

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4e

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 405 S 4th St., Colonel Francis Bowman House

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: November 12, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: ☐**Executive Summary** *(if not budgeted please explain):*

Ginny and Will Hohm have nominated their property at 405 S 4th Street for Landmark status. If approved, this will be the 50th designated landmark within the City.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 11/7/18. The Commission recommended approval of the nomination by a vote of 5-0, based on the criteria listed in the attached resolution.

The house was constructed circa 1852 in the Gothic Revival style. This double brick home contains many architectural details that are significant to the Gothic Revival Style. Since the original completion of the home, there have been several additions to the home. A massive renovation project was done to the home in an effort to modernize and rehabilitate the building with indoor heating and plumbing. The efforts were displayed in the November 1942 issue of Better Home and Gardens Magazine.

Colonel Francis Bowman was the original owner of the home. Colonel Bowman served in the 52nd Illinois Volunteer Infantry in the battle of Shiloh. Bowman also held a position on the first Board of Supervisors of St. Charles in 1850. Colonel Bowman was involved in many St. Charles businesses. He was a stockholder in the Crown Electric Manufacturing company, as well as tile and condensing factories.

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 405 S 4th St., Colonel Francis Bowman House.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 8-2018

A Resolution Recommending Approval for Landmark Designation (405 S. 4th Street –Colonel Francis Bowman 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 405 S. 4th Street 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.**
-AND-
- 2. The property is identified with a person who significantly contributed to the development of the community, county, state or nation.**

The original structure was built in the Gothic Revival style in 1853. By 1860, a single story kitchen was added to the west side. From 1928-1942 the house underwent extensive modernization with the installation of indoor plumbing, central heating and electricity. This renovation garnered national attention when the home was featured on the front cover of the 1942 November issue of Better Homes and Garden Magazine.

Colonel Francis H. Bowman had this house built for him and his wife. He served in the 52nd Illinois Volunteer Infantry in the battle of Shiloh. Colonel Bowman played a part in many of St. Charles businesses; including the Kane County National Bank, the tile factory, the condensing factory, a hardware business and the Crown Electric Manufacturing Company.

- 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 Gothic Revival style of this brick home is unique. The exterior and interior walls are double brick. The window and door frames are made of cast iron. Originally built without indoor plumbing and electricity, the interior walls had to be chiseled out to hold pipes and conduits.

Several additions and modifications have been made to the home over the years. A family room, kitchen, and a new garage are among some of the additions. The original windows were also replaced throughout the home.

5. The property has a unique location or physical characteristics that make it a familiar visual feature.

This home was highlighted in the 1942 November issue of Better Homes and Gardens magazine for the historic restoration done by the owners to the inside and outside of the building.

6. The property is suitable for preservation or restoration.

The home retains many of the original exterior features visible at the time of its initial construction and later additions. The house has been owned by Will and Ginny Hohm since 1967 and the exterior is suitable for preservation.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 405 S. 4th Street as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Colonel Francis Bowman House", with a construction date of circa 1852.

Roll Call Vote:

Ayes: Pretz, Smunt, Mann, Malay, Kessler

Nays: None

Absent: Krahenbuhl

Abstain: None

Motion Carried.

PASSED, this 7th day of November, 2018.

Chairman

Exhibit "A"
Legal Description

LOT 8 AND PART OF LOT 7 ORIGINAL TOWN OF ST. CHARLES ON THE EAST
SIDE OF THE RIVER.
PIN #09-27-383-007

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

HISTORIC LANDMARK NOMINATION

Instructions:

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

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



1. Property Information:	Parcel Number(s): 09-34-153-002 <hr/> Property Name (Historic or common name of the property): Colonel Francis Bowman House		
2. Applicant:	Name WILL & GINNY HOHM	Phone 630-584-1496	Address 405 S. 4th ST. ST. CHARLES, IL, 60174 <hr/> Email W.h.hohm@gmail.com
3. Record Owner:	Name VIRGINIA R. HOHM	Phone 630-584-1496	
	Address 405 S. 4th ST.	Fax	Email W.h.hohm@gmail.com
	ST. CHARLES, IL 60174		
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). The Northernly 110 feet of Lot 17 (except the Westernly 108 feet thereof) of Moody's Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.			

