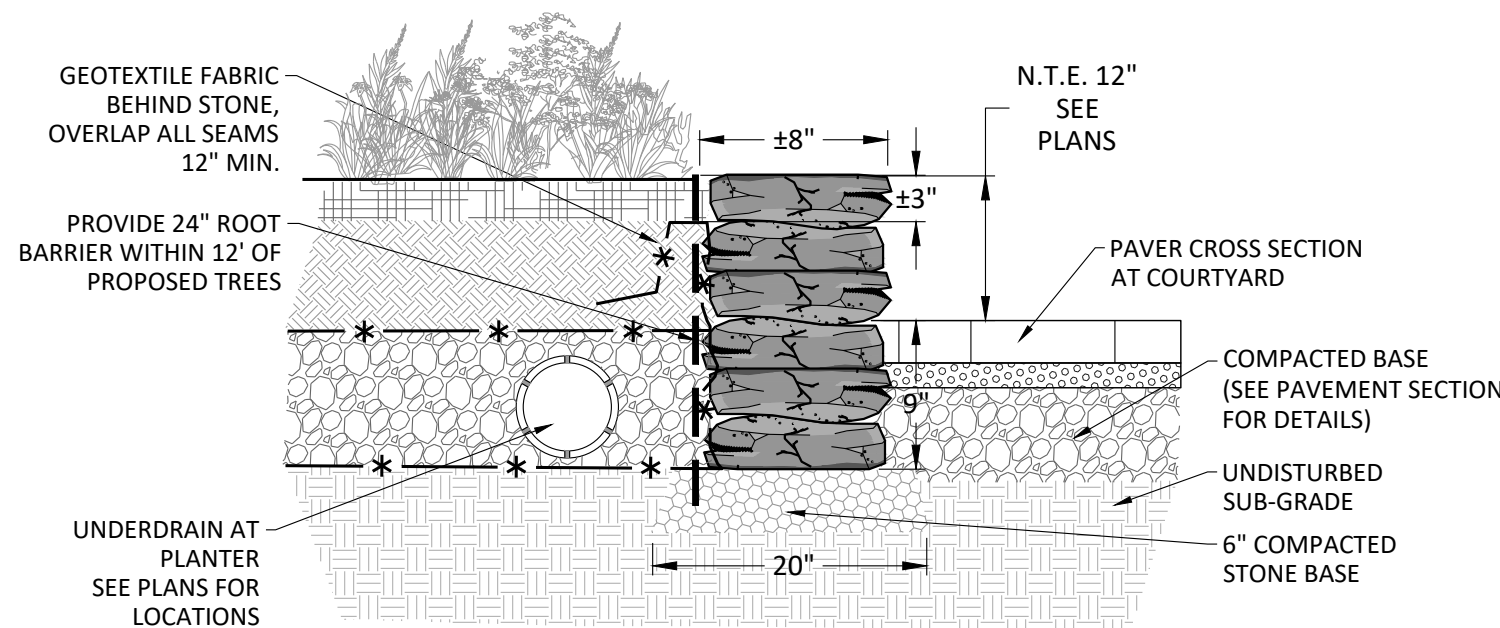
UNILOCK.COM | 1-800-UNILOCK



1. STONE SIZE AND SHAPE OF FLAGSTONE PIECES WILL VARY.
2. MORTAR JOINTS MAY VARY DEPENDING ON THE DESIRED INSTALLATION TYPE.

