

 <p>ST. CHARLES SINCE 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	Landmark Nomination for 411 Prairie St.		
	<b>Proposal:</b>	Landmark		
	<b>Petitioner:</b>	Susan Olson		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 11/1/17</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review	X	Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Ordinance Criteria for Landmarking				
Architectural Survey				
Landmark nomination form and attachments				
<b>EXECUTIVE SUMMARY:</b>				
A landmark nomination has been submitted for the structure located at 411 Prairie St.				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Review the landmark nomination and provide a recommendation to set a public hearing date.  The hearing date can be set for Dec. 6, 2017.				

## **St. Charles Zoning Ordinance – Criteria for Landmark Designation**

### **17.32.060.C**

The Commission shall evaluate the property's eligibility for landmark designation based on its historic and/or architectural significance, the integrity of its design, workmanship, materials, location, setting and feeling, and the extent to which it meets one (1) or more of the following criteria:

1. Has character, interest or value which is part of the development, heritage or cultural character of the community, county, state or nation.
2. Is the site of a significant local, county, state or national event.
3. Is identified with a person who significantly contributed to the development of the community, county, state or nation.
4. Embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
5. Is identified with the work of a master builder, designer, architect or landscape architect whose work has influenced the development of the area, the county, the state or the nation.
6. Embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.
7. Embodies design elements that make it structurally or architecturally innovative.
8. Has a unique location or physical characteristics that make it a familiar visual feature of the community.
9. Is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.
10. Is suitable for preservation or restoration.
11. Is included in the Illinois or National Register of Historic Places.
12. Has yielded, or is likely to yield, information important to prehistory, history or other areas of archaeological significance.





# ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT  
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

## Primary Structure

ADDRESS 411 Prairie Street

ROLL-IMAGE # 101 - 6

CD-IMAGE # 4405 - 6



## ARCHITECTURAL SIGNIFICANCE

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

## BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

## ARCHITECTURAL INFORMATION

Architectural Style/Type: Eclectic/Four square

Exterior Walls (Current): Clapboard/Shingles

Architectural Features: \_\_\_\_\_

Exterior Walls (Original): Clapboard/Shingles

Date of Construction: 1859

Foundation: Textured CMU

Source: Township Assessor's Office

Roof Type/Material: Hipped/Asphalt shingle

Overall Plan Configuration: Simple square w/ additions

Window Material/Type: Wd. trimmed Alum. & Wd. Dbl. hung

**ARCHITECTURAL FEATURES:** There are several layers of stylistic detailing superimposed over a relatively simple foursquare plan. An exaggerated dormer with a broad frieze band, discontinuous at the gable end, and a broad frieze band with narrow windows placed over the 2F windows are typical of the Greek Revival style. This is not a typical form for that style. The imbrication at the 2F and the scrolled wooden brackets supporting the main roof and the porch roof are typical Victorian elements. This is not a typical form for that style either. The serpentine columns supporting the porch roof are rare and originate from the Baroque style. Some of the more exotic revival styles use this type of expression on occasion. The vestigial arch forms



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ST. CHARLES HISTORIC PRESERVATION COMMISSION

411 Prairie Street - Continuation Sheet

**ARCHITECTURAL FEATURES (cont'd):** that spring from the serpentine columns is another curious and rare detail sometimes seen in the Victorian style. There is a rope molding used on the inside edge of the arches. There is a small - scaled dentil course used at the edge of the porch roof. A transom window is located over the front door relates to the tall head trim at the front first floor windows and emphasizes the height of the entrance. Some of the original removable storm windows are still in place.

**ALTERATIONS:** There have been modest single story additions made to both the east and west sides of the house. These are sparsely detailed hipped roof structures placed towards the rear of the house in an attempt to de-emphasize them. Another shed-roofed addition was made to the rear. It too is relatively modestly detailed. This house is said to have been moved to this site from another location.

