



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3b

Title:	Historic Preservation Commission recommendation to approve Historic District Designation for the Millington Historic District
Presenter:	Russell Colby

Meeting: Planning & Development Committee

Date: February 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The Historic Preservation Commission has submitted a Historic District nomination for the proposed Millington Historic District, an eight-block area west of the Central Historic District bound by State Street to the north, 5th Street to the east, Illinois Street to the south, and 7th Street to the west. The area comprises the bulk of Millington’s Addition to St. Charles, which was annexed into the City in 1842.

In accordance with the Zoning Ordinance, property owners within the proposed district were notified of the nomination and public hearing, which the Historic Preservation Commission held on 1/18/17. Of a total of 51 properties, four property owners within the district expressed opposition to the nomination either in writing or at the public hearing. The Commission recommended approval of the Historic District nomination with a vote of 7-0, based on the criteria listed in the attached resolution.

If the Historic District is approved, a Certificate of Appropriateness (COA) from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of structures within the District.

The Zoning Ordinance also requires COA approval for exterior alterations within the proposed Historic District while the nomination is pending City Council action; that is, between the date of the Historic Commission’s recommendation regarding designation and before City Council votes on the nomination. If City Council does not act on the nomination within 60 days of the Historic Commission’s recommendation, a COA shall not be required after the 60 day period. The 60 day period ends on 3/19/17.

Attachments *(please list):*

Q&A Regarding Historic Districts, Map of Property Owners Opposed to District, Correspondence, Historic Commission Resolution, Historic District Nomination, Public Hearing Transcript

Recommendation/Suggested Action *(briefly explain):*

Historic Preservation Commission Recommendation to approve Historic District designation for the Millington Historic District.

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.)

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.

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.

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.

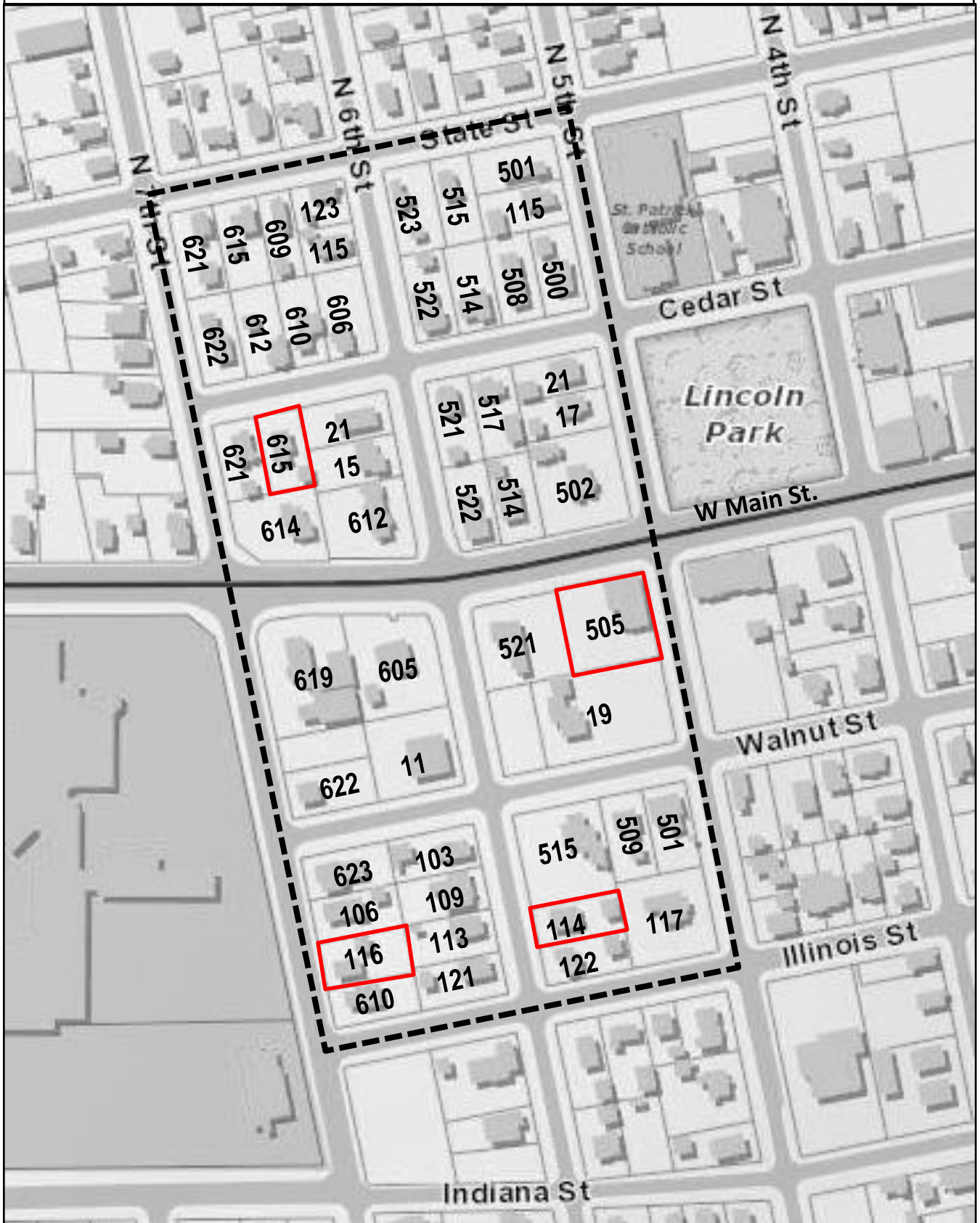
A number of properties in the area have other types of plaques indicating a year of construction or other information. These buildings are likely not official City landmarks. If you have a question on a specific property, contact the Planning Division at (630) 377-4443.

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.

Proposed Millington Historic District

Property Owners Who Have Expressed Opposition to Designation





Eric M. Larson & Associates

To: St Charles Historic Commission
From: Eric M Larson
Subject: Millington Historic District
Date: January 13, 2017

Eric M. Larson, MBA, CFP®
Private Wealth Advisor
CERTIFIED FINANCIAL PLANNER™
professional

Eric M. Larson & Associates
A private wealth advisory practice of
Ameriprise Financial Services, Inc.

605 W Main St
St Charles, IL 60174-1740
Tel: 630.587.2800
Fax: 630.587.2811

15 Spinning Wheel Drive
Suite 217
Hinsdale, IL 60521
eric.m.larson@ampf.com
ameripriseadvisors.com/eric.m.larson

CA Insurance #0F12230

I'm writing this letter because I am unable to attend the city planning meeting but would like to show my full support for the proposed Millington Historic District. I own two properties within that area, 522 W. Main Street, recently landmarked and 605 W. Main Street, not a significant structure.

This western gateway is incredibly important to the preserving our quaint downtown district. I feel very strongly that preserving historically significant structures in this district is incredibly important. More importantly, any future development to our western gateway needs to be overseen by the architectural integrity infused by the historic commission.

If you have any questions please contact me directly.

Eric M. Larson, President
Larson Properties Group
630.669.5101

Johnson, Ellen

From: Sheryl Emralino <sae14@sbcglobal.net>
Sent: Monday, January 16, 2017 10:13 AM
To: Johnson, Ellen
Subject: Historic Preservation Commission meeting - Millington Historic District 1/18/17

Ms. Johnson,

My husband and I are homeowners at 114 S 6th St. I'd like indicate that my husband and I are AGAINST creating the Millington Historic District. Our reasons are:

1. The 11 S 6th property is an orthodontic office.
2. The 103 S 6th property is plaqued, but renovated without commission supervision.
3. The 109 S 6th property is new construction in 2006 that completely doesn't fit with the neighborhood. The home is 3 stories tall.
4. The 113 S 6th property is a rental that has 2 apartments. The landlord has been cited multiple times for poor maintenance of the property and there is a lien on the property from the City for violations. If a Historic District was approved, the landlord would certainly do nothing - she is collecting \$1000/mo on each apartment.
5. The 121 S 6th property is a rental property with 4 units. He maintains the property well enough but hasn't changed the outside in the 12 years we have lived here. I doubt he will go to a commission for permission on altering the outside.
6. The 122 S 6th property has been under the ownership of Royal Builders for over 6 years and has been used as a rental property. They haven't performed any outdoor maintenance in those 6 years. It is up for sale yet again and they did clean the front yard of the weeds and painted the trim. Since he is a recognized builder in the neighborhood, I would have thought the property would be immaculate.
7. And lastly, 515 Walnut. Ms. Mitchell has been a wonderful neighbor and landlord of 4 apartments. She recently has fallen ill and her property is up for sale. Her property is also plaqued. I have no idea who will purchase it and their intent on use. However, given our street's track record I am not hopeful that our new neighbor will be very compliant.

I am sure that other streets in the proposed area are worthy of the designation. Our section is NOT. We have too many homes with multiple units that are in disrepair and on the Code Enforcement Officer's radar for many years.

I urge the commission to reject the Millington Historic District. On our street, I cannot see that the designation would be an asset.

Sheryl & Tony Emralino

114 S 6th Street
St. Charles, IL 60174
Cell: 630.479.0136
email: sae14@sbcglobal.net

Colby, Russell

From: Wendy Mosier <wsmosier@comcast.net>
Sent: Monday, January 16, 2017 1:32 PM
To: Colby, Russell
Subject: Millington Historic District

We support the Millington Historic District proposal.

Wendy & Fred Mosier
423 S. 7th Street

Wendy Mosier
wsmosier@comcast.net
cell phone: 630-464-5578

Colby, Russell

From: Laura Rice <lrice.provenance@gmail.com>
Sent: Wednesday, January 18, 2017 11:18 AM
To: Colby, Russell
Cc: Adam D. Gibbons
Subject: Support of proposed Millington Historic District

Mr. Russell Colby,

Unfortunately, I am not able to attend the Public Hearing scheduled to take place Wednesday, January 18. I am writing this letter to express my support for the establishment of the new Millington Historic District on the near west side of the downtown area. Our downtown area is graced with wonderful 19th and early 20th Century structures. These structures are architecturally diverse and help preserve the history of our community.

Over the past several years, we have seen several homes demolished in the Pottawatomie neighborhood. These homes, some modest in design and size, represented the early days of our city and offered a wide range of home prices for families with diverse economic circumstances. I currently live in an Historic District. I know many individuals are concerned that this designation may be limiting where home improvements are concerned. We have never felt limited in what we have been able to do to improve our home and have appreciated the guidance and input received on projects that we have presented to the Historic Preservation Commission.

I appreciate the leadership of the St. Charles Historic Preservation Commission in preserving the history and architecture of our community. It is the diversity of the architecture and families that will make our community a desirable destination for residents and businesses.

Sincerely,

Laura Rice

St. Charles Resident (201 Chestnut Avenue)

St. Charles Home Renovation Enthusiast (215 North 3rd Avenue)

Preservation Partners of the Fox Valley Volunteer Board Member (Vice President)

Colby, Russell

From: Laura Binning <laurabinning@gmail.com>
Sent: Wednesday, January 18, 2017 1:19 PM
To: Colby, Russell
Cc: Tim Binning
Subject: Historic District public hearing

Good afternoon,

In reference to the public hearing for the expansion of the Historic District in St. Charles, we are officially petitioning to be removed or exempt from the Historic District in the event the expansion is passed. Our building is brand new and we believe it does not constitute being part of the Historic District regulations.

We will try to attend tonights meeting to voice our concern.

Regards,

Laura Binning

Managing Member

MDW Properties, LLC

Direct Number [630-240-1000](tel:630-240-1000)



January 18, 2017

Mr. Russell Colby
Community and Economic Development
Planning and Development, City of St. Charles
2 E. Main St.
St. Charles, IL 60174

Dear Mr. Colby,

I am writing this letter in support of the proposed establishment of the Millington Historic District. I am a business and property owner in the proposed Millington Historic District (Kelly Orthodontics, 11 South Sixth Street).

I enthusiastically recommend this proposed district to preserve the varied and significant architecture vital to the character of St. Charles. This district is the entry way to our wonderful downtown. It would be a shame to alter this area which is so historically and culturally significant to our city.

Please let me know if you have any questions for me or require any further input. Thank you very much for your consideration.

Respectfully yours,

Dr. Daniel Kelly

11 SOUTH SIXTH STREET
ST. CHARLES, ILLINOIS 60174
630 584 9666
www.kellyorthodontics.com

Members American Association of Orthodontists





PRESERVATION PARTNERS

of the Fox Valley

Dear members of the St. Charles Historic Preservation Commission,

Thank you! This brief letter is to express my wholehearted support of your current effort to expand the historic district in St. Charles, to include the Millington area in the western portion of your city. As a member of the Preservation community, and someone interested in local history, I greatly appreciate your advocacy for the creation of the new district. Not only will you be helping to preserve irreplaceable historic structures, some of which are over 170 years old, you will also be increasing property values for the entire neighborhood, and protecting the investments of owners there. You will also be promoting education, as historic structures serve as a window to the past. As a high school history teacher and tutor, I know first-hand the benefits of seeing historic buildings in their original environment. The new historic district will also help to protect the environment, since historic districts encourage using existing resources, help keep building materials out of landfills, and discourage demolition of well-built structures. The Millington District is a rich resource for St. Charles and the entire Fox Valley, and I would love to help put together a walking tour of the area as soon as the designation is approved, so that the community can better know the wonderful architectural and historic resources that may be "right around the corner" from them. I wish that I could be there to express my support in person, but previous commitments prevent it. Again, thank you, and please know that I am willing to help your efforts in any way I can.

Sincerely,

Adam D. Gibbons
Board President, Preservation Partners of the Fox Valley

1/18/17

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 1-2017

A Resolution Recommending Approval for Historic District Designation (Millington Historic District)

WHEREAS, per Section 17.32.070 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to hold public hearing and evaluate nominations for Historic District designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission held a public hearing and has reviewed the Historic District Nomination for the Millington Historic District which encompasses an eight block area bounded by State Street, 5th Street, Illinois Street, and 7th Street, as legally described in the Historic District Nomination, and hereby finds that the proposed Historic District meets the criteria for Historic District designation listed in Section 17.32.070.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

- 1. The area contains one (1) or more buildings, structures or sites meeting the criteria for landmark designation, and may also include other buildings, structures or sites which, although they may not qualify for individual landmark designation, contribute to the overall visual character of the area and to its architectural and historic significance.**

The area contains a total of 51 primary structures. An architectural survey of the area has been completed. According to the survey, 13 structures are rated as Significant and 22 structures are rated as Contributing. Of the 13 Significant structures, 5 have been designated as local historic landmarks. The remaining 8 Significant structures would qualify for landmark designation based on their architectural significance. The 22 Contributing structures may or may not qualify for individual landmark designation, however all of these structures add to the overall character and significance of the district due to their architectural and/or historical merit and compatibility with other structures within the district.

2. The area is historically, economically or culturally significant to the development of St. Charles.

The area comprises the bulk of Millington's Addition to St. Charles, which was annexed into the City in 1842; blocks 1-8 are included in the district.

Darwin Millington, born June 15, 1815, arrived to St. Charles from Ypsilanti, MI in 1837 with his father, Dr. Abel and his brother, Cicero. In 1838, Dr. Abel Millington purchased a large parcel of land on the west side of town from Gideon Young for \$8,000. The family developed and operated the first water-powdered flour mill on the west bank of the Fox River at the present-day site of the Hotel Baker. On February 1, 1840, the General Assembly enacted legislation authorizing, "Ira Minard, Reed Ferson, Bela T. Hunt, and Darwin Millington to construct, build, and continue a mill-dam across Fox River at the town of St. Charles." Darwin sold the mill to R.J. Haines around 1850. Darwin was a generous citizen, having donated the land for the West Town Park, now named Lincoln Park, as well as the adjoining land for construction of St. Patrick's Church. Darwin was also instrumental in bringing the St. Charles Branch Railroad to town in 1850.

In 1842, Darwin purchased from the US Government a quarter section of land west of and adjacent to the original town of St. Charles. The land was surveyed and subdivided into 9 blocks. The land was annexed into St. Charles on July 19, 1842 as Millington's Addition to St. Charles.

3. The area has sufficient integrity to convey the sense of a particular period in the history of the community.

A total of 35 structures are rated in the architectural survey of the area as either Significant or Contributing. The structures in the area date from 1838, with most construction occurring from the mid-1800s through the 1930s. Several architectural styles reflective of the period of construction are represented, including the National style, Greek Revival, Gothic Revival, Queen Anne, Colonial Revival, Prairie, and Craftsman.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the area legally described and depicted in the Historic District Nomination be designated as a Historic District, and that it be referred to as the "Millington Historic District".

Resolution No. 1-2017
Page 3

Roll Call Vote:

Ayes: Bobowiec, Malay, Gibson, Withey, Norris, Pretz, Smunt

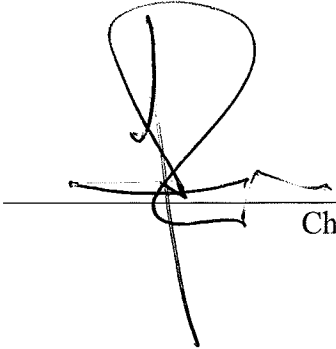
Nays:

Absent:

Abstain:

Motion Carried.

