



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3d

Title:	Historic Preservation Commission recommendation to deny a Certificate of Appropriateness for demolition of the primary structure and rear addition of 217 Cedar Ave.
Presenter:	Russell Colby

Meeting: Planning & Development Committee

Date: November 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

Background

Baker Memorial United Methodist Church owns a number of parcels adjacent to their church building at the corner Cedar Avenue and N. 3rd Avenue. These parcels include church-owned parking lots that are also utilized for public parking, and two residential structures: 211-215 Cedar Ave. (a two-unit building) and 217 Cedar Avenue. The church has been exploring opportunities for both the parking lots and residential properties to be redeveloped in some form. The City’s Comprehensive Plan identifies the existing parking lot at the corner of 3rd and Main Street as a “Catalyst Site” for potential redevelopment that could have a catalytic impact on the surrounding area.

Certificate of Appropriateness

The properties are located in the Central Historic District. A Certificate of Appropriateness or “COA” is required for any exterior alterations to buildings located in a Historic District. The Historic Preservation Commission has the authority to either approve a COA or recommend to the City Council that a COA be denied. The review of a COA is based on criteria in the Historic Preservation Ordinance (Chapter 17.32 of the City Code).

The Historic Preservation Ordinance states the following with respect to COAs for building demolition:

“Prior to the issuance of a Certificate of Appropriateness for demolition or relocation of a building or structure, a plan for the use of the property being vacated by the proposed demolition or relocation shall be submitted and approved by the Commission, or upon appeal, by the City Council. The approval of a Certificate of Appropriateness for demolition or relocation may be conditioned on issuance of a Certificate of Appropriateness for the new construction on the site.”

Historic Preservation Commission review

The Commission provided preliminary comments regarding potential redevelopment of the properties in July 2017. In October, the Church requested Certificates of Appropriateness for demolition of both of the Cedar Ave. buildings. The immediate plan for use of the property is as greenspace and a prayer garden.

At the meeting on Oct. 18, the Commission approved COAs to allow for the complete demolition of the 211-215 Cedar Ave. property and for demolition of the ancillary structures on the 217 Cedar Ave. property (garage, decks, fence, etc.).

The Commission recommended denial of a COA for the demolition of the primary structure and rear addition of the 217 building. To support a denial recommendation, the code requires that the Commission to make findings and identify individual code criteria that are not being met by the COA. The Commission passed the attached resolution with their findings by a vote of 6-0 (the Chairman does not vote). Members of the Historic Preservation Commission will be present to represent their recommendation.

Attachments (please list):

- Aerial photo showing Baker Church-owned properties;
- Architectural Survey of the building, 1994;
- Historic Preservation Commission Resolution 9-2017;
- COA request submitted by Baker Memorial United Methodist Church, 10/13/17 (includes request letter, letter with an insurance assessment of the building, letters from surrounding businesses and property owners, plans for reuse of the site as open space and a prayer garden);
- Minutes of Historic Preservation Commission meetings (7/19/17 preliminary review; 10/18/17 COA review);
- Recent photos of the building

Recommendation/Suggested Action (*briefly explain*):

Review the Historic Preservation Commission recommendation.

In accordance with Section 17.32.080 (E) of the Zoning Ordinance, The City Council may deny a Certificate of Appropriateness in accordance with the recommendations of the Historic Preservation Commission. Upon review of the Commission's resolution, its minutes and the application, if the City Council finds that the applicable criteria of this Chapter for granting a Certificate of Appropriateness will be met, it may disregard the Historic Preservation Commission Commission's recommendation and approve a Certificate of Appropriateness.



Baker Church Properties



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: November 7, 2017 01:44 PM



0 42 83 Feet

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ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

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

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

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

BUILDING CONDITION

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

ARCHITECTURAL DESCRIPTION

Style: Greek Revival

Date of Construction: 1850

Source: St. Charles Historical Museum

Features:

Two story structure with one story addition at south. Front gabled roof. Stucco exterior filled in fan light and greatly affected the appearance.



Address:

217 East Cedar Avenue

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 42

Building No. 5

SURVEY DATE:

MAY 1994

ROLL NO. 14

NEGATIVE NO. 3



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

217 East Cedar Avenue

Remarks:

East Elevation.

Block No. 42

Building No. 5

ROLL NO. 10

NEGATIVE NO. 36



Address:

217 East Cedar Avenue

Remarks:

Garage.

Block No. 42

Building No. 5

ROLL NO. 10

NEGATIVE NO. 35

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 9-2017

**A Resolution Recommending Denial of a Certificate of Appropriateness for
demolition of the primary structure and rear addition of 217 Cedar Ave.
(Baker Memorial United Methodist Church)**

WHEREAS, it is the responsibility of the Historic Preservation Commission to review applications for Certificates of Appropriateness in accordance with the requirements of the St. Charles Municipal Code, Title 17 “Zoning”, Chapter 17.32 “Historic Preservation”; and

WHEREAS, on October 18, 2017, the Historic Preservation Commission reviewed a request for demolition of all structures and improvements located at 217 Cedar Avenue and approved Certificate of Appropriateness No. 17-44 for a portion of the work, specifically demolition of the garage, auxiliary buildings, wood decks, knee wall and driveway/paving slabs; and

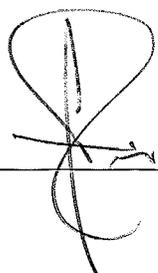
WHEREAS, the Historic Preservation Commission finds a portion of the work proposed in the application for Certificate of Appropriateness, specifically demolition of the primary structure and rear addition, does not meet the applicable criteria of Section 17.32.080(G) “Certificate of Appropriateness: Criteria” and will therefore adversely affect or destroy historically or architecturally significant features of a building within a designated historic district, based on the findings listed in Exhibit “A”.

NOW THEREFORE, be it resolved by the Historic Preservation Commission to recommend to the City Council denial of the Certificate of Appropriateness for demolition of the primary structure and rear addition of 217 Cedar Avenue based on the findings listed in Exhibit “A”.