**HISTORIC INFORMATION:**

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**ARCHITECT:** \_\_\_\_\_  
Source \_\_\_\_\_

**BUILDER:** \_\_\_\_\_  
Source \_\_\_\_\_

**ASSOCIATED EVENTS, PEOPLE & DATES:** \_\_\_\_\_  
Source \_\_\_\_\_

**REPRESENTATION IN EXISTING SURVEYS:**

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**FEDERAL:** \_\_\_\_\_  
**STATE:** \_\_\_\_\_  
**COUNTY:** \_\_\_\_\_  
**LOCAL:** \_\_\_\_\_

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**HISTORIC LANDMARK NOMINATION**

*Instructions:*

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

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

*Received Date*  
**RECEIVED**  
 St. Charles, IL  
 OCT 30 2017  
 CDD  
 Planning Division

<b>1. Property Information:</b>	Parcel Number(s): 09-34-158-012	
	Property Name (Historic or common name of the property):	
<b>2. Applicant:</b>	Name SUSAN A OLSON	Phone 630-377-0167
	Address 411 PRAIRIE ST. ST CHARLES IL 60174	Fax
		Email SAOLSON@167@SBC
<b>3. Record Owner:</b>	Name SAME AS ABOVE	Phone GLOBAL, NET
	Address	Fax
		Email
<b>4. Legal Description of Property:</b> The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary).  SEE ATTACHED		

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

a) Ownership:

- private
- public-local
- public-state

b) Category:

- building
- district
- site

c) Integrity:

- original site
- moved: date 1931
- unaltered

d) Function or Use:

Historic/Current

- /  agriculture
- /  commercial
- /  educational
- /  government
- /  entertainment

Historic/Current

- /  industrial
- /  military
- /  museum
- /  private residence
- /  park

Historic/Current

- /  religious
- /  scientific
- /  transportation
- /  other(specify

e) Architecture:

Early Republic

- Federal
- Early Classical Revival

Mid-19<sup>th</sup> Century

- Greek Revival
- Gothic Revival
- Italian Villa
- National

Late 19<sup>th</sup>/20<sup>th</sup> Century Revivals

- Beaux Arts
- Colonial Revival
- Classical Revival
- Tudor Revival
- Late Gothic Revival
- Dutch Colonial Revival
- English Cottage
- Italian Renaissance
- French Renaissance
- Spanish/Mission

Regional Origin

- Vernacular (describe)
- \_\_\_\_\_
- \_\_\_\_\_
- Other (describe)
- \_\_\_\_\_
- \_\_\_\_\_

Late Victorian

- 2<sup>nd</sup> Gothic Revival
- Italianate
- Second Empire
- Queen Ann
- Stick/Eastlake
- Shingle Style
- Romanesque
- Renaissance
- Folk Victorian

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century

- (American Movements)
- Princess Ann
- Homestead
- (Amer. Arts & Crafts Movement)
- Craftsman
- Bungalow
- Foursquare
- Prairie School

Modern Movement

- Modern
- Art Deco
- International Style
- Ranch

## II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building.

	Foundation	Walls	Roof	Others
Wood		X		
Weatherboard, Clapboard		X		
Shingle		X		
Log				
Plywood				
Shake				
Stone	X			
Granite				
Sandstone				
Limestone				
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			X	
Asbestos				
Concrete	X			
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				

**III. Significance of Property:**

Please indicate source of documentation, if available.

a) Original Owner:

CHARLES O THOMPSON

b) Architect/ Builder:

CHARLES O THOMPSON

c) Significant Person(s):

HENRY KOHLERT (SEE ATTACHED)

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

CIRCA 1872

MOVED TO CURRENT LOCATION 1931

e) Please indicate which of the following criteria apply to the property:(check all that apply.)

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

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

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

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

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

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

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

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

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

Property is suitable for preservation or restoration.

Property is included on the \_\_\_ Illinois and/or \_\_\_ National Register of Historic Places.

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

**IV. Attachments**

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

**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.**

Debra C. Cohen 10.30.17  
Record Owner Date

\_\_\_\_\_  
Applicant or Authorized Agent Date

## NARATIVE STATEMENT

Although the current location of this structure is outside the designated Historic District, it maintains the character and historical value requisite of the community and surrounding area.

The original location of the residence was at 602 Geneva Road where the structure was originally built by Charles O Thompson in or about 1874. The St Charles City Directory of 1885 lists Charles O Thompson as a millwright having been born in St Charles on March 3, 1842. He became married to Avis Luzetta (Moore) on April 19, 1862. Subsequent to their marriage they had two sons named Charles M Thompson and Harry H Thompson.

The original structure was built as a one story four square house and later in 1924 a second story was added to the house. That same year the property was purchased by Harry Kohlert who remained owner of the property until 1928.

During the of residency of the home at 602 Geneva Road, part of the property was used as a mobile gas station.