PASSED, this 18th day of January, 2017.



Chairman

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



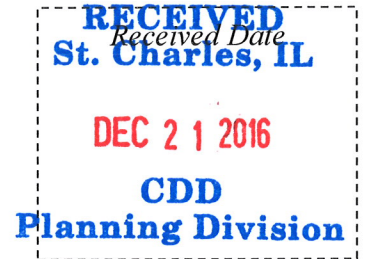
COMMUNITY & ECONOMIC DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC DISTRICT NOMINATION

Instructions:

To nominate an area for designation as a Historic District, 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. Proposed District Information:	District Name: Millington Historic District	
	Description of General Location: Bounded by State Street to the north, 5th Street to the east, Illinois Street to the south, 7th Street to the west	
2. Applicant:	Name St. Charles Historic Preservation Commission	Phone (630)377-4443
	Address 2 E Main St. St. Charles, IL 60174	Fax
		Email rcolby@stcharlesil.gov
3. Legal Description of District: (attach sheets if necessary) All that part of the City of St. Charles lying within those portions of Sections 27, 28, 33 and 34, Township 40 North, Range 8 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the centerline of State Street with the center line of Fifth Street North; thence southerly along the center line of said Fifth Street to the point of intersection of the center line of Fifth Street South with the center line of Illinois Street; thence westerly along the centerline of said Illinois Street to the point of intersection of the centerline of Illinois Street with the centerline of Seventh Street South; thence northerly along the centerline of said Seventh Street to the point of intersection of the centerline of Seventh Street North with the centerline of State Street; thence easterly along the centerline of said State Street to the point of beginning; commonly known as Blocks 1, 2, 3, 4, 5, 6, 7 and 8 of Millington's Addition to St. Charles, recorded on August 15, 1842, in Record Book 2, Page 498, in the City of St. Charles, Kane County, Illinois. (Parcel Numbers Attached)		

4. **Boundary Map:** Attach an accurate map indicating the boundary of the proposed district.
5. **Descriptive Statement:** Attach a narrative statement describing the proposed district which includes the following information:
 - a. History of the area's development and its significance to the development of St. Charles
 - b. The architectural styles represented and years of construction of the structures within the area.
 - c. The integrity of the structures within the area, highlighting any properties that are designated landmarks and those that meet the criteria for landmark designation or otherwise contribute to the overall visual character of the area and its architectural or historic significance.
 - d. Any additional reasons the area should be designated as a Historic District.
6. **Documentation on Individual Properties:** This can be in the form of architectural surveys or other documentation. A photo, date of construction, architectural style, building materials, and description of architectural features should be provided for each property. The Historic Commission will review the submitted documentation to determine if the information is sufficient.
7. **List of Parcels and Property Owners:** Provide the parcel identification number, property address, owner's name, and mailing address for all properties included in the proposed district. Use the attached form or submit on a separate sheet.
8. **Petition of Support:** A petition supporting the nomination must be signed by at least 25% of the owners of record of the properties within the proposed district. Use the attached petition form. A petition is not required if the applicant is the Historic Preservation Commission.

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 or Authorized Agent

12-21-2016

Date

Descriptive Statement – Millington Historic District

I. Context

The Millington Historic District constitutes eight (8) square blocks directly west of the Central Historic District. The district is bounded by State Street to the north, 5th Street to the east, Illinois Street to the south, and 7th Street to the west. The district straddles W. Main Street, with four blocks on the north side and four blocks on the south side.

The district comprises the bulk of Millington's Addition to St. Charles, which was annexed into the City in 1842; blocks 1-8 are included in the district. The actual boundary of Millington's Addition stretches an additional block to the south, to Indiana St. Some of this additional area is part of the Moody-Millington Historic District.

A total of 51 properties lie within the district. Most properties are residential, with the exception of the nine (9) fronting W. Main St. The bulk of these properties were constructed as single-family homes but have been converted for use as commercial and office space. However, these properties have retained their original character and scale and are highly visible, prominent buildings on the west river bluff that serve as a transition into the downtown area.

II. History

Darwin Millington, born June 15, 1815, arrived to St. Charles from Ypsilanti, MI in 1837 with his father, Dr. Abel and his brother, Cicero. In 1838, Dr. Abel Millington purchased a large parcel of land on the west side of town from Gideon Young for \$8,000. The family developed and operated the first water-powdered flour mill on the west bank of the Fox River at the present-day site of the Hotel Baker. On February 1, 1840, the General Assembly enacted legislation authorizing, "Ira Minard, Reed Ferson, Bela T. Hunt, and Darwin Millington to construct, build, and continue a mill-dam across Fox River at the town of St. Charles." Darwin sold the mill to R.J. Haines around 1850. Darwin was a generous citizen, having donated the land for the West Town Park, now named Lincoln Park, as well as the adjoining land for construction of St. Patrick's Church. Darwin was also instrumental in bringing the St. Charles Branch Railroad to town in 1850.

In 1842, Darwin purchased from the US Government a quarter section of land west of and adjacent to the original town of St. Charles. The land was surveyed and subdivided into 9 blocks. The land was annexed into St. Charles on July 19, 1842 as Millington's Addition to St. Charles.

Around 1843, the house now addressed as 522 W Main St. was constructed or acquired by Darwin Millington on Block 4, Lot 5 of Millington's Addition. The location was known as "Millington's Hill". The house is a designated local Historic Landmark known as the Darwin Millington Homestead.

III. Survey Information

A survey of the Near West Side was commissioned by the City of St. Charles in 2003. The properties in the proposed district are included in the survey. The survey information was updated for this nomination to reflect changes that have occurred in the district since 2003.

The structures in the district date from 1838, with most construction occurring from the mid-1800s through the 1930s. Several architectural styles reflective of the period of construction are represented, including the National style, Greek Revival, Gothic Revival, Queen Anne, Colonial Revival, Prairie Four Square, and Craftsman.

In terms of architectural significance, 13 properties are rated as Significant, 22 properties are Contributing, and 16 properties are Non-Contributing.

The following are Significant structures identified in the survey:

- 500 Cedar St.
 - Craftsman, built 1911
- 521 Cedar St.
 - Craftsman, built 1925
- 522 Cedar St. (Landmark; see Section IV)
 - Colonial Revival, built circa 1912
- 606 Cedar St. (Landmark; see Section IV)
 - National, built circa 1837
- 621 Cedar St.
 - Shingle, built 1925
- 502 W Main St.
 - Queen Anne, built 1891
- 521 W Main St. (Landmark; see Section IV)
 - Gothic Revival, built 1866
- 522 W Main St. (Landmark; see Section IV)
 - Greek Revival, built circa 1843
- 612 W Main St.
 - Queen Anne, built 1894
- 619 W Main St.
 - Colonial Revival, built circa 1900
- 515 Walnut St.
 - Greek Revival, built 1875
- 19 S 5th St. (Landmark; see Section IV)
 - Greek Revival, built circa 1859
- 123 N. 6th St.
 - Queen Anne, built 1915

IV. Landmarks

Five (5) locally designated Historic Landmarks are located within the district:

1. Thomas Hanson Home – 522 Cedar St.
Built circa 1912
Colonial Revival
Designated 2000
The property was originally purchased in 1905 by Otto Frellsen, proprietor of the White Front Hotel. He and his partner William Drecher also owned a bowling alley and billiard

hall located on West Third St. The home was built between 1905 and 1912. The home was sold in 1912 to Thomas M. Hanson, who owned and operated Hanson Groceries.

2. Young-Marsden House – 606 Cedar St.

Built circa 1837

National style

Designated 2008

The house was most likely built by Gideon Young, who owned much of the property west of the Fox River. He is responsible for layout out the original boundaries of the west side of St. Charles. In 1838, Dr. Abel Millington purchased the entire property and began construction of a flour mill where Carroll Towers now stands. The house appears to be one of the first homes in St. Charles. The house shows signs of being part of the Underground Railroad, as there appear to be sleeping berths in the basement along with a well and tunnel that lead into the basement. Many early settlers to St. Charles were abolitionists and the community as known to be a stop on the Underground Railroad route. The property was sold to Roger Marsden in 1852. Marsden was a shoe and boot maker and owned a business with partner Thomas Metcalf. The home remained in the Marsden family through the turn of the 20th century.

3. Darwin Millington Homestead – 522 W. Main St.

Built circa 1843

National style with Greek Revival Influences

Designated 2016

Darwin Millington and his father, Dr. Abel Millington, constructed the first water powered flour mill on the Fox River. Darwin donated the land on which the old St. Patrick's Church was constructed, as well as land for the West Town Park, now named Lincoln Park. Darwin was also instrumental in bringing the St. Charles Branch Railroad to town in 1850.

4. Haines House – 521 W. Main St.

Built 1866

National style with Gothic Revival influences

Designated 2015

Charles Haines inherited the home from his father, Robert. Charles Haines served as the sixth mayor of St. Charles from 1889-1891. He funded construction of the Charles Haines School (demolished in 1956) and donated the land on which the Haines and Thomason middle schools now sit.

5. Dr. J.K. Lewis House – 19 S. 5th St.

Built circa 1859

Greek Revival

Designated 1998

The house is considered to be the only true example of the Greek Revival style in St. Charles. Dr. Lewis was the first and third mayor of St. Charles and practiced medicine in St. Charles un 1892. His daughter Genevieve served as the City's first librarian. Dr. Lewis sold the home in 1862 to Catherine Easter. The property was sold to Winfield F. Osgood in 1863. Mr. Osgood was an important local merchant and owner of the Osgood Building located at 11-15 E. Main St.

V. Attachments

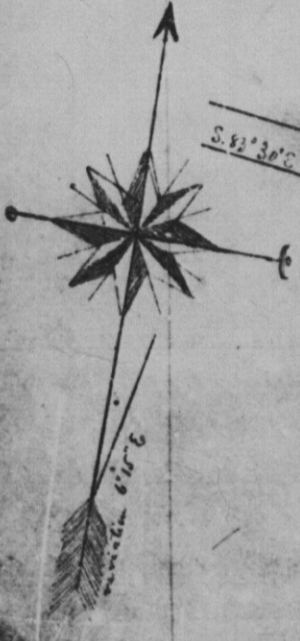
- Millington's Addition to St. Charles Plat of Subdivision
- District Map with Architectural Survey Information

266
136
3232

MILLINGTON'S

Addition To St. Charles.

STATE				32											
66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cedar				31											
66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walnut				30											
66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Illinois				29											
66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16



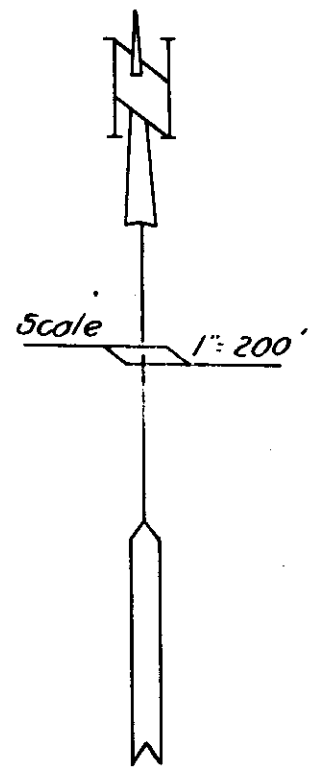
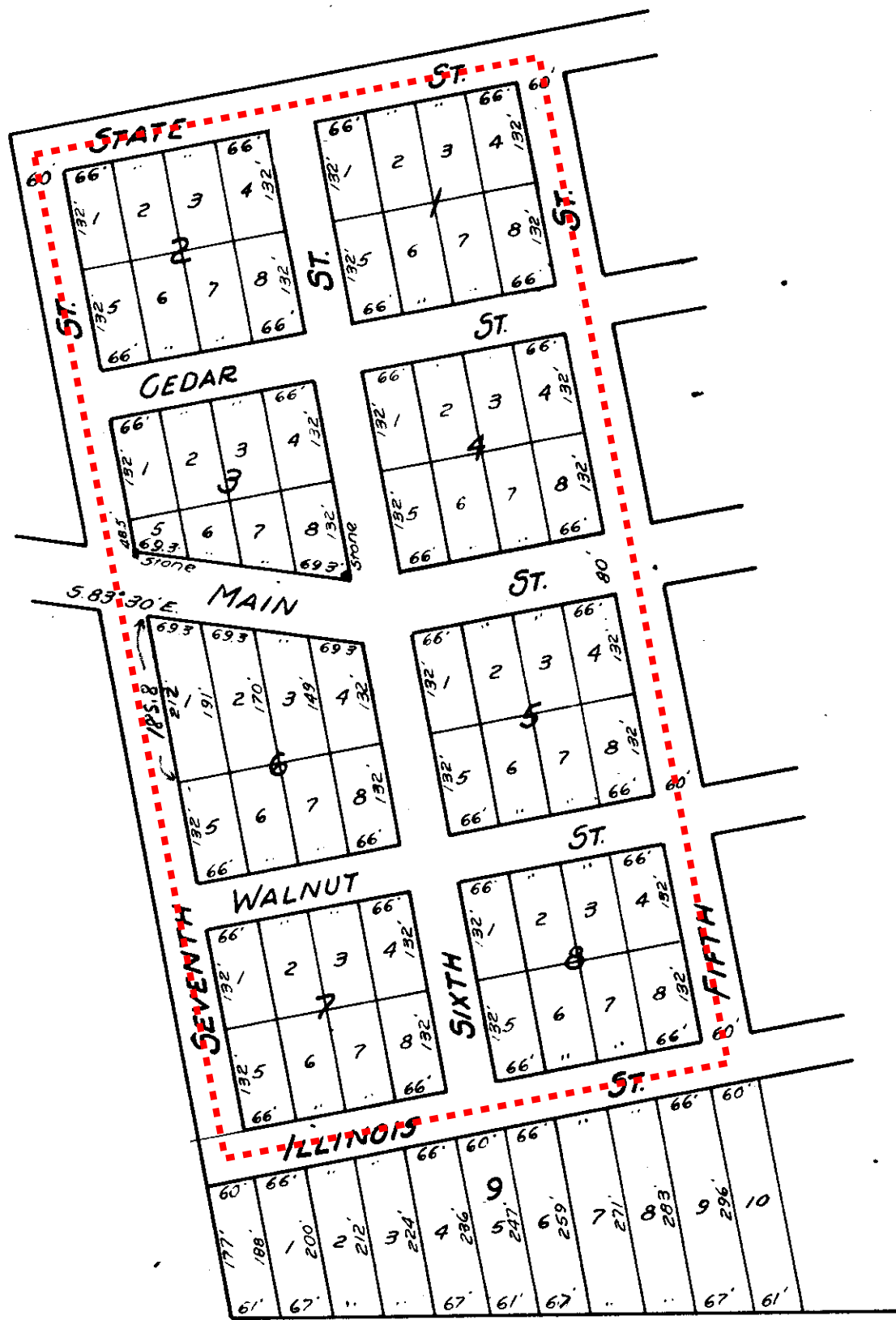
I do hereby certify that I have surveyed Millington's addition
 to the Town of Saint Charles in the County of Saint Charles in the State
 of Illinois and that this map is a correct representation of
 the same. Blocks and lots in said addition.
 John B. Bratton
 Asst. Survr. & C.
 State Surveyor for
 Saint Charles Illinois
 July 19th 1842

State of Illinois
 Saint Charles J. Leonard Howard a Justice
 of the Peace in and for the said county in the State
 of Missouri, Do hereby certify that Darius Millington
 is personally known appeared before me this day
 in person and acknowledged himself to be proprietor
 of the addition to the Town of St Charles as above
 described and platted and that the said addition
 was laid off agreeable to the within plat, given under
 my hand and seal at my office in St. Charles in the
 County of said this Twelfth day of July A.D. 1842.
 J. Leonard Howard
 Justice of the Peace
 Filed August 15th 1842 at 9 o'clock A.M.
 David Buchanan
 Recorder

J. King
 S. Kyle
 267
 1200

This Indenture, in
 year of our said
 nation, John & Kin
 King of St. Charles
 the first part and
 State of said of
 part of the first
 hundred dollar
 of the second par
 aged) have jo
 alined and con
 bargain, sell now
 the said part
 and assigns for
 piece a part of
 in the county of
 in the State of
 United States in
 Township, St. Charles
 Principal Men
 commencing a
 Twenty five (25) &
 thirty links (30) or
 less as east (17)
 links (34) or less,
 fifty seven li
 chains and the
 containing in
 hundredths of a
 together with a
 and appurtena
 appertaining, a
 der and some
 and all the es
 demand wha
 first part, in
 above bargain
 and appurtena
 premises abo
 appurtenance,
 part his heirs
 parties of the
 executives and
 bargain, and
 of the second