Roll Call Vote:

Ayes: Malay, Kessler, Gibson, Krahenbuhl, Smunt, Pretz
Nays: None
Abstain: None
Absent: None

PASSED, this 18th day of October, 2017



Chairman

Exhibit "A"

Findings for Denial of Certificate of Appropriateness

17.32.080.G. Certificate of Appropriateness: Criteria

In making a determination whether to approve or to recommend denial of an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided by the following criteria:

1. Significance of a Site, Structure or Building

- a. The Historic Preservation Commission shall apply the maximum flexibility allowed by this Chapter in its review of applications for new construction and for alteration, removal or demolition of structures that have little architectural or historic significance. However, if the new construction, alteration, removal or demolition would seriously impair or destroy historically or architecturally significant features of a landmark or of a building, structure or site within a designated historic district, the Historic Preservation Commission shall give due consideration to protection of those historically and architecturally significant features.
- b. The following properties are presumed to have architecturally or historically significant features:
 - i. Properties within a designated historic district that are classified as architecturally or historically significant by a survey conducted pursuant to Section 17.32.070.
 - ii. Properties designated as landmarks pursuant to Section 17.32.300.
 - iii. All properties listed on the National Register of Historic Places.
- c. The following properties will sometimes have architecturally or historically significant features - properties within a designated historic district that are classified as architecturally or historically contributing by a survey conducted pursuant to Section 17.32.070.
- d. The following properties will usually have little architectural or historic significance - properties within a designated historic district that are classified as architecturally or historically non-contributing by an architectural survey conducted pursuant to Section 17.32.070.

FINDING:

The building is classified as "Non-Contributing" in the 1994 Architectural Survey of the Central Historic District. The building is identified as the Barry House on the St. Charles Public Library Local Historic Buildings Listing. Historic information on the building was not available when the 1994 survey was conducted. Evidence presented during the review of the Certificate of Appropriateness suggests that the building could be re-classified as "Contributing". The following supporting exhibits are attached: Exhibit "A"- Photo of the original appearance of the structure; Exhibit "B"- Photo of the house after a remodeling in the 1940s; Exhibit "C"- 1898 Sanborn Fire Insurance Map showing the footprint of the house and addition; Exhibit "D"- Descriptive Statement of the Judge William D. Barry house supporting designation of the building as a Historic Landmark on the basis of historical significance.

2. General Architectural and Aesthetic Guidelines

- a. Height
The height of any proposed alteration or construction should be compatible with the style and character of the structure and with surrounding structures.
- b. Proportions of the Front Facade
The relationship between the width of a building and the height of the front elevation should be compatible with surrounding structures.

- c. Proportions of Windows and Doors
The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.
- d. Relationship of Building Masses and Spaces
The relationship of a structure to the open space between it and adjoining structures should be compatible.
- e. Roof Shapes
The design of the roof, fascia and cornice should be compatible with the architectural style and character of the building and with adjoining structures.
- f. Scale
The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures
- g. Directional Expression
Facades in historic districts should blend with, and reflect, the dominant horizontal or vertical expression of adjacent structures. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character.
- h. Architectural Details
Architectural details, including types of materials, colors and textures, should be treated so as to make a building compatible with its original architectural style and character, and to enhance the inherent characteristics of surrounding structures.
- i. New Structures
New structures in an historic district shall be compatible with, but need not be the same as, the architectural styles and general designs and layouts of the surrounding structures.

FINDING:

Demolition of the building would remove an example of Greek Revival Architecture that meets the General Architectural and Aesthetic Guidelines listed in Items 2a through 2h.

3. Secretary of the Interior's Standards for Rehabilitation

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal change to the defining characteristics of the building, structure or site, and its environment, or to use the property for its originally intended purpose.
- b. The distinguishing original qualities or historic character of a building, structure or site, and its environment, shall be retained and preserved. The removal or alteration of any historic materials or distinctive architectural features should be avoided when possible.
- c. All buildings, structures or sites shall be recognized as physical records of their own time, place and use. Alterations that have no historical basis, or which seek to create an earlier appearance, shall be avoided.
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive stylistic features, finishes and construction techniques or examples or skilled craftsmanship, which characterizes a building, structure or site, shall be preserved.
- f. Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be based on accurate duplications substantiated by documentary, physical

or pictorial evidence, and not conjectural designs or the availability of different architectural elements from other buildings or structures.

- g. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Sandblasting and other physical or chemical treatments which will damage the historic building materials shall not be used.
- h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. Contemporary design for the new work shall not be discouraged when such alterations and additions are differentiated from the old, and are compatible with the massing, size, scale, color, material and character of the property and its environment.
- j. New additions, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDING:

Removal of the structure would not meet Secretary of Interior Standards for Rehabilitation, Items 3a, 3b and 3e. The photo attached as Exhibit "A" shows the original characteristics and architectural features of the building.

- **3a. Demolition of the building would constitute a significant change, rather than a minimal change, that would eliminate the defining characteristics of the building.**
- **3b. Demolition of the building would eliminate the distinguishing original qualities and historic character of the building.**
- **3e. Demolition of the building would eliminate distinctive features that characterize the building.**

4. Code Conflicts

Where there are irreconcilable differences between the requirements of the building code, life safety code, or other codes adopted by the City and the requirements of this Chapter, conformance with those codes shall take precedence, and therefore the Historic Preservation Commission shall approve a Certificate of Appropriateness. In so doing, however, the Historic Preservation Commission shall be obligated only to approve those portions of the proposed work that are necessary for compliance with the applicable codes, as determined by the Building Commissioner or Fire Chief.

FINDING:

Not applicable.

17 01
A



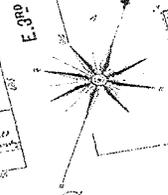
"B"



JUNE 1888
ST. CHARLES
ILL.



River



Scale of Feet

C

"D"

217 CEDAR AVE

JUDGE WILLIAM D BARRY'S HOUSE

DESCRIPTIVE STATEMENT

PROPERTY DESCRIPTION

The home is a simple two story building, oriented north and south on the lot. It appears to be stuccoed and there is some evidence from the roof line design details that the building was designed in a Greek Revival style. The front of the building is non-descript with a pedimented door in the first floor and evidence of a decorative fan motif in the stucco at the top of the front wall below the crest of the roof. The rear of the house includes an addition to the house on the first floor and what appears to be a door leading to the basement or lower level of the home. Sanborn maps from 1898 indicate that this addition is original to the home, although the lower level door was on the west rear side of the building. Recent photos show deterioration in the concrete walks around the house and may evidence some structural repairs are necessary.

HISTORY OF PROPERTY

Judge Barry moved to St. Charles in April, 1840, according to Samuel W. Durant's History of St. Charles, Illinois, Revised and Corrected published in 1885, He had practiced earlier in Ohio courts after his admission to the bar there. At once Judge Barry became a highly effective and popular attorney within Kane County.