FLAGSTONE PATH DETAIL

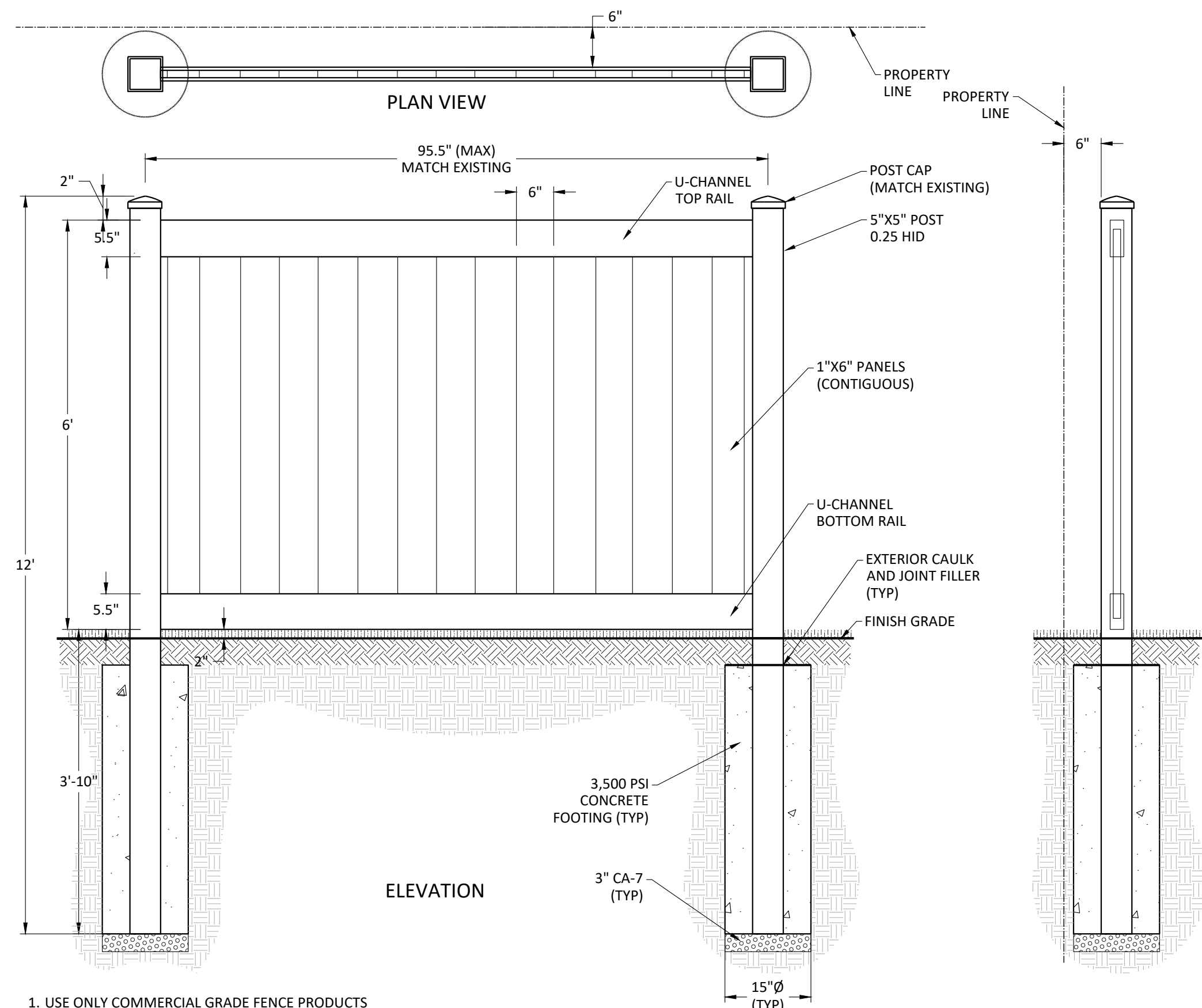
NOT TO SCALE



1. SEE PLANS FOR LOCATIONS.
2. EXPOSED CURB SHALL HAVE A WIPED FINISH
3. PROVIDE SYMMETRICAL JOINTS ON CURB

GARDEN WALL - DRY STACK STONE

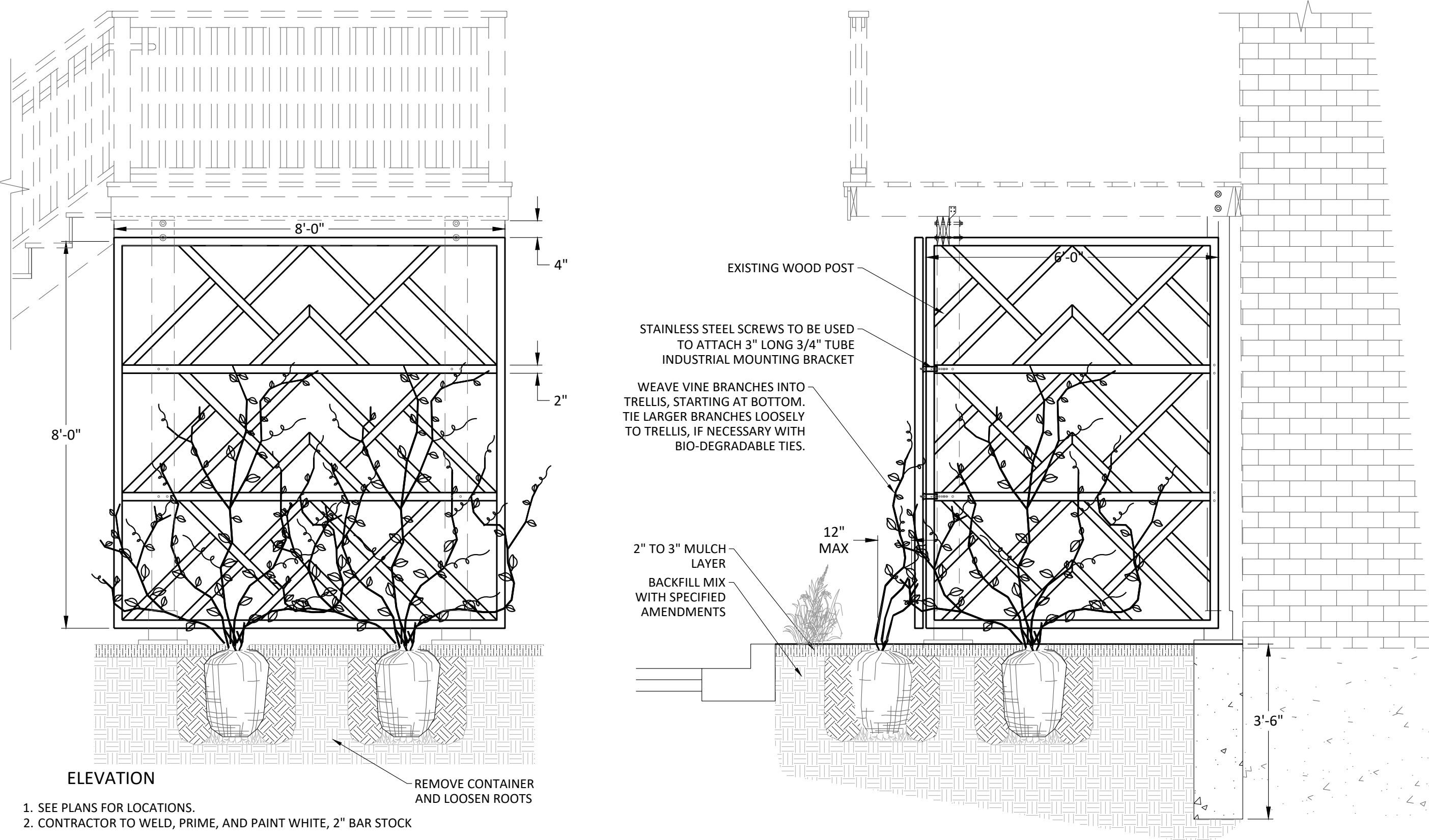
NOT TO SCALE



1. USE ONLY COMMERCIAL GRADE FENCE PRODUCTS
2. CONTRACTOR TO ONLY USE RECOMMENDED HARDWARE FROM FENCE MANUFACTURER.
3. INSTALL ALL FENCE PER MANUFACTURE'S RECOMMENDATIONS
4. ALL FENCE COMPONENTS SHALL BE FREE OF DEFECTS
5. TOP OF FENCE SHALL BE SMOOTH AND HORIZONTAL
6. ALL POSTS SHALL BE PLUM IN ALL DIRECTIONS
7. CONTRACTOR TO VERIFY FENCE COLOR AND TEXTURE WITH OWNER PRIOR TO ORDERING FENCE
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS

6' VINYL PRIVACY FENCE

NOT TO SCALE



TRELLIS

NOT TO SCALE

MARTY & JULIE STARCK
521 WEST MAIN ST.
ST. CHARLES, IL

HAINES ON MAIN
521 W. MAIN ST.
ST. CHARLES, IL

PROJECT DETAILS 1

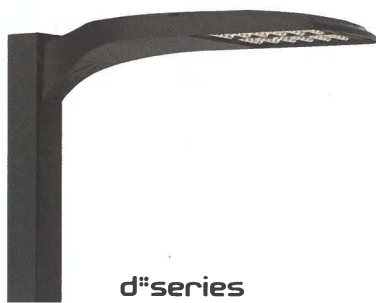
NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			

DESIGNED BY: --- ARB
REVIEWED BY: KP
DATE: 09/24/2025
PRJ#: 5944-300-32

Weaver Consultants Group
OFFICE LOCATION:
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4048
wcgrp.com

REUSE OF THIS DOCUMENT
AND THE DESIGN
INCORPORATED HEREIN, AS AN
INSTRUMENT OF PROFESSIONAL
SERVICE, IS THE PROPERTY OF
WEAVER CONSULTANTS GROUP,
AND IS NOT TO BE USED IN
WHOLE OR IN PART WITHOUT
THE WRITTEN AUTHORIZATION
OF WEAVER CONSULTANTS
GROUP. COPYRIGHT © 2025
WEAVER CONSULTANTS GROUP.
ALL RIGHTS RESERVED.

SHEET #:
L-7



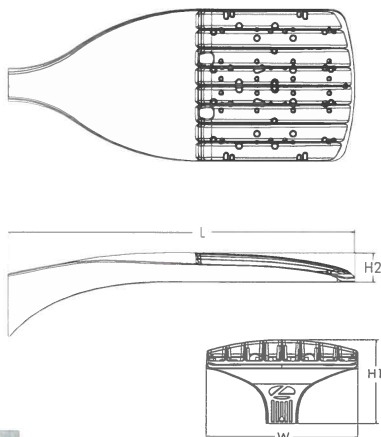
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)

Design Select options indicated
by this color background.Catalog
Number

Notes

Type

Hit the tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	TSM Type V medium	MVOLT (120V-277V) ⁴
	P1 P6	30K 3000K	70CRI	T1S Type I short	TSLG Type V low glare	HVOLT (347V-480V) ^{5,6}
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V) ^{7,8}
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ³	120 ^{16,25}
	P4 P9			T3LG Type III low glare ¹	BLC4 Type IV backlight control ³	208 ^{16,26}
	P5	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff ¹	240 ^{16,26}
	Rotated optics	30K 3000K	80CRI	T4LG Type IV low glare ²	RCCO Right corner cutoff ¹	277 ^{16,25}
	P10 ¹ P12 ¹	35K 3500K	80CRI	TFTM Forward throw medium		347 ^{16,26}
	P11 ¹ P13 ¹	40K 4000K	80CRI			480 ^{16,26}
		50K 5000K	80CRI			
						Shipped included
						SPA Square pole mounting (#8 drilling)
						RPA Round pole mounting (#8 drilling)
						SPA5 Square pole mounting #5 drilling ⁹
						RPA5 Round pole mounting #5 drilling ⁹
						SPA8N Square narrow pole mounting #8 drilling
						WBA Wall bracket ¹⁰
						MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	Shipped installed
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11,12,20,21}	SPD20KV 20KV surge protection	DDBXD Dark Bronze
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{13,20,21}	HS Houseside shield (black finish standard) ²²	DBLXD Black
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴	L90 Left rotated optics ¹	DNAXD Natural Aluminum
PERS Five-pin receptacle only (controls ordered separate) ²¹	R90 Right rotated optics ¹	DWHXD White
PER7 Seven-pin receptacle only (controls ordered separate) ^{14,21}	CCE Coastal Construction ²³	DOBTXD Textured dark bronze
FAO Field adjustable output ^{15,21}	HA 50°C ambient operation ⁴	DBLXD Textured black
BL30 Bi-level switched dimming, 30% ^{16,17}	BAA Buy America(n) Act and/or Build America Buy America Qualified	DNATXD Textured natural aluminum
BL50 Bi-level switched dimming, 50% ^{16,17}	SF Single fuse (120, 277, 347V) ²⁵	DWHGXD Textured white
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	DF Double fuse (208, 240, 480V) ²⁵	
DS Dual switching ^{18,19,21}	Shipped separately	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	