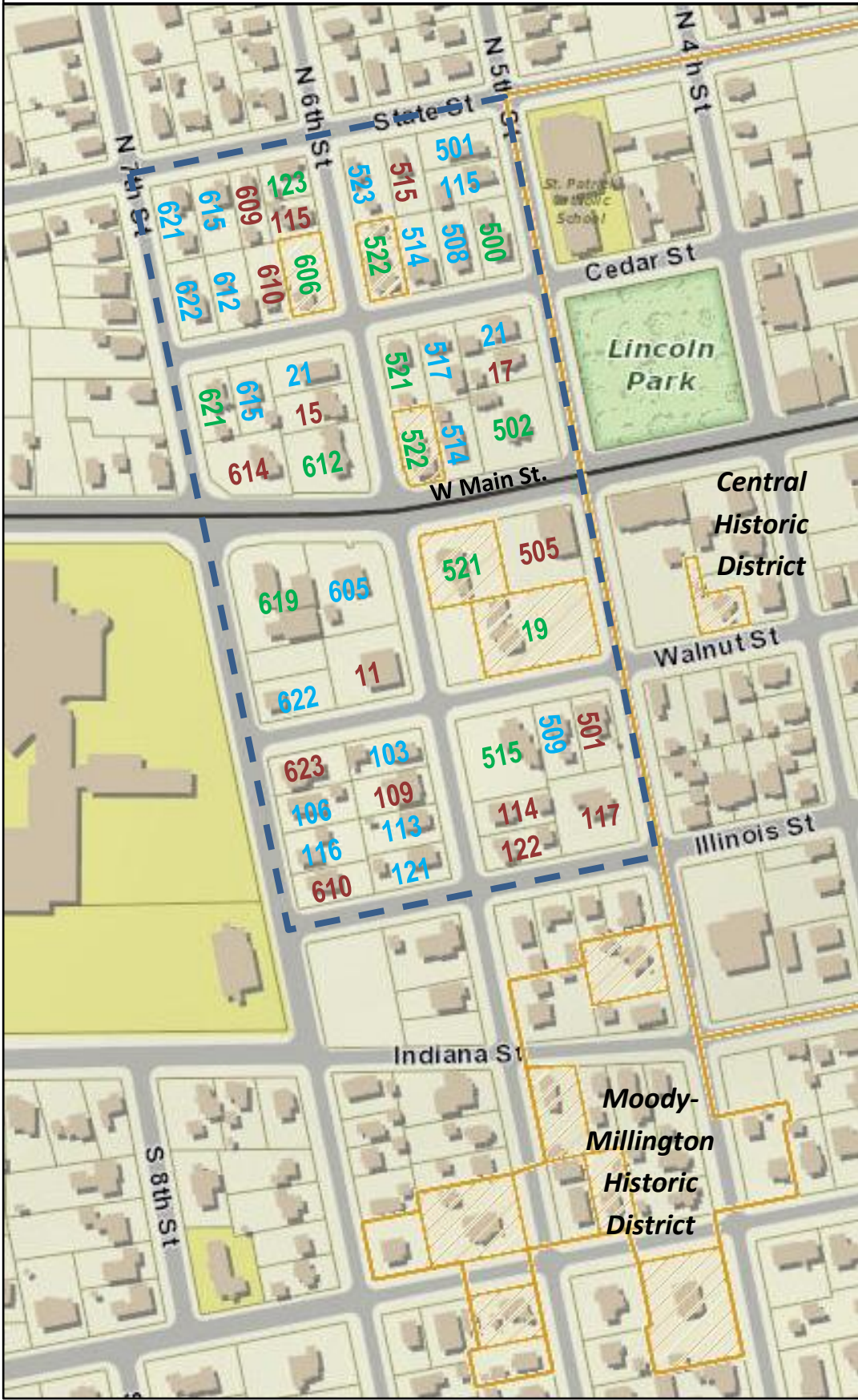
MILLINGTON'S ADDITION
TO
ST. CHARLES









FILED - AUGUST 15, 1842
RECORD BOOK 2 PAGE 498

JOHN B. PRESTON
SURVEYOR

Millington Historic District Architectural Survey Information



-  District Boundary
 -  Existing Historic District
 -  Historic Landmark
- Architectural Significance Rating:
-  Significant (13)
 -  Contributing (22)
 -  Non-Contributing (16)

Survey information taken from the Near West Side Survey conducted in 2003 and updated as necessary in 2016



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 501 State Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Colonial Revival/Cape Cod</u>	Exterior Walls (Current): <u>Cedar shingle</u>
Architectural Features: _____	Exterior Walls (Original): <u>Cedar single</u>
Date of Construction: <u>1930</u>	Foundation: <u>Concrete block/Concrete @ garage</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Side gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple rectangle</u>	Window Material/Type: <u>Alum/Wd/double hung</u>

ARCHITECTURAL FEATURES: There is a small dormer on the front of the house near the entrance. A small cupola was installed over the garage.

ALTERATIONS: This house was moved to this site in 1966 from the site of the Coca Cola plant. The foundation was built onsite using standard CMU and then the house was moved. The garage was built onsite on a concrete foundation.



ST. CHARLES
SINCE 1834

ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

501 State Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: _____
Source _____

BUILDER: _____
Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____
Source Albert Regole built this house on the site of the Coca Cola plant
Current owner _____

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____
STATE: _____
COUNTY: _____
LOCAL: _____



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 515 State Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>National</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1925</u>	Foundation: <u>Concrete</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Front gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple/Rectangle</u>	Window Material/Type: <u>Alum/double hung</u>

ARCHITECTURAL FEATURES: Round classical columns support the full width front porch.

ALTERATIONS: A one story addition was made to the rear of the house that is somewhat sympathetic with the original house. A 2 story addition was also put on the rear of the house and is not sympathetic with the original style. A flat roofed garage addition is also not sympathetic to the original. The soffits have been boxed in with aluminum.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 523 State Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Folk Victorian</u>	Exterior Walls (Current): <u>Brick/Aluminum</u>
Architectural Features: _____	Exterior Walls (Original): <u>Brick</u>
Date of Construction: <u>1910</u>	Foundation: <u>Parged masonry</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Front gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple/rectangle</u>	Window Material/Type: <u>Alum/Double hung</u>

ARCHITECTURAL FEATURES: The front porch runs the full width and its roof is supported by turned columns. It is simply detailed overall lacking the fine detailing commonly associated with the style.

ALTERATIONS: The additions to the rear are sided with aluminum. It appears that there have been 2 additions.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 609 State Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>National</u>	Exterior Walls (Current): <u>Aluminum</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1915</u>	Foundation: <u>Parged masonry/concrete</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Cross gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Compound/mass</u>	Window Material/Type: <u>Aluminum/Double hung</u>

ARCHITECTURAL FEATURES: The original house has been transformed through additions and modifications that make it difficult to see what the original style really was. The front gable end dominates the street elevation. A pair of double hung windows is all that remains of the original design elements apparent from the street.

ALTERATIONS: A 2 story addition to the west side sits on a concrete foundation. A 1 story addition to the south side is somewhat sympathetic with the massing of the original house. A large picture window was installed at the ground floor front elevation replacing the original windows/door.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 615 State Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Folk Victorian</u>	Exterior Walls (Current): <u>Aluminum</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1910</u>	Foundation: <u>Parged masonry</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Front gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple rectangle</u>	Window Material/Type: <u>Wood/Alum/double hung</u>

ARCHITECTURAL FEATURES: The side porch and entrance features some ornate wood detailing and brackets. Relates well in scale and proportion to the neighborhood buildings of the same era.

ALTERATIONS: Aluminum siding on the main part of the house was installed at the same time that a 1 story addition was made to the south side. The addition has a flat roof and window sizes that are not in keeping with the original. A one story addition to the west side that has a gabled roof is more in style with the original. All of the house is covered with aluminum – soffits, fascia, and siding.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 621 State Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>National</u>	Exterior Walls (Current): <u>Aluminum</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1910</u>	Foundation: <u>Parged masonry</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Cross gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple – orig.</u>	Window Material/Type: <u>Aluminum/Double hung</u>

ARCHITECTURAL FEATURES: Square columns support the front porch's hipped roof while the porch rail is supported by turned balusters. The ceiling of the porch is bead board.

ALTERATIONS: This house has been aluminized. The front porch has been recently remodeled in keeping with the style of the house. A one story addition to the south side has a hipped roof and therefore is not in keeping with the original style.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 500 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman Bungalow

Exterior Walls (Current): Brick

Architectural Features: _____

Exterior Walls (Original): Brick

Date of Construction: 1911

Foundation: Concrete

Source: Township Assessors Office

Roof Type/Material: Side gable/Asphalt

Overall Plan Configuration: Simple - massed

Window Material/Type: Alum/Wd/Double hung

ARCHITECTURAL FEATURES: The large centered roof dormer and the closed in front porch are prominent features of the front elevation. The windows on the dormer feature a 3:1 pattern and an arched head. Stepped wooden brackets support the wide eaves on the side elevations as well as the dormer. Square brick columns support the roof of the all season porch. As this house is sited on a corner, the entrance is on the protected side (west) of the house.

ALTERATIONS:



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 508 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Queen Anne</u>	Exterior Walls (Current): <u>Aluminum on wood frame</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard on wood frame</u>
Date of Construction: <u>1910</u>	Foundation: <u>Concrete</u>
Source: <u>Township Assessors Office</u>	Roof Type/Material: <u>Hipped w/lower cross gables</u>
Overall Plan Configuration: <u>Simple - massed</u>	Window Material/Type: <u>Alum/Double hung</u>

ARCHITECTURAL FEATURES: The roofs are steep and the house has typical massing for this style. The full width front porch is the prominent architectural feature of the front elevation. The paired double hung windows located on the 2F of the front gable are narrow and have no muntins.

ALTERATIONS: There is an addition to the rear of the house that has a shallow pitched roof and an elevated wooden deck. These additions are non-sympathetic to the original house. The windows feature a 3:1 muntin pattern. All of the aluminum trim, windows, and siding are new.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 514 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>National</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1910</u>	Foundation: <u>Parged masonry</u>
Source: <u>Township Assessors Office</u>	Roof Type/Material: <u>Front gable/Asphalt</u>
Overall Plan Configuration: <u>Simple - rectangle</u>	Window Material/Type: <u>Alum/Double hung</u>

ARCHITECTURAL FEATURES: A moderate roof slope and heavy frieze suggest some relation to the Greek revival style. There is also a simple classic wood molding profile at the head of the windows. The full width front porch is closed in for four season use.

ALTERATIONS: An addition to the rear of the house is sympathetic to the original featuring the same siding and a gable roof. The west side of the house has been extended for a two-bay garage and second floor expansion. The center gable above the garage mimics the gable front of the original house. The siding is consistent with the original.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 517 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Queen Anne</u>	Exterior Walls (Current): <u>Aluminum/Wd Shingles</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard/Wd Shingles</u>
Date of Construction: <u>1915</u>	Foundation: <u>Textured CMU</u>
Source: <u>Township Assessors Office</u>	Roof Type/Material: <u>Hipped w/ lower cross gables/ Asphalt Shingles</u>
Overall Plan Configuration: <u>Simple w/Irregularities</u>	Window Material/Type: <u>Vinyl/Dbl Hung</u>

ARCHITECTURAL FEATURES: Elements of the original house that remain visible, aside from the overall massing, are the wood shingles in the gable ends and the entry porch. The house is somewhat unusual in that its side is oriented to the street with the entry & porch facing the side yard. Columns support the shed styled roof with a small gable form placed over the entry. The two-story bay element on the north elevation is the most important visual element of the street façade.

ALTERATIONS: The siding has been replaced with aluminum and the windows have been replaced with vinyl. A small sun-porch located on the street elevation at the northeast corner of the house has been enclosed. The porch columns rest on stone



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 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman

Architectural Features: _____

Date of Construction: 1925

Source: Township Assessors Office

Overall Plan Configuration: Simple square

Exterior Walls (Current): Brick

Exterior Walls (Original): Brick

Foundation: Concrete

Roof Type/Material: Hipped/Asphalt shingle

Window Material/Type: Alum/Wd/DbI Hung

ARCHITECTURAL FEATURES: There is a single hipped dormer located on the front side of the house roof. The full width front porch is the dominant architectural feature. Simple square brick columns support the roof of the porch. The double hung windows feature a 4:1 muntin pattern. All of the windows are used in pairs or groups of three.

ALTERATIONS: The soffits are boxed in aluminum. There is a small mudroom vestibule added to the rear of the house that is sheathed with dryvit and has a prefab greenhouse window unit. The porch appears to have been closed in subsequent to the initial construction and the entrance moved to the outer wall. Low brick side-walls were recently added at the front stairs.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 522 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Colonial Revival</u>	Exterior Walls (Current): <u>Brick</u>
Architectural Features: _____	Exterior Walls (Original): <u>Brick</u>
Date of Construction: <u>Circa 1912</u>	Foundation: <u>Brick/Concrete</u>
Source: <u>Landmark Nomination</u>	Roof Type/Material: <u>Hipped/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple square</u>	Window Material/Type: <u>Wd Trim/Alum/DbI Hung</u>

ARCHITECTURAL FEATURES: Hipped dormers are placed on the front and side elevations of the roof. The hipped roof flares at the eaves. Wooden Doric columns, with bases on the porch deck, support the roof of the porch. The columns are more of a Colonial Revival reference than a Prairie style detail. A plain wooden railing with square balusters encircles the porch. The stone belt course that marks the first floor line also separates two brick colors emphasizing the horizontal line of the house. These features, along with the wide roof overhangs, are commonly used design elements of the style. The single story bay window on the west side features open brick corners. Most of the windows have stone lintels and sills.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Continuation Sheet

ALTERATIONS: A wooden two-story porch with a shed roof was added to the rear of the house. Its design and detailing are inconsistent with the original design.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: _____



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 606 Cedar Street



ARCHITECTURAL SIGNIFICANCE

- ▶ Significant
- Contributing
- Non-Contributing
- ▶ Potential for Individual National Register Designation

BUILDING CONDITION

- ▶ Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: National	Exterior Walls (Current): Limestone, wood clapboard (addition)
Architectural Features: _____	Exterior Walls (Original): Limestone
Date of Construction: <u>Circa 1837 Orig.</u>	Foundation: <u>Stone / Orig., Conc. / Adds</u>
Source: <u>Landmark Nomination</u>	Roof Type/Material: <u>Side gable/Asphalt Shingle</u>
Overall Plan Configuration: <u>Simple rectangle – Orig.</u>	Window Material/Type: <u>Wood/Dbl Hung</u>

ARCHITECTURAL FEATURES: The original portion of the house is constructed of limestone. This house has narrow eaves and shallow roof slope. The lack of windows on the second floor of the front elevation is odd as is the window arrangement on the side elevation.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

Survey Updated: Dec. 2016

606 Cedar Street - Continuation Sheet

ALTERATIONS: The two-story addition to the rear does not relate to the original architecture in any way. A small one-story addition featuring an octagonal window was made to the west side of the house.

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL:

STATE:

COUNTY:

LOCAL:



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 610 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Modern/Colonial Revival
 Architectural Features: _____
 Date of Construction: 1978
 Source: Township Assessors Office
 Overall Plan Configuration: Compound - L

Exterior Walls (Current): Aluminum
 Exterior Walls (Original): Aluminum
 Foundation: Concrete
 Roof Type/Material: Side Gable/Asphalt Shingle
 Window Material/Type: Aluminum/Asphalt Shingle

ARCHITECTURAL FEATURES: The two-car garage dominates the street elevation. It does not relate to the main part of the house. The roof slope is shallow and the overhangs are narrow. A large three-part picture window is an important element of the front façade.

ALTERATIONS:



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 612 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>National</u>	Exterior Walls (Current): <u>Stucco on masonry</u>
Architectural Features: _____	Exterior Walls (Original): <u>Masonry</u>
Date of Construction: <u>1860</u>	Foundation: _____
Source: <u>Township Assessors Office</u>	Roof Type/Material: <u>Side gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple – Rectangle (orig)</u>	Window Material/Type: <u>Alum/Dbf Hung</u>

ARCHITECTURAL FEATURES: This house appears to be related stylistically to the house located up the street at 606 Cedar. The first floor of this house is raised off grade and consequently has steps and a small raised porch at the front door. The roof pitch is shallow and the eaves are narrow. There are exposed rafter tails at the eaves. Two small windows with short head heights are placed on the front elevation at the eave. The windows sills of the original house are articulated. Two square columns support a small gable roofed front porch.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

612 Cedar Street - Continuation Sheet

ALTERATIONS: Two additions to the north side of the house have been made. The first is two-stories with a broad gabled roof and is sheathed in a wavy-patterned Masonite siding. The second is a single –story with a shed roof and is also sided with the wavy Masonite. Neither addition relates to the original design.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: _____



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 615 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Colonial Revival/Cape Cod</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1925</u>	Foundation: <u>Concrete</u>
Source: <u>Township Assessors Office</u>	Roof Type/Material: <u>Side Gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple Rectangle</u>	Window Material/Type: <u>Wd Trim/Alum/Dbf Hung</u>

ARCHITECTURAL FEATURES: The broad front roof plane flares to cover the porch. 4 square wooden columns originally supported the porch roof. A large shed roofed dormer is placed symmetrically on the front roof. The front door is centered on the front elevation too.