Soon after Judge Barry moved to St. Charles he either had this house on present day Cedar Avenue built or he purchased it. The house originally had a stone exterior which has since been covered with a stucco coating. About 1921 when Miss Edith Kohlert's brother-in-law, Frederick Rasmussen purchased the house, the stone was the exterior material and at that time was coated with stucco.

According to Miss Edith Kohlert, long term secretary to the late Mayor I. G. Langum, when interviewed on July 18, 1967, Abraham Lincoln was a friend of Judge Barry's, and came to St. Charles on occasion for visits, He is reputed to have slept in this house, possibly on more than one occasion in one of the upstairs bedrooms.

Miss Kohlert also noted that the interior of the house is not the original. Here again about 1921 when her brother-in-law purchased the property, he had to complete major repairs to make the house attractive and useable. At that time the entire interior of the house had to be rebuilt for he had purchased nothing more than a shell.

NOTABLE OCCUPANTS OF THE HOME

Judge William D. Barry, already mentioned. Judge Barry is truly one of the leading historical figures in St. Charles and Kane County history. Besides his work as an able attorney, he served as Kane County Judge and had many future judges, attorneys and others who studied law in his office on Main St. As a friend of Gen. Farnsworth, and classmate of Abraham Lincoln, Judge Barry was a powerful figure during the Civil War.

Here is additional information on Judge Barry from Samuel Durant's History of Kane County:

"During his residence in St. Charles, [Judge Barry] served three terms as judge of the county court, and during his forty-five years of residence had been a continuous and prominent practitioner in the various courts in northern Illinois, both State and Federal."

"During all the years of General John F. Farnsworth's congressional career [Judge Barry] was emphatically his right-hand man and firm supporter, and was chiefly instrumental in securing several of the later nominations of his old friend against a tremendous pressure from other counties for a rotation of the office."

FREDERICK RASMUSSEN AND EDITH KOHLERT (SISTER-IN-LAW)

Frederick Rasmussen was a superintendent at the **St. Charles Milk Sugar Company**, located north of Main Street, along the Fox River. In later life, he apparently became a carpenter, according to census records. Edith Kohlert occupied this house beginning in 1942. That year she and her late father moved into the house to reside with her late sister. Edith was secretary to St. Charles Mayor I. G. Langum. She also served on the campaigns of several other mayors. She was the sister of St. Charles businessman, Henry "Cap" Kohlert, who competed in 3 Indy 500 races, started the DuPage Airport, and owned an auto dealership in St. Charles. Edith continued to reside in the home until her death in 1973. The home then was sold to the Baker United Methodist Church in ~~1975~~:

JUNE 1993

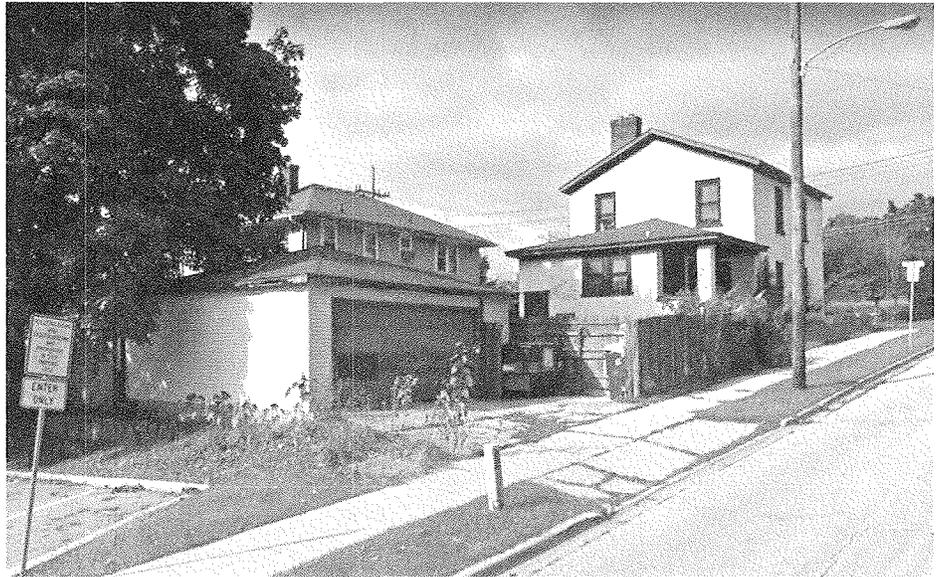
STRUCTURAL CHANGES

Edith Kohlert describes significant interior modifications made by her brother in 1921 when he purchased the property. In addition, the building was covered in stucco at some point, probably at about the same time the interior was modified. Miss Kohlert gives no indication of addition changes made later. There does not appear to have been any significant exterior modification or maintenance performed to the exterior of the building after its purchase in 1975 by the current owner.

REASONS TO DECLARE THIS A HISTORICAL LANDMARK

Given the depth and breadth of history that has occurred directly within the four walls of this building, as well as its location near some of the most significant early settlement of St. Charles (the Franklin homestead, the Hunt House, the Eastside Park – now Baker Memorial Park, Penny's Brickyard, the Chamberlain House, Judge Barry's Law Office), this building helps complete the story of where St. Charles came from, and why it is the city it is today.

The addition of the stories of Frederick Rasmussen and his sister-in-law, Edith Kohlert, longtime secretary to one of the most beloved and honored Mayors in St. Charles history, as well as the more apocryphal linkages to Abraham Lincoln and Gen. Farnsworth, only strengthens the case that this home represents a singular opportunity to preserve the heritage of St. Charles in a way that can help make future generations of St. Charles residents understand how St. Charles developed from a shallow ford in the Fox River to the great city it is today.





**BAKER MEMORIAL
UNITED METHODIST CHURCH**

A traditional church for a modern world

Rev. Mary Zajac, *Pastor*

October 13, 2017

St Charles Historic Preservation Commission

RE: Request for COA to Demolish structures at 217 and 215-211 Cedar Avenue

Baker Memorial United Methodist Church (BMUMC) has owned the residential properties at 217 Cedar and 215-211 Cedar for many years. Initially it was BMUMC intent to combine these properties with our other adjacent properties (associated parking lots) for an annex building that would support Church missions. That need has not developed. As an interim use, the Church has provided the homes for families in need. BMUMC has spent thousands of dollars in maintenance and repairs, as well as hundreds of hours of volunteer work.

Over the past several years, BMUMC has gone through an internal evaluation process to decide what the future of our properties should be. We have decided to sell these properties in conjunction with our other adjacent properties. Currently we are looking for a developer that will redevelop the property (both homes and the parking lots -between Main Street, Cedar Avenue and 3rd Avenue).

