ST. CHARLES

<b>AGENDA</b>	ITEM 1	EXECUTIV	E SUMMARY
---------------	--------	----------	-----------

Agenda Item number: 4d

Title: Historic Preservation Commission recommendation to approve Historic Landmark Designation for 412 Fulton Ave., Charles S. McCornack House

Presenter: Ellen Johnson

Meeting: Planning & Development Committee Date: May 8, 2017

Proposed Cost: N/A Budgeted Amount: N/A Not Budgeted:

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

Jeffrey and Kristen Ford have nominated their property at 412 Fulton Ave. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 5/3/17. The Commission recommended approval of the nomination by a vote of 4-0, based on the criteria listed in the attached resolution.

The house was constructed circa 1931 in the Colonial Revival style with Georgian influences. Aurorabased architect Frank B. Gely designed the house, and no additions or structural changes have been made since it was constructed. The home was built for Charles S. McCornack. In 1904, McCornack established McCornack Oil Company. He operated a service station at the corner of 3<sup>rd</sup> and Main Streets, which now houses the Filling Station restaurant, and another at 3<sup>rd</sup> Ave. and Main Street, which is now home to the St. Charles History Museum.

If the Landmark designation is approved by City Council, a Certificate of Appropriateness 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 the structure.

### **Attachments** (please list):

Historic Commission Resolution, Landmark Nomination

### **Recommendation/Suggested Action** (briefly explain):

Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 412 Fulton Ave., Charles S. McCornack House

### City of St. Charles, Illinois

## **Historic Preservation Commission Resolution No. 3-2017**

# A Resolution Recommending Approval for Landmark Designation (412 Fulton Avenue – Charles S. McCornack House)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 412 Fulton Avenue and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

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

The property is a well-preserved example of Colonial Revival architecture, constructed circa 1931 for prominent St. Charles businessman Charles S. McCornack of the McCornack Oil Company. The structure was designed by Aurora-based architect Frank B. Gely.

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

Charles S. McCornack's family ties to the area go back to 1838 when Andrew McCornack first purchased land for a farm in Kane County. In 1904, Andrew's great-grandson, Charles McCornack, left the farming business to start the McCornack Oil Company, prospering by selling and delivering oil and kerosene to customers in the Fox Valley. In 1928, McCornack built a service station located at 215 E. Main Street, now home to the St. Charles History Museum. McCornack also operated a station at 300 W. Main Street, which now houses the Filling Station restaurant. The McCornack Oil Company became affiliated with Texaco in 1934.

Resolution No. 3-2017

Page 2

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

-AND-

4. The structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

The structure is an excellent example of the Colonial Revival style, with Georgian influences. The structure is nearly unaltered, with no additions or structural changes. The original shutters have been removed but have not been replaced. The original black slate roof tiles were replaced with concrete tiles in 1996. Iron stairs that led to the roof were removed during the roof work due to a determination that they had an adverse impact on the roof structure. Brick work, windows, doors, trim, fascia, foundation, lead glass window, gutters, chimney, as well as the garage, are all original, well-preserved elements of the structure.

5. The property is suitable for preservation or restoration.

The home remained in the McCornack family until 1966. In 1968, it was purchased by David Phillips, who retained ownership for 33 years and is credited for much of the preservation of the home. Current owners Jeffrey and Kristen Ford purchased the home from Phillips in 2001 and remain committed to its continued preservation.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 412 Fulton Avenue as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Charles S. McCornack House", with a construction date of circa 1931.

Roll Call Vote:

Ayes: Norris, Pretz, Smunt, Kessler

Nays:

Absent: Malay, Gibson, Krahenbuhl

Abstain:

Motion Carried.