COMMERCIAL OUTDOOR

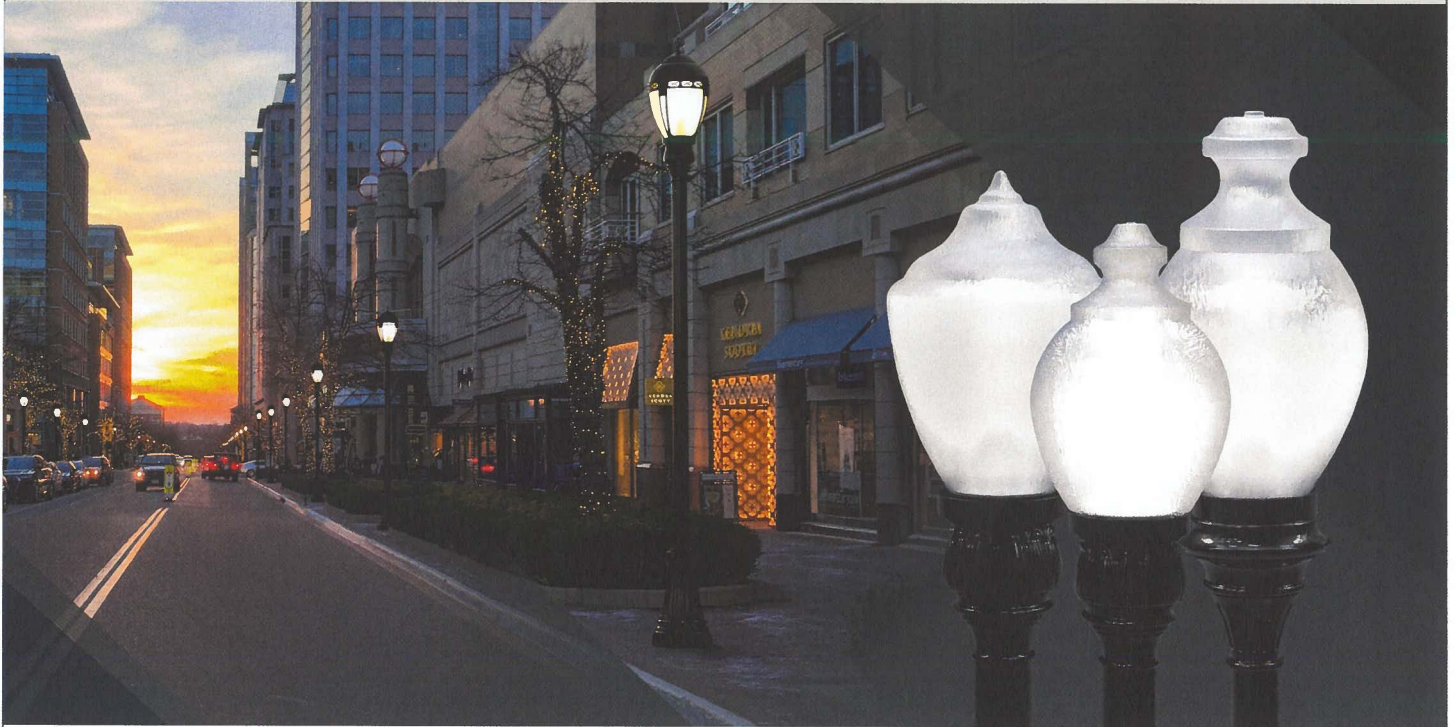
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

DSX1-LED
Rev 04/29/25
Page 1 of 10

NLS
 LIGHTING

**THE SAVANNAH
 COLLECTION**

AREA/STREET LIGHTING


WATTAGE & LUMEN CHART

Lumen Package

	4,000	6,000	8,000	8,000	10,000
CCT (80CRI)	2700K	2700K	2700K	3000K	3000K
Lumen Range	3992-4,342	6,050-6,623	7,735-8,254	8,293-8,850	10,408-10,957
Wattage	38	55	74	74	94
Nominal Uplight (%)¹	< 10%	< 10%	< 10%	< 10%	< 10%

The Savannah Collection blends historical design with lighting technology, significantly reducing energy and maintenance costs, with optical control designed to preserve and protect the night sky environment. Beautiful by day and efficient by night, the perfect street, curbside, and pathway solution for large municipal or residential projects. The Savannah Collection features the patented "Star Power" optical system.

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade Agreement Act), or BABA (Build America, Buy America).

TECHNICAL SPECIFICATIONS

- Neighbor and environmentally friendly design with less than 10% Uplight with Star Powered™ Optical System¹
- 100+ Lumens per Watt at 2700K & 3000K at 80 CRI²
- 20kA Surge Protection standard
- Type III Asymmetric or Type V Symmetric distributions
- Lighting control system compatible with 7 Pin Receptacle and Dali II Driver option
- All internal components are pre-wired using modular electrical connections
- Luminaire assembly has a visible arrow indicating the "STREET SIDE" of the Luminaire
- Provided with a terminal block for fast, secure wiring
- Internal House Side Shield available with Type III asymmetric distribution to reduce glare
- Integrated Retrofit System available for existing fixture holders. Consult Factory for details
- Fluted Poles and Decorative Cast Pole Bases available
- IP66 Rated against dust and water ingress
- 3G Vibration Rated

¹ Averaged Uplight % for all of the configurations

² Not always applicable in cases with House Side Shield option

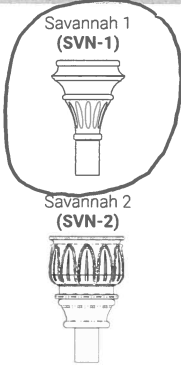
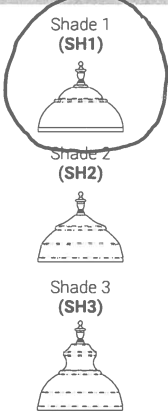

STAR POWER™ OPTICAL SYSTEM

The Star Power™ reflector is an excellent system which provides great value and performance. Star Power Patent number: 10168023

Project Name:

Type:

THE SAVANNAH COLLECTION ORDERING GUIDE

Cat#	Shade / Lens	Light Dist.	# of LEDs	Lumens	Kelvin
	 Lens Globe 1 (LG1-G199) Lens Globe 2 (LG2-G118) Lens Globe 3 (LG3-G192)	Type 3 Asymmetric Optimized (T3) Type 5 Symmetric Optimized (T5) Consult factory for Custom/Modified Distributions (TX) ¹	16 LED (Type 3 Only) (16L) 20 LED (Type 5 Only) (20L)	4,000 (4) 6,000 (6) 8,000 (8) 10,000 (10)	2700K, 80 CRI - STD (27K8) 3000K, 80 CRI - STD (30K8) Amber 585-600 nM - Custom (AMBER) ^{1, 2, 3} 2700K, 70 CRI - Custom (27K7) ^{1, 2} 3000K, 70 CRI - Custom (30K7) ^{1, 2} 3500K, 80 CRI - Custom (35K8) ^{1, 2} 4000K, 70 CRI - Custom (40K7) ^{1, 2} 4000K, 80 CRI - Custom (40K8) ^{1, 2} 5000K, 70 CRI - Custom (50K7) ^{1, 2} 5000K, 80 CRI - Custom (50K8) ^{1, 2}
Volts	Mounting Provisions	Arms	Color	Controls Options	Options
120-277 (UNV) 347-480 (HV) ¹ Dali II (120-277V) (D2)	Post Top Mounting Holder Over 3" OD Tenon (PT) Post Top Mounting Holder Over 4" OD Tenon (PT4) ¹	Single Side Mounted Arm to slip over a 3" OD Pole (A12-SGL-3R) ⁷ Single Side Mounted Arm to slip over a 4" OD Pole (A12-SGL-4R) ⁷ Single Side Mounted Arm to slip over a 5" OD Pole (A12-SGL-5R) ⁷ Double Side Mounted Arm to slip over a 3" OD Pole (A12-D180-3R) ⁷ Double Side Mounted Arm to slip over a 4" OD Pole (A12-D180-4R) ⁷ Double Side Mounted Arm to slip over a 5" OD Pole (A12-D180-5R) ⁷	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver Metallic (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Green Textured (GRN) Hunter Green Textured (HGN) Custom (CS)	Button Photocell (PC) ^{1, 4} Nema 7-Pin Receptacle (PE7) ⁹ Photocell + Receptacle (PCR) ⁹ Receptacle + Shorting Cap (PER) ⁹ Custom Controls Integration (CCI) ⁴	Opal Lens (OPL) ¹ Polycarbonate Lens (PLY) ¹ Decorative Filigree + Strut Combo (FSC) House Side Shield (HSS) ¹⁰ Finial (FIN) ⁵ Marine Grade Finish (MGF) Buy American (BAA) ⁶ Trade American (TAA) ⁶ Build America Buy American (BABA) ⁶

NOTES:

1. Consult Factory
2. Consult Factory for availability of other CCT/CRI Requests
3. Turtle Safe options available
4. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, or other control systems)
5. Not available with Photocell + Receptacle
6. Consult factory for all BAA/TAA/BABA requests
7. Must be ordered with PT mounting provision
8. FSC for SVN-2
9. PCR, PER & PE7 not available with shade options
10. Optional HSS available for T3 optical design. Includes fullcutoff clip on HSS that can be field installed to reduce back light
11. Consult factory for large volume opportunities regarding the feasibility of custom distributions

NLS
LIGHTING

 701 Kingshill Place, Carson, CA 90746
 Call Us Today (310) 341-2037

nlsighting.com

MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, MARCH 19, 2025

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

Members Absent: None

Also Present: Bruce Sylvester, Assistant Director of Community Development

1. Call to Order

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

2. Roll Call

Mr. Sylvester called Roll with 6 members present. There was a quorum.