Our decision to request demolition of both homes is twofold. First, the condition of both homes has deteriorated to the point where neither home is insurable. We have included letters from our insurance company that address the condition of the homes and their decision. Second, we want to be good neighbors. The condition of the homes has an impact on nearby businesses and other properties for sale. Attached are letters from some of the adjacent property owners and their support of our decision to make this request.

With planning for the demolition of both homes, we will need a new location for our refuse enclosure (which is currently adjacent to the garage at 217 Cedar). We are proposing a location near the corner at 4th Avenue and Cedar Avenue. Attached are drawings showing the design for this new refuse enclosure. The masonry walls are detailed to blend with the building façade and new plantings will help to integrate it with the overall appearance of the Church.

As an interim use of the residential lots (post demolition), BMUMC is planning to install a prayer garden on a portion of the 217 Cedar lot. The design for the prayer garden is included within an attached drawing. The remainder of the residential lots will be maintained turf which will support other youth activities and missions.

307 Cedar Avenue | St. Charles, Illinois 60174 | office: 630.584.6680 | fax: 630.584.6712 | bakermemorialchurch.org

HERE, NEAR & FAR AWAY | *reaching beyond the borders of our church community*



Dwayne Jackson
Director of Risk Management &
Ministry Protection

77 W. Washington Street, Suite 1820, Chicago, Illinois 60602
Phone: 312.783.5945; djackson@umcnic.org

October 4, 2017

Baker Memorial United Methodist Church
Attn: Jenn Gunn
Director of Administration & Communications
307 Cedar Ave.
St. Charles IL 60174

Re: Travelers Insurance
Termination of Property Insurance Coverage
211 Cedar St., St. Charles, IL 60174, 215 Cedar St., St. Charles, IL 60174 and
217 Cedar St., St. Charles, IL 60174

Dear Ms. Gunn,

As a member of the Property and Casualty Insurance Program managed by the Northern Illinois Conference of The United Methodist Church (NICUMC), an inspection of the above listed properties were performed on October 3, 2017.

The inspection found the above listed properties to be unsuitable and in disrepair. Thus, it is the decision of NICUMC to terminate Property insurance coverage effective October 4, 2017. This decision is further supported by the Travelers' Risk Consultant that participated in the inspection of the properties.

Please anticipate receiving correspondence from Travelers Insurance confirming their intent to terminate the Property insurance coverage in accordance with the terms and condition afforded under the Property policy.

In light of the adverse risk and exposure, please contact this office within the thirty (30) days to advise of the steps undertaken by Baker Memorial United Methodist Church to demolish the above listed properties.

Respectfully,

A handwritten signature in blue ink that reads "Dwayne Jackson".

Dwayne Jackson
Director of Risk Management & Ministry Protection

CC: Lonnie Chafin, Treasurer (NICUMC)
Dan McGuire, Travelers Insurance

Travelers Risk Control
161 N Clark Street
Chicago, IL 60601

October 10, 2017

Mr. Dwayne Jackson
Director of Risk Management & Ministry Protection
Northern Illinois Conference of the United Methodist Church
77 W. Washington St # 1820
Chicago, IL 60062

Dear Mr. Jackson:

On October 3, 2017 we visited Baker United Methodist Church in St. Charles, IL and two rental houses they own across the street. This letter will only reference the condition of the two rental houses, the church itself is in excellent condition. Those two houses are 215 Cedar Ave, a yellow single family home, and 211-215 Cedar Ave, a blue duplex. Both houses are owned by Baker UMC and are both currently vacant. Both homes are in very poor condition and this letter will document why.

211-215 Cedar Ave

From the exterior, the stucco is missing in several places and is cracking on every elevation. There are broken windows, a chimney that is deteriorating, a roof that is ten years past its service life that is leaking throughout the interior, a sidewalk and driveway that need complete replacement, rotting soffit and fascia, hanging gutters and excessive storage in the backyard, which is also overgrown.



Driveway, stucco, soffit all in poor condition



Broken front window

It's very difficult to even get into this house because the front steps have deteriorated to the point of rebar being exposed. Inside the home there is mold in both bathrooms and under the kitchen sink, evidence of constant roof leaks in every room on the 2nd floor and broken hand rails.



Steps leading to front door



Mold and rot under kitchen sink



Bannister at top of stairs



Shingles are curling due to extreme deterioration



Rear elevation



Roof leaks in every 2nd floor room

217 Cedar Ave

This house has similar deterioration to the exterior as 211-215. The front wall, as seen in the upper right photo below, is leaning towards the sidewalk and needs to be completely rebuilt. There is rotting fascia, water damage on all the 2nd floor ceilings, the chimney has spalling brick, the sidewalks and driveway need to be repaired, the rear deck is overgrown and missing balusters and there are several places where mold is growing.



Front of Home



Front wall is falling over, steps and sidewalks in poor condition



Rear of home, chimney missing bricks, stucco peeling.



Deck overgrown and is unsafe to walk on



Interior stucco peeling



Roof leaks



Mold in bathroom, likely inside duct work also



Detached Garage in poor condition

The purpose of this letter is to make you, your broker and our underwriting team aware that these vacant homes are in a state of disrepair. There are structural, electrical, roofing and plumbing issues that make these home unsuitable for living in their current state and the poor condition of the sidewalks and front steps put the general public at risk.

We appreciate your business and the opportunity to help you reduce exposures and minimize loss. If you have questions regarding our discussions, the content of this report, or if I can be of further assistance, please contact me. Thank you for choosing Travelers.

Sincerely,

A handwritten signature in black ink that reads "Dan G. McGuire".

Dan G. McGuire
Risk Control Consultant
312-458-6318
DGMCGUIR@travelers.com

Jenn Gunn

From: Pastor Mary @ Baker Memorial Church
Sent: Tuesday, September 19, 2017 8:09 AM
To: Jenn Gunn
Subject: Fwd: Two Houses Next above your Parking Lot

Can you please print this for me. Also, can you please store a copy on the N drive with the other letter copy? Any luck with the insurance folks?

Sent from my iPhone

Begin forwarded message:

From: Theresa Pavlek <tps1563@gmail.com>
Date: September 19, 2017 at 8:03:53 AM CDT
To: pastormary@bakermemorialchurch.org
Subject: Two Houses Next above your Parking Lot

Dear Pastor Mary Zajac,

Our business understands that your church has requested from the city, permission to demolish the houses at 211-215 and 217 Cedar Ave. These buildings are adjacent to the parking lot used by the majority of our customers coming to Avenue Two Hair Styling Inc. These buildings in their current condition represent an eyesore to our customers, to the surrounding community, and to the many people that travel through Heritage Square retail and on Third Ave. on a daily basis.

