

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

**WEDNESDAY, November 5, 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 15th, 2025 meeting**
- 5. Certificate of Appropriateness (COA) applications**
- 6. Grant Applications**
 - a. Updates for 5 S 2nd Avenue and 12 N 3rd Street**
- 7. Landmark Applications**
 - a. 304 Park Avenue**
 - Public Hearing**
 - Recommendation**
- 8. Preliminary Reviews-** Open forum for questions or presentation of preliminary concepts to the Commission for feedback
- 9. Other Commission Business**
 - a. General Amendment to 17.32 regarding COA process for Painting/Staining Masonry Surfaces**
 - Public Hearing**
 - Recommendation**
 - b. List of Important Buildings Outside District**
 - c. Pottawatomie District Outreach Page**
 - d. 18 S 3rd Avenue**
- 10. Public Comment**
- 11. Additional Business and Observations from Commissioners or Staff**

12. Meeting Announcements: November 19, 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 15, 2025

Members Present: Smunt, Kessler, Pretz, Malay

Members Absent: Rice

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 four members present. There was a quorum.

3. Approval of Agenda

Mr. Kessler requested to add an item under Other Commission Business, 9a. 218 Indiana Street.

Ms. Field requested to add two items under Other Commission Business, 9b. 504 E. Main Street, and 9c. Plaque for Law Office.

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

4. Presentation of Minutes of the October 1, 2025 meeting

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

5. Certificate of Appropriateness (COA) applications

a. 521 W Main Street

Mr. Bruce George, Architect, CVG Architects, presented COA for an addition, storage shed, fence, pergola, and trash enclosure at 521 W Main Street.

Dr. Smunt asked for clarification on materials to be used on pergola and shed. Mr. George answered materials would be natural stone on the lower part of the wall with painted composite.

A motion was made by Mr. Kessler and seconded by Mr. Pretz with a unanimous voice vote to approve the COA for 521 W Main with a note the material used will be composite wood, not cedar.

6. Grant Applications

None.

7. Landmark Applications

a. 304 Park Avenue

Mr. Pretz presented the application for the landmark at 304 Park Avenue. Mr. Pretz stated this was the first structure built representing the Ward Addition in St. Charles.

Dr. Smunt made a motion to set a Public Hearing date of November 5, 2025, seconded by Mr. Kessler with a unanimous voice vote to recommend.

8. Preliminary Reviews

None.

9. Other Commission Business

a. 218 Indiana Street

Mr. Kessler noticed garage door installed at 218 Indiana street does not match the drawings submitted and approved by the Historic Preservation Commission. Ms. Field stated she has spoken with the City Building Inspectors concerning the change of the garage door.

b. 504 E Main Street

Ms. Field questioned the style of this building as it has Italianate and Greek Revival elements.

Dr. Smunt stated the differences between the different styles and based on style this building would be classified as Italianate.

c. Plaque for Law Office

Ms. Field advised there is no money in the budget to order plaques now. Plaques will be ordered next year.

10. Public Comment

Mr. Al Watts, Fox Valley Preservation, advised the Beith House tuckpointing is complete, waiting for basement windows to be completed. Grant funds received for new HVAC. Polly Ann Walkers Memorial Garden is being planted on Saturday, October 18.

The Cities on the Fox River need to supply The Army Corps of Engineers with a non-binding agreement of support to continue studying the dam in their area. It means the City wants the Army Corps of Engineers to continue getting information to the Cities so they can decide if they want to take the dam out. Army Corps has a timeline of by the end of 2028 to know if the dam is coming out.

Mr. Watts gave updates on Geneva and Batavia Historic buildings and events.

11. Additional Business and Observations from Commissioners or Staff

Mr. Kessler stated he and Dr. Smunt attended the Downtown Feasibility Plan and Unveiling. It appears the consensus for the Old Police Station is more in favor of an open public space and to continue to have City maintain ownership. Ms. Field added she attended the Kane County Bike and Pedestrian Committee Meeting, there was discussion of the rail line just north of the Old Police Station, there are talks about eventually buying this to make it a bike path.

12. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 5, 2025

13. Adjustment

With no further business to discuss, the meeting adjourned at 8:15 P.M.

 CITY OF ST. CHARLES ILLINOIS • 1834	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: 304 Park Ave		
	Significance:	N/A		
	Petitioner:	B. Brock and Ruth Ann Seney		
	Project Type:	Landmark		
	PUBLIC HEARING 11/5/2025	X	MEETING 11/5/2025	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.				
Staff Comments:				
Please give me your input on the summary I will use for P&D Committee: The home was built c 1867 in the Folk Victorian style. The importance of this site has to do with the structure. The structure was the first of block 40 of Ward's Addition. Ward's Addition is one of the first subdivisions in the City of St Charles. This subdivision was platted in 1853. Ward's Addition is also the connection between the larger neighborhood and Pottawatomie Park. The Ward name associated with this subdivision is Lorenzo Ward. Lorenzo Ward was known as a farming and dairy businessman. Lorenzo's father was Calvin Ward, one of the first white settlers in the area. The name that will be associated with the landmark will be for the first owners of the house being Orrinda and Joel Goddell. Joel held many offices during his time in St Charles such as the school board and the assessor's office. The home has been added on to throughout the years. Orrinda and Joel's son E.F. Goddell lived at the home at 506 N 2nd Ave which was landmarked back in 2006.				
Recommendation / Suggested Action:				
Conduct the public hearing and close if all testimony has been taken. The landmark recommendation is listed on the meeting agenda for consideration after the public hearing is closed.				

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

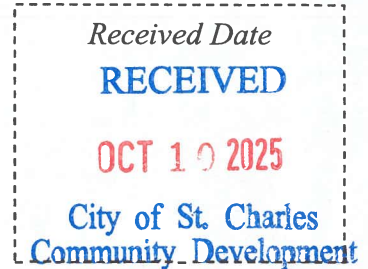
PHONE: (630) 377-4443 FAX: (630) 377-4062

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): 09-27-332-004	
	Property Name (Historic or common name of the property): JOEL AND ORRINDA Goode II	
	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 / UTILITARIAN

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 Goode
- 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. block 40 of

Notes: FIRST STRUCTURE BUILT IN WARD ADDITION. CITY EXPANSION EAST OF FUTURE PARK BUT WEST OF 5TH A
one of the FIRST ADDITIONS TO THE CITY

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 / POTTAWATOMIE 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
ELEMENTS OF QUEEN ANNE

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.

SAME AS BELOW

Applicant

Date

If Owner authorizes application to be filed for their property:

Brock Seney Anthony Seney 10/3/25
Owner Date

Description – 304 Park Avenue

Built c1867 for Joel and Orrinda Goodell, this Folk Victorian (reference *A Field Guide to American Houses*) is the first living structure built on what is now called block 40 of the Ward Addition subdivision to the city of St. Charles. The land was sold by Lorenzo Ward, an early prominent settler known for his contribution to the now often referred to Pottawatomie Park area, to the Goodell 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 helped expand the original 1837 city plat east and north of the downtown area. The original structure, a one-story T-shaped house, was used as a farmhouse and 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 modern-day 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 designating this structure (see attachments) 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 ^{Goodell} 3k93/Pg214
1866	WD	^{Goodell} to Edwin Everdon 85/286
1866	MTG	Everdon to Simeon Nutting 97/49
1867	WD	Everdon to ^{Goodell} 103/101
1867	RLS	Nutting to Everdon 86/558
1867	MTG	^{Goodell} to Nutting 99/56
1870	RLS	Nutting to ^{Goodell} 123/319
Structure built circa 1867 - 1870		
1892	Map	Atlas for St. Charles – structure exists
1915	WD	^{Goodell} to Ernest ^{Goodell} 611/100
1919	WD	^{Goodell} to Frank Hunt and C. A. Potter 645/584

Etc.