ALTERATIONS: The front porch has been screened in and low clapboard sided walls have been added.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 621 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Shingle Style

Architectural Features: _____

Date of Construction: 1925

Source: Township Assessors Office

Overall Plan Configuration: Simple Square

Exterior Walls (Current): Clapboard/Wood shingles

Exterior Walls (Original): Clapboard

Foundation: Concrete

Roof Type/Material: Hipped Side Gable / Asphalt shingle

Window Material/Type: Wd trim/Alum/ Dbl Hung

ARCHITECTURAL FEATURES: This house possesses a charming street scale. The placement of the 1/2 tower on the corner relates well to the corner lot. The hip on gable roof gently flares over the porch. Square columns support the porch roof. A shed-roofed dormer is placed over the porch. The floor lines are clearly defined with wood trim. The upper story is covered with wood fish-scale shingles. The scale of this small house is manipulated by being located on an elevated lot with a raised first floor.

ALTERATIONS: A one-story addition to the rear of the house is sympathetic to the original featuring the same siding, double-hung windows, and hipped roof.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 622 Cedar Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Craftsman Bungalow</u>	Exterior Walls (Current): <u>Clapboard w/brick front porch</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1925</u>	Foundation: <u>Parged masonry – Orig.</u>
Source: <u>Township Assessors Office</u>	Roof Type/Material: <u>Hipped Side gable/ Asphalt Shingle</u>
Overall Plan Configuration: <u>Simple rectangle</u>	Window Material/Type: <u>Alum/Dbf Hung</u>

ARCHITECTURAL FEATURES: The overall character of the house is Craftsman even though there are few details to further support the style. There is an absence of wood details at the open eaves.....no exposed rafter tails or brackets.

ALTERATIONS: The brick appears to have been added when the front porch was closed in. There is a large 2-story addition to the rear that has a gable roof and detailing similar to the original house. The addition has a concrete foundation.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

Secondary Structure

ADDRESS 502 West Main Street



ALTERATIONS: A non-contributing brick wall has been constructed in front of the carriage house.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES:

Terrence A. Ryan lived here in the early 1900's. He moved here from Ireland in 1853. Mr. Ryan was a schoolteacher in his early working career and by 1876 was an attorney involved in real estate. He is responsible for Moline Malleable locating here in 1893.

Peter S. & Gertrude Nichol, owners of P.S. Nichol Lumber Co. lived here in the 1930's.

Source St. Charles of Illinois by David A. Badger

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: Yes

COUNTY: _____

LOCAL: Yes



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 505 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: Commercial

Architectural Features: _____

Date of Construction: 2016
1950 (orig. foundation)

Source: Township Assessor's Office

Overall Plan Configuration: Simple

Exterior Walls (Current): Cement board, stone veneer

Exterior Walls (Original): _____

Foundation: Concrete

Roof Type/Material: Hipped/Asphalt shingle

Window Material/Type: Alum Fixed sash

ARCHITECTURAL FEATURES: New construction on top of 1950 foundation. The structure reflects a mixture of elements from various architectural styles. The corner entrance is covered by a three-story protruding stone veneer tower. Large cantilevered windows are prominent on the north elevation. The roofline features a bracketed cornice.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 514 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: Prairie Style 4 square

Architectural Features: _____

Date of Construction: 1925

Source: Township Assessor's Office

Overall Plan Configuration: Simple 4 square

Exterior Walls (Current): Stucco on masonry

Exterior Walls (Original): Stucco on masonry

Foundation: _____

Roof Type/Material: Hipped/Asphalt shingle

Window Material/Type: Alum/Casements/Dbl. hung

ARCHITECTURAL FEATURES: This house exhibits some of the typical features of the style in the roof form and its' broad eaves. The windows on the 2F are banded together in the Prairie Style fashion.

ALTERATIONS: A screened in front porch runs the full width of the house. Its' walls are brick and the detailing does not match the rest of the house.



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: <u>Gothic Revival</u>	Exterior Walls (Current): <u>Brick</u>
Architectural Features: _____	Exterior Walls (Original): <u>Brick</u>
Date of Construction: <u>1890</u>	Foundation: <u>Stone</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Cross gabled/Asphalt shingles</u>
Overall Plan Configuration: <u>Compound asymmetrical</u>	Window Material/Type: <u>Alum/Wood/Double hung</u>

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.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 522 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: Greek Revival

Architectural Features: _____

Date of Construction: 1850

Source: Township Assessor's Office

Overall Plan Configuration: Simple w/ additions

Exterior Walls (Current): Brick

Exterior Walls (Original): Brick

Foundation: Stone

Roof Type/Material: Front gable/Asphalt shingle

Window Material/Type: Wood/Dbl. Hung. Some Alum dbl. hung at 2F

ARCHITECTURAL FEATURES: There are brick jack arches over the windows, which have stone sills. Full height classic columns support the wrap - around front porch and a small pediment emphasizes the entrance. The eaves are accented with a wide band of trim.

ALTERATIONS: A large addition to the rear of the house features frieze band windows and a simple gable roof like the original



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

522 West Main Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: _____
Source _____

BUILDER: _____
Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: Darwin and Miranda a. Millington donated land to the Congregational
Catholic Church and for the West Side Park.
Source Wall Plaque

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____
STATE: _____
COUNTY: _____
LOCAL: Yes



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 605 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: National

Architectural Features: _____

Date of Construction: 1873

Source: Township Assessor's Office

Overall Plan Configuration: Compound

Exterior Walls (Current): Aluminum

Exterior Walls (Original): Clapboard

Foundation: Concrete

Roof Type/Material: Cross gable/Asphalt shingle

Window Material/Type: Alum/Wd. Double hung

ARCHITECTURAL FEATURES: This is an unusual front elevation featuring two front porches that are supported by shallow arches springing from simple full height square column. Classically detailed fluted pilasters flank both of the front entrances.

ALTERATIONS: The addition to the rear is one story and has a roof that has a shallower pitch than the main house. The aluminum siding is typically horizontal, but is vertical at the addition. There is another addition that has a shed roof that is accessed by an exterior site built wooden stair. This addition has horizontal aluminum siding. There is currently a commercial tenant occupying the building.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 612 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: Queen Anne

Architectural Features: _____

Date of Construction: 1894

Source: Township Assessor's Office

Overall Plan Configuration: Simple rectangle

Exterior Walls (Current): Wood clapboard with decorative wood shingles.

Exterior Walls (Original): Wood clapboard with decorative wood shingles

Foundation: Stone

Roof Type/Material: Hipped with lower cross gables.

Window Material/Type: Vinyl /Dbl. hung , fixed

ARCHITECTURAL FEATURES: This house features a hipped roof with lower cross gables. The entry has a small gabled porch with square columns. The front gable is a dominant feature of the asymmetrical front elevation. This feature also has a large arched tripartite window and cut away corners and imbricated shingles under the gable.

ALTERATIONS:



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

612 West Main Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: George Barber
Source St. Charles Historical Society Landmark Application April 1992

BUILDER: Unknown
Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: John and Anna Colson purchased the property in 1891 and built sometime shortly thereafter. John was a prominent businessman who started his career as a clerk in the employ of L.C. Ward & Co. He later started a business in partnership with Charles A. Anderson & Charles Haines that became known as J.F.Colson & Co.
Source St. Charles Historical Society Landmark Application April 1992

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____
STATE: YES
COUNTY: _____
LOCAL: YES. Applied for Local Landmark Status in 1992.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 614 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: <u>Queen Anne</u>	Exterior Walls (Current): <u>Aluminum</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1900</u>	Foundation: <u>Stone(orig), Conc.@ additions</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Cross gable/asphalt shingle</u>
Overall Plan Configuration: <u>Compound - mass</u>	Window Material/Type: <u>Alum/DbI. hung</u>

ARCHITECTURAL FEATURES: The front gable has cut away corners as if it once had some Victorian detailing. The west side gable has a curious hipped gable that is out of place with the rest of the house.

ALTERATIONS: The wrap around front porch has been recently redone using wolmanized lumber and does not relate well to the rest of the house. All of the detailing that this house once might have had is completely concealed by all of the aluminum. There is an addition at the rear that has a slightly lower gable roof than the main roof. A rear porch was added at some point using plain CMU as a foundation. This is currently a commercial occupancy.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 619 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: <u>Colonial Revival</u>	Exterior Walls (Current): <u>Brick</u>
Architectural Features: _____	Exterior Walls (Original): <u>Brick</u>
Date of Construction: <u>1900</u>	Foundation: <u>Stone(orig.),Conc.(Additions)</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Hipped/Wood shingle (orig.)</u>
Overall Plan Configuration: <u>Simple w/ additions</u>	Window Material/Type: <u>Alum/Wd./Dbl. hung</u>

ARCHITECTURAL FEATURES: This is a large imposing façade accentuated by being elevated above the street level and by being located on a very prominent site. The roof is a simple hip with a long ridgeline and is articulated with large triangular roof dormers on the north, east, and west elevations. The east and west dormers crown a two story brick projection serving to break up what could have been an uneventful façade. The top of the stone foundation stops vertically at the first floor line and adds visual interest and character to the massive looking house.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

619 West Main Street - Continuation Sheet

ALTERATIONS: The front porch is an important element of the front façade and has recently been rebuilt using modern materials. The detailing is good and the design appears to be compatible with the main house. Several additions have been made to the west, south, and east sides of the original house. None of these are sympathetic with the original design in any way. There is no sense of scale, material, or detail references in any of these additions. An adjacent one - story house is connected to the main house at the rear.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES:

_____ This is sometimes referred to as the Nelson House. Dr. Nelson, a psychologist, ran a school here in the 1940's. Marshall Field's son was among those who resided here during its operation.

Source _____

Owner _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: Yes _____



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Secondary Structure

ADDRESS 619 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: Colonial revival

Architectural Features: _____

Date of Construction: 1890 est.

Source: Owner

Overall Plan Configuration: Simple square

Exterior Walls (Current): Clapboard

Exterior Walls (Original): Clapboard

Foundation: Stone?

Roof Type/Material: Hipped/Wood shingle

Window Material/Type: Wood

ARCHITECTURAL FEATURES: The hipped pyramidal roof together with the lone eyebrow dormer and hayloft doors has an eccentrically interesting overall appearance.

ALTERATIONS: This appears to have been a barn that was adaptively reused as a garage. Overhead garage doors have replaced the original doors and are not sympathetic with the original barn design.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 501 Walnut Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Folk eclectic</u> Architectural Features: _____ Date of Construction: <u>1940</u> Source: <u>Township Assessor's Office</u> _____ Overall Plan Configuration: <u>Compound</u>	Exterior Walls (Current): <u>The garage is alum/brick and the house is clapboard/brick.</u> Exterior Walls (Original): <u>Clapboard/brick.</u> Foundation: <u>Concrete</u> Roof Type/Material: <u>Hipped with a lower side gable/asphalt shingle/flat with built-up roofing</u> Window Material/Type: <u>Alum/dbl. hung</u>
---	---

ARCHITECTURAL FEATURES:

The main body of the house features a porch that wraps around the north and east sides. 4x4 posts with no special details support it. The front of the house features a small round window centered over the front door (east elevation).



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Continuation Sheet

ALTERATIONS: The garage addition on the west side of the house has a flat roof and is poorly proportioned to the rest of the house. A small addition to the south side has a hipped roof. The link between the garage and the main body of the house has a lower gabled roof. All of the siding, colors, and detailing appear to be compatible...though the garage is sided in aluminum and the main house is sided in brick and clapboard.

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL:

STATE:

COUNTY:

LOCAL:



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 509 Walnut Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: English Cottage

Architectural Features: _____

Date of Construction: 1932

Source: Township Assessor's Office

Overall Plan Configuration: Compound - L

Exterior Walls (Current): Clapboard

Exterior Walls (Original): Clapboard

Foundation: Concrete

Roof Type/Material: Cross-Gable/asphalt

Window Material/Type: Aluminum/Double hung

ARCHITECTURAL FEATURES: Charming front entry porch that features an arched soffit supported by nicely detailed square columns. The railing is also nicely detailed. The steeply sloped roof adds to the character of this house – the slope exceeds 12:12. The main roof wraps around the sides and breaking down the scale of those facades and adding interest. Multiple front gables also add to the charm of the façade. The windows feature a 6:1 muntin pattern.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

509 Walnut Street - Continuation Sheet

ALTERATIONS: It appears that the front porch was added at a later date.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: _____



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 515 Walnut Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Greek Revival

Architectural Features: _____

Date of Construction: 1875

Source: Township Assessor's Office

Overall Plan Configuration: Compound Irregular

Exterior Walls (Current): Brick

Exterior Walls (Original): Brick

Foundation: Stone

Roof Type/Material: Cross gable/Asphalt

Window Material/Type: Wood/Double hung

ARCHITECTURAL FEATURES: A large front gable dominates the front of the house. A heavy frieze band located at the roof line is broken at the front elevation. There is a prominent entrance detailed in the classical tradition in wood. Stone lintels and sills are typical around the house. The window pattern is 6:6.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

515 Walnut St. - Continuation Sheet

ALTERATIONS: The original roof was undoubtedly wood shakes or shingles. There have been several additions constructed with both brick and clapboard exteriors. Some of the additions are 1 story adding to the rambling character of the house. Some of the 1 story elements have flat roofs.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: YES _____

COUNTY: _____

LOCAL: _____

There is a local landmark plaque located at the front door, however, there is no documentation to that effect. The plaque that this is known as the Elisha Freeman house.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 622 Walnut Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Folk Victorian</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1900</u>	Foundation: <u>Parged Masonry</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Cross gable/Asphalt</u>
Overall Plan Configuration: <u>Compound L</u>	Window Material/Type: <u>Aluminum/Double hung</u>

ARCHITECTURAL FEATURES: The front gable has distinct vertical proportions & steep roof slope. There is a partial width front porch that has a shed type roof that is supported by turned columns. All of the windows have simple wood trim. The siding has relatively wide trim @ the eaves and corners. There is a small rear entry that retains the detail character of the front porch. The eaves are open by are soffited in line w/ the roof slope.

ALTERATIONS: This roof probably had wood shakes or shingles originally.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 623 Walnut Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Neoclectic</u>	Exterior Walls (Current): _____
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>2007</u>	Foundation: <u>Concrete</u>
Source: <u>Township Assessor</u>	Roof Type/Material: <u>Hipped/Asphalt</u>
Overall Plan Configuration: <u>Compound</u>	Window Material/Type: <u>Material unknown/Casement</u>

ARCHITECTURAL FEATURES: Large two-story structure with a steeply pitched, cross-hipped roof and attached, side-loaded garage. The offset two-story front entry porch is the dominant architectural feature.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
MILLINGTON HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

Date of Survey: 2003
Updated: Dec. 2016

Primary Structure

ADDRESS 610 Illinois Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Cape Cod

Exterior Walls (Current): Vinyl on wood frame

Architectural Features: _____

Exterior Walls (Original): Vinyl on wood frame

Date of Construction: 1988

Foundation: Concrete

Source: Township Assessor's Office

Roof Type/Material: Side gable/Asphalt

Overall Plan Configuration: Simple rectangle

Window Material/Type: Aluminum/double hung

ARCHITECTURAL FEATURES: This is new construction. It is a simply detailed interpretation of the original Colonial style. The proportion of the roof to the main body of the house is incorrect, as the slope is not steep enough. The roof dormers are oversized and are out of proportion. This Cape Cod is oversimplified and lacks any of the classic detailing that is commonly part of this style.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 115 North 5th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Queen Anne

Exterior Walls (Current): Composition shingle

Architectural Features: _____

Exterior Walls (Original): Clapboard

Date of Construction: 1900

Foundation: Parged masonry

Source: Township Assessor's Office

Roof Type/Material: Cross gable/Asphalt shingle

Overall Plan Configuration: Simple rectangle

Window Material/Type: Wd trimmed/Alum/Dbf Hung

ARCHITECTURAL FEATURES: It appears that the front porch was remodeled at some time, as the detailing does not match the side porch. The side porch still retains the original spindle work and turned columns while a single square column supports the front porch and the rail is comprised of square balusters. The front stairs are constructed of wood and has a wrought iron handrail.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

115 North 5th Street - Continuation Sheet

ALTERATIONS: The original Victorian era details were removed when the house was resided with the composition shingle siding. The eaves are open and are sheathed with aluminum. The front entry doors are aluminum.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: YES _____



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 117 South 5th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Eclectic</u>	Exterior Walls (Current): <u>Brick/Alum</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1930</u>	Foundation: <u>Concrete</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Cross gable/Asphalt Shingle</u>
Overall Plan Configuration: <u>Compound w/ Additions</u>	Window Material/Type: <u>Wd trim/Alum/Dbl Hung</u>

ARCHITECTURAL FEATURES: This is currently a multi-family residence with an address of 500 W. Indiana on the side entrance. The 1 ½ story portico over the 5th Street entrance is the dominant architectural feature. Here large disproportionate square columns support a gabled roof. The gable end is cut out in an almost Post Modern manner expressing no particular stylistic reference. An elaborated surround adds emphasis and interest to what appears to be the main entry. The overall impression is Colonial revival but a lack of appropriate details precludes classification as such.