We understand that once demolished, the church plans to bring in top soil and plant grass seed on the two lots, with the idea of providing an open space and making it

a “prayer garden” for church activities. We totally support your effort to demolish the buildings to reduce risk and improve the aesthetics of the community, especially when viewing the neighborhood from the parking lot.

Please feel free to share this with the city, along with other “testimonies” you may receive.

Sincerely,

Frank Pavlek

Representing Avenue Two Hair Styling Inc.

204 East Main St.

St. Charles, IL 60174

6330-584-2002

September 13, 2017

Pastor Mary,

I am understand you are seeking permission from the City of St. Charles to tear down two of the Baker Church properties on Cedar Avenue.

I own the property that is directly across the street. I'm reaching out to let you know that I am in complete agreement with the removal of these properties. They are in disrepair.

We have our property on the market and have been have been hearing negative comments about them from potential buyers.

I think a Prayer Park is a wonderful idea that would benefit the community as well as beautify it.

Please let me know if there is anything I can do to help you move forward with this plan.

Fondly,

A handwritten signature in cursive script that reads "Cheryl Herman".

Cheryl Herman
210 Cedar Ave.
St. Charles, IL., 60174

331-223-1926

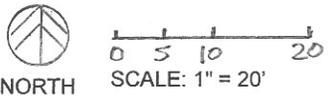
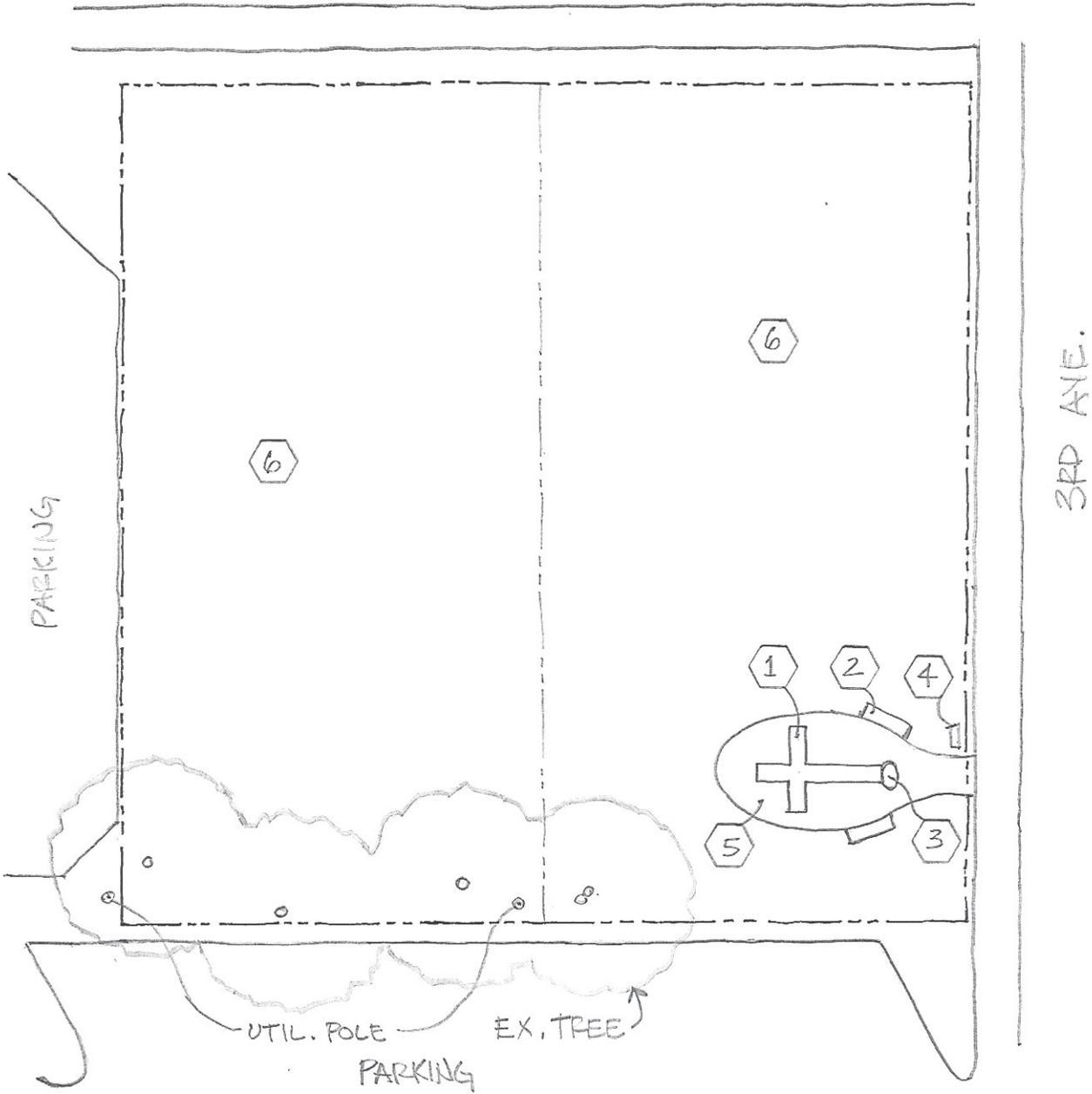
Dear Mary,

As owner and operator of
Directions In Clothing at 202 Cedar Ave.
in St. Charles, IL, I was so happy to
hear that you and your church authorities
had decided to take down the houses on
your property across from my store on
Cedar Ave.. I really hope your efforts
to beautify our wonderful City of St. Charles
will be recognized and supported. There
have been so many issues with the
habitants who lived there that this
would be a relief to you and your church.

Thank you for leading in this change
for the better of our city.

Maurice Adlesky
(630) 584-1997

CEDAR AVE.



PLAN NOTES:

1. Cross shaped raised bed for seasonal plantings, see image.
2. Bench
3. Stone with Bible verse, see image.
4. Prayer Drop Box, see image.
5. Gravel or mulch surface.
6. Maintained Turf.

Baker Memorial United Methodist Church

307 Cedar Avenue
St Charles, IL 60174

Prayer Garden

10-14-17

Blue Stem Design, Inc.