**PASSED**, this 3<sup>rd</sup> day of May, 2017.



# Exhibit "A" Legal Description

THAT PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF FULTON AVENUE WITH THE EASTERLY LINE OF FOURTH AVENUE NORTH; THENCE NORTHERLY ALONG SAID EASTERLY LINE 200.0 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE155.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE 58.0 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT SAID EASTERLY LINE AT A POINT THAT IS 139.52 FEET NORTHERLY OF THE INTERSECTION OF SAID EASTERLY LINE WITH SAID NORTHERLY LINE, 95.0 FEET TO A LINE PARALLEL WITH AND 60.01 FEET EASTERLY OF SAID EASTERLY LINE (MEASURED ALONG SAID NORTHERLY LINE); THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE 140.48 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE 94.99 FEET TO A LINE PARALLEL WITH SAID EASTERLY LINE FROM THE POINT OF BEGINNING: THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE 142.0 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

## 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 St. Charles, IL
MAR 1 0 2017
CDD Planning Division

1. Property	Parcel Number(s):	
Information:	09-27-401-010	
Transfer of Consession	Property Name (Historic or common name of the property):	
TO COMPANY OF THE PARTY OF THE	Mc CORNACK HOME	
2. Applicant:	Name -TEFFREY KRISTEN FORD	Phone 630 - 549 - 5403
	Address 412 FOLTON AVENUE	Fax
	ST. CHARLES, IL GO174	Email INFORD 23 @ SBCGLOGA
3. Record Owner:	Name	Phone Na
	Address	Fax SAME
	Gr.	Email
	n of Property: The legal description should be obtained from the ment (attach sheets if necessary).	ne deed, mortgage, title insurance,
(SEE	= ATTACHMENT)	
		T) THE PARTY AND
		The state of the s

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

a) Ownership: X private public-local public-state	b) Category:  X building  district  site	c) <u>Integrity:</u> X original moved: unaltered	site date
d) Function or Use:			
Historic/Current/_agriculture/_commercial/_educational/ government/_entertainment  e) Architecture:	/_m /_m _ <u>_X_/_X</u> pr	Current adustrial ailitary auseum rivate residence ark	Historic/Current / religious / scientific / transportation / other(specify
Early Republic  Federal  Early Classical  Revival  Mid-19 <sup>th</sup> Century  Greek Revival		Itanlian Second Queen	thic Revival nate I Empire Ann Castlake
Gothic RevivalItalian VillaNational		Roman Renais	esque
Late 19 <sup>th</sup> /20 <sup>th</sup> Century Rev Beaux Arts  ✓ Colonial Revival  Classical Revival  Tudor Revival  Late Gothic Revival  Dutch Colonial Revival  English Cottage  Italian Renaissance  French Renaissance  Spanish/Mission	<u>rivals</u>	(American Princess Homest	ead  rts & Crafts Movement)  an  ow  lare
Regional Origin Vernacular (describe)			1
Other (describe)		Ranch	

#### II. Building Materials:

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

	Foundation	Walls	Roof	Others Fasci A / Teim
Wood				FASCIA / TPIM
Weatherboard,				
Clapboard				
Shingle				
Log				
Plywood				
Shake				
Stone	**************************************			
Granite				
Sandstone				
Limestone				***************************************
Marble	et and a second			
Slate	***************************************	T	BLACK PENOVI	ED
Brick		X	BLACE REMOVE 1996	CHIMDEY
Metal				1 1111111111
Iron				
Copper	, , , , , , , , , , , , , , , , , , ,			GUTTERS
Bronze	<del></del>	<del> </del>		- Call Field
Tin	<del> </del>	<u> </u>		
Steel	<del>, ,</del>	<del>                                     </del>		
Lead				
Nickel				
Cast Iron	***************************************			
Stucco	***************************************			
Terra Cotta	4 1,	***************************************		
Asphalt	<del>de contrar es contrar de contrar es copies de cont</del> ar es companie			
Asbestos				
	12" Thiese		X TILES	
Adobe	12 17142		1/1/2003	
Ceramic Tile				
Glass				WINDOWS
Cloth/Canvas	<del></del>			1017003
Synthetics				
Fiberglass				
Vinyl			_	
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				LEAD GLASS WIN

EXCEPT FOR 1996 ROOF CONCRETE TILE REPLACEMENT

City of St. Charles Historic Landmark Nomination

ALL ITEMS ARE ORIGINAL TO HOME.