1985	WD	Robert/Portia Bauchens to Barton Brock/Ruth Ann Seney Doc1734673
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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

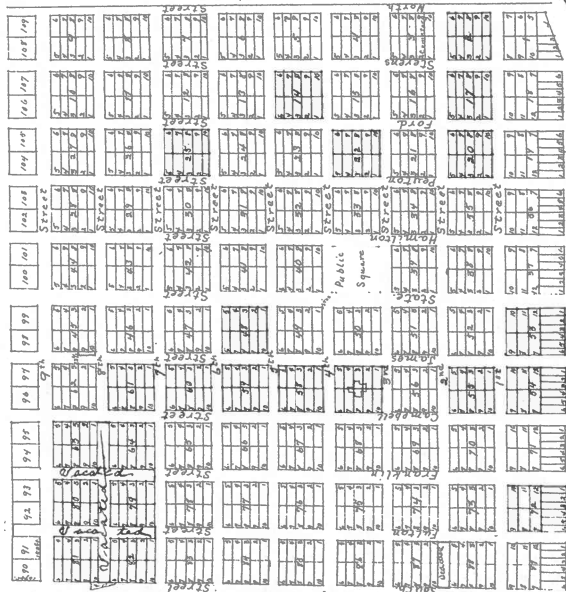
Title	Celebrating History: A Pictorial History of St. Charles, Illinois
Creator	St. Charles Historical Society
Subject [LCBH]	Historic Buildings--Illinois--Saint Charles Saint Charles (Ill.)--History
Subject [Local]	St. Charles Historical Museum III.
Description	Spine title: "Celebrating History: a pictorial 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]



Herrington's Island
Fox River
The above is a true and complete copy of the plat of Geneva recorded May 8th, 1837, in Record Book 1 on Page 9.
August 7th, 1901.

On the 29th day of May 1837, personally appeared before the subscriber, a Justice of the Peace of Kane County, John Detman, Proprietor of the Town of Dundee, and duly acknowledged that he had laid out the same agreeable to the within Plat. In witness whereof, I have hereunto set my hand and seal the day and year first above written.

This may certify that I surveyed and laid out the this Town agreeably to this plat, June 5th, 1837.
M.W. Fletcher
County Surveyor of Kane County

Received this Plat for record on the 5th day of June A.D. 1837, at 10 o'clock A.M. and recorded at 12 o'clock of the same day.
David Dunham, Recorder

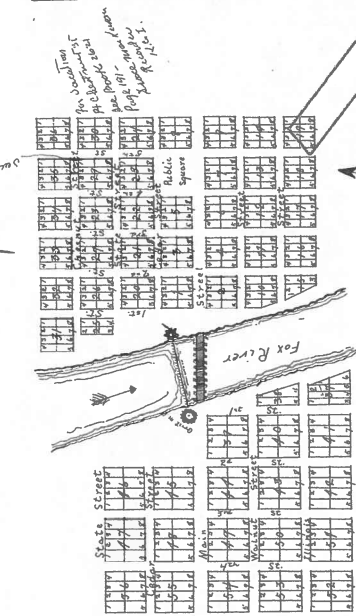
This certifies that the above is a true and complete copy of the plat of Geneva, recorded May 8th, 1837, in Record Book 1 on Page 9.
Frank E. George, Recorder
August 7th, 1901.

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 the plat of Dundee, recorded June 5th, 1837, in Record Book 1 on Page 13.
Frank E. George, Recorder
Oct. 23rd, 1907.

Recorded May 8th, H.D. 1837, at 2 o'clock P.M.
David Dunham, Recorder

This certifies that the above is a true and complete copy of the plat of Dundee, recorded June 5th, 1837, in Record Book 1 on Page 13.
Frank E. George, Recorder
Oct. 23rd, 1907.



ORDINANCE # 1976-2-22
VACATING STATE ST LYING
BETWEEN 1st ST & FOX RIVER
REC. 4-25-1978
Doc. 1453861

Ordinance # 1987-4-49
Vacating South 1st Avenue
East of Main Street
REC. 4-22-87
Doc. 1849890

Main Street 80 ft. wide, all other streets 40 ft. wide. Lots on the West side of the river 60 ft. deep, on the East side 40 ft. deep except the Fractional 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.

This may certify that I surveyed and laid out the this Town agreeably to this plat, June 5th, 1837.
M.W. Fletcher
County Surveyor of Kane County

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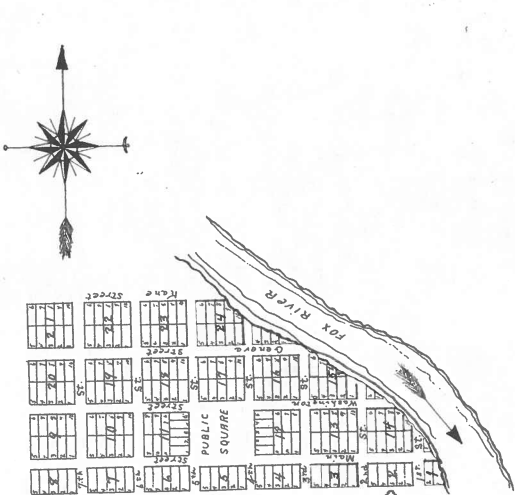
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Streets 60 ft. wide except Main St. which is 80 ft. wide. All lots 60 ft. deep except lots fronting the Public Square in blocks No. 11 & 12, which are 60 ft. front by 120 ft. deep and Fractional lots. Corner Stone on Lot 5 Block 4 corner of Main and 4th Streets variation 6 1/2' east.

On the 29th day of May 1837, personally appeared before the subscriber, a Justice of the Peace of Kane County, John Detman, Proprietor of the Town of Dundee, and duly acknowledged that he had laid out the same agreeable to the within Plat. In witness whereof, I have hereunto set my hand and seal the day and year first above written.

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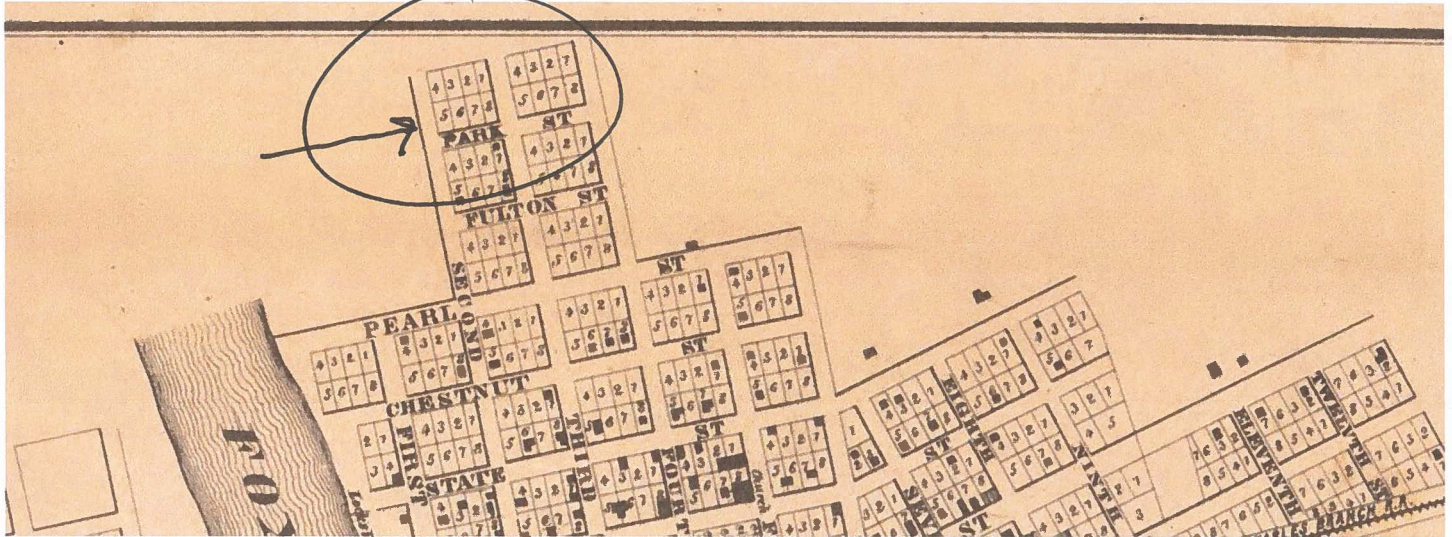
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MAP