Planning * Urban Design * Landscape Architecture
503 S. 16th Street * St Charles, IL 60174 * 630-618-8316



Cross shaped raised bed.



Prayer Box



Stone with Bible verse.

6. Preliminary Review: 211-215 & 217 Cedar Ave.

Peter Vargulich and Reverend Mary Zajac, representatives from the Baker Memorial United Methodist Church, were present.

The church owns the structures located at 211-215 & 217 Cedar Avenue along with the parking lot facing Main Street and the lot on the Cedar Avenue side. Mr. Vargulich noted the church's original intent in purchasing these adjoining parcels was to develop an annex for the church as it grew. He noted this never came to fruition and holding onto this property was no longer in their best interest. They have had tenants in both properties, but over the years this has proven to require a significant amount of effort for the church to manage, and has also become difficult to maintain. Numerous trade services, volunteers and contributions have gone into those properties.

The congregation has decided they do not want to own these properties any longer. They are prepared to eventually move forward with soliciting a purchaser. They would like to make the properties as ready as possible for development so they are proposing demolishing everything on the existing properties. They felt that would help them in marketing the properties for redevelopment. Mr. Vargulich stated they haven't determined the asking price yet, but they have done some studies and worked with outside consultants to help educate themselves in determining an appropriate land price. They plan to eventually petition for a demolition permit and will come to the Commission formally to request a review.

Chairman Norris said they need to discuss the properties separately as they are both unique. He asked the Commission to start with the property at 217 Cedar Avenue. It is a non-contributing structure built in the 1850's in the Greek revival style.

Ms. Malay is concerned with the loss of this structure due to its historic significance and allowing demolition without knowing what is going in its place. She noted this was Judge Barry's home, and it is believed that Abraham Lincoln stayed there.

Mr. Gibson noted Judge Barry was one of the original judges in Kane County. He is also known for taking part in helping break up Richard's Riot. Mr. Gibson understands a clear lot could potentially be easier to market, but they have found existence of a structure like this could be marketed as it stands. He said this was an opportunity to potentially get someone who would want to restore it and return it to a more significant structure. Mr. Gibson felt this was one of the more significant houses in the city in terms of history. He would encourage them to investigate what the difference would be to market it with and without the house on the property. He felt it should be one of the City's historic landmarks if it was restored to any level of what it was originally. He did not see any reason why they could not seek national historic registration just based on the scope of Judge Barry's impact on Kane County.

Ms. Malay noted Heritage Square is a good example of preserving a building like that. She said they could find a developer that would be willing to salvage the structure and actually incorporate it into the redevelopment. She said she would like to see them try to do something

along those lines. Mr. Gibson stated that could form the foundation for a series of homes that reflect that same historic look. Ms. Malay said that corner could also be used for commercial purposes so the building could be incorporated into office and retail space.

Mr. Kessler said they have found an upswing in the number of people in that quadrant of town who, on their own, are landmarking and preserving buildings. He felt there would be potential to tie into that in the church's area. He said they know of people who take on these types of projects. Mr. Kessler also noted landlords/investors may also be interested in rental properties.

Dr. Smunt asked if the parking lots are included in the sale of the properties. Mr. Vargulich confirmed that is correct. Dr. Smunt stated the City's Comprehensive Plan is to get a parking lot off of Main Street and develop storefront retail with parking behind it. He said there are all kinds of possibilities that he would like considered before he would approve demolition of an existing structure. He noted he is not opposed to redevelopment and said the next buyer should come up with that plan to present to the City. He said that one building could become a unique feature of a redevelopment project along with many other options for additional parking and more retail space on Main Street. As a whole, it is right for a developer. Dr. Smunt commented on the stone structure of the building and that the perimeter would be fairly solid. He said the area has some great history and this house becomes part of that history. He felt it was very inviting for redevelopment. Dr. Smunt noted the church shares parking with the city. He said if redevelopment occurs they would probably want to keep the same amount as they currently have. Rev. Zajac said the church usually uses parking when others in downtown do not.

Mr. Pretz was not opposed to redevelopment. However, in reference to the home, once it's gone, it's gone. He said not knowing what is going in its place, puts a burden back on the Commissioners due to all the unknowns. He would like to know what is coming in its place. In preparation for that lot, he is not opposed to demolition of the garage. He said it's definitely not contributing and sees no value in that particular structure, but the home itself could be brought up to a contributing level with the appropriate foresight by the potential owner. At this stage, he would be opposed to any demolition on that particular site.

Dr. Smunt said he does not see a reason to spend money on demolition. He thinks the church could find a buyer and sell him/her the idea of mixed use development with historical features.

Ms. Malay said if they think they can get more money with a cleared lot, another option would be to work out a deal with the potential buyer to have the church take care of the demolition, but first come through the Commission with the preliminary concept to see if it is going to work before they agree to purchase. She said they can have as many people as they want come before the Commission with a concept plan.

Mr. Gibson pointed out that a "non-contributing" rating does not mean it is not important. It is specifically referring to the condition of the house as it stands architecturally. Some modifications as simple as taking a porch or railing down can restore the architectural status to contributing.

Discussion on 211-215 Cedar Avenue:

Mr. Kessler said someone may want to utilize the site on a temporary basis. A landlord/investor may want to use it as a rental unit until they determine what they want to do with the site. The corner area could also be named “Barry’s Corners” or “Judge Barry Corners” giving it a distinct little district. However, once the structures are gone, all those possibilities are gone too.

Mr. Gibson is not aware of any unique architectural or historical feature on this building that would prevent him from approving redevelopment use. However, he would like to see further research done before any demolition is approved.

Ms. Malay said this house would be the one she would be more likely to approve for demolition if they presented a good redevelopment plan. However, she would not want anything demolished until they see a plan. Mr. Pretz said he would also need to see the replacement before approving demolition.

Dr. Smunt said this structure would be the one most likely to be removed on a redevelopment plan, whereas, the 217 structure has more historical significance. He also prefers to see a plan before making a final decision.

Chairman Norris noted that 211-215 is a non-contributing structure and the date of construction was from 1900-1920.

Ms. Malay clarified that what the Commission is asking is not usual for anyone asking for a demolition.

Dr. Smunt said he hoped that a potential developer would look at the City’s Comprehensive Plan that talks about getting some retail structures on Main Street with some residential space on the second or third floors. He said if they used some turn of the early 20th century commercial vernacular architecture, it could be a beautiful redevelopment. He would be open to a variety of ideas.

Mr. Gibson said they could relocate 217 next to 201, a nearby stone house.