ALTERATIONS: The original house was a modest structure that is now completely hidden by numerous additions and modifications.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 17 North 5th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman

Architectural Features: _____

Date of Construction: 1920

Source: Township Assessor's Office

Overall Plan Configuration: 4 square

Exterior Walls (Current): Aluminum

Exterior Walls (Original): Clapboard

Foundation: Textured CMU

Roof Type/Material: Hipped/Asphalt Shingle

Window Material/Type: Aluminum/DbI Hung

ARCHITECTURAL FEATURES: The eaves of the roof are narrow and ungracious for the scale of the roof and home. A 2 – story bay on the south side articulates the mass of the walls and the roofline. The hipped roof dormer centered on the front of the of the house is another distinguishing feature.

ALTERATIONS: The front porch has been closed in. The windows of the porch do not currently match the rest of the house as the proportions of the openings do not match nor do the muntin patterns. The porch foundation is skirted with a wooden lattice while the deck is accessed by a CIP concrete stoop and a wrought iron railing.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 19 South Fifth Street



ARCHITECTURAL SIGNIFICANCE

- ▶ **Significant**
- Contributing
- Non-Contributing
- ▶ **Designated on the National Historic Register**

BUILDING CONDITION

- ▶ **Excellent**
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Greek Revival
 Architectural Features: _____

 Date of Construction: 1859
 Source: Heritage Center

 Overall Plan Configuration: L Shape

Exterior Walls (Current): Wood clapboard / wood frame
 Exterior Walls (Original): Wood clapboard / wood frame
 Foundation: Stone

 Roof Type/Material: Gabled / asphalt shingles

 Window Material/Type: Wood / Double hung

ARCHITECTURAL FEATURES: Features a large 2 story gabled portico supported by stylized Greek Doric columns. There is a 2nd story balcony supported by the portico columns. The portico is designed in the Greek temple form. The house is sited on a hill, also typical of Greek temple planning. The window surrounds exhibit typically simple Greek detailing. The house is sided with narrow wood clapboards with a 5” exposure.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

19 South Fifth Street - Continuation Sheet

ALTERATIONS: There was a second floor section added over the dining room and parlor. The conservatory off the dining room and the closet off the first floor SE bedroom are also later additions. John A. Brown, who purchased the property in 1885, added French doors to the second floor porch during an extensive interior remodeling. In 2005, a two-story addition was connected to the original structure by a one-story wing. The addition is set back from the original structure and has a lower roof pitch, allowing the original elevation to retain its prominence. Window size and pattern, materials, and architectural style match the original structure, but the details are more simplified.

HISTORIC INFORMATION:

ARCHITECT: Unknown
Source _____

BUILDER: Unknown
Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: Dr. James K. Lewis, the first mayor of St. Charles, built the house in 1859.
Dr. Lewis served as mayor from 1875 –1883. He practiced medicine, after his tenure as mayor, until 1892. He also dealt in real estate. He died in 1907.

Source Heritage Center

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: YES
STATE: YES
COUNTY: _____
LOCAL: YES



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 21 North 5th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Prairie

Architectural Features: _____

Date of Construction: _____

Source: _____

Overall Plan Configuration: 4 square

Exterior Walls (Current): Stucco/Clapboard

Exterior Walls (Original): Stucco/Clapboard

Foundation: Stucco over masonry

Roof Type/Material: Hipped/Asphalt Shingle

Window Material/Type: Wd trimmed/Alum/Dbl Hung

ARCHITECTURAL FEATURES: The broad eaves and the horizontal trim dividing the ground floor and the second floor are characteristic of the style. Stucco covers the entire house while broad clapboards cover the porch. Columns that start at grade level support the hipped roof of the porch. The bottoms of the porch edge beams are subtly sloped creating an arched effect. The front stoop was rebuilt.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

21 North 5th Street - Continuation Sheet

ALTERATIONS: The eaves are boxed in aluminum. A porch and deck are additions that are not sympathetic with the original architectural style. The front stoop is CIP concrete with a wrought iron railing. The original stucco covering the front porch has been replaced with clapboard.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES:

The Colonial Ice Cream Anderson family is associated with this house. Simon Anderson had the house built in 1909 for his wife Lily. Simon founded the family business in 1901. The house featured one of the first three car garages in town.

Source

Current owner (Chad & Michele Daley)/Tom Anderson

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: YES _____



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 15 North 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Cape Cod

Architectural Features: _____

Date of Construction: 1995

Source: Township Assessor's Office

Overall Plan Configuration: Compound "L"

Exterior Walls (Current): Clapboard

Exterior Walls (Original): Clapboard

Foundation: Concrete

Roof Type/Material: Cross gable/Asphalt shingle

Window Material/Type: Alum/DbI hung/Casement

ARCHITECTURAL FEATURES: This is a 1½ story Cape Cod framed home. The garage "L" component of the plan is not part of the original historical style. The skylight and the small gabled entry cover are also inconsistent with the original style.

ALTERATIONS:



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 21 North 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Craftsman Bungalow</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1925</u>	Foundation: <u>Concrete</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Side gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple rectangle</u>	Window Material/Type: <u>Wd trimmed/Alum inserts/ Double Hung</u>

ARCHITECTURAL FEATURES: This is a very deep house from front to back. The large roof is articulated by the typical details of the style. Wood roof brackets support the wide overhangs, exposed rafter tails are seen at the open eaves, both support soffits sheathed with wooden boards. A small 1-car garage is tucked underneath the front porch. The front entrance is off center and the original wooden front door can be seen from the outside of the porch.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

21 North 6th Street - Continuation Sheet

ALTERATIONS: The front porch is closed in a manner sympathetic with the original design. The window openings are trimmed exactly the same as the rest of the windows in the house. There appears to be a small 1-story addition that was added to the north side of the house as a modest room extension. It has a shed roof and blends well with the rest of the house. Another screened porch was added to the rear of the house. It blends well with the rest of the house but has a hipped roof that is tucked under the rear eave of the main roof.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: _____



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 115 North Sixth Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
Good
Fair
Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman
Architectural Features:
Date of Construction: 1923
Source: Township Assessor's Office
Overall Plan Configuration: Simple rectangle

Exterior Walls (Current): Aluminum
Exterior Walls (Original): Clapboard/Wd shingles
Foundation: Textured CMU
Roof Type/Material: Front gable/Asphalt shingle
Window Material/Type: Alum/DbI Hung

ARCHITECTURAL FEATURES: A full-width front porch dominates the front facade. The front gable features a group of three windows that are still trimmed in wood. The gable end is covered with wood shingles.

ALTERATIONS: A one-story addition with a gabled roof was made to the rear of the house. The front porch has been closed in.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 123 North Sixth Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Queen Anne</u>	Exterior Walls (Current): <u>Clapboard/Wd. shingles</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard/Wd. shingles</u>
Date of Construction: <u>1915</u>	Foundation: <u>Parged masonry</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Cross gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple rectangle w/ addition</u>	Window Material/Type: <u>Wood trim/Dbf hung/some Aluminum inserts</u>

ARCHITECTURAL FEATURES: The flat arched cut out of the front gable end is a distinctive detail. It is decorated with wood shingles. A small entry porch is covered by a long sweep of the main roof slope. Both of these features are somewhat characteristic of the Shingle or the Queen Anne styles. A relatively deep frieze board trims the wall/eave juncture. Almost all of the windows feature a crown molding at the head. The original front door is still in place inside the porch. There is a small one-story bay window on the south elevation.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Continuation Sheet

ALTERATIONS: The front entry porch has been closed in. A two-story addition was made to the rear of the house. The detailing and materials match the original structure.

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL:

STATE:

COUNTY:

LOCAL:



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 11 South 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Commercial modern/Post Modern
 Architectural Features: _____
 Date of Construction: 1989
 Source: Township Assessor's Office
 Overall Plan Configuration: Simple rectangle

Exterior Walls (Current): EIFS/Brick
 Exterior Walls (Original): EIFS/Brick
 Foundation: Concrete
 Roof Type/Material: Cross gable with flat areas
Asphalt shingle/BUR
 Window Material/Type: Aluminum/Fixed

ARCHITECTURAL FEATURES: : Large fixed windows befitting the occupancy are arguably the most important elements of the façade. These windows emphasize the recesses of the colonnaded overhang. The smooth EIFS wall planes are decorated with Post Modern details. The broad horizontal band intended to tie elements of the façade together actually gives the impression of the roof as a floating mass that hovers over the ground floor.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 103 South 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>National</u>	Exterior Walls (Current): <u>Stucco</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard?</u>
Date of Construction: <u>1896</u>	Foundation: <u>Parged masonry</u>
Source: <u>Landmark Application</u>	Roof Type/Material: <u>Cross gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple "T"</u>	Window Material/Type: <u>Wood/Dbf. Hung – There are Some alum. inserts</u>

ARCHITECTURAL FEATURES: Smooth wall surfaces define crisp edges of the façade and angles of the roof. There are few details of note. Small attic windows punctuated the gable ends at the top, while 3:1 muntin patterns are typical around the house. There are a few removable storms still in use around the house.

ALTERATIONS: The front porch has been closed in and has an aluminum front door. A 1 story addition to the rear features a balcony on the roof of the ground floor accessed through an aluminum door from the second floor. It is built on a brick foundation. The stucco was applied to the house in 1910.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

106 South 6th Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: _____
Source _____

BUILDER: C.P. Swanson
Source Landmark Application

ASSOCIATED EVENTS, PEOPLE & DATES: This house was originally built for Randall G. and Ida Lockett William Lockett, a well known St. Charles artist, was their son. Ida's grandmother Joanna Garner, was a runaway slave and was given a federal land grant under the free slave bill. The land included the lot on which this house resides. William Lockett resided in this house, until his death in 1978.
Source Landmark Application

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____
STATE: YES
COUNTY: _____
LOCAL: YES



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 109 South 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Neoclectic

Architectural Features: _____

Date of Construction: 2006

Source: Township Assessor

Overall Plan Configuration: Compound

Exterior Walls (Current): _____

Exterior Walls (Original): Clapboard

Foundation: Concrete

Roof Type/Material: Hipped w/cross gables/
Asphalt shingle

Window Material/Type: Vinyl

ARCHITECTURAL FEATURES:

The multiple front gables, two of which have cornice returns, are the most prominent features of the front elevation, along with the protruding garage "L". A small front entrance porch is supported by a shed roof overhang and gable form over the front door.



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

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 113 South 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman

Architectural Features: _____

Date of Construction: 1910

Source: Township Assessor's Office

Overall Plan Configuration: 4 Square

Exterior Walls (Current): Aluminum siding

Exterior Walls (Original): Clapboard

Foundation: Conc./Orig: Txt CMU/Porch

Roof Type/Material: Hipped/Asphalt shingle

Window Material/Type: Alum/Dbf Hung

ARCHITECTURAL FEATURES: There are few, if any, trim details of note. There is leaded glass in the upper sashes of the second floor double hung windows. The soffits are boxed in aluminum.

ALTERATIONS: Aluminum soffits, siding, and windows were changes to the original materials. The front porch was added later. The foundation is textured concrete masonry, unlike the original concrete foundation. The windows of the porch room feature a 3:1 muntin pattern unlike the original windows.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 114 South 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Craftsman bungalow – orig.</u>	Exterior Walls (Current): <u>Brick front/Alum siding @ Sides & rear</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1930</u>	Foundation: <u>Concrete</u>
Source: <u>Township Assessor’s Office</u>	Roof Type/Material: <u>Side gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple rectangle</u>	Window Material/Type: <u>Wd/Dbf Hung, some Alum Inserts, some Removable storms</u>

ARCHITECTURAL FEATURES: This house appears to be symmetrical at first glance, but is not. The entry is off center and the windows to the right and left of the entry are different. It appears that this could have been a Craftsman bungalow at one time judging from the overhangs and massing. The roof dormer on the front elevation is also somewhat typical of the style.

ALTERATIONS: Any original wood details that might have been are gone. A brick veneer was added to the front and wrapped around to what was probably the back of the front porch. The soffits are open and covered with plywood. The front



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 121 South 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman

Architectural Features: _____

Date of Construction: 1910

Source: Township Assessor's Office

Overall Plan Configuration: 4 Square

Exterior Walls (Current): Aluminum

Exterior Walls (Original): Clapboard

Foundation: Txt. CMU

Roof Type/Material: Hipped/Asphalt Shingle

Window Material/Type: Alum/Dbl Hung

ARCHITECTURAL FEATURES: The eaves are relatively wide and are boxed in aluminum. A large hipped roof dormer is centered on the front on the front elevation. The front porch is full width and features paired windows that flank each side of the entrance.

ALTERATIONS: The front porch has been closed in. The entire house has been covered in aluminum siding, soffits, windows, and front door. There is a large 2-story addition at the rear of the house that is covered with a shed roof that is not sympathetic with the original design. The front stoop is cast in place concrete and has a wrought iron handrail.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 122 South 6th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: National

Architectural Features: _____

Date of Construction: 1925

Source: Township Assessor's Office

Overall Plan Configuration: Compound w/ additions

Exterior Walls (Current): Aluminum

Exterior Walls (Original): Clapboard

Foundation: Brick veneer over ?

Roof Type/Material: Cross gable/Asphalt shingle

Window Material/Type: Wd trimmed/Alum inserts/
Dbl Hung. Some of the orig.
Wd Dbl. Hungs still in opps.

ARCHITECTURAL FEATURES: A 1 story bay window is a prominent feature of the south elevation of this simply designed house that features few interesting details. The entrance is off center and relatively inconspicuous.

ALTERATIONS: A 1 story addition to the north side of the house is not sympathetic to the original design. A 2 story bare wood addition was made to the rear of the house. A shed roof covers a second floor balcony. Neither the materials or design are sympathetic with the original design. A small front porch was closed in and is used an entry vestibule that has an alum. door.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 106 South 7th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Craftsman</u>	Exterior Walls (Current): <u>Aluminum</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1910</u>	Foundation: <u>Textured CMU</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Front gable w/ cross gabled dormers/Asphalt Shingle</u>
Overall Plan Configuration: <u>Simple rectangle</u>	Window Material/Type: <u>Alum/Double hung</u>

ARCHITECTURAL FEATURES: The fish scale shingles used on the front gable and the roof dormers are the featured detail of the house. This imbrication may have been added as it is used in an unusual manner. There is a small pediment placed over the front entry that serves a functional role in diverting water as well as a decorative role.

ALTERATIONS: This house has been aluminized. The original siding has been replaced and aluminum windows and trim has replaced the original wood. There is a one story addition featuring a hipped roof to the rear of the house that has a concrete foundation. The string of three windows on the front gable has been replaced with a fixed single pane. The front door and

sidelights have been replaced and are inappropriate for the style of architecture.



ST. CHARLES
SINCE 1834

ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

Survey Updated: Dec. 2016

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: _____



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

Primary Structure

ADDRESS 116 South 7th Street



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>National</u>	Exterior Walls (Current): <u>Synthetic solid board</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1920</u>	Foundation: <u>Textured CMU</u>
Source: <u>Township Assessor's Office</u>	Roof Type/Material: <u>Front gable/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple rectangle</u>	Window Material/Type: <u>Vinyl/Double hung</u>

ARCHITECTURAL FEATURES: This roof is relatively steep – approximately 12:12. The front gable features a pair of windows. The south elevation of the roof has a shed dormer that may have been added later.

ALTERATIONS: The front porch was closed in to make a 3 or 4 season room. The siding, windows, front door and soffits have been changed. There is a small porch that was added to the rear of the house. A shed dormer has been added on the north elevation.



Planet Depos[®]
We Make It *Happen*[™]

Transcript of Hearing

Date: January 18, 2017

Case: St. Charles Historic Preservation

Planet Depos

Phone: 888-433-3767

Fax: 888-503-3767

Email: transcripts@planetdepos.com

www.planetdepos.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF ST. CHARLES

-----x
In Re: :
Eligibility for Historic :
District Designation: :
Millington Historic :
District :
-----x

HEARING
St. Charles, Illinois 60174
Wednesday, January 18, 2017
7:04 p.m.

Job No.: 131556
Pages: 1 - 56
Reported by: Joanne E. Ely, CSR, RPR

1 HEARING, held at the location of:

2

3 ST. CHARLES CITY HALL

4 2 East Main Street

5 St. Charles, Illinois 60174

6 (630) 377-4400

7

8

9

10

11

12

13 Before Joanne E. Ely, a Certified Shorthand

14 Reporter, and a Notary Public in and for the State

15 of Illinois.