Significance of Property: Please indicate source of documentation, if available.
a) Original Owner: CHARLES S. McCOENACK
a) Original Owner: CHANLES S. McCOENACK b) Architect/ Builder: FRANC B. GELY (SEE HTTACHED)
c) Significant Person(s): CHARLES S. Mc CORNACK
d) Significant Dates (i.e., construction dates): C.S. Mc Coe NACL PUR CHAGES LAND
1926; Blue PRINTS DRAWN 1930, HOME BUILT CIRCA 1931.
e) Please indicate which of the following criteria apply to the property:(check all that apply.)
Yeroperty 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. O. S. Mc COE NACK, Mc COENACK OIL  COMPANY, TEXACO SELVICE STATIONS  Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. GEORGIAN STYLE
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.  (SEE GEORGIAN STYLE ATTACHMENT)  (COLONIAL REVIOLE OF GIAN INFLORMES)  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.
Y Property is suitable for preservation or restoration. ORIGINAL
Property is included on the Illinois and/or National Register of Historic Places.

III.

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

#### IV. Attachments

- 1. <u>Descriptive Statement:</u> 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. <u>Photographs:</u> Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required.

(SEE ATTACHED)

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.

Jeff Kristen Ford 3-8-17

Date

Anlicant or Authorized Agent Date

## **Descriptive Statement**

This Colonial Revival style<sup>1</sup> home with Georgian influences, circa 1931, was built by Charles S. Mc Cornack whose family ties go back to 1838 when Andrew Mc Cornack first purchased land in Kane County. In 1904 Charles established Mc Cornack Oil Company prospering with delivery of oil and kerosene throughout the area but better known for his relationship with Texaco Oil which began in 1934. One service station located at the corner of 3<sup>rd</sup> Street and Main Street currently houses the Filling Station restaurant. Another located at 3<sup>rd</sup> Avenue and Main Street houses the St. Charles History Museum. (see attachment for more detail).

The Colonial Revival style home is a classic design influenced by the Georgian style (see attachment for more detail) that is true to the original blueprints created by Frank B. Gely, an architect based in Aurora in 1930. There are no additions or structural changes with only removal of the original shutters (date unknown and not replaced) and ironwork stair rails to the roof (during the removal of the original roof black slate tiles replaced with concrete tiles in 1996) which were not replaced due to a determination that they had an adverse effect on the roof structure. Windows, doors, trim, fascia, brick work, foundation (poured cement 12" thick), lead arch glass window, gutters, chimney, and standalone garage in a similar Georgian style construction are all original.

This home, which is outside the current historic district boundary but located in the adjacent Pottawatomie Park neighborhood (Fulton Ave and 5<sup>th</sup> Ave), is an excellent example of this architectural style carefully preserved in its original construction both on the exterior and as a bonus, within the interior. The Mc Cornack name with its Kane County association beginning in 1838 but most known for their contribution to St. Charles starting in 1904 are both reasons this home should be recognized as a landmark. Credit for the preservation of this home should be given to David Phillips who succeeded the Mc Cornack family who owned the home 33 years and the current owners Jeff and Kris Ford who purchased the home from Phillips in 2001 and their desire to continue preservation of this showcase home.

<sup>&</sup>lt;sup>1</sup> The Colonial Revival style was identified per *A Field Guide to American Houses*, 2<sup>nd</sup> Edition.



For St. Charles history buffs or lifelong residents, the names McCornack and Evans may be familiar. For others, you may not recognize the names but you may know about the businesses these two families operated here in town; the McCornack Oil Company and the Evans Game Farm.

The McCornack family's ties to Kane County go back to 1838 when Andrew McCornack first purchased land for a farm west of Elgin. 66 years later Andrew's great-grandson, Charles McCornack, left the farming business to start the McCornack Oil Company. Charles began selling and delivering oil and kerosene to customers throughout the Fox Valley.

Over the coming years, with the increased need for oil, gas and kerosene, the McCornack Oil Company's holdings increased as well. In 1928, Charles built a new service station and company headquarters on Main Street in St. Charles. Today, that building, located at 215 E. Main Street, houses the St. Charles Heritage Center.

In 1934 the McCornack Oil Company became affiliated with Texaco. Most people in town remember the business as a Texaco service station. In fact, many still refer to the building as "the old Texaco station". When Charles passed away in 1935 his son Don took over the family business running the McCornack Oil Company until his death in 1958.

During Don's time, the service station was sold to employees Bob Henningson and Len Asklund, who were the first in a series of owners to operate the station which finally closed in 1989. In 1962, the McCornack Oil Company was dissolved and their assets were sold to Texaco.