Mr. Vargulich clarified his intent was not to suggest by demolishing the houses that the potential redevelopment would not be coming back to the Commission for review. He said they will be going back to their church committee to see what they want to do. Mr. Pretz stated it is important any potential developer pursuing demolition know they should be ready to talk about what they want to put in its place.

Rev. Zajac said, as a neighbor to the redeveloped space, the church wants to choose a buyer with a plan that they are comfortable with. She noted the idea of moving the structures sounded interesting because the current structures are oddly placed within the parking lots.

Dr. Smunt said that whatever is presented, the Commission will give all due consideration.

Mr. Prentiss asked if the Commission could provide names of contractors who specialize in historic homes. Mr. Colby will follow-up with Mr. Prentiss.

Mr. Kessler said with the program being so new, and funds being rather limited, he may not be in full support of moving away from the letter of the ordinance at such an early stage of the program.

Mr. Gibson stated this is a façade improvement grant. He said people are looking for non-regular maintenance items to be done so it has to be packaged in that way. They want to make sure when the work is done, they have done something to make the home more historically accurate or more stable; something that is not maintenance items.

Ms. Malay asked if he is planning on doing any other work. Mr. Prentiss said these are his two main pressing issues right now. Mr. Pretz asked for his timeframe. Mr. Prentiss said he was concerned with the cost of the paint job and would need the contractor's estimate before deciding when to do this work. He is hoping he can do it next year. The flooring issue is his first concern. Mr. Pretz said the Commission would not be able to provide any cost relief for new flooring because this is interior work. However, Mr. Krahenbuhl noted if he can prove there is something structural causing the problem and if it would cause other damage to the exterior of the home, then they may be able to assist.

Mr. Kessler felt the sloping floor would have to be rather severe for it to actually be causing structural issues to the exterior. He said they have already wrestled with some nuances with other homeowner requests in regards to what is considered a repair and what is a replacement. He did not want to add another element of complication to this process at this time.

Chairman Norris asked about the availability of funds for this year and next year. Mr. Colby said the portion of the budget that was attributed to the Residential Program for this year was \$10,000. He said that funding is still available. He noted the Commission has been talking to other property owners about utilizing some of those funds, but he was not sure if those projects would advance. Mr. Colby stated the 2018 budget begins in May. However, he does not know how much funding will be available.

Mr. Prentiss asked if there was a deadline for submitting his contractor information. Mr. Colby said there is no set deadline, but applications are prioritized based on the order in which they are received. When all the information has been received, they consider the application complete.

6. COA: 211-215 & 217 Cedar Ave. (demolition)

a. 211-215 Cedar Ave.

Peter Vargulich and Chuck Freiberger, representing Baker Memorial United Methodist Church, were present.

The Commission previously reviewed the potential demolition of these properties during a preliminary review discussion on July 19, 2017. Mr. Colby noted minutes from that review are in the packet as a part of the record and there is no need to restate any information contained in those minutes.

Mr. Colby advised the request is for the demolition of the building. He noted the Commission has the authority to approve the COA request and the ability to recommend to the City Council that the COA request be denied. The Commission does not have the authority to actually deny the COA.

Mr. Kessler said the replacement of the structure is a key element of the review process. His understanding was the applicant was going to look into this and return with some ideas. He doesn't see anything new. Although he prefers to see preservation over demolition, he does not think the 211-215 structure is that significant and would not oppose demolition. However, it has to be part of a plan that shows something is going to happen in its place.

Mr. Colby noted the COA process for demolition requires the applicant supply information in regards to what is going to replace the building. He said the site plan shows the replacement is going to be an open area. He said this meets the ordinance requirement. The Commission has to weigh that information as part of its deliberation.

Mr. Krahenbuhl felt the Commission could not approve the demolition at this point due to a lack of information regarding the replacement. He said the building is in bad condition and cannot get approved for insurance.

Chairman Norris asked Mr. Vargulich if the church intends on leaving the lot vacant, or if it would be used for something else. Mr. Vargulich said the intent is for it to be a prayer garden. However, there is some sloping of the lot. For level accessibility, the plan shows the garden on the 217 lot. Both lots will be used for youth activities and youth missions.

Ms. Malay said knowing the condition of the building and the idea of having an open space, she was fine with the overall demolition of the 211-215 parcel.

Mr. Pretz commented on the letters of support for the demolition. He felt the letter from the insurance company needed additional information to support their view. He asked if the church had anyone from the City look at the building to see what might be a maintenance issue and what might be a violation. He felt the report provided showed maintenance issues. He asked if the other letters come from members of the church. Mr. Vargulich said they were not. Mr. Pretz said his concern with the letter from the Maureen Salesky, owner of Directions of Clothing, indicated the issue may be with previous tenants and not the building itself. He felt removing the building to avoid seeing certain tenants was not a reason to demolish a building. There were two other letters that discussed the condition of the houses and the unsightliness of them, and showed support of the prayer garden. Mr. Pretz thought these two people may have been disserved by not being given the whole plan of what the church may ultimately decide to do. He said it's

possible a developer may want that property at a future date in time. Chairman Norris advised the Commission can only consider information provided in the project scope presented.

Ms. Malay asked if the church still intends to put the property up for sale. Mr. Vargulich advised that is their intention.

Chairman Norris stated the property will still be within the historic preservation district, and if the property is sold to someone who would like to build a new structure, the Commission will still have the opportunity to review that project scope.

Mr. Gibson asked if the church would be okay with an approval for the demolition of the 211-215 building and not the one at 217. Mr. Vargulich said he would have to go back to the church leaders for that decision. Mr. Gibson was concerned that the project presented was based on having a certain amount of square footage that may not be available if one structure stays standing.

Mr. Colby advised procedurally if the Commission approves a recommendation for denial, they would need to make reference to the COA findings, and note which findings are not being met. The denial recommendation would need to reference the specific structure and it may be confusing when they are discussing two different structures where there are different interpretations being made. Mr. Colby said it was OK to split the COA into two because they are different buildings with different architectural surveys and different historical information associated with them. He said it also provides the church the opportunity to pursue demolishing one without having to return to the Commission. He thought it might confuse the issue if they were combined together and the Commission voted for denial, but then said they are okay with one of them being demolished. He recommended against putting the two buildings together under one COA consideration.

Mr. Gibson referenced the minutes from the July 19, 2017 meeting. He said the Commission asked for information regarding the plan for replacement. Although they received a replacement plan, they were also told the property could be sold before that ever happens. He asked if they are approving a demolition to create a green space, or are they approving a demolition to create a saleable property. Chairman Norris said the church has the right to sell the property.