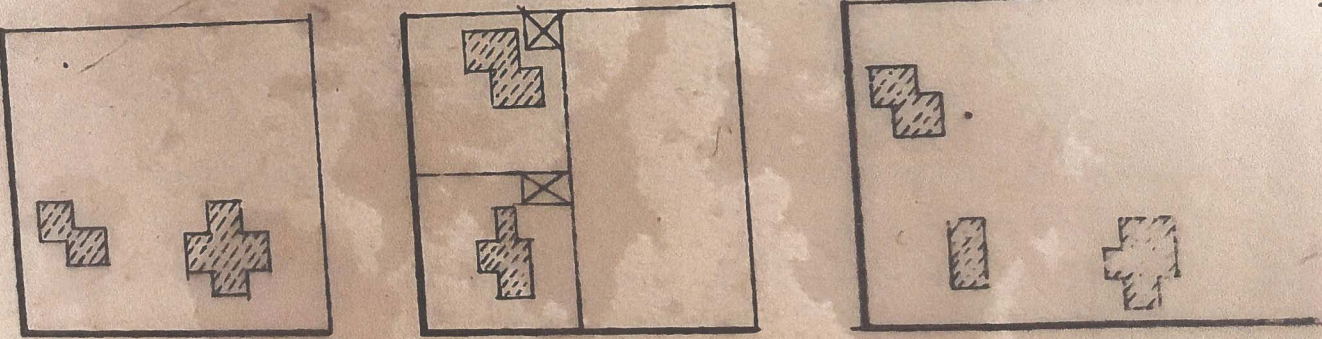
1860 MAP Map of Kane County, Illinois

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

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

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PEARL



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.

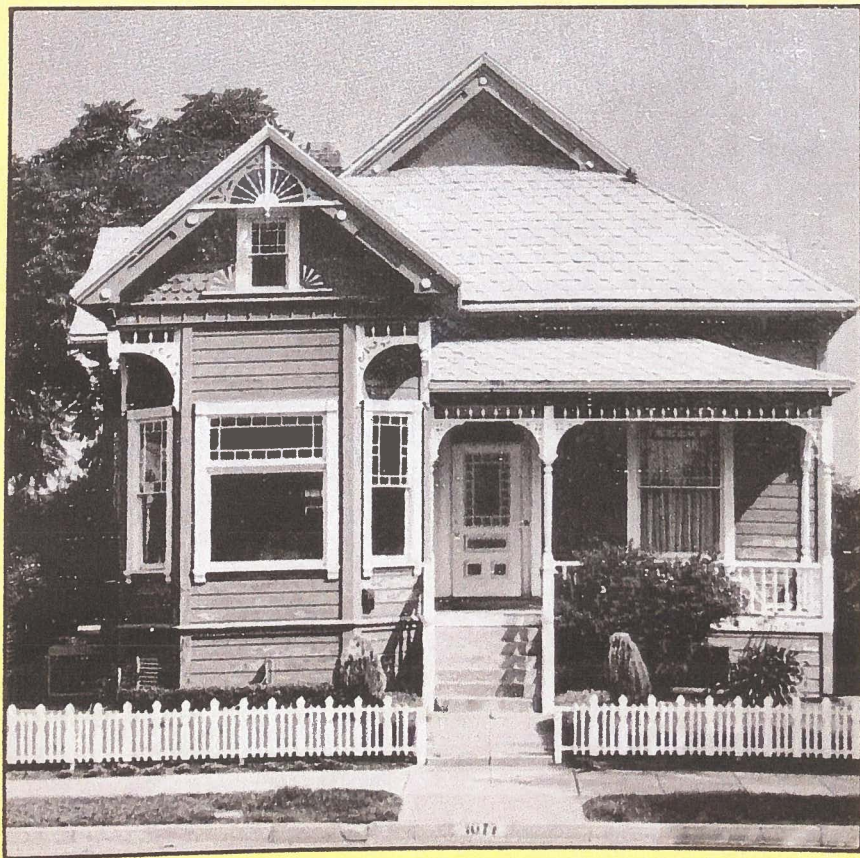
Folk Victorian architecture

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



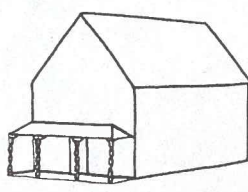
brackets under eaves

spindlework porch
detailing (or flat
jigsaw cut trim)

basic house
with simple
folk house f

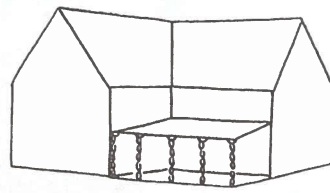
symmetrical
(except gable
front and vi

FRONT-GABLED ROOF



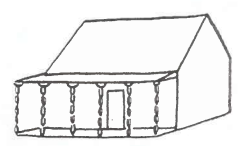
page 311

GABLE FRONT AND WING



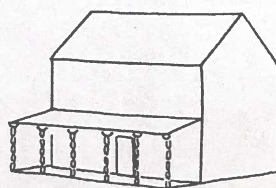
page 312

SIDE-GABLED ROOF, ONE-STORY



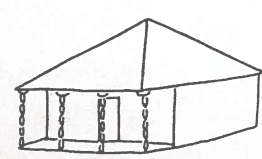
page 313

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.

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Painting/Staining of Masonry Surfaces		
	Significance:	N/A		
	Petitioner:	City of St Charles		
	Project Type:	Zoning Amendment Change		
	PUBLIC HEARING 11/5/2025	X	MEETING 11/5/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)	X	Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Changes to the Ordinance page, Plan Commission staff report				
Project Description:				
- At the recommendation of the Historic Preservation Commission, City staff is proposing to change multiple parts of the code for painting, staining, and modifying the appearance of masonry surfaces on Historic District and Landmark buildings. - The changes are proposed to the Design Review Standards and Guidelines, General Definitions, and Certificate of Appropriateness sections of the Ordinance. - The Historic Preservation Commission will review the Certificate of Appropriateness section and the Plan Commission will review the other sections. - Final review and decision on whether to amend the code will be determined by City Council.				
Staff Comments:				
Recommendation / Suggested Action:				
Open and conduct the public hearing, close the hearing, and provide a recommendation to Plan Commission and City Council regarding the General Amendment.				

---Plan Commission Review---

17.06.040 Standards and guidelines CBD1 and CBD2 Districts

B.2. Materials.