3. Approval of Agenda

No items were added.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the agenda.

4. Presentation of minutes of the March 5, 2025 meeting

A motion was made by Mr. Kessler and seconded by Dr. Smunt with a unanimous voice vote to approve the minutes as presented. Ms. Malay abstained.

5. Certificate of Appropriateness (COA) applications

a. 521 W. Main St.

Bruce George, Charles Vincent George Architects, presented COA request to approve building addition, parking lot reconfiguration, and small shed to be added in back of lot.

Commission discussed the style of the building. Dr. Smunt added keeping the gable pitch to match the original building, using electric lanterns as lighting are appropriate fixtures, using traditional Midwest window gives it a folk flavor.

Mr. Kessler asked about the storage shed in back and the trash enclosure being separate. Mr. George responded that they will be separate. The trash enclosure will be surrounded by a picket fence.

Ms. Morin commented on the addition being white, the arched windows, and cupola gives the feeling of a church.

Mr. Pretz liked that the architect was present for the presentation of the project should the Commission have any challenges with the design.

Ms. Malay asked if the addition and outbuildings have been reviewed by Staff and is the lot coverage as presented good. Mr. Sylvester responded that a permit has not been applied for yet. Once the permit application has been submitted City Planners will do a zoning review which will review the lot coverage of the project.

Mr. Kessler suggested tabling the approval until a permit has been submitted.

Mr. George asked if the Commission could do a vote for approval before the permit submission.

Mr. Kessler explained that the Commission requires a full plan set for the final approval of COA.

Dr. Smunt suggested a preliminary approval based on information presented and pending Building Department review in order to move the process forward which received unanimous agreement by the Commission.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to table approval until submittal of permit application.

6. Grant Applications

None.

7. Landmark Applications

None.

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

a. 504 E. Main St.

Mr. Joe Freeman requested suggestions from the Commission for property he is currently under contract to purchase at 504 E. Main Street. Mr. Freeman explained the current condition of the property and the work he would like to do on the property including replacing the siding with a Hardie Board type siding, architectural roof shingles, and replacing windows.

Ms. Rice stated the front porch of the home appears to be an addition. Dr. Smunt added the porch and the back of the home on the north side are additions. The original home is of the Italianate style. Dr. Smunt suggested keeping with that style. The pediment above the front door is Colonial Revival and suggested removing and replacing with the Italianate style.

Mr. Pretz added this building is the Steven S. Jones building. He had the southern portion of the building as his house and connected to that was his law office which is now part of Camp Kane.

RENDERINGS AND EXISTING PHOTOS FROM PREVIOUS MEETING



Existing house pictures



Existing House Materials:

Haines on Main
521 West Main Street - St. Charles, Illinois
February 25, 2025 | project 2024-177



charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



New addition connection to existing building side elevation



Existing house picture

Existing House Materials:

Asphalt roof

Brick

White painted wood railing

Limestone headers

White painted deck

New back porch to match existing front porch columns and trim

Repurposed stained glass window

Asphalt roof to match existing house

Standing seam metal roof

New black accent doors & brackets

White board & batten siding

Limestone base to match existing house headers

2

EAST SIDE ELEVATION

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

Haines on Main
521 West Main Street - St. Charles, Illinois
February 25, 2025 | project 2024-177



Charles Vincent George
ARCHITECTS

1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662

Existing House Materials:

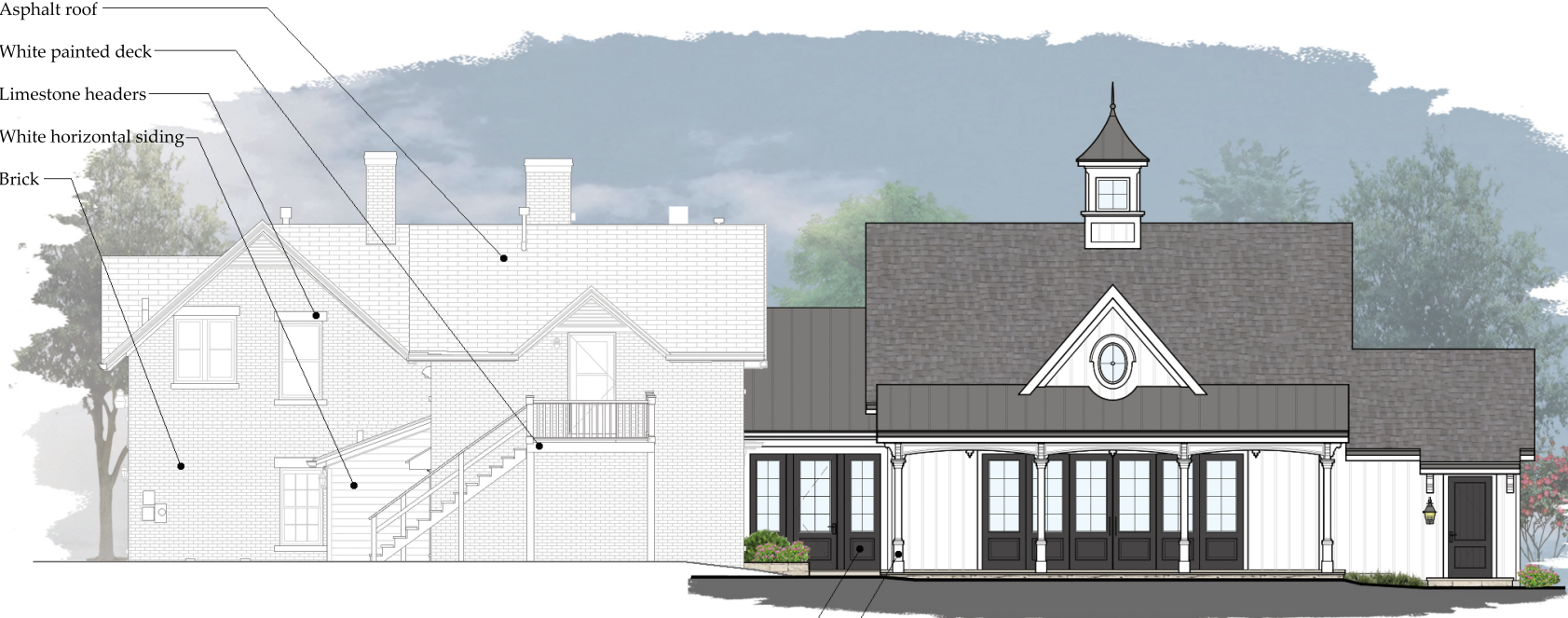
Asphalt roof

White painted deck

Limestone headers

White horizontal siding

Brick



New black accent doors & brackets

New back porch to match existing front porch columns and trim

3

REAR ELEVATION

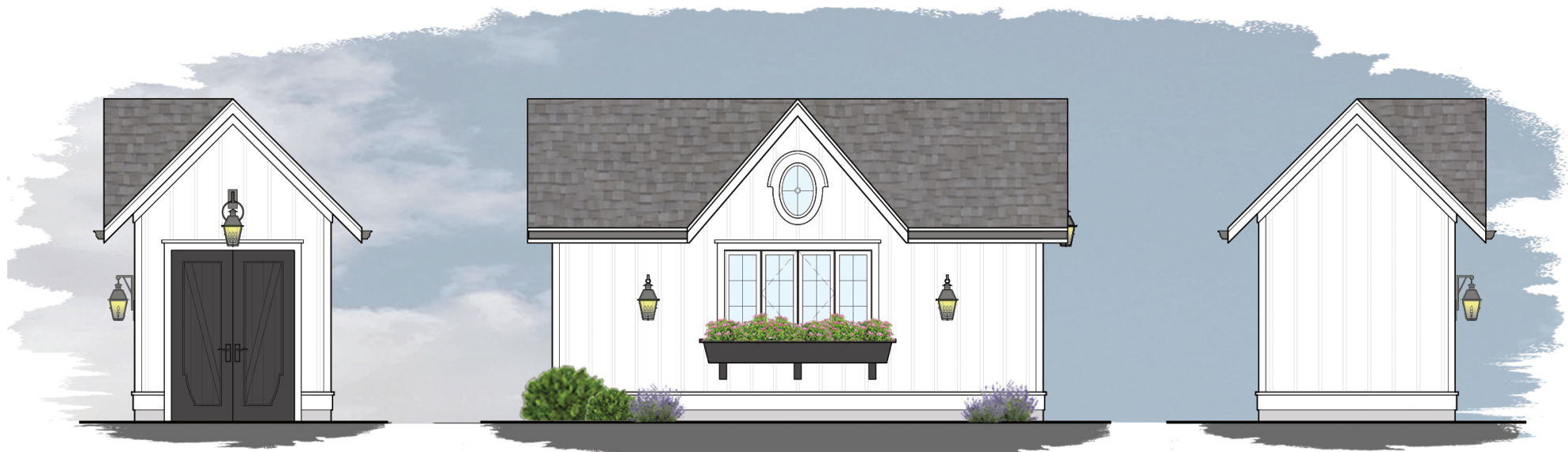
SCALE: 1/8"=1'-0"