16

17

18

19

20

21

22

23

24

Transcript of Hearing
Conducted on January 18, 2017

1 PRESENT:

2 FREDERICK NORRIS, JR., Chairman

3 STEPHEN GIBSON, Vice Chairman

4 CRAIG BOBOWIEC, Member

5 KIM MALAY, Member

6 PHILLIP KESSLER, Member

7 THOMAS PRETZ, Member

8 DR. STEVEN SMUNT, Member

9 ALSO PRESENT:

10 RUSSELL COLBY, Planning Division Manager

11 ELLEN JOHNSON, Planner

12

13

14

15

16

17

18

19

20

21

22

23

24

1 P R O C E E D I N G S

2 CHAIRMAN NORRIS: Item No. 6, the public
3 hearing is now open regarding the eligibility for
4 the historic district designation for the Millington
5 Historic District. Before I get started, I'm going
6 to explain the purpose of the public hearing and the
7 procedures we will follow.

8 The purpose of this hearing is for the
9 Historic Commission to gather information regarding
10 the extent to which the Historic District
11 nominations meet the criteria provided in the
12 Historic Preservation ordinance.

13 There are three ordinance criteria:

14 One, the area contains one or more
15 buildings, structures, or sites meeting the criteria
16 for landmark designation, and may also include other
17 buildings, structures, or sites which, although they
18 may not qualify for individual landmark designation,
19 contribute to the overall visual character of the
20 area and to its architectural or the historical
21 significance.

22 Two, the area is historically, economically,
23 or culturally significant to the development of
24 St. Charles.

1 Three, the area has significant integrity to
2 convey the sense of a particular period in the
3 history of the community.

4 After all the information is gathered, the
5 Historic Commission will then make a recommendation
6 to the City Council regarding the nomination.

7 Regarding the procedures for public
8 hearings, the Commission members may ask questions
9 if they have any. After that, I will open the floor
10 to questions from the members of the audience.

11 After all the questions have been asked, I
12 will open the floor to anyone wishing to provide
13 testimony in both support and in opposition of the
14 nomination.

15 Only one person may speak at a time. When
16 you wish to speak, please come to the lectern and
17 speak into the microphone. State your name,
18 spell it, and state your address for the record.
19 The court reporter is here reporting the meeting.

20 Testimony should be kept brief and should be
21 on the basis of facts and specific reasons for
22 review. Commission members may ask questions of the
23 person giving the testimony.

24 Anyone who wishes to give testimony must be

1 sworn in. If you wish to speak tonight, please
2 stand and raise your right hand.

3 (Witnesses sworn.)

4 CHAIRMAN NORRIS: After all the testimony
5 has been taken, the Historic Commission will close
6 the public hearing. After that, they will decide
7 and vote on the nomination. The Historic Commission
8 will provide a recommendation as to whether the
9 nomination meets the ordinance criteria.

10 The recommendation will be forwarded on to
11 the Planning and Development Committee of the City
12 Council for review and then the City Council.

13 The City Council makes the final decision as
14 to whether -- the approval of the historic district
15 nomination.

16 Mr. Gibson, would you read Item No. 2.

17 VICE CHAIRMAN GIBSON: The item before us
18 tonight is eligibility for historic district
19 designation to the Millington Historic District.
20 This nomination was submitted on December 21st,
21 2016, at the direction of the Historic Preservation
22 Commission.

23 Notice of public hearing was published in
24 the Daily Herald on December 31st, 2016, and all

1 property owners within the proposed district
2 were notified by mail.

3 The proposed district constitutes eight
4 square blocks directly west of the Central Historic
5 District. The district is bounded by State Street
6 to the north, 5th Street to the east, Illinois
7 Street to the south, and 7th Street to the west. 51
8 properties are included in the district.

9 The district comprises the bulk of
10 Millington's Addition to St. Charles, which was
11 annexed into the City in 1842. An architectural
12 survey of the area has been conducted. A total of
13 13 structures are rated as significant, 22
14 structures are rated as contributing, and 16
15 structures are rated as noncontributing. Five local
16 historic landmarks are included within the district.

17 We have received a few letters and e-mails
18 regarding the nomination, I will list these items
19 for the record as exhibits.

20 Exhibit A, a letter dated 1/13/17 from Eric
21 M. Larson, owner of 605 West Main Street and 522
22 West Main Street, expressing his support of the
23 nomination.

24 Exhibit B, an e-mail dated 1/16/17 from

1 Sheryl and Tony Emralino, 114 South 6th Street,
2 expressing opposition to the nomination.

3 Exhibit C, an e-mail dated 1/16/17 from
4 Wendy and Fred Mosier, 423 South 7th Street,
5 expressing support for the nomination.

6 Exhibit D, an e-mail dated 1/18/17 from
7 Laura Rice, 201 Chestnut Avenue, expressing support
8 for the nomination.

9 Exhibit E, an e-mail dated 1/18/17 from
10 Laura Binning, 505 West Main Street, expressing
11 opposition to the nomination.

12 Exhibit F, a letter dated 1/18/17 from
13 Dr. Daniel Kelly, 11 South 6th Street, expressing
14 support for the nomination.

15 Exhibit G, a letter dated 1/18/17 from Adam
16 D. Gibbons, Preservation Partners of Fox Valley,
17 expressing support for the nomination.

18 CHAIRMAN NORRIS: Thank you.

19 I will now take questions from the
20 Commission members. Any questions? Steve?

21 MEMBER SMUNT: I have no questions.

22 CHAIRMAN NORRIS: Okay. If there are no
23 further questions from the Commission, I will then
24 take questions from the audience.

1 Again, if you wish to speak, please come up
2 to the lectern and speak into the microphone.

3 MR. BINNING: Hi.

4 CHAIRMAN NORRIS: And your name?

5 MR. BINNING: My name is Tim Binning,
6 B-i-n-n-i-n-g. I represent MDW Properties at 505
7 West Main Street.

8 We would just ask -- we've got the new
9 building. We're getting ready to occupy it in about
10 two weeks. We would just ask to be either exempt or
11 left out of the -- we're not opposed to the historic
12 district per se, just our building is obviously
13 brand new, so we wouldn't want to be subject to
14 approvals from the historic district committee.

15 CHAIRMAN NORRIS: Russ, that's a question?

16 MR. BINNING: For the record.

17 MR. COLBY: Yes. This is a statement for
18 the record.

19 CHAIRMAN NORRIS: Okay.

20 MR. COLBY: The request will be made part of
21 the public record that will be forwarded to the City
22 Council.

23 CHAIRMAN NORRIS: In this portion, we're
24 just asking questions.

1 MR. BINNING: Okay. Thank you.

2 CHAIRMAN NORRIS: Any other questions? The
3 next portion will be testimony. This is just for
4 questions.

5 MR. ELSNER: Andrew Elsner, and it's 116
6 South 7th Street.

7 CHAIRMAN NORRIS: Can you spell your name
8 too?

9 MR. ELSNER: Yes. E-l-s-n-e-r.

10 My question following that statement is is
11 it possible to be exempt if this is passed, or is it
12 all inclusive?

13 CHAIRMAN NORRIS: That's a question for the
14 statement. Okay.

15 MEMBER SMUNT: I'd like to answer that.

16 CHAIRMAN NORRIS: Please.

17 MEMBER SMUNT: We have a proposed boundary,
18 and you were informed about that, and you live
19 within that boundary.

20 After testimony is given, I mean, we'll have
21 a discussion. If there is a valid, logical argument
22 for your property to be excluded from the district,
23 we could table our proposal and possibly amend the
24 boundaries. So that is -- that's always a

1 possibility.

2 There is not an exemption, so to speak, but
3 we can rebound or do a re-boundary. That is our
4 option. And so we're basically here to learn about
5 you and your concerns, and hopefully, I answered
6 your question.

7 MR. ELSNER: You did. Thank you.

8 MEMBER SMUNT: Sure.

9 CHAIRMAN NORRIS: Are there any other
10 questions before we move on to testimony?

11 Please.

12 MR. MENDEL: My name is Steve Mendel,
13 M-e-n-d-e-l. I have two properties in the district.
14 One is 117 South 5th Street. One is 515 State
15 Street.

16 117 South 5th Street, I'm in the process of
17 plans -- having plans drawn up because it's a double
18 lot. This house sits in the middle of the lot, and
19 I was going to tear it down and possibly build two
20 houses. I was wondering how this would affect my
21 plans continuing on if this was passed.

22 CHAIRMAN NORRIS: Sure. After the
23 nomination, it goes to the City Council, and it's
24 their decision to either accept it or reject it.

1 There will be a date on that; and after that date, I
2 believe that will be the start of the historic
3 district.

4 So if you were going to go in right away, it
5 would probably be pretty good. If it was going to
6 go in in the future, then it probably would go in
7 front of the Historic Preservation Commission.

8 MEMBER MALAY: Can I answer that too? There
9 is a process. So we would actually review your
10 plans --

11 MR. MENDEL: Okay.

12 MEMBER MALAY: -- and determine whether or
13 not it was appropriate or it wasn't appropriate and
14 what solutions we could possibly come up with.

15 So yes, you would be under our review; and
16 depending on the whole situation, you know, we try
17 to work that out, you know, to make it work for
18 everybody.

19 MR. MENDEL: You stated -- I don't remember
20 the three categories exactly. One was
21 noncontributing structure for architectural --

22 CHAIRMAN NORRIS: It's contributing,
23 significant, and noncontributing, depending on what
24 your structure is classified right now. Certainly,

1 the contributing is a real sensitive issue, and a
2 noncontributing structure is not a sensitive issue.

3 MR. MENDEL: Can you tell me where these two
4 houses fall in that category?

5 MEMBER SMUNT: Your property on South 5th is
6 noncontributing; and therefore, the most liberal
7 interpretation of the ordinance will be applied. In
8 other words, it's -- if you were to propose a
9 teardown, we're not necessarily going to stand in
10 your way of doing that; but we would be very much
11 interested in what you propose to put in place
12 of it.

13 And we would hope that the architecture of
14 your new design would be compatible and not have any
15 negative impact on adjacent properties. So
16 therefore, we're quite flexible when it comes to a
17 redevelopment such as yours.

18 MR. MENDEL: Can you give me a yes or no I
19 can tear it down or not tonight or --

20 MEMBER SMUNT: I can't give you that because
21 you're -- well, I would not be able to do that at
22 this time, during this hearing.

23 Now, the other property on -- what was your
24 second?

1 MR. MENDEL: That was 515 State. I assume
2 that's probably under the same category.

3 MEMBER BOBOWIEC: Yeah, it is.

4 MEMBER SMUNT: It's a noncontributing
5 structure. So noncontributing structures have the
6 most variables, allowances to what can be done and
7 how strict of a review process there is -- they
8 undergo.

9 That's often under the condition that we
10 would -- that there would be a historic district
11 vote on that. Right now that doesn't exist. We
12 have no review of your existing properties as they
13 stand today.

14 MEMBER MALAY: Well, and I think -- I'll
15 just clarify. One of the reasons why we can't say
16 yes or no right off the bat is because we need to
17 know what's going in its place. We need to make
18 sure that what is replacing that building is
19 appropriate for the area.

20 MR. MENDEL: There has been a few new houses
21 built in this thing, so as long as I conformed and
22 made them look somewhat similar, then it could be
23 rebuilt.

24 MEMBER MALAY: You know, again, we can't

1 really say absolutely yes.

2 MEMBER SMUNT: The Historic Preservation
3 Ordinance has a section on neighborhoods and
4 streetscapes, and it talks about wanting the fronts
5 of the home to be pretty much the same setback,
6 approximately within 10 percent of variation of each
7 other. That's one example of compatibility or
8 blending.

9 Let's say, like, there's three different
10 styles of homes in your specific neighborhood where
11 you want to rebuild; and if you chose to pick one of
12 those styles, even though it's a new home, that
13 would be a compatible style because it exists in the
14 surrounding neighborhood.

15 So those are just some generic examples that
16 I'm trying to put forth to kind of help answer the
17 question.

18 MEMBER MALAY: And to kind of give you --
19 earlier this evening, we approved a new home. So I
20 mean, we're definitely open to it, you know.

21 MR. MENDEL: In a historic district.

22 MEMBER MALAY: In the district. That's what
23 he was here for, to build a new home in the
24 district.

1 MR. MENDEL: Okay. All right. I think
2 you've answered my question as best you can. Thank
3 you.

4 MEMBER MALAY: Thank you.

5 CHAIRMAN NORRIS: Please.

6 MR. MURRAY: Hi, good evening. Jace Murray
7 with Murray Commercial. Our firm currently
8 represents the property at 619 West Main Street.

9 CHAIRMAN NORRIS: Spell it for the court
10 reporter.

11 MR. MURRAY: J-a-c-e Murray, M-u-r-r-a-y.

12 Just a general question. When the general
13 historic district was boundaried back whenever that
14 was boundaried, why was this area not included back
15 in that time frame, and what's bringing us to the
16 front today?

17 CHAIRMAN NORRIS: Sure. It's called the
18 Central Historic District.

19 Steve.

20 MEMBER SMUNT: The actual original historic
21 district that was proposed followed the boundary of
22 the original town of St. Charles. So we went with
23 the historical boundary as a starting point.

24 MR. MURRAY: Sure. And what year was that

1 done?

2 MEMBER SMUNT: Around --

3 MEMBER MALAY: 1995.

4 MEMBER SMUNT: -- '95, 1995, approximately
5 in that time frame.

6 And since then, we've had about 40-some
7 landmarks designated. We have another historic
8 district in the southwest of our central district
9 called Moody-Millington District.

10 And now before you is the Moody -- I'm
11 sorry -- the Millington Historic District, which is
12 basically two blocks further to the west of the
13 original Central Historic District.

14 There was a feeling that it is our west
15 gateway into our downtown, and our City has invested
16 millions of dollars, not only City money but also
17 reinvestment by private investors.

18 And we feel that -- most of the
19 commissioners, I think all the commissioners, and
20 many of the people we have been in communication
21 with have voiced concerns about a desire to maintain
22 the integrity of the historical downtown, and that
23 west gateway has become a significant component of
24 that, and we're hoping that that becomes a component

1 of our district.

2 MR. MURRAY: Very good. I appreciate the
3 comment. Thank you.

4 CHAIRMAN NORRIS: Sure. Any other questions
5 from the audience?

6 (No response.)

7 CHAIRMAN NORRIS: Seeing none, I'd like to
8 go to the next portion. This item is called the
9 testimony.

10 Is there anybody who wishes to give
11 testimony to this nomination?

12 MR. MARINACCIO: Good evening. My name is
13 Lee Marinaccio, M-a-r-i-n-a-c-c-i-o.

14 MEMBER PRETZ: Can you give us your address?

15 MR. MARINACCIO: My address is 213 South 5th
16 Street in St. Charles.

17 Katie, who is here now, and I have been
18 residents of the community for a long time. We have
19 enjoyed our stay in the community. We actually
20 thought that this would be a great place for us to
21 raise our children because of the various eclectic
22 nature of the homes in the community, the wonderful
23 character that exists in St. Charles, and it drove
24 us to this community because we felt it was

1 different than a lot of flat little suburbs that
2 exist throughout the Chicagoland area.

3 It was a great place for us to raise our
4 children. It gave us an opportunity for them to
5 learn about historic homes, to learn about values
6 that exist in our community, and we think that part
7 of that -- all of that is important in raising
8 families.

9 This new historic preservation district that
10 you're proposing in my estimation is a wonderful
11 thing for our community. It will be the gateway --
12 I think that word was already used -- to the west of
13 our community. People who come in from the west are
14 going to see these historic homes and see the
15 wonderful character that exists in the community
16 firsthand, if we are able to preserve the
17 significant architecture and structures that exist.

18 There are many significant architectural
19 features along Main Street that I am fearful will no
20 longer be here if we don't have the kind of Historic
21 Preservation Commission and this historic district
22 to preserve the character of our community.

23 I think that it's important for our future
24 generations to have an opportunity to see the kind

1 of character that built our community, the years
2 that have been put into it by our founding fathers
3 and by many people such as yourselves to try to make
4 this a great place to live.

5 If we can continue to do that, this will be
6 good for the rest of our future generations. I
7 think the Millington subdivision that you're talking
8 about making into a historic preservation district
9 will give us that opportunity.

10 I strongly urge the Commission and our
11 community to consider following this recommendation,
12 and I support it wholeheartedly. Thank you.

13 CHAIRMAN NORRIS: Thank you.

14 Any other testimony? Please.

15 MS. AMUNDSON: Good evening. My name is
16 Jhennifer Amundson. I spell Jhennifer,
17 J-h-e-n-n-i-f-e-r Amundson, A-m-u-n-d-s-o-n. I live
18 at 500 Cedar Street and have done so for the last
19 16 years.

20 I grew up outside of Elgin, outside of
21 St. Charles in Elgin Township, but because of the
22 way the districts are drawn, I went to St. Charles
23 East before it was East. My children go to East
24 now. So I'm a long-time St. Charles person even

1 though we did go away for a long time for our
2 education.