The Evans Game Farm was started by Samuel Evans and his son Wallace in 1900 on 500 acres of land along the Des Plains River in Oak Park. Two years prior, Samuel purchased two pheasants as a birthday gift for his son because of his interest in wild game. This birthday gift would be the beginning of a business that would grow to be known the world over.

Get free real-time news alerts from the St. Ch	arles Patch.
Enter email address	SUBSCRIBE

0 tes FULTON AVE PLAT PLAN

DCALE: 1": 20 FT. RESIDENCE AND GARAGE -H. L. CORLLER OF FULTON AVE. AND FOU 2 MR. C. S. Mc CORHICK. NK B. GELY- ARCHITECT - AUROR PT. 1930- ~ UOB No. 1350-

# **412 Fulton Avenue**

## Mc Cornack Home circa 1931

1837	The United States government has ownership of land
1841	The land transferred to Ephrain Perkins, an agent for the US government
1841	Land purchased by Ira Minard
1853	The Ward family members own the land for the next 23 years
1870	The Fay family members own the land for the next 56 years
1926	Charles S. Mc Cornack takes ownership of the land
1930 dated	Frank B. Gely, architect from Aurora, is hired and produces the blueprint 1930
1931	Circa home built as C. S. Mc Cornack did not finance any of the constructior
	Martha S. Mc Cornack, C. S. Mc Cornack's wife, takes control from C. S. Mc ck trust
1958	Martha S. transfers ownership to Donald C. and Lola A. Mc Cornack
1966	Lola A. Mc Cornack transfers ownership to Peter Keene and his wife
1968   33 yea	David Phillips purchases home from Keene and has ownership for the next rs
	Jeff and Kris Ford purchase the home from the David Phillips estate and tly reside there



**SEARCH** 

**PORTFOLIO** 

**SERVICES** 

**PROCESS** 

**ABOUT** 

**STYLES** 



AMERICAN BUNGALOW ART DECO COLONIAL REVIVAL FEDERAL GEORGIAN GREEK REVIVAL ITALIA
RICHARDSONIAN ROMANESQUE SECOND EMPIRE SHINGLE STICK TUDOR

# Georgian Style (1700-1830)

#### **Overview**



The Georgian style, with its long history in America, is among our country's most consistently popular styles. Admired for its symmetrical design, classic proportions, and decorative elements, it is commonly associated with the reigns of England's King Georges, I through III. In reality, however, it is directly tied to the work of English architect Sir Christopher Wren.

Unequivocally the dominant architectural trend in the colonies between 1700 and the Revolutionary War, Georgian's popularity slowed dramatically as architectural tastes began to change with the establishment of the United States and the emergence of our American Federal style.

FULL

PHONI

EMAIL\*

STATE

SELEC



**SEARCH** 

**PORTFOLIO** 

**SERVICES** 

**PROCESS** 

**ABOUT** 

**STYLES** 

Gunston Hall on the banks of the Potomac River in what is now Lorton, Virginia. It was built for George Mason, one of this nation's Founding Fathers, whose work greatly influenced the Constitution and its Bill of Rights. Mason moved into Gunston Hall in 1759.



Much of the inspiration for Gunston Hall came from pattern books brought over from England. These books were an early species of how-to manuals imported from Europe by colonial builders at a time when professional design advice was scarce. Such manuals played an enormous role in spreading the Georgian style throughout the colonies. Typically, pattern books focused on the design details for windows, doors, fireplaces, and molding elements, which were adopted or modified by the builder. With only a few professionallooking flourishes, colonial Americans could greatly enhance the appeal of their simple buildings. As the practice evolved, colonial builders gradually learned how to arrange and mass building forms as well.





The basic Georgian proportion was typically geometrical, with the main block of the building frequently augmented by hyphens and wings. The axial symmetry of this style will always be a safe design approach. However, this static configuration does not necessarily optimize the actual functioning of a home. The somewhat less symmetrical Federal style that followed was likely in response to this problem.

Contact us if you want to remodel your Georgian style home, or keep reading to learn more about Georgian architecture!