Haines on Main
521 West Main Street - St. Charles, Illinois
February 25, 2025 | project 2024-177



charles vincent george
ARCHITECTS

1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662

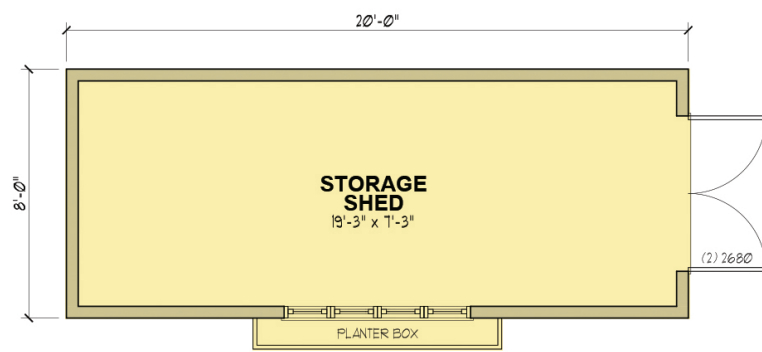


1 **STORAGE SHED WEST SIDE ELEV.**
SCALE: 1/4"=1'-0"

2 **STORAGE SHED FRONT ELEVATION**
SCALE: 1/4"=1'-0"

3 **STORAGE SHED EAST SIDE ELEV.**
SCALE: 1/4"=1'-0"

Note:
All materials at new Storage Shed to match new addition. White board and batten siding, asphalt roof, windows and doors, light fixtures, etc.



STORAGE SHED FLOOR PLAN
SCALE: 1/4"=1'-0"
N

Haines on Main
521 West Main Street - St. Charles, Illinois
February 25, 2025 | project 2024-177



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

Survey Updated: Dec. 2016

Primary Structure

ADDRESS 521 West Main Street



ARCHITECTURAL SIGNIFICANCE

- ☒ Significant
- ☐ Contributing
- ☐ Non-Contributing
- ☒ Potential for Individual National Register Designation

BUILDING CONDITION

- ☒ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Gothic Revival
Architectural Features: _____
Date of Construction: 1890
Source: Township Assessor's Office
Overall Plan Configuration: Compound asymmetrical

Exterior Walls (Current): Brick
Exterior Walls (Original): Brick
Foundation: Stone
Roof Type/Material: Cross gabled/Asphalt shingles
Window Material/Type: Alum/Wood/Double hung

ARCHITECTURAL FEATURES: This house is sited high up the hill west and overlooking the downtown. It has an impressive façade as a result. The detailing of the brick walls is relatively plain, but it has large stone lintels. The walls extend into the gables without a break meeting the open eaves and exposed rafter ends. This gives the house the lofty feeling associated with the gothic style. The porch at the entry has flat arches supported by square posts and includes a delicately detailed railing.

ALTERATIONS: A large 2 story addition was put onto the rear of the house that was relatively sympathetic to the original. The addition used the same materials, roof pitch, and detailing as the original house. There is also a non-sympathetic 1 story addition to the west side sheathed in clapboard. The windows are 6:1 pattern and the roofing is black asphalt shingles. Another 1 story addition to the rear has a flat roof deck & an exit from the 2F and is also sheathed in clapboard.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
MILLINGTON HISTORIC DISTRICT
ST. CHARLES, ILLINOIS
Date of Survey: 2003
Survey Updated: Dec. 2016

521 West Main Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: Unknown
Source

BUILDER: Unknown
Source

ASSOCIATED EVENTS, PEOPLE & DATES: This was the home of Charles H. Haines and his widowed mother Harriet. Charles was the Mayor of St. Charles from 1889-1891. He owned the Colson building and was a silent partner of J.F. Colson. Charles was one of the largest real estate owners in St. Charles at the time. He was President of the school board for 17 years and donated land for one of the school buildings.
Source St. Charles of Illinois by Donald A. Badger, Heritage Center

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL:
STATE: YES
COUNTY:
LOCAL: YES.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: 304 Park Ave		
	Significance:	N/A		
	Petitioner:	Brock and Ruth Ann Seney		
	Project Type:	Landmark		
	PUBLIC HEARING		MEETING 10/15/2025	X
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:				
A landmark nomination has been submitted for the building located at 304 Park Ave. The style is folk Victorian. The significant person is Lorenzo Ward. This was the first structure built in Ward's Addition Subdivision.				
Staff Comments:				
Recommendation / Suggested Action:				
Discuss the application and compare to the survey that the consultant created.				

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

OCT 10 2025

**City of St. Charles
Community Development**

1. Property Information:	Parcel Number(s): 09-27-332-004	
	Property Name (Historic or common name of the property): JOEL AND ORRINDA GODDELL	
	Property Site Address 304 PARK AVENUE STC 60174	
2. Record Owner:	Name BBROCK SENEY RUTH ANN SENEY	Phone 630-391-2758
	Address SAME	Email BBROCK121 @ GMAIL.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 _____
☐ 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 *2021 Survey*

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		CONCRETE BOARD	
Foundation		CONCRETE LIMESTONE	
Roof		ASPHALT	
Trim		CONCRETE BOARD / WOOD	
Window (s)	1890'S STAIN GLASS X2	VINYL WOOD	WEST / SOUTH ELEVATION

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: JOEL AND ORRIN DA GODDELL

b) Architect/ Builder: _____

c) Significant Person(s): LORENZO WARD

d) Significant Dates (i.e., construction dates): C 1867 CONSTRUCTION

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: FIRST STRUCTURE BUILT IN WARD ADDITION. CITY EXPANSION EAST OF FUTURE PARK BUT WEST OF 5TH A

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: LORENZO WARD — WARD ADDITION / POTTAWATOMI PARK
— PROMINENT EARLY SETTLER

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: FOLK VICTORIAN POPULAR IN 1860
UTILITARIAN / VERNACULAR AFTER 1935

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:

ORIGINAL c1867 STRUCTURE CONTAINED
WITHIN EXISTING FOOTPRINT

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

Date

If Owner authorizes application to be filed for their property:

Brock Seney 10/3/25
Owner Date

Description – 304 Park Avenue

Built c1867 for Joel and Orrinda Goddell, this Folk Victorian (A Field Guide to American Houses) is the first living structure built on what is now called the Ward Addition subdivision of St. Charles. The land was sold by Lorenzo Ward, an early prominent settler known for his contribution to the now referred Pottawatomie Park area, to the Goddell family. While this home is contributing to the Pottawatomie Park area, the Ward Addition itself is the historical significance and the role this structure plays because its existence expanded the original 1837 plat east and north of the downtown area. The original structure, a one-story T shaped house, was used as a farmhouse, is contained within the current structure as we see today. The south elevation and second floor were added between 1892-1910. The only visible original materials from the later addition are two stain glass windows located on the west and south elevations. All other original materials are either currently covered or have been replaced with various engineered products.

In a 2021 survey, this home was listed as Utilitarian, however in keeping with traditional Field Guide specs we will call it Folk Victorian. Gables, fish scales, ornate spindles, two story, simple etc. There are more details found in the 2021 survey attachments.

Criteria used for designation as a landmark are: 1, 3, 4, and 10.

LEGAL
Description

THE WESTERLY 17 FEET OF LOT 3, (EXCEPT THE NORTHERLY 90 FEET); LOT 4 (EXCEPT THE NORTHERLY 90 FEET); LOT 5 AND THE WESTERLY 17 FEET OF LOT 6 IN BLOCK 43 OF WARD'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.