3 In that education, I pursued my PhD in the
4 history of architecture. So I come to you on the
5 one hand as a long-time resident with a very
6 emotional response to this proposal; but then at the
7 same time, my professional life has been geared
8 towards exactly the kinds of things that you are
9 proposing with this move, and I'm honored to teach
10 at Judson University where I'm also the dean of
11 school of design architecture.

12 I am very strongly in support of this
13 proposal as an extension of the historic protection
14 and encouragement in our town, as the last speaker I
15 think very beautifully put, the importance of
16 maintaining the heritage of our architecture for
17 future generations.

18 And it's not just a matter -- as I think an
19 earlier approach to historic preservation, as you
20 know, were geared towards specific monuments, you
21 know, big fancy churches and town halls; and now we
22 have a much broader and more fair view of what
23 historic preservation ought to be, number one,
24 really encompassing large districts to present a

1 fuller view of what a community is.

2 And, of course, by doing so, you're bringing
3 in a great variety of residential types that tell
4 the story of what St. Charles has always been, a
5 great variety of different kinds of people coming to
6 this town and that we hope to, of course, continue
7 into the future.

8 And I know that -- so on the one hand,
9 there's an emotional appeal to this proposal; but
10 then also, again, the professional recognition that
11 this kind of approach to designation within a
12 downtown area residential or business district is
13 simply good business, of course.

14 It was just last week I saw one more listing
15 by a Chicago magazine online that cited St. Charles
16 with Naperville and Geneva as the three places in
17 the suburbs that are worth leaving the city to go
18 look at and spend some time in.

19 It's not just because of the beauty of the
20 river and the great restaurants. It's because of
21 the physical quality of this place that draws people
22 in for the festivals that we -- that are so
23 successful here, for weekend visits, and, of course,
24 just simply bringing people back home as kids go off

1 to college.

2 And it's proven too in plenty of research
3 that cities that have very strong identifiable
4 architectural and urbanistic personalities are
5 better for business. They have a great character.
6 They draw business. They draw customers.

7 And so they're good for the bottom line, but
8 I, you know, again, as a long-time resident, would
9 say even more importantly, they're great for us and
10 the community spirit within this town. So I'm very
11 much in support of the proposal, and I hope that you
12 will able to pursue it. Thanks very much.

13 CHAIRMAN NORRIS: Thank you.

14 Please.

15 MR. SCHWENDNER: My name is Lee Schwendner,
16 S-c-h-w-e-n-d-n-e-r. I live at 615 Cedar Street.

17 My comments will be a lot more -- I have
18 more simple thoughts on this, but they're very -- I
19 feel very strongly about it. I've lived at that
20 address for 30 years, and I think the people that
21 are most affected by this proposal are the people
22 that own their homes there, have invested their
23 money in those homes over the years, and I don't see
24 any compelling benefit to the homeowners there from

1 this proposal.

2 I do see detriments. In my mind, the
3 restrictions, additional restrictions that come upon
4 making improvements to your property; and also I
5 would have the concern that at some point in the
6 future, should I want to try and sell my house, that
7 being in the historic district might limit the pool
8 of people that would be interested in purchasing a
9 home in that area and thereby affect the values.

10 So based on that, I object to the proposal.

11 MEMBER MALAY: May I ask what you think that
12 the detriment would be?

13 MR. SCHWENDNER: Well, instead of just
14 applying for a building permit, I would have to
15 submit for the certificate of appropriateness, and I
16 kind of heard the discussion going on with somebody
17 else's property with the earlier part of this
18 meeting. I guess I just don't see the need for
19 that. It just seems to me like another layer of
20 bureaucracy that's not necessary.

21 CHAIRMAN NORRIS: Thank you.

22 MR. AMUNDSON: I'll throw in my two cents
23 worth. I'm David Amundson, A-m-u-n-d-s-o-n, 500
24 Cedar Street. I wasn't actually planning on saying

1 anything tonight, but I'll throw in two cents here.

2 In response to what you were just saying,
3 I've seen in the past, reports, studies that show
4 that houses in historic districts actually
5 appreciate at a faster rate than houses not in
6 historic districts.

7 And if you think of your house as a finite,
8 limited quantity, there is a limited number of
9 houses built, say, before World War II; and they're
10 being reduced regularly. They get demolished.
11 They're becoming a rarer and rarer commodity, and
12 people want them. We, when we went hunting for a
13 house, specifically targeted only homes built before
14 World War II.

15 Yeah. You have a limited commodity that
16 people want, and historic districts are generally a
17 good thing. I think there's enough people like us
18 who will be drawn to an area and want to buy your
19 house. So I think it actually adds value. And you
20 all could do a better job of selling that just
21 universally.

22 So yeah, that's -- I'm in favor of it on one
23 hand; and on the other hand, though, I have some
24 reservations like you do because, you know, the

1 thought of, okay, I want to build a fence next
2 summer. Okay. Am I going to have to come in front
3 of you to get a fence permit and have you tell me
4 that you want my fence a little bit differently than
5 I do, and if I lived somewhere else, I wouldn't have
6 to worry about that.

7 So I have some hesitation, not quite fully
8 onboard about the oversight, but I like the general
9 overall thrust of let's not just level it and turn
10 everything into McMansions because I don't want that
11 to happen in my neighborhood.

12 I would like to see better, more proactive
13 something, ordinances from the City, if need be, to
14 control EARs, to control FARs, to control things,
15 that we don't get 50-foot high houses sandwiched in,
16 you know, shoulder-to-shoulder to 22-foot high
17 houses, and that seems to be what's happening.

18 Our code doesn't seem to really control
19 sensitivity all that well. We're getting maybe
20 McMansions with lipstick on them that, you know,
21 they're still not all that good. I think we can do
22 better in terms of appropriateness and fit.

23 I also have some -- and I don't think it's
24 written in the ordinance yet, but ordinances can be

1 modified. One of my hesitations is, well, what if
2 some years from now, you decide you want to judge
3 paint color or something like that. No, please
4 don't do that.

5 And also the idea too that, you know, if
6 there was a house built in 1880, and in 1910
7 somebody wanted to put an addition on it, they did
8 whatever they stinking well pleased. But now we
9 tend to think of it as, Oh, your house was built in
10 1880, so the addition you put on it has to only be
11 appropriate to 1880.

12 And I think there needs to be a little more
13 latitude to allow good design without being
14 stylistically in constraints and just chaining stuff
15 to something that never existed. You know, they
16 didn't care what color they painted their house in
17 1920, even if it was painted something different in
18 1875. And I don't know why we get so hung up on
19 creating -- trying to recreate this past that maybe
20 never existed. And I know you don't do that now,
21 but that's one of my hesitations.

22 So I'm not as enthusiastic as my wife, I
23 think; but conceptually I'm behind it, and in part
24 because I want to keep what we have, and I don't

1 want it to turn into name your favorite suburb to
2 the east that's been, you know, eaten alive and
3 completely rebuilt to the point that it's not
4 recognizable anymore.

5 So yes, asterisk. Thank you.

6 CHAIRMAN NORRIS: Thank you.

7 We're still in the portion of this hearing
8 in regards to the testimony. I'd love to respond
9 back but not in this portion.

10 Any other testimony? Does anyone else wish
11 to speak on this nomination?

12 (No response.)

13 CHAIRMAN NORRIS: Steve, if you could speak
14 about the guidelines to the state statutes and what
15 we follow.

16 MEMBER SMUNT: As far as it applies to the
17 certificate of appropriateness?

18 CHAIRMAN NORRIS: Right, right.

19 MEMBER SMUNT: You alluded to our ordinance.
20 In our ordinance, there's a set of -- there's
21 guidelines, and we're guided to act under those
22 guidelines.

23 And we developed a booklet, I'm not sure how
24 many pages, called "Design Guidelines for Historical

1 Buildings" specific to St. Charles to give
2 homeowners some direction and let them know what
3 latitude they can take with their improvements to
4 their properties.

5 And it's a great resource to, hopefully,
6 answer some of the questions in the gray area. You
7 brought up issues in the gray area, a painting
8 color, painting the house. Yes, it's not regulated,
9 but some historic districts do regulate color. We
10 don't, but we still give advice on color selection
11 if someone wants it, but it's not a mandatory issue.

12 The thing about -- you brought up another
13 issue is, let's say, the 1880 house, and then
14 someone put an addition on it in 1910, and then now,
15 you, as the homeowner today, wants to tear off that
16 addition and wants to put a bigger addition on it,
17 and how we might be overzealous in our application
18 of the ordinance, perhaps.

19 I think we want to see the size, scale, and
20 proportion. You don't want to see a big McMansion
21 built on the rear of a small house, but we don't
22 want to be overly burdensome when it comes to the
23 stylistic features on an addition. An addition
24 could be much simpler.

1 We actually want the addition to be
2 differentiated from the original structure. The
3 original structure should be preserved as much as
4 possible, and the additions can be sympathetic to
5 it, but they don't have to be duplicates. They
6 don't have every -- the same level of detail going
7 forward.

8 There could be a lot of flexibility if
9 someone wants to propose an addition to their house,
10 and we're quite lenient in that respect. But we do
11 like the size and scale issues. We do not want one
12 neighborhood to have a negative impact on the rest
13 of the block because of an oversize,
14 out-of-proportion addition or a new construction,
15 for that matter.

16 So I hope that kind of helps you because you
17 brought up some questions and several issues, and I
18 hope that helps.

19 VICE CHAIRMAN GIBSON: I'm one of the junior
20 members on this Board. I've been on the Commission
21 for a couple of years, and I have to say it is
22 unfortunate that we can't do a better job of
23 publicizing.

24 I don't think it would be a very good TV

1 show if every second Wednesday, there was an
2 hour-long special that talked about historic
3 preservation; but I would say this, most people
4 don't even run into a situation until they're ready
5 to make a change in their house and they find out
6 they have to do a certificate of appropriateness.

7 But my experience in the couple years I've
8 been involved with this is very few people come to
9 see us and talk to us about their house that leave
10 not being satisfied with the process. And I know
11 you have to kind of take that at face value. I'm
12 just telling you that.

13 But I would encourage anybody who wants to
14 come any time, we're every other Wednesday, the
15 first and third Wednesday, and see the process; and,
16 hopefully, before you have to go through the process
17 if your house ends up being inside a historic
18 district. But I would say most of what we're
19 interested in is exactly what Commissioner Smunt
20 said, fit and finish of the house. The scale and
21 size of the house matches the neighborhood.

22 Like I think you indicated, if there was no
23 control in 1910, there were all sorts of changes
24 that were made. Well, that's part of the character

1 of the neighborhood in and of itself. So the
2 changes that you might want to make to the house
3 would be absolutely perfect with that.

4 Another thing we don't worry about so much
5 is that part of the house we don't see from the
6 street. Once you're away from the part that's going
7 to affect your neighbors and other people's values,
8 we're not quite as strict on that.

9 So I think there's a lot of things -- and
10 that's why it's important that you understand it
11 isn't just a checklist that we go through from the
12 top and if you come out on the bottom, you get your
13 certificate. It's a discussion.

14 And in a lot of cases, even though you talk
15 about fences, we've had some discussion on fences,
16 and it's different even then what we thought we were
17 going to approve when we went into it. The
18 discussion starts one way, and we end up the other
19 way. So it isn't necessarily cookie-cutter
20 responses, and it isn't necessarily the idea that
21 nothing can change because that wouldn't work.

22 CHAIRMAN NORRIS: Kim.

23 MEMBER MALAY: A little bit too on the
24 history. We were trying to get an ordinance

1 approved, a historic preservation ordinance approved
2 since the -- and it took the teardown of Farnsworth
3 mansion back in the early '90s to make it a
4 Commission and an ordinance happen.

5 So we were losing very significant
6 resources, and so the preservation ordinance was put
7 in place to make sure that that didn't continue and
8 that we were able to keep what brings us all here
9 and it helps us stay here, that charm, that historic
10 charm that St. Charles has. And reserving that
11 history is very important.

12 Now, we've had an ordinance in place for
13 over 20 years now, and you've heard very little
14 controversy, if really any, about the Commission and
15 what they've done. We've done a very good job of
16 working with the residents within that district --
17 in those districts and making sure that everybody
18 comes out getting what they need to get
19 accomplished.

20 So we really do sit down with you, we listen
21 to what you have to say, and we work with you to be
22 able to make what you need happen.

23 And to your point about additions and stuff,
24 actually 606 Cedar Street is a really good -- I

1 mean, it's right down the street from you. That's a
2 really good example of what we were able to
3 accomplish. That house had an addition on it. We
4 let them take it off and put on a pretty sizeable
5 addition.

6 You know, what it means to be in a district,
7 yes, you'll have to come before us when you do
8 exterior work, and that's not even everything.
9 Obviously, paint we won't regulate. We had a big
10 situation years ago where people wanted us to
11 regulate paint, and we said no, because the state
12 recommended we do it. So we don't want to touch
13 that. As Steve said, we'll recommend if you want
14 some recommendations. But we try to be very, I
15 think, you know, approachable and work with you on
16 this.

17 And, you know, what it doesn't mean is it
18 doesn't mean that we're going to tell you what the
19 exterior -- or the interior of your home, what you
20 can do and not do in there. We have no regulation
21 on the inside. It's strictly exterior. It doesn't
22 mean you can't put on a porch. It doesn't mean you
23 can't put on a deck. It doesn't mean you can't
24 build a fence, you know, or change windows. All

1 those type of things we'll look at, but we --
2 obviously, there's been a lot of work done in the
3 district over 20 years.

4 So we're definitely here to be more of a
5 resource even for you. You know, that's what we're
6 really trying to accomplish, just protect what
7 St. Charles stands for. To protect its integrity,
8 its character, and its heritage.

9 CHAIRMAN NORRIS: Tom.

10 MEMBER PRETZ: Yes. I would like to direct
11 this to 615 Cedar and your COA concerns, certificate
12 of appropriateness, and COA is not a bad
13 three-letter word. It really is a partnership.

14 The group up here, we have to think in terms
15 of anything that you want to do with your house, you
16 have to follow City code. So you have all of the
17 City codes and that that guide you on what you can
18 and can't do.

19 The only additional step -- and our meetings
20 are twice a month. The only additional step is that
21 it requires you to have a permit if you're having,
22 you know, a change that requires it. The City will
23 then say you need to come for your COA prior, and
24 then they release the permit to you.

1 Our group is really a partnership with you.
2 We provide and give guidance for the size, the
3 scale, as well as the style; and contrary to what
4 people may think when they have a developer or a
5 contractor that they're utilizing is that the
6 sensitivity towards style and these three elements
7 may not be there.

8 So our job is to help you, the owner of the
9 home, and guide you so that you can, in fact, put in
10 something that is complementary to your building as
11 well as beneficial to your neighborhood, your
12 neighbors and that.

13 Our job really is to send you out with a yes
14 on your request, and that's really what we do, and I
15 think we have had more than -- in the 20 years more
16 than a thousand COAs.

17 MEMBER MALAY: At least.

18 MEMBER PRETZ: And we're still counting I
19 think for that. So we want to send you out with a
20 yes. We want to send you out with satisfaction. We
21 go back and forth in our discussion during that
22 portion of our meeting on a given night, where you
23 do your presentation and then what your intentions
24 are. We discuss back and forth, come to a

1 conclusion and that is -- fits what you want to do.

2 But it just helps as a guide, and that's all
3 we do is we want to make sure that when you leave,
4 you're happy; that when you are finished and go,
5 Wow, this is fantastic, whatever project that you
6 have and life continues; and so that's what we do.
7 It's not a bureaucracy as it is more of a helping
8 facility to you when you have a project.

9 I hope that helps a little bit to
10 understand.

11 MR. SCHWENDNER: Can I make an additional
12 comment?

13 CHAIRMAN NORRIS: Please.

14 MR. SCHWENDNER: You know, yeah, I'm not
15 disagreeing with what you're saying at all; but, you
16 know, looking back over 30 years of living there, at
17 least in the residential section, you know, not
18 speaking of Main Street but up and down Cedar
19 Street, you know, even without this ordinance, I
20 haven't seen any big teardowns, and I haven't seen
21 any additions or improvements to homes down Cedar
22 Street that were inappropriate to the neighborhood
23 or detracted from the character of the neighborhood.
24 It seems to be doing fine, you know, without an

1 ordinance. That's all.

2 CHAIRMAN NORRIS: Kim.

3 MEMBER MALAY: Just so you know, at 606
4 Cedar Street, there was actually some, you know,
5 people that were interested in purchasing and
6 tearing that down which could have been a big loss.

7 MR. SCHWENDNER: But wasn't that house
8 already designated as a --

9 MEMBER MALAY: It was.

10 MR. SCHWENDNER: -- historic landmark.

11 MEMBER MALAY: Right. It was.

12 THE WITNESS: So that's a site for --

13 MEMBER MALAY: There was a protection that
14 allowed us to be able to stop that.

15 MR. SCHWENDNER: That's a different
16 situation than this case.

17 MEMBER MALAY: But, again, if there was no
18 protection, we wouldn't have had anything to be able
19 to save that, and that's what the district does too.