Intent: Use building materials in a meaningful way, but not in ways that result in a false representation of history

Standards:

- a. Within Historic Districts or Landmark sites, masonry surfaces such as brick, concrete, limestone, riverstone, etc shall not be painted, stained or otherwise modified in appearance, texture or finish, unless otherwise approved through a Certificate of Appropriateness per Section 17.32.080

Guidelines:

- a. The use of brick and stone as dominant materials in a building is highly encouraged. In general, brick and stone should be the predominant materials for buildings within the CBD-1 District, while more wood and other compatible materials are acceptable in the CBD-2 District.
- b. Mortar should generally match the color of the brick or stone.
- c. Accent materials used in parapets, lintels, cornices, sills, bases and decorative building elements should be brick, stone, cast stone or architectural precast concrete, wood (except that wood shall not be used at parapets), untreated copper, terra cotta, or dark colored prefinished metal.
- d. Brick, stone, cast stone, architectural concrete, terra cotta and similar masonry materials should remain unpainted to preserve the original material color, texture and finish.
- d. High quality pre-cast concrete and high quality metal (with a matte or non-lustre finish) and synthetic materials may also be acceptable on an individual basis, provided such materials constitute less than twenty percent (20%) of the exterior and should be used in combination with other acceptable materials.
- e. Reflective or mirrored glass is prohibited; only transparent glass should be used for street level windows.

17.06.040 Standards and guidelines ---- CBD1 and CBD2 districts

D. Murals

Intent: Ensure appropriate placement and application of murals on historic buildings.

Standards:

1. Within Historic Districts or Landmark sites, murals are not permitted to be painted directly on unpainted masonry surfaces or architectural features, unless approved through a Certificate of Appropriateness per Section 17.32.080.

2. For murals attached to walls by panels, the panels shall be attached to the mortar joints. Panels may not be attached to brick, tile, or cement block.

a. Panels shall not damage existing brick, shall allow airflow, and shall discourage bird nesting to the extent possible.

17.06.060 Standard guidelines —RT-1, RT-2, RT-3, RT-4 and CBD-2 Districts (one- and two-family dwellings only).

E. Architectural materials.

Intent: To promote use of architectural materials in a manner that complements traditional building styles.

Standards:

1.Primary siding materials shall be used consistently and at approximately the same proportion on each elevation of the building. For example, for a building with a masonry front elevation, masonry shall be used in a similar proportion on all other sidings of the building. (Note this Standard does not apply to materials used for accent purposes.)

2.Exterior trim detailing shall be consistent on all elevations. For example, the same size window casing shall be used for all windows on each elevation.

3.Within Historic Districts or Landmark sites, masonry surfaces such as brick, concrete, limestone, riverstone, etc shall not be painted, stained, or otherwise modified in appearance, unless approved through a Certificate of Appropriateness per Section 17.32.080.

17.30.030 - General definitions.

Motor Vehicle. Any self-propelled wheeled vehicle designed primarily for transportation of persons or goods along public streets.

Mural. A piece of artwork painted on or applied to an exterior building, excluding signs, lettering, or symbols that advertise or promote any business, service, product, or private interest.

Nameplate. A sign indicating the name, address or profession of the person or persons occupying the lot or a part of the building.

---Historic Preservation Commission Review---

17.32.080 Certificate of Appropriateness

B. Certificate of Appropriateness: when required.

1. Except as provided herein, a Certificate of Appropriateness is required prior to issuance of a permit for construction, alteration, repair, demolition, relocation or other material change that affects the exterior architectural appearance of any structure or site within an historic district or of any designated landmark building or site.

a. Certain changes to exterior architectural appearance that do not otherwise require a permit shall require a Certificate of Appropriateness, including:

- i. Painting, staining or modifying any unpainted masonry surfaces
- ii. Installation of a mural

C. Certificate of Appropriateness: Procedure.

1. Where a Certificate of Appropriateness is required, the Building and Code Enforcement Division Manager shall furnish ~~building permits~~ applicants with an application for a Certificate of Appropriateness.



Staff Report
Plan Commission Meeting – 11/18/2025

General Amendment – Painting and Staining of Masonry Surfaces

Applicant:

City of St. Charles

Purpose:

Amend zoning and historic preservation regulations for painting and staining masonry surfaces in historic districts

Application:

General Amendment

Public Hearing:

Yes

Summary of Proposal:

Staff has filed this General Amendment based upon recommendations from the Historic Preservation Commission.

The Zoning Ordinance does not currently regulate changes to exterior masonry surfaces. This includes painting, staining, or any other change to these surfaces. This amendment clarifies and formalizes regulations surrounding changes made to exterior masonry surfaces, with painting being the most common change made.

The amendment proposes the following:

- Change the Historic Preservation Ordinance to require a Certificate of Appropriateness for painting masonry surfaces
- Add these regulations to the Design Review Standards and Guideline section of the Zoning Ordinance
- Define murals

Info / Procedure on Application:

- See **Sec. 17.04.320** regarding General (Text) Amendments. A General Amendment (or Text Amendment) is an application requesting a change to the Zoning Ordinance, Title 17 of the City Code. A change may be requested to a numerical standard (such as a setback requirement) or to any other text of the Zoning Ordinance. Often, a General Amendment is proposed to change the standards that apply to a specific zoning district or a specific land use or business category. Changes to the text apply to all properties in the City that are located in the same zoning district or fall within the same category of land use or business or in this case, any historic district. A General Amendment application may also involve changes to procedures or application requirements that are listed in the Zoning Ordinance.
- Public hearing is required. No mailed notice to surrounding property owners.
- Findings: 6 items of information to consider in making a recommendation; all items need not be in the affirmative to recommend approval.

Suggested Action:

Conduct the public hearing and close if all testimony has been taken. The item is listed for discussion and recommendation, should the Plan Commission feel that they have enough information to make a recommendation.

Staff Contact:

Emma Field, Planner I

I. BACKGROUND

A. The Why

Original masonry surfaces are important to the integrity, character and architectural significance of Historic masonry buildings. Brick, riverstone, and other masonry surfaces tell a story of a building. It can tell where the builder got their material from and what was popular during a time period. Siding and masonry surfaces are the biggest and main features of a building. Any changes made are eye catching. Painting and staining of masonry surfaces can change the way these buildings look and could potentially cause harm. Painting masonry surfaces specifically can trap moisture and cause deterioration of these age old materials. When a building is painted, more maintenance work is added for the property owner. Painting can be done to a building with proper material and care, but property owners of historic buildings should be more cautious and consider appropriate methods, materials and long-term impacts.

There is currently no regulations for staining or painting exterior masonry surfaces such as brick, limestone, riverstone, etc. There are also currently no building permits needed for changing how masonry surfaces appear. The proposed change to the ordinance will require a Certificate of Appropriateness for staining or painting a masonry surface, regardless of whether a project requires building permit. Changing this section of the ordinance will allow the Historic Preservation Commission to review changes that impact the character of the building. The change would only be required for historic districts as there is already a higher level of review of exterior changes in these districts to preserve the architecture and history of the buildings.

Currently building owners are able to use any type of paint or stain on their building. Allowing the Historic Preservation Commission to review these future projects will provide the property owner some insight into options for preservation of masonry surfaces and having a new vision for the exterior of the building.

There are no regulations of murals in the code. Murals would be regulated by this change but only in the sense of materials used. This change to the ordinance will not discourage murals but will allow the Commission to look at the materials being used to create the mural, such as painting or using a panel. This change to the code will not regulate what a mural looks like or discourage murals.

There are currently 13 or more buildings in historic districts that are painted, many of those being on the main corridor, Main Street.

B. Other Communities

The closest community to St Charles that has regulations in place for painting and staining is Aurora. They also have a definition for murals and regulations of surfaces where murals may be installed. Our closest neighbor, Geneva, does not have these regulations but are looking into doing similar regulations in their towns. Batavia has one clause in their ordinance stating, “a painted wall sign is prohibited on any masonry surface of any building (only on non-porous material or metal surface)”. Other regional cities such as Milwaukee, Peoria, and Woodstock have regulations for painting on unpainted masonry surfaces. When researching this topic, many communities expressed their interest in adding these regulations into their code but were also in the researching stages.