#### **Characteristics**

The Georgian style utilized many of the hallmarks of Renaissance design, for example, rigid symmetry in building mass, in window and door placement, and even in the layout of



**SEARCH** 

PORTFOLIO

**SERVICES** 

**PROCESS** 

**ABOUT** 

**STYLES** 

Occasionally the corners of the building were decorated with wooden quoins to imitate stone. Sometimes stone and stucco were used instead of wood. In the South, Georgian houses were occasionally constructed of stone and stucco, but Georgian style usually meant brick. The brickwork occasionally incorporated a horizontal belt course between the first and second floors. A classic example of a Georgian with brick detail is Westover Plantation in Charles City County, Virginia. It is a house of exquisite proportions and detail built on the bank of the James River in Charles City County. Locally, a modest example of the style, built in the 1920s, is found at #10 Kalorama Circle NW.

Rea

#### Roof

A hip roof, sometimes with dormers, typifies the Georgian style. Because of Georgian's relentless symmetry, a more asymmetrical gable roof would be noticeably inappropriate. The hip roof was popular with Christopher Wren, and therefore with all who admired and emulated his rules of design. When variations were sought, a roof would sometimes sport balustrades further embellished with decorative moldings and trim.

#### **Windows**

Double-hung sash windows, along with small panes, or lights, usually 12 over 12, or 9 over 9, were the standard variations, typically incorporated as a stylistic embellishment.

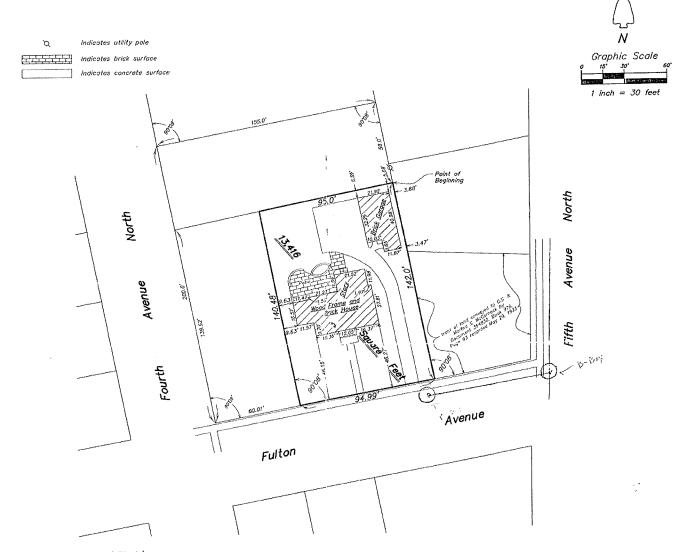
Georgians built of wood often had decorative pediments over the windows, while brick Georgians had decorative brick headers above a window.

#### **Entrance**

As a vehicle for decoration, entrances were often fitted with pediments, broken pediments, arched tops, and ogee caps. In the North, wooden pilasters often flanked the entrance,

## Plat of

# Part of the South Half of Section 27-40-8 City of St. Charles Kane County Illinois



State of Illinois)

)ss This is to certify that I, Russell P. Ory, an Illinois Professional Land Surveyor of Western Surveying & County of Kane)

County of Kane)

Engineering, P.C. (Illinois Professional Design Firm No. 184-002967), have located the improvements on that part of the South Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the intersection of the northerly line of Fulton Avenue with the easterly line of Fourth Avenue North; thence northerly along said easterly line 200.0 feet; thence easterly parallel with said northerly line 155.0 feet; thence southerly parallel with said easterly line 58.0 feet for a point of beginning; thence westerly along a line which if extended would intersect said easterly line at a point that is 139.52 feet northerly of the intersection of said easterly line with said northerly line, 95.0 feet to a line parallel with and 60.01 feet easterly of said easterly line (measured along said northerly line); thence southerly parallel with said easterly line 140.48 feet to said northerly line; thence easterly parallel with said easterly line 140.0 feet to a line parallel with said easterly line from the point of beginning; thence northerly parallel with said easterly line 142.0 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, March 24, 2008.

Rusell P. Ory Illinois Professional Land Surveyof No. 2753 License Expiration Date: November 30, 2008

Prepared by:

Western Surveying & Engineering, P.C.
321 Stevens Street, Suite A
Geneva, Illinois 60134
(630) 845-0600 (630) 845-0601 Fox Copyright © 2008, Western Surveying & Engineering, P.C.



Ordered by & Prepared for: Jeff Ford

File Name: PO\_RES Drawn by: SLL