The home was moved from 602 Geneva Road in 1931 to its current location at 411 Prairie Street. The original arches on the front porch remain intact but the side porch of the original house has been removed. The windows of the original four square remain in the house. The two additions on the east and west sides of the house were later added to the structure during or around 1937.

The house embodies a unique architectural style and history and should be maintained as an historic structure to further enhance the beauty and character of the community.

411 Prairie Street

Moody's Administrative Addition Block 7 Lot 1 now known as 602 Geneva Rd.

1852: S. Young

1852: S. Young sells to J. Andrews

1863: Andrews sells to J. Stone

The 1860 Library of Congress Atlas for Kane County Saint Charles does not show any structure on this site thus eliminating the suggestion that the home was built in 1859.

Circa 1872 home is built on site. There is no concrete reference to actual year thus circa as it is known that a structure exists in 1974.

1874: Stone sells to Z. Thompson

1918: Thompson sells to E. Wilson

1918: Wilson sells to C. Thompson and L. Thompson. E. Wilson is a minor transferring site.

1924: Thompson to H. Kohlert

1924: Second floor addition is added per financing documents

1928: Kohlert sells structure to W. Creiger

1928 – 1931: Creiger moves structure from now 602 Geneva Rd to 411 Prairie St known as the Creiger Sub.

1931: Creiger sells to J. Brennan

1936: Brennan sells to S. Erickson and C. Erickson

1958: Erickson sells to A. Lindquist and M. Lindquist

1972: Lindquist sells to L. Fenstermacher and D. Fenstermacher

1973: Fenstermacher sells to S. Olson

2017: Olson still owns the property

# Henry Kohlert

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**Henry 'Cap' Kohlert** (8 March 1892 in St. Charles, Illinois – 18 December 1939 in St. Charles, Illinois) was an American racecar driver and Aviation pioneer. He served in the United States Army 67th Balloon Corps. in World War I. After the war he became an Automotive Mechanic, Automotive Dealer and Race car Driver. He raced a 1924 Miller 122 converted to a supercharged 91 cubic inch per indy rules. He purchased the car from fellow racer and Indy winner Tommy Milton in 1926. He raced in the 1927 Indianapolis 500 replacing Fred Lecklider on lap 19. On lap 49 at the 120 mile mark Cliff Bergere collided with him causing him to be thrown from the car. The car flipped three times in mid-air as Bergere passed underneath. A bystander jumped on the track and pulled him into the infield where he was mistaken for dead. He was rushed to the hospital and was released a few weeks later. During this time he recovered with fellow racer Norm Batten who was burned when his car caught fire in the race. A year later Kohlert qualified for the 1928 Indianapolis 500 and finished 13th. Afterwards he sold the car and bought a 1928 Waco 9 biplane. He leased land from a local farmer and after 3 years sold the interest to the plane and the field to a group of businessmen. The field later became known as Dupage Airport in West Chicago Illinois. All the time he ran an Automotive Dealership in St. Charles Illinois which sold Nash and Ford cars. In 1937 he purchased Norm Batten's Miller Fengler/Junior 8 from Batten's widow. He installed a 122 Miller engine from Harry Hartz's Indy winner and with several modifications included bigger brakes and a better oiling system Kohlert entered the car with Chicago dirt track racer Dennis 'Duke' Nalon at the wheel. The car placed 11th in 1938 and Kohlert came back to qualify with Nalon and the car in 1939 but a broken camshaft ended the run before the car could qualify.



MISCELLANEOUS RECORD

347

OREGIER'S SUBDIVISION  
OF PART OF LOTS 28, 31 and 32 MOODY'S ADDITION  
to St. Charles, Kane County, Illinois.