304



Ownership

304 Park Avenue

09-27-332-004

Ward/40/3

All documents are located at the Kane County Recorder office

1837	Plat	Original city plat
1860	Map	Library of Congress -no existence of a structure on site
1866	WD	Lorenzo Ward to Joel Goddell Bk93/Pg214
1866	WD	Goddell to Edwin Everdon 85/286
1866	MTG	Everdon to Simeon Nutting 97/49
1867	WD	Everdon to Goddell 103/101
1867	RLS	Nutting to Everdon 86/558
1867	MTG	Goddell to Nutting 99/56
1870	RLS	Nutting to Goddell 123/319
		Structure built circa 1867 - 1870
1892	Map	Atlas for St. Charles – structure exists
1915	WD	Goddell to Ernest Goddell 611/100
1919	WD	Goddell to Frank Hunt and C. A. Potter 645/584
		Etc.
1985	WD	Robert/Portia Bauchens to Barton Brock/Ruth Ann Seney Doc1734673

Home > St. Charles History - Then and Now > Celebrating History: A Pictorial History of St. Charles, Illinois

Celebrating History: A Pictorial History of St. Charles, Illinois

CelebratingHistory_pg079

RECREATION

VIII. RECREATION AND
ENTERTAINMENT

Plays, Musicals, Parks and River Activities

☆ Save

Download

Print

Search this record

CelebratingHistory_cover

CelebratingHistory_errata

CelebratingHistory_pg001

The log cabin home was the focus of recreation for the early settlers. Every family event was a
celebration, as the St. Charles Hotel.
Minstrel shows, the St. Charles Cornet Band, and the Harmonic Society presented concerts.
Dance halls, billiard halls, and saloons lined Main Street in the late 1880s.
Once the slavery question was solved, the townspeople became divided over prohibition. Even
though the Women's Christian Temperance Union won some battles, its members must have been
discouraged that the corner of 3rd and Main Street was known throughout the whole county as
Whiskey Bend.
Chicago discovered the quiet shores of the Fox River with its sandy beaches and clear water after
1880. Tourism hit its peak in the 1920s and 1930s. An electric railroad line provided fast
transportation between Chicago and St. Charles, where visitors rented boats and vacation cottages
on the river.
The history of Pottawatomie Park goes back to the 1870s when Lorenzo Ward, a wealthy milk
products producer, built a family mansion overlooking the Fox River on the land. Developers took
over the land later in hopes of building a resort hotel. In 1892, the new owners built the picturesque
pavilion, which still survives today within the park.
Fearful that the beautiful privately-owned park might later be converted to commercial use,
community leaders formed a park commission to buy and develop the land. Pottawatomie Park
was the first public park to be established under a new Illinois Park Act.
The Golden Age in St. Charles began in the 1920s when the two heirs to a great fortune began to
lavish their gifts on the sleepy little river town. The Hotel Baker, with its glass dance floor and rose
gardens, became known as the nation's honeymoon hotel in the 1920s and 1930s. The Arcada
Theater, with its Venetian-Spanish setting, rivaled the hotel in fame and beauty and brought
nationally famous entertainers to the Fox Valley.

LORENZO WARD
+
POTTAWATOMIE
PARK

79

Transcript

Object Description

Title	Celebrating History: A Pictorial History of St. Charles, Illinois
Creator	St. Charles Historical Society
Subject [LCBH]	Historic Buildings--Illinois--Saint Charles Saint Charles (Ill.)--History
Subject [Local]	St. Charles Historical Museum III.
Description	Spine title: "Celebrating History: a pictorial essay of St. Charles, Illinois." Complete title: "Celebrating History, 1940-1990 : a pictorial essay, vol. 1, commemorating the 50th anniversary of the St. Charles Historical Society Museum 1940-1990." 112 p. : chiefly ill. ; 28 cm.
Date Original	1990
Language	en
Geographic Coverage	United States--Illinois--Kane County--Saint Charles
Contributing Institution	St. Charles Public Library
Rights	reproduced online with permission from the St. Charles Heritage Center
Date Digital	2002-07-31
Type	Text
Digitization Specifications	600 dpi, Bilateral, TIFF, Omnicam 8.0
Format	Book
Digital Format	JPEG
Collection Name	St. Charles History - Then and Now
IIIF Manifest	 https://www.idallinois.org/iiif/info/stc/9954/manifest.json

Item Description

Title	CelebratingHistory_pg079
Collection Name	St. Charles History - Then and Now
IIIF Image	 https://www.idallinois.org/digital/iiif/stc/9919/iiif/full/0/default.jpg

Cite this image:

MLA (v.8) n.a., "CelebratingHistory_pg079" [object Object]: St. Charles History - Then and Now (Illinois Digital Archives), n.d., <http://www.idallinois.org/digital/collection/stc/id/9919>. 2025-10-07.Chicago/Turabian: n.a., CelebratingHistory_pg079, St. Charles History - Then and Now (Illinois Digital Archives), 2025-10-07, <http://www.idallinois.org/digital/collection/stc/id/9919>.APA (v.8) n.a., (n.d.), CelebratingHistory_pg079 [object Object]. Retrieved 2025-10-07, from <http://www.idallinois.org/digital/collection/stc/id/9919>IEEE: [X] n.a., "CelebratingHistory_pg079" [object Object]: St. Charles History - Then and Now (Illinois Digital Archives), n.d., [Online]. Available: <http://www.idallinois.org/digital/collection/stc/id/9919>. [Accessed: 2025-10-07]

Streets 80 ft. wide except Main St. which is 80 ft. wide.
All lots 60 ft. front 80 ft. deep, except lots fronting the
Public Square in blocks No. 11 & 12, which are 40 ft.
front by 120 ft. deep and fractional lots. Corner
stone on lot 5 block 4 corner of Main and 4th Streets
variation $\frac{1}{4}$ in. east.

Main street 80 ft. wide. all other streets 60 ft wide. Lots on the West side of the river 64 ft. Front 132 ft. deep. on the east side 40 ft. front 90 ft. deep except the Fractional Lot 7 1/2 ft. wide. East Town, layed out 11 1/4 W. Corner Stone Lot 7 1/2 ft. wide. 6 ft. deep. Main and 4th Streets. Lot 1 Block 5 corner of Main and 4th Streets.

I certify that the Town of Charleston has been surveyed by me agreeable to the within Plat. as far as fifty six Blocks. May 8th, 1837.

Mark W. Fletcher
County Surveyor of Kane County

State of Illinois }
Kane County. } I, Eliab S. Town, Justice of the Peace, within and for the county of Kane, do hereby certify that Ira Minard, Read Person, Calvin Ward and Gideon 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 said Town laid off agreeable to the within Plat. Given under my hand and seal, this 5th day of May, A.D. 1837.

*Elijah S. Town,
Justice of the Peace.*

P. M.

unkam.
Recorder.

This certifies that the above is a true and complete copy of plat entitled "Charleston" recorded May 8th,

agell.
Frank E. George.

Recorder. B. G.

Sept. 27th, 1907.

Frank E. George, Recorder B46.

August 7th, 1907.

This certifies that the above is a true and complete copy of
 a list entitled "Geneva recorded May 8th, 1837, in Record Book
 on Page 9.

This day personally appeared before the undersigned James Herrington and Richard J. Hamilton to me personally known who duly acknowledged themselves to be the proprietors of the Town of Geneva and that they have laid off said Town agreeable to which this annexed. Given under my hand and seal this second day of May, A.D. 1837.

Mark Daniels
Justice of the Peace

Recorded May 8th, H.D. 1837, at 11 o'clock A.M.

David Dunham, Recorder

This certifies that the above is a true and complete copy of
 a list entitled "Geneva recorded May 8th, 1837, in Record Book
 on Page 9.