II. PROPOSAL / ANALYSIS

Staff is proposing the following amendments to the Zoning Ordinance, Title 17 of the City Code to add provisions for painting and staining masonry surfaces in Historic Districts and on Landmarks. The proposed amendments will require that owners come before the Historic Preservation Commission before altering their masonry surfaces.

A. Add provisions for painting and staining masonry surfaces:

1. Ch. 17.06 “Design Review Standards and Guidelines”, Section 17.06.040 “Standards and guidelines – CBD and CBD2 districts”— adds the following language in red:

B. Standards and guidelines for building design.

2. Materials.

Intent: Use building materials in a meaningful way, but not in ways that result in a false representation of history

Standards:

- a. Within Historic Districts or Landmark sites, masonry surfaces such as brick, concrete, limestone, riverstone, etc shall not be painted, stained or otherwise modified in appearance, texture or finish, unless otherwise approved through a Certificate of Appropriateness per Section 17.32.080

Discussion:

The largest historic district in St Charles is the Central Historic District. The central district covers most of the CBD-1 and CBD-2 districts. The reasoning behind putting this regulation in the Design Review Standards and Guidelines section vs the Historic Preservation section is that the Design Review section outlines more detailed description of what needs to be reviewed when an alteration is made to the exterior building. The painting and staining clause was added as a standard because the standards are of greater restriction than guidelines.

2. Ch. 17.06 “Design Review Standards and Guidelines”, Section 17.06.040 Standards and guidelines – CBD1 and CBD2 district – adds another section with the following language:

D.Murals

Intent: Ensure appropriate placement and application of murals on historic buildings.

Standards:

1. Within Historic Districts or Landmark sites, murals are not permitted to be painted directed on unpainted masonry surfaces or architectural features, unless approved through a Certificate of Appropriateness per Section 17.32.080.
2. For murals attached to walls by panels, the panels shall be attached to mortor joints. Panels may not be attached to brick, tile, or cement block.

- a. Panels shall not damage existing brick, shall allow airflow, and shall discourage bird nesting to the greatest extent possible.

Discussion:

Adding a mural to a masonry surface could be through painting or other mediums such as panels. This will change the masonry surfaces. This is the reasoning behind having regulations of murals. While this section will make murals a regulated item, the Historic Preservation Commission will only be looking at the material used for the mural and the surface it is going on. The Historic Preservation Commission will not and should not comment on the imagery used in the mural. The Design Review Standards and Guidelines section is the part of the ordinance that reviews and regulates architectural appearance which would include changes to masonry surfaces.

3. Ch. 17.06 “Design Review Standards and Guidelines”, Section 17.06.060 “Standard guidelines – RT-1, RT-2, RT-3, RT-4 and CBD-2 Districts (one-and two-family dwelling only”, -adds another standard to the Architectural materials section which is in red:

E. Architectural materials.

Intent: To promote use of architectural materials in a manner that complements traditional building styles.

Standards:

1. Primary siding materials shall be used consistently and at approximately the same proportion on each elevation of the building. For example, for a building with a masonry front elevation, masonry shall be used in a similar proportion on all other sidings of the building. (Note this Standard does not apply to materials used for accent purposes.)
2. Exterior trim detailing shall be consistent on all elevations. For example, the same size window casing shall be used for all windows on each elevation.
3. Within Historic Districts or Landmark sites, masonry surfaces such as brick, concrete, limestone, riverstone, etc shall not be painted, stained, or otherwise modified in appearance, unless approved through a Certificate of Appropriateness per Section 17.32.080.

Discussion:

This standard was repeated under the Design Review Standards and Guidelines for RT districts and CBD-2, as many one and two family dwellings in the historic districts are located in the RT district and CBD-2 district. Same reasoning as above.

4. Ch. 17.32 “Historic Preservation”, Section 17.32.080 “Certificates of appropriateness”, – adds additional information for the first requirement as follows in red:

B. Certificate of Appropriateness: when required

1. Except as provided herein, a Certificate of Appropriateness is required prior to issuance of a permit for construction, alteration, repair, demolition, relocation or other material change that affects the exterior architectural appearance of any

structure or site within an historic district or of any designated landmark building or site.

a. Certain changes to exterior architectural appearance that do not otherwise require a permit shall require a Certificate of Appropriateness, including:

- i. Painting, staining or modifying any unpainted masonry surfaces
- ii. Installation of a mural

Discussion:

Currently, a Certificate of Appropriateness is only required for work that requires a building permit, if the work is changing the exterior of the building or site. Adding this clause will allow the Historic Preservation Commission to oversee any change to masonry surfaces. Painting, staining, or installing a mural will all change the historic brick or limestone, etc so this will allow a review to happen on the materials that will be used on these surfaces.

B. Amend Provisions the Certificate of Appropriateness Procedure

1. Ch. 17.32 “Historic Preservation”, Section 17.32.080 “Certificate of appropriateness”, - deletes language in number one, as follows in red:

C. Certificate of Appropriateness: Procedure

Where a Certificate of Appropriateness is required, the Building and Code Enforcement Division Manager shall furnish ~~building permits~~ applicants with an application for a Certificate of Appropriateness.

Discussion:

This section will take out the reference to the Certificate of Appropriateness form only being required for building permits applicants as discussed above.

C. Add a Definition for Murals

1. Ch. 17.30 “Definitions”, Ch. 17.30.030 “General Definitions” – add the following language:

Mural. A piece of artwork painted on or applied to an exterior building, excluding signs, lettering, or symbols that advertise or promote any business, service, product, or private interest.

Discussion:

To regulate murals, the code must include a definition of a mural and differentiate murals from signs.

Murals are considered signs if they contain wording. The dimensions of the wording count toward the wall sign square footage, not the image.

5. ATTACHMENTS

- General Amendment Application; filed 10/15/2025
- Map of Historic Districts and Landmarks

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174



Phone: (630) 377-4443
Email: cd@stcharlesil.gov

GENERAL AMENDMENT APPLICATION

For City Use

Project Name: GA- masonry Surfaces
Project Number: -PR-
Cityview Project Number: PLGA202500118

Received Date
RECEIVED

OCT 15 2025

City of St. Charles
Community Development

- *File this application to request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17).*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.*

1. Applicant Information:	Name:	City of St Charles	Phone:	630-443-3958
	Address	2 E Main St St Charles, IL 60174	Email:	efield@stcharlesil.gov

2. Information Regarding General Amendment:

What is the amendment regarding?

Painting of ~~Block~~ for murals or for exterior alteration
or masonry
staining surfaces

What Code sections are proposed for amendment?

Chapter(s): Chapter 17- Zoning

Section(s): 17.06.040, 17.06.060, 17.32.080, 17.30.030

Wording of the proposed Amendment: Insert below or attached on a separate page

See attached document

↳ red text shows changes to be made

3. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Provide 1 copy of each required item, unless otherwise noted.

- ☐ **APPLICATION FEE:** \$500
- ☐ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- ☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit for a General Amendment application only: \$1,000.
- ☐ **FINDINGS OF FACT:** Fill out the attached form based on the proposed General Amendment.

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.

Emma Field 9/30/2025
Applicant Date

CITY OF ST. CHARLES
REIMBURSEMENT OF FEES AGREEMENT

I. Owner:

Owner of Property: N/A

Date:

Owner's Address: N/A

Owner's Phone Number: N/A

If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust:

II. Person Making Request (Petitioner/Applicant):

Name of Petitioner/Applicant: City of St. Charles

Petitioner's/Applicant's Address: 2 E Main St. St. Charles IL 60174

Petitioner's /Applicant's Phone Number: 630-443-3958

III. Location of Property:

General Location of Property: N/A

Acreage of Parcel: N/A

Permanent Index Number(s): N/A

Legal Description (attach as Exhibit A)

IV. Reimbursement of Fees:

If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the City.