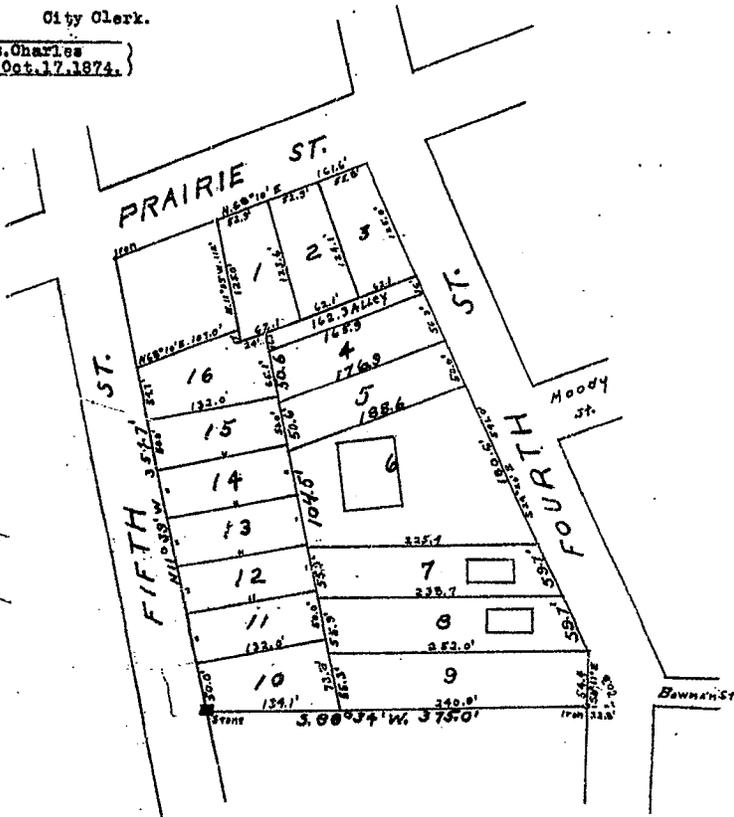
State of Illinois }  
County of Kane } ss.

Approved and accepted by the City Council of the City of St. Charles,  
Illinois, this 18 day of Apr. A. D. 1923.

Attest: P. Hempstead,  
City Clerk.

Henry Roehl,  
Mayor.

City of St. Charles  
(Incorporated Oct. 17, 1874.)



State of Illinois }  
County of Kane } ss.

I, John W. Wilson, a surveyor, do hereby certify that I have surveyed that part of Lots 28, 31 and 32 of Moody's Addition to St. Charles, Illinois, located in the Southwest Quarter Section 34, T. 40 N. R. 8 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of Fourth and Prairie Streets in the said City of St. Charles, for a place of beginning, thence South 24 degrees twenty minutes East, 541.0 feet, thence South 0 degree 11 minutes East, 54.4 feet, thence South 88 degrees 34 minutes West, 375.0 feet to the East line of Fifth Street, thence North 11 degrees 39 minutes West, 354.7 feet, thence North 68 degrees 10 minutes East 107 feet, thence North 11 degrees 39 minutes West, 112.0 feet to the South line of Prairie Street, thence North 88 degrees 10 minutes East, 181.8 feet along the said South line to the place of beginning. That I have subdivided the above described property as illustrated in the plat above. Distances are given in feet and decimal parts thereof and Lots are numbered consecutively from one to sixteen.  
Dated at St. Charles, Illinois, this 8th day of January A. D. 1923.

John W. Wilson,  
Surveyor.

State of Illinois }  
County of Kane } ss.

I, W. B. Oregier, owner of the above described property do hereby certify that I caused the same to be surveyed and subdivided into Lots and Alley as shown on the accompanying

MISCELLANEOUS RECORD

plat, and I hereby adopt the same under the name and title of Gregier's Subdivision of part of Lots 28, 31 and 32 Moody's Addition.

Given under my hand and seal this 18th day of April A.D. 1923.

W.R. Gregier,  
Owner.

State of Ill. }  
County of Kane } S.S.

Subscribed and sworn to this 18th day of April 1923.

Louis Rockwell,  
Notary Public  
Kane County, Ill.

Louis Rockwell,  
Notary Public.

State of Illinois }  
County of Kane } S.S.

I, Frank Rockwell a Notary Public in and for said County and State do hereby certify that Washington R. Gregier personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he is the owner, signed and sealed the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 3rd day of May A.D. 1923.

Frank Rockwell,  
Notary Public  
Kane County, Ill.

Frank Rockwell,  
Notary Public.

My commission expires Nov. 1, 1924.

State of Illinois }  
County of Kane } ss.

This is to certify that I, Charles Lowry, County Clerk, in and for the County aforesaid, find no redeemable tax sales or unpaid forfeited taxes against any of the real estate described in the foregoing certificate of John W. Wilson, Surveyor.

Dated at Geneva, Kane County, Illinois, this 4th day of May A.D. 1923.

Seal of the County of Kane  
Organized Jan. 18, 1836  
State of Illinois.

Charles Lowry,  
County Clerk.