Mr. Gibson said the plan talks about access and he felt that appeared as if they needed a plan to come back before them. Chairman Norris said the sketch they have is the plan they presented. There are no plans to add a fence for access control. If the house was taken down, the existing fence would also come down.

Mr. Colby stated the COA requires they show what the replacement is, and as part of the demolition permit, it is a requirement the site be brought to the state that was presented. He said that gets tied to the approval.

Ms. Malay asked if they could put in any stipulations regarding maintenance. Mr. Colby said it would fall under the property maintenance code.

Mr. Gibson stated the paperwork from the insurance company is a bit disingenuous. He said it states there needs to be some repairs done, but it does not state they are going to terminate the insurance coverage. He felt they could always get some kind of insurance coverage.

Mr. Gibson asked if the reason they were considering the demolition was because the building is in a state of disrepair. Chairman Norris said the City has not cited it yet and anything can be fixed. At the moment, there is nothing on file with the building department. Mr. Gibson asked if the reason the Commission would vote on a motion to approve demolition was due to the fact that they do not consider this building to be historically significant. He said he was uncomfortable voting for demolition of a building that has fallen into such disrepair. He felt that was not appropriate in the historic district. Mr. Colby said the architectural survey lists it as a non-contributing structure and there hasn't been any information offered on the historic significance of the building. Mr. Gibson stated they are not considering anything from the insurance company and only considering whether or not the replacement grass will have a negative impact on the historic district.

Dr. Smunt joined the meeting after the discussion of this item had concluded.

A motion was made by Ms. Malay and seconded by Mr. Kessler with a 3-2 voice vote to approve the demolition of 211-215 Cedar Avenue based on its non-contributing factors; and that it would be replaced with green space as proposed in the COA. Mr. Pretz and Mr. Gibson voted nay. Dr. Smunt abstained.

b. 217 Cedar Ave.

Ms. Malay said she is opposed to this demolition due to the historical significance of this property and how losing it would be a great loss of that history. Mr. Kessler agreed. He said the previous discussion in July included his options for saving the building.

Mr. Gibson provided a picture of the building as it was before it was modified with stucco. A second picture showed the building when it was purchased around 1921 by Frederick Rasmussen. He also showed a picture of the Collins House at 201 Cedar and commented that this house was restored and is now a beautiful part of the Century Corners shopping area. People are curious about that house and where it came from. He feels the house in question has the same potential. He said even in its present state, it stands out. He said the house ties in historically because the woman who purchased the home in 1942, Edith Kohlert, was the sister of Henry Kohlert. Henry was the person who originally purchased the property the DuPage Airport sits on. Edith was the secretary to Mayor Langum. He said there are a number of things that can be done to this house besides knock it down. It could be relocated, or it could be incorporated into a larger project. He also noted the last remodeling job done on the house was in 1921, and that in itself was historic enough to consider keeping it.

Mr. Pretz asked for the date of the house. Mr. Gibson thought it was about circa 1846-1850.

Chairman Norris asked about the garage. Mr. Gibson stated it was of no use and he would be okay with that being taken down.

Mr. Krahenbuhl said this house looks more unique and he would support keeping it. Dr. Smunt noted this house has greater historic significance and thought there could be a bit more architectural significance uncovered if the stucco was removed. He still supports saving the building. Mr. Pretz stated most of the issues are maintenance. He said he could support removing the stucco to expose the stone, removing the garage, the deck, the driveway, the sidewalks, the vegetation and the front knee wall.

Liz Safanda of Preservation Partners of the Fox Valley was present. She said the house is in one of the oldest, and possibly one of the first, neighborhoods in town. She said there have been significant improvements made in this area and this is part of the fabric of this neighborhood. She felt it was acceptable as is, but there was room for improvements.

Chairman Norris asked if the church representatives would like the Commission to take this to a vote. He said they could consider the primary structure with the attached south porch as one item, and the garage with everything in the back as another item. Mr. Vargulich said yes, to continue with the vote.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to recommend to City Council denial of the COA for demolition of 217 Cedar Avenue for the primary structure and the south porch, based on the following findings:

- 1) Significance of a site, structure or building: The 1994 Architectural Survey classification of the building is non-contributing. The home has historical significance. The house is known as the Judge Barry house and is listed on the Library historic buildings site. The Commission believes there is evidence to support changing the classification. Evidence was presented at this meeting that supports changing this to a contributing structure.**
 - **Exhibit A is a picture of the house believed to be from the turn of the century.**
 - **Exhibit B is a picture of the house believed to be from the 1960's that shows remodeling work.**
 - **Exhibit C is the Sandborn Map from 1898 that shows the building with the south structure attached.**
 - **Exhibit D is a descriptive statement for the landmark nomination.**
- 2. Architectural and aesthetic guidelines: Demolishing the building would remove an example of Greek Revival Architecture that meets items 2a through 2h.**
- 3. Secretary of Interior Standards for Rehabilitation: Removing the structure will not be in compliance of 3a, 3b and 3e.**

A second motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to approve a COA for the demolition of the axillary buildings (garage, deck, driveway, knee wall, sidewalks) for 217 Cedar Avenue.

7. COA: 307 Cedar Ave. (refuse enclosure)

The proposal is for the relocation of a refuse enclosure for the Baker Memorial United Methodist Church. The enclosure will consist of a CMU backup. The visible portion will be clad to match the façade.

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

8. Additional Business and Observations from Commissioners or Staff

- a. Residential Façade Improvement Grant**
- b. Architectural Survey requirements**
- c. Historic Landmark Nomination**

These items were not discussed.

9. Downtown Partnership Update

a. Walkability

Mr. Gibson advised the Downtown Partnership is working with the St. Charles History Museum to develop what they are calling the “walkability of downtown St. Charles”. As part of that, they are going to offer the downtown businesses branded materials. The Executive Director of the Partnership is asking for feedback on the type of materials that can be used for the signs and how can they be attached to historic buildings. The director will attend a future meeting for assistance with this. The Commission discussed some options.

b. America in Bloom Report

Mr. Gibson read information from the America in Bloom report that pertained to heritage preservation.

10. Meeting Announcements: Historic Preservation Commission meeting Wednesday, November 1, 2017 at 7:00 P.M. in the Committee Room.

11. Public Comment

Brian Graf, the property owner of 515 Walnut Street, was present. He was seeking information on the positive and also challenging aspects of owning a landmarked house.







Advanced Disposal