The City Administrator is hereby authorized to assign the above described services to the City staff or to consultants, as they deem appropriate. When the City staff renders any services contemplated by this agreement, then in such case the City shall be reimbursed for its cost per productive work hour for each staff person providing said services.

At the time the Petitioner/Applicant requests action from the City, he shall deposit the following amounts with the City as an initial deposit to collateralize the obligation for payment of such fees and expenses:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$2,000	\$3,000	\$4,000	\$5,000
2 or 3	\$3,000	\$5,000	\$6,000	\$8,000
4 or more	\$4,000	\$6,000	\$8,000	\$11,000

As the review proceeds, the City shall deduct incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$500.00, the petitioner/applicant, upon notice by the City, shall be required to replenish the deposit to its original amount. The Petitioner/ Applicant shall replenish the deposit amount within fifteen (15) days of receipt of an invoice directing the replenishment of said deposit. Failure to remit payment within fifteen (15) days will cause all reviews to cease.

A petitioner/applicant who withdraws his petition or application may apply in writing to the Director of Community Development for a refund of his initial deposit. The City Administrator may, in his sole discretion, approve such refund less any actual fees and costs, which the City has already paid or incurred relative to the Petition or Application.

Upon the failure to the Petitioner/Applicant or Owner to reimburse the City in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Mayor and City Council, or by any other official or quasi-deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Further, the City may deny any application for a grading, building or other permit if such amounts have not been paid in full.

Upon any failure to reimburse the City in accordance with this section, the City may in its discretion, apply any or all of the initial deposit to the outstanding balance due and/or elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the City, such amounts due shall be deemed delinquent and finance charges in accordance the City's policy for accounts receivable shall be added to the amount due until such amount due, including all delinquency charges, is received by the City. Said lien shall be in an amount equal to the outstanding amount owed to the City.

The remedies available to the City as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the City's right to seek relief of such fees against any or all are responsible parties in a court of competent jurisdiction.

Any remaining balance of funds deposited pursuant to this Agreement shall be refunded upon the later occurring of the following events: completion of City deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, or issuance of a building permit upon the real property in question.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.

Emma Field

Petitioner/Applicant

City of St. Charles

By: _____
City Administrator

N/A

Owner

Attest

9/30/2025

Date:

Date:

FINDINGS OF FACT – GENERAL AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the "burden of proof" is on you to show why the proposed amendment is appropriate. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the amendment in question, indicate "not applicable" and explain why it does not apply.

Amendment Description/Ordinance Section Number:

From the St. Charles Zoning Ordinance, Section 17.04.320.C:

In making its recommendation to grant or deny an application for a Zoning Text Amendment, the Plan Commission shall consider:

1. The consistency of the proposed amendment with the City's Comprehensive Plan.

Yes Image and Identity: objective 3. "continue the promotion and enforcement of the Design Guidelines for City's Current and future historic districts and landmark sites and buildings"

Commercial Areas: Goal 3 objective 8 "Building on the regulatory framework established by Design Review Standards and Guidelines to foster a desired and predictable form in the Downtown related to specific elements including architectural detail..."

Commercial and Office Areas
Goal 1 objectives 3 & 14

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

C Protecting the character of established residential neighborhoods

Adding paint to masonry surfaces has the potential to hurt that architectural feature and goes against preserving the material that is one of the more prominent features of the building.

F Preserving historic and architectural resources within the City of St Charles.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change in policy.

The proposed amendment is more workable than the existing text

↳ adding to the Historic Preservation Section that not all COAs need a building permit and reflects a change in policy

↳ regulating the use of paint on masonry surfaces but only the material, not the color

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

Paint is not good on masonry surfaces because not only does it need more maintenance but does not allow the masonry to breathe and can be disruptive to the surface. In addition, trying to get the paint off the ~~masonry~~^{masonry surface} if the owner changes their mind may cause more harm to the surface.

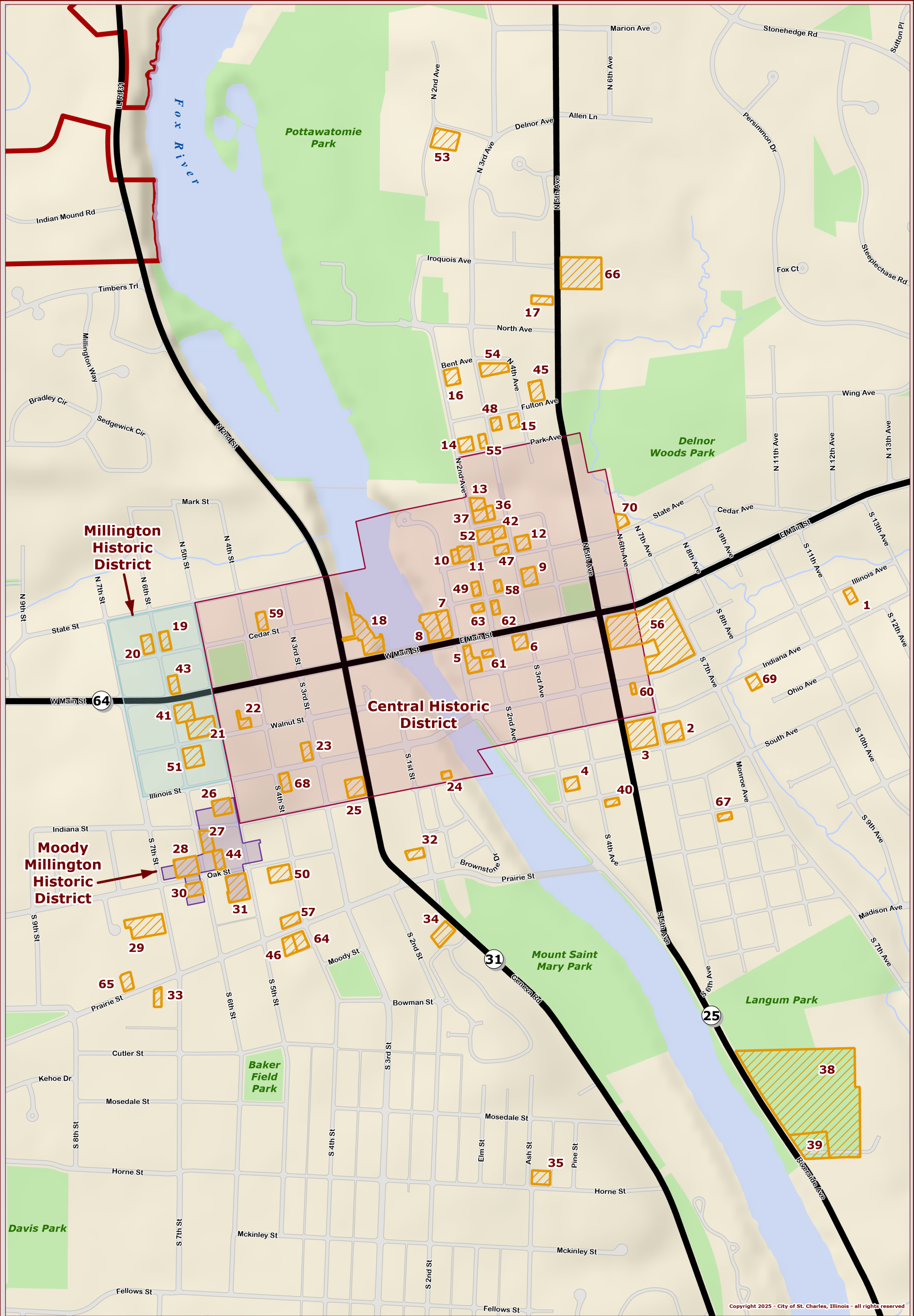
5. The extent to which the proposed amendment creates nonconformities.