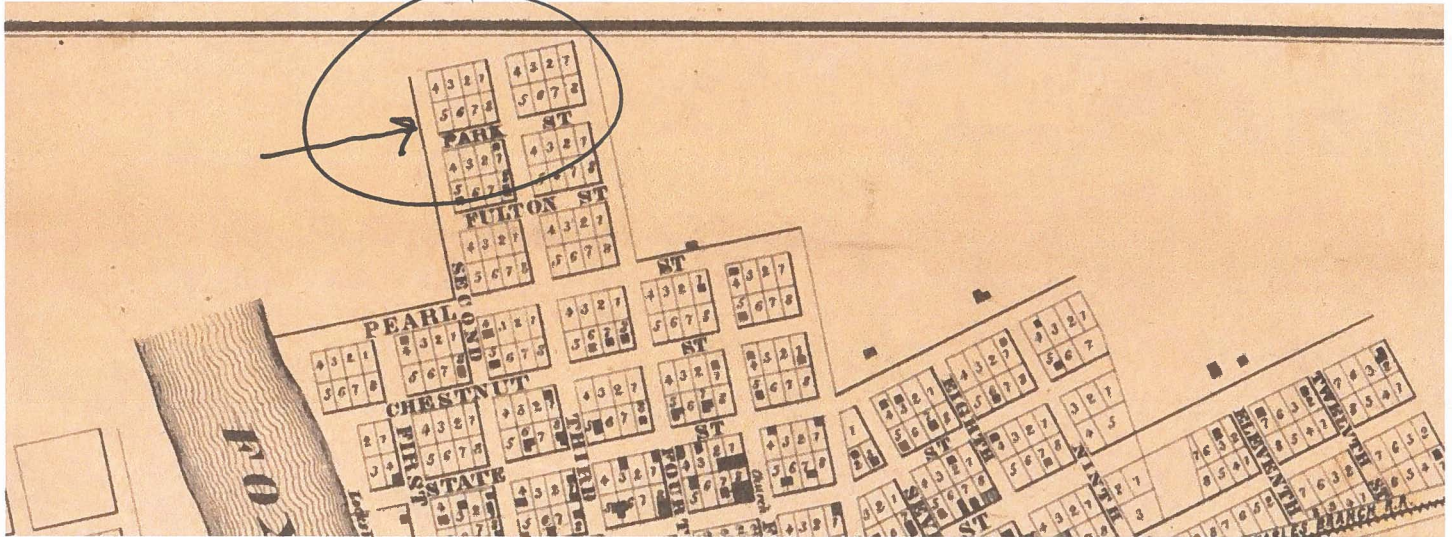
MAP

1860
MAP

Map of Kane County, Illinois

Image provided by: **Library of Congress, Washington, DC**

Link to the full image: <https://www.loc.gov/resource/g4103k.la000119/>

[Share](#)

1893
ATLAS



FULTON ST.

ST.

PARK ST.

ST.

PEARL ST.

ST.

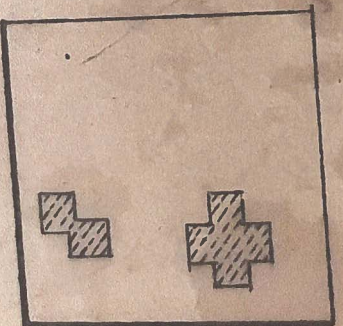
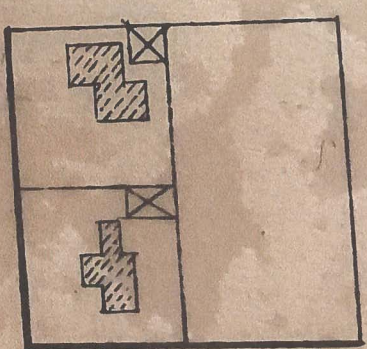
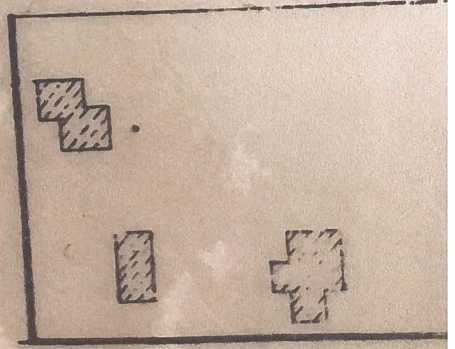
60	50	"	50	60	50	60
4	3	2	1	4	3	2
5	6	7	8	5	6	7

50	"	50
4	3	2
5	6	7

50	"	50
4	3	2
5	6	7

50	"	50
4	3	2
5	6	7

50	"	50
4	3	2
5	6	7



50	"	50	60
4	3	2	1
5	6	7	8

BUILDING INFORMATION**HISTORIC NAME/USE**

Joel and Orrinda Goodell Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

c. 1870

DECADE OF CONSTRUCTION

c. 1870-1879

ERA OF CONSTRUCTION

Gilded Age (1870-1900)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Utilitarian

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Gable Front 'T' Shaped

CONDITION

Excellent

INTEGRITY

Medium

ARCHITECTURAL DESCRIPTION:**FOUNDATION/WALLS****FOUNDATION/BASE MATERIALS**

Concrete, Limestone

WALL MATERIALS

Siding

NUMBER OF STORIES

2



ARCHITECTURAL DESCRIPTION: ROOF**ROOF TYPE**

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Cross-gabled roof with wide eave overhangs and face of each gable is clad in fish scale shingles.

**ARCHITECTURAL DESCRIPTION: WINDOWS****TYPE**

One-over-one vinyl double-hung windows (non-historic); At the front (south) facade there is an original Oriel window which is composed of a single wood window, but the operation (hung or fixed) cannot be determined due to the storm window, the upper portion of the window has original decorative leaded glass; Full-light vinyl casement windows (non-historic); There was also been an original leaded or stained glass window at the south end of the west facade but it is difficult to see beyond the storm window.

**MATERIALS**

Vinyl, Wood

WINDOW FEATURES

Oriel windows at the first floor of the front (south) and side (east) facades; Window hoods which mimic a classical entablature; Original leaded or stained glass windows.

ARCHITECTURAL DESCRIPTION: DOORS**TYPE**

Paneled stile and rail wood door with a central arched light (historic).

MATERIALS

Wood

DOOR FEATURES

Wide, rectilinear trim around the door opening.

ARCHITECTURAL DESCRIPTION: PORCHES**TYPE**

Covered open-air entrance porch at the southwest corner of the residence.

MATERIALS

Wood

PORCH FEATURES

Mansard roof; Turned wood spindles and columns; Spindelwork at frieze.

ARCHITECTURAL DESCRIPTION: GENERAL

SIGNIFICANT/CHARACTER-DEFINING FEATURES

See feature descriptions at roofs, windows, doors, and porches; Simple rectilinear wood wall trim at corners, the base, and second floor windows.

ALTERATIONS AND/OR ADDITIONS

Windows have been replaced; Foundation has either been predominately rebuilt or clad in a concrete or cast veneer.

OUTBUILDINGS/SECONDARY BUILDINGS

One-story gabled garage clad in siding.

NOTES

N/A

DESIGNATION EVALUATION

DESIGNATED A LOCAL LANDMARK (LL)

No

LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

No

ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

Ineligible

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR ELIGIBILITY

N/A

ELIGIBLE FOR DESIGNATION AS A LOCAL LANDMARK (LL)

Ineligible at this time

LOCAL LANDMARK CRITERIA FOR ELIGIBILITY

N/A

POTTAWATOMIE NEIGHBORHOOD CHARACTER EVALUATION

Contributing

A simple, square, one-story house from the 1860s most likely falls into the category of Folk Victorian or vernacular architecture. These were traditional, often modest, house styles that incorporated decorative elements from more formal trends of the Victorian era but lacked the elaborate and asymmetrical designs of high-style Victorian architecture.

Folk Victorian style

- Simple form: The structure often has a classic square or L-shaped plan, like a traditional farmhouse.
- Decorative trim: The Victorian influence comes from added decorative details, often made with newly available mass-produced parts. Examples include ornate porch railings, spindles, and brackets.
- Adaptable design: This style was used for a variety of modest homes, including farmhouses and workers' cottages, and is found throughout the United States.

Vernacular or regional variants

The specific characteristics could also depend on the region and the building materials available, which is known as vernacular architecture. Common examples from the Victorian era include:

- Gable-Front and Wing: This common design features a forward-facing gable with a one-story wing extending to the side. It was particularly common for rural farmhouses.
- Victorian Cottage: Often a story-and-a-half in height, these were simple, cozy homes built with some Victorian decoration.

Possible influence from other styles

A house built in the 1860s may also show a blend of features from earlier or concurrent trends, including:

- Greek Revival (1830–1860): A simple house might have retained the Greek Revival style's bold, symmetrical shape and low-pitched gabled roof, as this style was popular until 1860.
- Italianate (1850–1885): This style, which peaked in popularity around the 1860s, is characterized by wide, overhanging eaves with decorative brackets. A simpler house might have just a few of these bracket details to show a nod to the trend.

Utilitarian and vernacular describe the fundamental function and local characteristics of architecture, while Folk Victorian is a specific vernacular style distinguished by its simple form and decorative ornamentation. Utilitarianism is a guiding principle, vernacular is a general category, and Folk Victorian is a subset within the vernacular tradition.

Utilitarian architecture

Utilitarian design is a philosophy that can be applied to any architectural style. It prioritizes function and practicality over aesthetics, creating efficient and purposeful buildings with minimal or no ornamentation.