20 MR. SCHWENDNER: Okay.

21 CHAIRMAN NORRIS: In regards to Tom's
22 comment, we had a thousand permits. We are a branch
23 of the City Council. If something is not decided
24 correctly, you can always take it up to the City

1 Council. I have been here since '95, and I think
2 we've had only two cases that actually had to go up
3 to that next step. We've always been able to work
4 it out with the committee and work it out with the
5 owners.

6 Russ, if I could put you on the spot.

7 MR. COLBY: Sure.

8 CHAIRMAN NORRIS: Something that we do in
9 the central district here, we have a facade
10 improvement program. Can you talk about that, and
11 then also being reimbursed on the residential.

12 MR. COLBY: Yes. Currently, the City has a
13 facade improvement grant program that exists with
14 exterior renovations to commercial properties that
15 are located in the downtown historic district.

16 And the Historic Commission has discussed at
17 least conceptually the possibility of expanding that
18 program to also include residential properties for
19 situations where there will be some improvement made
20 that would be consistent with historic preservation
21 guidelines. So, for example, removing inappropriate
22 materials from the building or restoring a building
23 on the exterior, that could be a grant that assists
24 with funding that.

1 It's only been discussed at a conceptual
2 level by the Historic Commission, and it will need
3 to be reviewed by the City Council going forward,
4 but it's a topic that's being discussed potentially
5 for the next program year, which would begin in May.

6 CHAIRMAN NORRIS: With the facade
7 improvement program, that started in '98? 99?

8 MEMBER MALAY: '95.

9 CHAIRMAN NORRIS: '95 also. And with that
10 we helped the City Council to designate money that's
11 like 50 cents on the dollar, where if they're going
12 to put an improvement on the front elevation, they
13 come to the committee and work with them; and if it
14 meets the criteria, then the City helps on that
15 portion of the improvement on the outside.

16 So that could help. Again, it's not with
17 residential, but it's something that is being
18 broached and maybe further on it is something that's
19 going to help the committee working with the
20 neighborhood.

21 Craig, any comments?

22 MEMBER BOBOWIEC: Just to the fact that I
23 think a lot of people when they think the Historic
24 Commission are afraid that there's a lot of

1 materials that you may not be allowed to put on your
2 house. I mean, we have allowed decking, pond, like
3 artificial ornamentation, like, that's up there, the
4 crown moldings and stuff on houses.

5 I mean, we've come a long way. I've been on
6 this, I think, 19 years. When I started, that was
7 just an absolute no-no; but we have, you know, moved
8 with the times. We have looked at stuff. We have
9 investigated stuff.

10 I mean, we're pretty open-minded. I mean,
11 if this ordinance passes, I'm going to have two more
12 properties in this new historic district that I'm
13 going to personally have to have reviewed and I --
14 you know, I've been doing this a long time; and just
15 from my own perspective, I don't have a lot of fears
16 because I know how these people work.

17 We get so many people that come before us
18 that really don't have a great eye of designing and
19 knowing what they really want to do to their homes,
20 and we welcome people just to come in, just -- you
21 know, and at the end of a meeting, we'll sit there
22 and bounce ideas. Tell us what you want to do, and
23 we're there to advise you, give you ideas to make
24 your project the best that it absolutely can be and

1 to work with you.

2 I mean, you know, some cities, you know,
3 have a bad rap of being like the preservation Nazis.
4 And, you know, in the 19 or 20 years I've been here,
5 that's one thing we have always prided ourselves in
6 is to not have that kind of, you know, attitude
7 towards people. And like I think it was Steve that
8 said, you know, most people when they're all done,
9 they kind of compliment us that we've actually
10 helped them make their projects even better than
11 they originally came in and thought they were going
12 to be.

13 So, I mean, you've got to trust us on that;
14 but, again, in all these years, we have had very few
15 controversial issues that the City Council has even
16 had to hear us. So, I mean, we've really worked
17 well with the community, and that's our goal. I
18 mean, we all live in the neighborhoods.

19 I mean, several of the commissioners have
20 homes in the district already or they own landmark
21 homes. So, I mean, we're living it with you. So, I
22 mean, you know, I mean, we're not expecting you to
23 do anything that we're not even, you know, putting
24 upon ourselves in our own way too, so.

1 CHAIRMAN NORRIS: Thank you, Craig.

2 Our newest member, comments?

3 MEMBER KESSLER: I'll keep my comments
4 brief. Yes, I am the newest member, just a few
5 weeks; but I've lived in the community for many
6 years, and I've lived in an old home that I've
7 renovated myself. As Mr. Schwendner, I believe, was
8 saying that it was outside of the jurisdiction of
9 this group, but I did it with the historic aspect in
10 mind.

11 But I fully believe in the mission here, and
12 that's why I agreed to join this volunteer group.
13 Because over the years I've learned that, as some
14 other people have also said, the appeal of the
15 architectural character of our community can have a
16 real economic impact. I think that's very
17 important, and that's why I support the mission.

18 CHAIRMAN NORRIS: Thank you. Does anyone
19 else have anything to say or comments or thoughts in
20 regards to our nomination?

21 MEMBER MALAY: You know, you guys are
22 obviously -- we're sitting at this table kind of
23 looking down on you, and it's kind of intimidating,
24 I suppose. Our normal meetings are not like this at

1 all. We're actually in the committee room. We
2 actually sit around a table with you. You're part
3 of our group, and we sit down and we talk. So
4 that's another aspect. You know, just so you
5 understand, it's not this formal by any stretch, so.

6 MEMBER SMUNT: I have a question for that
7 gentleman. You were the first person to speak, and
8 you asked about an exemption.

9 MR. ELSNER: Yes.

10 MEMBER SMUNT: What was your address again?

11 MR. ELSNER: 116 South 7th Street.

12 MEMBER SMUNT: 116. Okay. I wanted to just
13 get an idea of what your house -- when we had an
14 architectural survey, whether it was considered
15 contributing or noncontributing.

16 MR. ELSNER: It was in the middle. I think
17 I had a bay window that was contributing.

18 MEMBER SMUNT: Is this it?

19 MR. ELSNER: I can't see that from here. It
20 was just 116 South 7th Street.

21 MEMBER SMUNT: It was newly sided and all
22 that.

23 MR. ELSNER: Yes. It was newly renovated.

24 MEMBER SMUNT: Yeah. I mean, we consider --

1 it's a nice little job. So we actually reviewed the
2 survey information at our last meeting.

3 You brought up the value of your house for
4 the noncontributing rating, the contributing rating.
5 You've actually brought it back to what the house --
6 closer to what the house probably looked like when
7 it was first built. You should be very proud of
8 yourself that you took this upon yourself to do. No
9 review or you didn't come to us for any review
10 process.

11 I was just kind of curious as to why you
12 want to be exempt from the district when you put
13 such -- you followed the guideline without even
14 knowing it.

15 MR. ELSNER: Actually, I just purchased the
16 house. So I didn't actually do any work.

17 MEMBER SMUNT: Okay. Okay.

18 MR. ELSNER: So my hesitation to becoming
19 part of the Historic District is the increase in
20 property value is going to make it harder to sell at
21 some point down the road because it's going to limit
22 the buyers on the property.

23 Property taxes are going to increase as well
24 if the property increases, and then it is going to

1 be difficult and more of a strenuous process to
2 obtain a permit to do any work on the house. And
3 then there's going to be an increased cost of
4 improvements because we have to follow certain
5 stipulations. Where it could be cheaper to do it
6 myself, I'm going to have to hire somebody else to
7 do it to follow the rules and regulations that are
8 going to be in place.

9 Other hesitations I have are you all seem
10 very liberal in what you're saying as far as
11 improvements you'll grant, but one day you're not
12 going to be on the Board. Somebody else is going to
13 take your spot that's not going to be as liberal;
14 and if that's the case, I am stuck with whatever
15 they say.

16 So this isn't going to go into effect and
17 then possibly take me out one day from being under
18 these rules and regulations. It's ongoing, whereas
19 right now you say you'll help people with looking
20 into design. Why put these other rules in place
21 when I can come to you now and say help me as it is.

22 I don't understand why you should put more
23 on everybody. There's processes in place if you
24 think your house is historically significant to go

1 ahead and have your house added to the register. Go
2 ahead and do it that way if that's what you think,
3 but making everybody within a certain area be
4 subject to these new rules and regulations that are
5 being placed, it's just not fair.

6 I just bought the house, and it wasn't in
7 the historic district, and now it's going to be
8 possibly. It just doesn't make sense.

9 MEMBER SMUNT: Just out of curiosity, have
10 you had a chance to look at the guideline book or
11 read the ordinance?

12 THE WITNESS: I have, yes.

13 MEMBER SMUNT: Did you look at the guideline
14 book?

15 MR. ELSNER: I have looked at the ordinance
16 itself, yes.

17 MEMBER SMUNT: Because, I mean, there's a
18 lot of things that -- a lot of good resources that
19 we've put out, we've developed over the last 20-some
20 years as a Commission that are designed to help
21 homeowners who may elect to want to change their
22 properties so that the review process that we go
23 through with those property owners is simplified and
24 nonthreatening. You seem to be threatened by it.

1 MR. ELSNER: Well, the process right now I
2 don't have to follow any of those rules in your rule
3 book. I can do as I feel fit as long as it fits the
4 codes that Tom discussed earlier. If this goes into
5 effect, I have to follow an additional rule book on
6 top of the codes. So that's my objection.

7 MEMBER SMUNT: I see.

8 MR. ELSNER: I'm the homeowner. I bought
9 the house. I pay taxes on the house. I should be
10 able to do what I like to the house.

11 MEMBER SMUNT: Okay. Thank you.

12 MEMBER PRETZ: I just have a little bit in
13 response to your statements. You mentioned about
14 the labor, that you would have to hire somebody to
15 do the labor. We don't dictate how the labor is
16 done for whatever improvement or changes that you're
17 making on your home. That is strictly up to you
18 following the guidelines and whatever codes that are
19 in place by the City. So we don't dictate that in
20 any way.

21 And the other thing is that there is a
22 distinction between a district, so the historic
23 district and a landmarked home. A landmarked home
24 is a fully recognized site that is recognized by the

1 City itself, and there are benefits to that at the
2 state level for any improvements and things like
3 that that you do. So you can always go online at
4 the State of Illinois and take a look at what tax
5 benefits exist for landmarked homes.

6 But that distinction of just, again, being
7 within the district is purely to help with size, the
8 shape, and the style of your home. It helps give
9 guidance to you and an additional review session in
10 there to help you with that. Again, it's for the
11 benefit of not only you, the homeowner, but also to
12 the neighbors that surround you, the neighborhood
13 itself.

14 CHAIRMAN NORRIS: Thank you, Tom.

15 Anybody else wish to speak on the
16 nomination?

17 (No response.)

18 CHAIRMAN NORRIS: Seeing none, I'd like to
19 entertain a motion.

20 MEMBER MALAY: Motion to approve.

21 CHAIRMAN NORRIS: To close the hearing.

22 MEMBER MALAY: Yes, to close the hearing,
23 sorry.

24 MEMBER SMUNT: I'll second.

1 CHAIRMAN NORRIS: Any other discussion? All
2 those in favor?

3 (Ayes heard.)

4 CHAIRMAN NORRIS: Any opposed?

5 (No response.)

6 CHAIRMAN NORRIS: The meeting is closed.

7 Thank you. We're going to go on to the next
8 item, Item No. 7.

9 MEMBER PRETZ: For the people that are
10 getting up -- excuse me -- we're going into the
11 meeting portion. That was just the motion to close
12 the public hearing.

13 CHAIRMAN NORRIS: Thank you.

14 VICE CHAIRMAN GIBSON: You can stick around
15 for the rest of the meeting.

16 MEMBER MALAY: We'll discuss whether or not
17 to move forward with the recommendation or not.

18 CHAIRMAN NORRIS: Okay. Item No. 7 is
19 eligibility for the historic district designation
20 for the Millington Historic District.

21 Steve, I'll entertain a motion.

22 MEMBER SMUNT: I would just like to make a
23 comment at this time. I think all the people that
24 spoke here today brought up some very good,

1 important issues, and I know you feel passionate
2 about the issues, and you spoke up, and we did our
3 best to try and address those issues to hopefully
4 get you to like us better.

5 We realize that some of you will never buy
6 the argument that, you know, we're going to make it
7 easy for you. We are. I will admit that having to
8 obtain a certificate of appropriateness is another
9 layer of government. But we feel it's essential for
10 us to carry forward the preservation of our historic
11 resources in the city, and the evidence is supported
12 that historic districts do command a higher resale
13 value for its properties.

14 It doesn't cause your taxes to go up either.
15 Now, I know you laugh, that you could say it's an
16 arguable issue; but we do have evidence that
17 supports a good return on your investment if you are
18 in a historic district versus what it would be
19 outside of one.

20 So those arguments go on every year, and
21 they've been going on for decades. There have been
22 studies out there, the national register, I should
23 say national --

24 MEMBER PRETZ: National Trust.

1 MEMBER SMUNT: National Trust. Thank you.
2 Had done studies and put that argument to rest --
3 hopefully, put that argument to rest, and it keeps
4 on coming up.

5 There is a tax freeze available for
6 homeowners. If you were to invest 25 percent of
7 your appraised value of your house into historic
8 preservation, remodeling, addition, whatever you
9 want to call it, the State of Illinois will grant a
10 tax freeze on your property taxes for eight years,
11 with a four-year increase after that. So it freezes
12 the taxes at the current level.

13 So that is a perk. I took advantage of it.
14 I own a historical home, and then my tax rate
15 dropped, unfortunately, and so my taxes never went
16 up anyway. But I took advantage of it, and it was a
17 great deal that the state offers that is available.

18 For commercial properties, it's a tax
19 credit. So there are some tax advantages to being
20 within a history district or to be a designated
21 landmark.

22 So in summary, I heard a lot of positive
23 things said about moving forward with this historic
24 district. The arguments against it were of a very

1 personal nature. The arguments for it were of a
2 more community nature. And I tend to think that we
3 as a Commission tend to want to see positive changes
4 in this community for the greater good of all.

5 So I would support us moving forward with
6 the nomination.

7 So I would move forward with the nomination
8 here to recommend the City Council approve the
9 historic district nomination submitted by our
10 Commission and received by the City on
11 December 21st, 2016, for the Millington Historic
12 District.

13 MEMBER MALAY: Motion to second.

14 CHAIRMAN NORRIS: Any other discussion?

15 MEMBER SMUNT: And I have a prepared
16 printout with a little more detail of that
17 nomination. Do you want me to read it now?

18 CHAIRMAN NORRIS: Please.

19 MEMBER PRETZ: Go ahead and read it.

20 MEMBER SMUNT: Okay. This is based on
21 findings that the district meets the following
22 criteria, and it's substantiated in the historic
23 district nomination.

24 The area contains several structures that

1 meet the criteria for landmark designation, and also
2 includes other structures which, although they may
3 not qualify for individual landmark designation,
4 they contribute to the overall visual character of
5 the area and to its architectural and historic
6 significance.

7 The area is historically significant to the
8 development of St. Charles.

9 And the area has sufficient integrity to
10 convey the sense of a particular period in the
11 history of this community, specifically the period
12 from the mid-1800s to the 1930s.

13 So I'll give that to Chairman Norris.

14 CHAIRMAN NORRIS: Thank you.

15 MEMBER SMUNT: My motion is to move forward.

16 CHAIRMAN NORRIS: Kim.

17 MEMBER MALAY: Second.

18 CHAIRMAN NORRIS: Any other discussion?

19 (No response.)

20 CHAIRMAN NORRIS: All those in favor?

21 (Ayes heard.)

22 CHAIRMAN NORRIS: Any opposed?

23 (No response.)

24 CHAIRMAN NORRIS: Motion carries.

1 Item No. 8 --

2 MR. COLBY: Before we move forward, if I
3 could just state this on the record. The Historic
4 Commission's recommendation is forwarded to the City
5 Council. This proposal will next be discussed by
6 the City Council's Planning and Development
7 Committee at their meeting on Monday, February
8 the 13th. So they will be reviewing the Historic
9 Commission's recommendation at that meeting.

10 MEMBER PRETZ: Russ, for that February 13th
11 meeting, will that be -- I know that there's another
12 item that is going to be on the agenda that night.
13 For the sake of the audience, will that be something
14 that will be first or second?

15 MR. COLBY: The agenda has not been set yet,
16 so I can't say at this time.

17 MEMBER PRETZ: Okay.

18 MR. COLBY: But there will be an agenda
19 posted on the City's website the Friday prior to
20 that meeting which will list the agenda order and
21 where that item falls on that agenda.

22 MEMBER PRETZ: Thank you.

23 CHAIRMAN NORRIS: Thank you.

24 (Off the record at 8:06 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 27th day of January, 2017.

My commission expires: May 16, 2020

Joanne E. Ely



Notary Public in and for the
State of Illinois