There are currently 13^{or more} buildings in the CBD 1 & 2 districts / RT districts that are also in the historic that are painted. Any future painting added on top of the paint that is already there will need a certificate of appropriateness and review by the HP commission.

6. The implications of the proposed amendment on all similarly zoned property in the City.

While this will be in the Architectural Design Review standards and guidelines part of the code for RT districts and CBD 1 & CBD 2, this amendment will solely be for houses in the historic districts / landmarks since these buildings are under more scrutiny.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for General Amendment.



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October 24, 2025
Data Source:
City of St. Charles, Illinois
Kane County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983



Historic Districts Boundaries

- Central Historic District
- Millington Historic District
- Moody Millington Historic District

Landmark Boundary

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	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Important Buildings Outside the District		
	Significance:	N/A		
	Petitioner:	City of St Charles		
	Project Type:	Organizing Historic Preservation Folder		
	PUBLIC HEARING		MEETING 11/5/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)	X	Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
List				
Project Description:				
- I am currently trying to organize and reorganize the Historic Preservation folder. There is this list that was created in 2022 that calls out important buildings to note outside of the district. When I added that to the list I added some building information and history of the publishing company that was there (Warwick Publishing Company). - I am requesting that we discuss today and/or in the future, the significance of these buildings and why they were put on the list. I want to make the list more comprehensive.				
Staff Comments:				
Recommendation / Suggested Action:				
Provide feedback				

Important Buildings outside the district

1. 21 N. 13th Avenue = 1837
2. 303 N. 3rd Avenue = 1853
3. 804 S. 6th Avenue = 1860
4. 12 S. 8th Avenue = 1842 (earlier)
5. 214 S. 13th Avenue
6. 430 S 2nd Street, aka 100 Prairie Street.
7. Now known as Discount Tire, used to be known as "Kohlert's Corner", was associated with an interesting early St Charles resident.
8. 418 S 2nd Street Residential, has some office rentals
9. 411 S. 2nd Street Residential, I think was known as the Horne Residence, now owned by Henri Mesa.
10. 416 N. 2nd Avenue (in district)
11. And the newer portion of the police station.
12. Warwick Publishing Company – 2601 E Main St
 - a. Built in the 1960s
 - b. Good example of mid-century modern architecture that has not been altered
 - c. Their History: <https://www.warwickpublishing.com/p/about>

We haven't always been known as Warwick Publishing. We began as a small, local newspaper in St. Charles, Illinois (known as Charleston back then). The Valley Chronicle was a local newspaper that was first published on May 27, 1881. Founded by Samuel W. Davis, this small, weekly paper provided patrons with local news, event coverage and—of course—advertisements.

And in 1903, a family tradition was born. It was then that the business-savvy Lina Paschal joined her brother-in-law, Albert Hall, at the Valley Chronicle. But running a successful newspaper company wasn't enough to quench her ambitious spirit. Lina became a post mistress, one of the area's first. She also spent her free time sending copies of her newspaper to American troops during WWI. It was a philanthropic act that gave the boys overseas a sense of home.

In 1926, Lina stepped down (the newspaper had now become the Kane County Chronicle). At that time, the newspaper was incorporated into the Chronicle Publishing Company by Lina's nephew Paul Paschal and local philanthropist Lester Norris.

Shortly afterwards, Paul and Lester decided to make advertising calendars when the presses weren't being used for newspapers. But the newly-formed calendar line needed a name, so they employed a very scientific method to choose one—they saw a furniture store truck drive by the office one day with the name "Warwick" on the side. They liked it, and the name stuck.

At the end of WWII, Don and John Paschal (Paul's sons) bought out Lester Norris. Between the years of 1977 and 1999, Rob and Jim (Don's sons) purchased the company. The original newspaper operation was sold in 1989, and with it the name Chronicle. This necessitated a name change, which was when we officially became Warwick Publishing Company.

It was at this time that our focus turned solely to calendar production, along with other paper-based items for the promotional products industry. In 2008, Warwick acquired one of its competitors, the Winthrop-Atkins Company out of Massachusetts.

In 2020, Alex Paschal, Rob's son, joined Warwick's executive team, ushering in the fifth generation for our company. "Warwick has always been a constant in my life. Whether I was working part-time during summers or just stopping by to visit, there really hasn't been much of a time where I haven't been involved with the company. Being the only fifth generation member is certainly daunting, but I'm excited to finally get involved in my family's business on a more permanent basis." says Alex. [Learn more about Alex.](#)

 CITY OF ST. CHARLES ILLINOIS • 1834	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Pottawatomie District		
	Significance:	N/A		
	Petitioner:	City of St Charles		
	Project Type:	Outreach		
	PUBLIC HEARING		MEETING 11/5/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)	X	Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Questions Regarding Historic Districts page				
Project Description:				
- I have attached on the next page, the list of “Questions Regarding Historic Districts” which was in the folder for the Millington District. - I wanted to re-review this and see if we want to make any changes (besides the changes I have made) or add any questions to the list. - This will be one of many documents we can use for outreach and community engagement for the Pottawatomie area.				
Staff Comments:				
Recommendation / Suggested Action:				
Provide feedback				

QUESTIONS REGARDING HISTORIC DISTRICTS

What is a Historic District?

A Historic District is an area of the City that has been identified as having historic or architectural character that contributes to the City's history. Buildings and structures within a Historic District are subject to the City's Historic Preservation Ordinance, Chapter 17.32 of the City Code.

The designation of a Historic District is based upon an Architectural Survey of the area. For the survey, each individual property within the proposed district has been assessed and rated based on architectural significance. (This information is included in the nomination form and can be viewed on the City's website: www.stcharlesil.gov/projects/historic-district)

If my property is within a Historic District, what is required?

Any exterior changes to properties within a Historic District must meet review criteria before a building permit is issued. The intent of the review criteria is to encourage the preservation of buildings and architectural features that contribute to the historic character of the area.

The approval is called a "COA" (Certificate of Appropriateness). A COA is required for any exterior project that normally requires a building permit, including changes to windows, doors or siding; new buildings or additions; and building demolition. *(Painting and most maintenance work does not require a building permit and therefore no COA is required)* *change this*

What is the process for having a project reviewed?

Projects that require a COA are reviewed by the Historic Preservation Commission, a group of citizens appointed by the Mayor and City Council. The Commission meets twice a month *(Wednesdays 7pm)*

To request a review, you can either submit a normal building permit application or contact the City and ask to be added to the next Commission meeting agenda.

The Commission reviews each project against criteria in the ordinance, which include:

1. Significance of a Site, Structure or Building (as rated in the Architectural Survey)
2. General Architectural and Aesthetic Guidelines
3. Secretary of the Interior's Standards for Rehabilitation
4. Advisory Design Guidelines prepared by the Commission

Additional documentation about your project may be requested, but there are no additional fees or forms. In most cases, a COA can be obtained within the same time frame as a building permit. This is usually two to three weeks, depending on the nature of the proposed work.

Property owners are encouraged to consult with the Commission during the planning stages of a project to determine if their proposal meets the applicable guidelines. *(reach out to staff for contact)*

The review process is outlined in further detail in Section 17.32.080 of the City Code.

Are there rules against certain building materials?

No- Decisions on the use of materials in the Historic District are made on a case-by-case basis.

The Commission assesses each proposal against the review standards. Factors considered include:

- The rating of the building in the Architectural Survey.
- The existing building materials and their condition.
- Whether materials are original to the building and whether they can be preserved.
- The conditions in the neighborhood, including the materials on nearby buildings.
- The details of the proposed materials including size, texture, finishing, installation, etc.

Do I need a COA for changes to a non-historic building?