- **Focus:** Function, usefulness, and efficiency are the primary drivers of design.
- **Aesthetics:** Aesthetics are secondary. The beauty is found in its purpose and lack of non-essential frills.
- **Materials:** Durable, long-lasting, and often inexpensive materials like steel, concrete, and unadorned wood are used.
- **Examples:** Factories, warehouses, airplane hangars, and other industrial buildings, though some modern residential designs also adhere to this philosophy.

Vernacular architecture

Vernacular architecture is a broad category for buildings that are indigenous to a specific time and place. These structures are built by local people using local materials and traditional methods, without the help of a professionally trained architect. A folk Victorian home is an example of a vernacular building.

- **Focus:** Traditional, functional building forms developed over time to address the specific needs and climate of a region.
- **Aesthetics:** A consequence of local materials, methods, and cultural practices rather than a primary design goal.
- **Materials:** Locally sourced materials like adobe in the Southwest, wood in forested areas, or stone where it's plentiful.
- **Examples:** Adobe pueblos in the American Southwest, Florida "Cracker" houses designed for hot climates, and Southern shotgun houses.

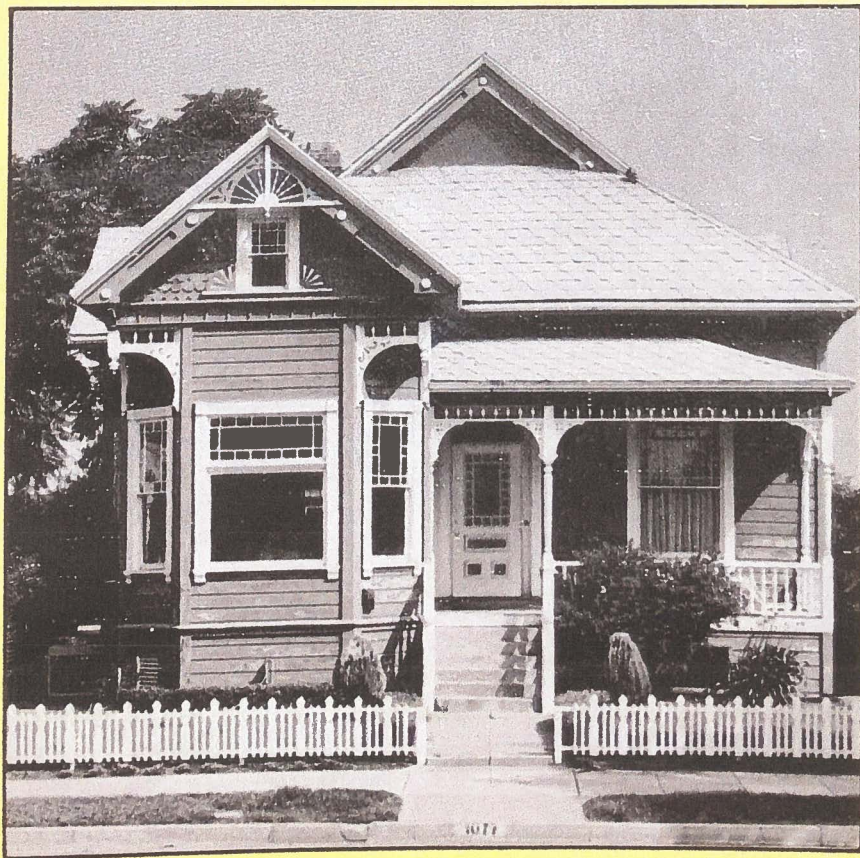
Folk Victorian architecture

A specific style of architecture that is a subset of the broader vernacular tradition. The Folk Victorian style combines simple, traditional house forms with machine-made Victorian decorative details, which became widely available during the Industrial Revolution.

- **Focus:** Adapting fashionable, high-style Victorian elements for smaller, more basic vernacular house forms.
- **Aesthetics:** Defined by its simple, symmetrical shape (like a gable-front or I-house plan) with applied decoration. The ornamentation, often called "gingerbread," is a key feature.
- **Materials:** Simple construction materials like wood siding are enhanced with mass-produced spindlework, decorative brackets, and ornamental railings.
- **Examples:** A rectangular farmhouse updated with a porch featuring turned posts and scroll-sawn trim.

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



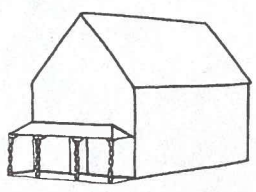
VIRGINIA & LEE MCALESTER



basic house
with simple
folk house f

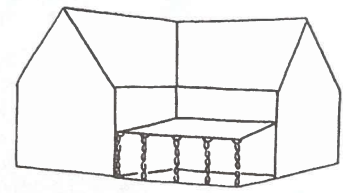
symmetrical
(except gable
front and vi

FRONT-GABLED ROOF



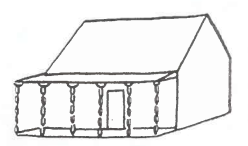
page 311

GABLE FRONT AND WING



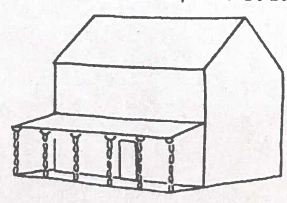
page 312

SIDE-GABLED ROOF, ONE-STORY



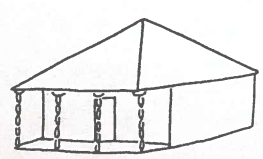
page 313

SIDE-GABLED ROOF, TWO-STORY



pages 314-15

PYRAMIDAL



pages 316-17

PRINCIPAL SUBTYPES

VICTORIAN HOUSES
Folk Victorian
ca. 1870-1910

IDENTIFYING FEATURES

Porches with spindlework detailing (turned spindles and lace-like spandrels) or flat, jig-saw cut trim appended to National Folk (post-railroad) house forms (see page 89); symmetrical facade (except gable-front-and-wing subtype); cornice-line brackets are common.

PRINCIPAL SUBTYPES

Five principal subtypes occur. These are closely related to the subtypes of National Folk (post-railroad) houses.

FRONT-GABLED ROOF—Like their pure folk counterparts, two-story, front-gabled forms with Victorian detailing are most common in the northeastern states, while one-story, narrow shotgun forms are generally found in the urban South.

GABLE FRONT AND WING—Both one- and two-story Victorian versions of this popular folk form are found throughout the country but are particularly common in the southern states.

SIDE-GABLED ROOF, ONE-STORY—This common subtype includes Victorian versions of both the hall-and-parlor (one room deep) and massed, side-gabled (two or more rooms deep) folk forms. It is widely distributed through the country.

SIDE-GABLED-ROOF, TWO-STORY—Most examples of this subtype are I-houses (one room deep) to which Victorian detailing in varying degrees of exuberance was added. They are common in all parts of the country.

PYRAMIDAL—Both one- and two-story versions of this folk form were often given Victorian detailing in the southern states but are relatively rare elsewhere.

VARIANTS AND DETAILS

The style is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborated than the Victorian styles that they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration; occasionally the Gothic Revival provides a source. The primary areas for the application of this detailing are the porch and cornice line. Porch supports are commonly either Queen Anne-type turned spindles, or square posts with the corners beveled (chamfered) as in many Italianate porches. In addition, lace-like spandrels are frequent and turned

balusters may be used both in porch railings and in friezes suspended from the porch ceiling (see pages 265 and 267). The roof-wall junction may be either boxed or open. When boxed, brackets are commonly found along the cornice. Centered gables are often added to side-gabled and pyramidal examples. Window surrounds are generally simple or may have a simple pediment above. Most Folk Victorian houses have some Queen Anne spindlework detailing but are easily differentiated from true Queen Anne examples by the presence of symmetrical facades and by their lack of the textured and varied wall surfaces characteristic of the Queen Anne.

OCCURRENCE

The style is common throughout the country; the five subtypes show differing patterns of distribution as noted in the descriptions of each above.

COMMENTS

Like that of the National Folk forms on which they are based, the spread of Folk Victorian houses was made possible by the railroads. The growth of the railroad system made heavy woodworking machinery widely accessible at local trade centers, where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trim onto the traditional folk house forms familiar to local carpenters. Fashion-conscious homeowners also updated their older folk houses with new Victorian porches. These dwellings make strong stylistic statements and are therefore treated here as distinctive styled houses, rather than pure folk forms. After about 1910 these Symmetrical Victorian houses, as they are sometimes called, were replaced by the Craftsman, Colonial Revival, and other fashionable eclectic styles.