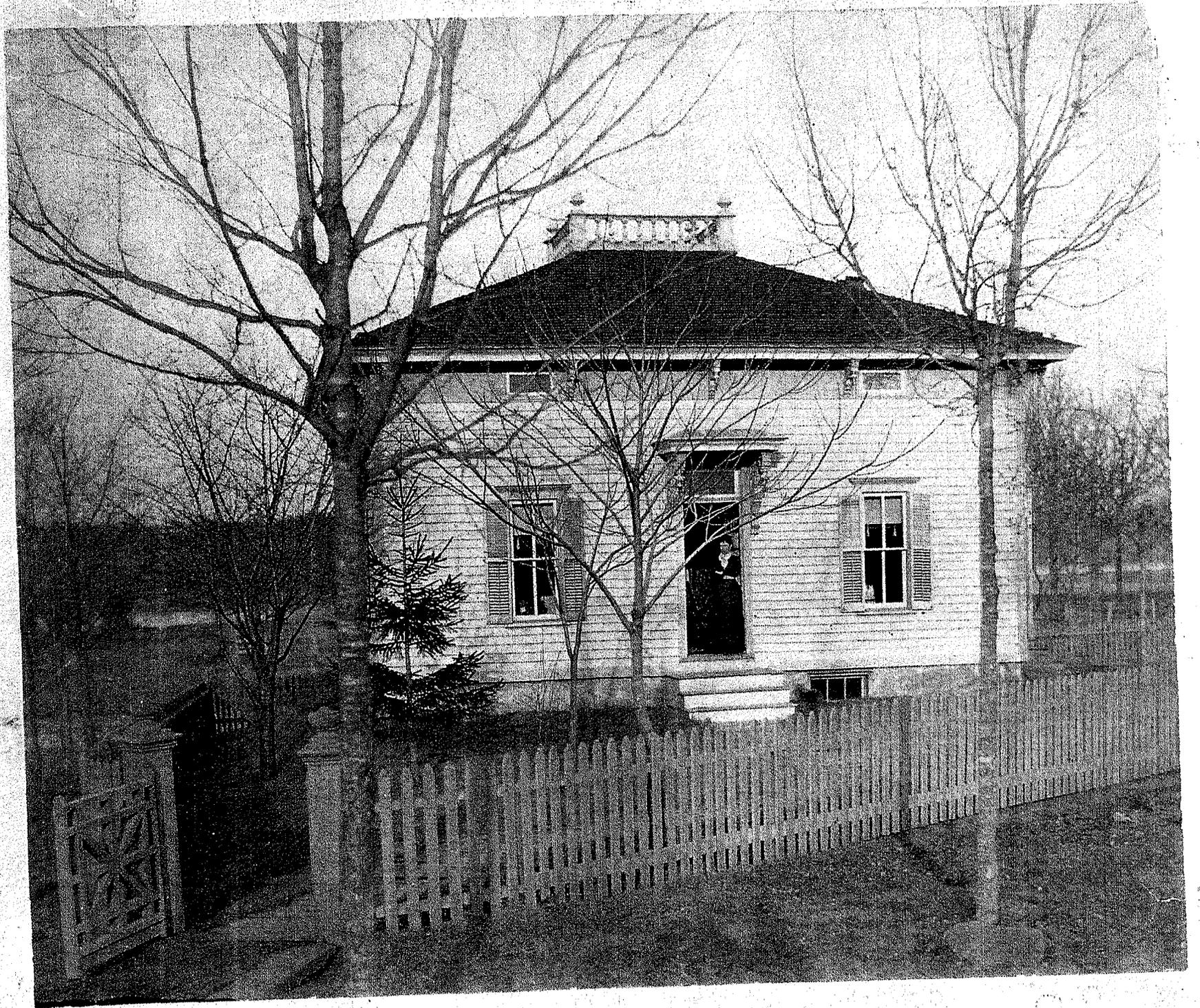
State of Illinois }  
Kane County } ss.

No. 220720.

This instrument was filed for record the 4th day of May 1923, at 4.25 o'clock P.M. and duly recorded in Book 708 of - Page 347.

Charles Dostschman,  
Recorder.

A.F.





Courtesy of  
ST. CHARLES HISTORICAL MUSEUM

RIYE I  
G  
A  
S

FORMATION BUREAU

Wadhams  
*8th St*



Blue Seal TROUBLES

1-01-5020

RT'S