Yes- Changes to non-historic buildings are evaluated to determine if there will be any detrimental impact on adjacent properties. Changes should be compatible with and maintain the existing contemporary style. The Historic Commission is required to apply the “maximum flexibility” allowed by the ordinance in its review of changes for buildings that have little historic or architectural significance.

Can I add to my existing historic building?

Yes- Additions can be made to historic buildings if they are compatible with the architectural character of the original building, and meet all zoning requirements such as building lot coverage and setbacks.

Am I required to restore my building or make it look old?

No- The Historic District does not require you to restore your building or to make improvements when you don't have any plans to do so. If you decide to improve your property or carry out repairs, the ordinance requires the project to be consistent with the overall architectural character of the building and the district as a whole.

Will the Historic District limit how I use my property?

No- Existing zoning laws set limits on how a property can be used. The Historic District only regulates the exterior of buildings and structures, not the use of the property or interior of the building.

My property is already a designated landmark. Will the Historic District affect my property?

No- A number of properties within the proposed Historic District boundaries are already designated as Landmarks by the City. These properties have plaques that read “Designated Landmark” with a City of St. Charles logo. These properties are already subject to the Historic Preservation requirements, and the Historic District designation will have no additional impact.

A number of properties in the area have other types of plaques indicating a year of construction or other information. These buildings are likely not official City landmarks. If you have a question on a specific property, contact the Planning Division at (630) 377-4443.

What are the benefits of being in a Historic District?

- The Historic Preservation Commission is available to assist property owners to find resources on structural restoration and rehabilitation. In addition, the Commission will review and make informal recommendations on any proposed construction projects.
- A Historic District helps ensure that changes to properties are appropriate for the building and neighborhood and do not diminish the architectural or historical significance of a building or other structure.
- Residential properties in a Historic District may qualify for a property tax assessment freeze through a state program. Commercial properties may qualify for a tax credit through federal programs.
- Historic Districts support neighborhood stability by encouraging up-keep and maintenance of significant and contributing sites and structures. Designation promotes pride in the community and encourages residents and visitors to view the City's past as a valuable resource.

 CITY OF ST. CHARLES ILLINOIS • 1834	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	18 S 3 rd Ave		
	Significance:	Architecturally Significant per 1994 Survey; Commission recommended changing rating to Contributing		
	Petitioner:			
	Project Type:	Future project		
	PUBLIC HEARING		MEETING 11/5/2025	X
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)	X	Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
architectural survey, photos, library page				
Project Description:				
- Architectural survey says architecture is National but library page says Greek Revival. - Recently did a site visit with a future tenant who wants to have his office on this property. They are considering requesting a COA to demolish the building. Given the significant rating of the building, this may be of concern to the Commission. - Applicant will need to document whether the structure is structurally sound or not. - During the meeting, I want to start discussion on this property and then have the Commission think about the future of this building before they come in for another preliminary review. - The previous preliminary review was in 2023.				
Staff Comments:				
Recommendation / Suggested Action:				
Provide feedback and do research for future preliminary reviews				



St. Charles Public Library

One South Sixth Ave., St. Charles, IL 60174 ☎ 630.584.0076

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Locke House

Welcome

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18 S. Third Avenue ([View on map](#))

Constructed by Amos Locke in 1837, this Greek Revival house is thought to be the oldest frame building in St. Charles. Amos N. Locke visited St. Charles, then known as Charleston, in 1834. He returned to take up residence in St. Charles in 1836 and built a woolen mill on the Fox River in 1838.



Image credit: St. Charles Public Library

Comments

[Email](#) or Call 630-584-0076 x1

After Eugene A. Brownell purchased the Locke House, it became known as the Brownell Farm House. Born in Somerfield, Wisconsin, Eugene A. Brownell came to St. Charles in 1857 at the age of sixteen and began working in the local paper mill. Brownell enlisted as a machinist in the 13th Regiment, H company, of the Illinois Volunteers on May 24, 1861, and served until June 18, 1864. After the Civil War, he returned to St. Charles and became a business partner with Charles A. Miller in paper manufacturing. He married Etta Baker in 1867 and had four children. Brownell also served as postmaster of St. Charles from 1880-1886.

The Loren Thomas family purchased the Brownell Farm House in the 1940s, and reported in an interview in 1967 that the house was originally built on stone pilings without a basement. Pigs and chickens reportedly found shelter from the weather under the house. When the kitchen was remodeled by the Thomas' they found that the house was originally constructed using handmade square nails.

Picture taken as of 10/28/2025











ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
☐ Unaltered	☐	☐	☐
☒ Minor Alteration	☒	☐	☐
☐ Major Alteration	☐	☐	☐
☒ Additions	☒	☒	☐
Sensitive to original	☒	☒	☐
Insensitive to original	☐	☐	☐

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

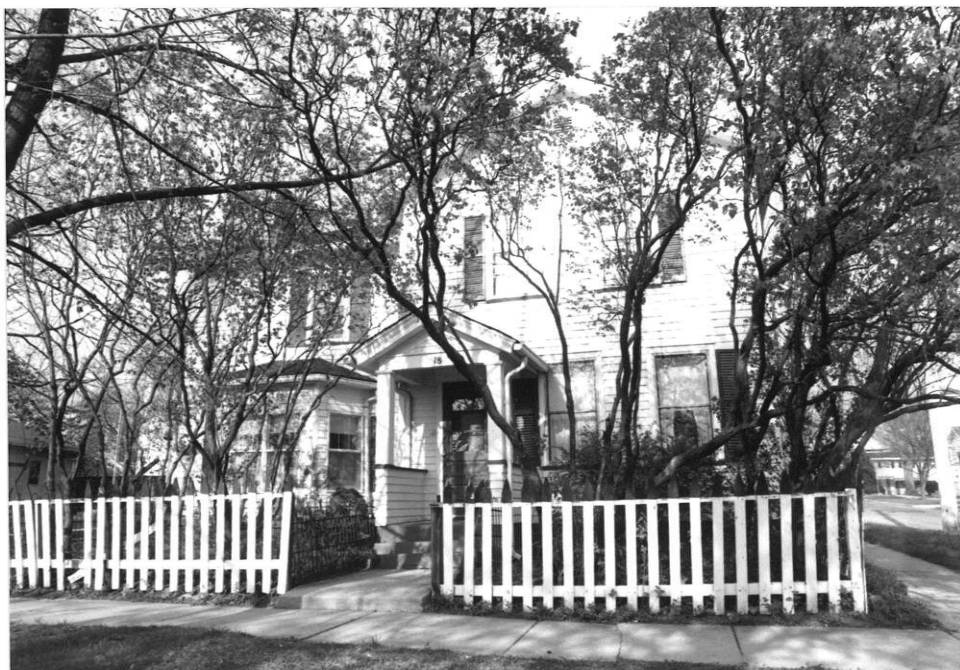
Style: National style

Date of Construction: 1854

Source: St. Charles Historical Museum

Features:

Cross gable two story wood frame house with front gable porch at entry. Six over six windows at second floor, one over one at first floor. Bay window at first floor of north section.



Address:

18 South 3rd Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 49

Building No. 6

SURVEY DATE:
MAY 1994

ROLL NO. 16

NEGATIVE NO. 20



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 6

NEGATIVE NO. 12

Address:

18 South 3rd Avenue

Remarks:

West Elevation.

Block No. 49

Building No. 6



ROLL NO. 16

NEGATIVE NO. 22

Address:

18 South 3rd Avenue

Remarks:

Garage.

Block No. 49

Building No. 6



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 2



ROLL NO. 16

NEGATIVE NO. 21

Address:

18 South 3rd Avenue

Remarks:

West Elevation.

Block No. 49

Building No. 6

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.