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

a) Ownership:

☒ private
☐ public-local
☐ public-state

b) Category:

☒ building
☐ district
☐ site

c) Integrity:

☒ original site
☐ moved: date _____
☐ unaltered

d) Function or Use:

Historic/Current

☒ / ☐ agriculture
☐ / ☐ commercial
☐ / ☐ educational
☐ / ☐ government
☐ / ☐ entertainment

Historic/Current

☐ / ☐ industrial
☐ / ☐ military
☐ / ☐ museum
☒ / ☒ private residence
☐ / ☐ park

Historic/Current

☐ / ☐ religious
☐ / ☐ scientific
☐ / ☐ transportation
☐ / ☐ other(specify _____)

e) Architecture:

Early Republic

☐ Federal
☐ Early Classical
☐ Revival

Mid-19th Century

☐ Greek Revival
☒ Gothic Revival #852
☐ Italian Villa
☐ National

Late 19th/20th 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

☐ 2nd Gothic Revival
☐ Italianate
☐ Second Empire
☐ Queen Ann
☐ Stick/Eastlake
☐ Shingle Style
☐ Romanesque
☐ Renaissance
☐ Folk Victorian

Late 19th and Early 20th 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				
Weatherboard, Clapboard				
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone	✓			
Marble				
Slate				
Brick		✓		
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			✓	
Asbestos				
Concrete				
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: Colonel Bowman and wife

b) Architect/ Builder: Not known

c) Significant Person(s): None

d) Significant Dates (i.e., construction dates): 1852

See attached letter

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.

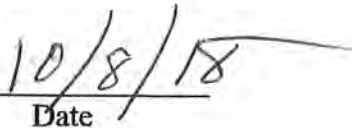
IV. Attachments

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.

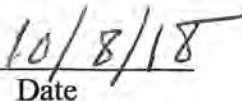


Record Owner


Date



Applicant or Authorized Agent


Date



ST. CHARLES
SINCE 1834

ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

Primary Structure

ADDRESS 405 South Fourth Street

ROLL-IMAGE # 3435 - 32

CD-IMAGE # 4369 - 32



ARCHITECTURAL SIGNIFICANCE

► Significant

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

BUILDING CONDITION

► Excellent

- ☐ Good
☐ Fair
☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Gothic Revival

Architectural Features:

Date of Construction: 1852

Source: St. Charles of Illinois by
David A Badger

Overall Plan Configuration: T Shape with addition

Exterior Walls (Current): Painted Brick

Exterior Walls (Original): Brick

Foundation: Stone

Roof Type/Material: Cross Gable/asphalt shingle

Window Material/Type: /Casement

ARCHITECTURAL FEATURES: The rake of the front gable is embellished with decorative barge boards that are cut out in the gothic style. The rest of the roof edges have open eaves and exposed rafter ends. All of the window openings have simple detailing over the head. The front entry has sidelights and slightly more elaborate detailing over the head.

ALTERATIONS: A one - story addition was constructed to the rear of the original home that included a two car garage and some interior spaces. The addition is painted white to match the main house but is sided in wood. The roof pitch does not match the original steep roof.



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

405 South Fourth Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: Unknown

Source

BUILDER: Unknown

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Frances and Helen Bowman settled in St. Charles in 1845. Frances served in the 52nd Illinois Volunteer Infantry in the Battle of Shiloh. Frances served on the first Board of Supervisors of St. Charles in 1850. He was a banker who was a stockholder in several businesses in St. Charles. He was in partnership with John Lloyd in a hardware business, which he ran, and a foundry that Mr. Lloyd ran.

Source St. Charles of Illinois by David Allen Badger

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL:

STATE: YES

COUNTY:

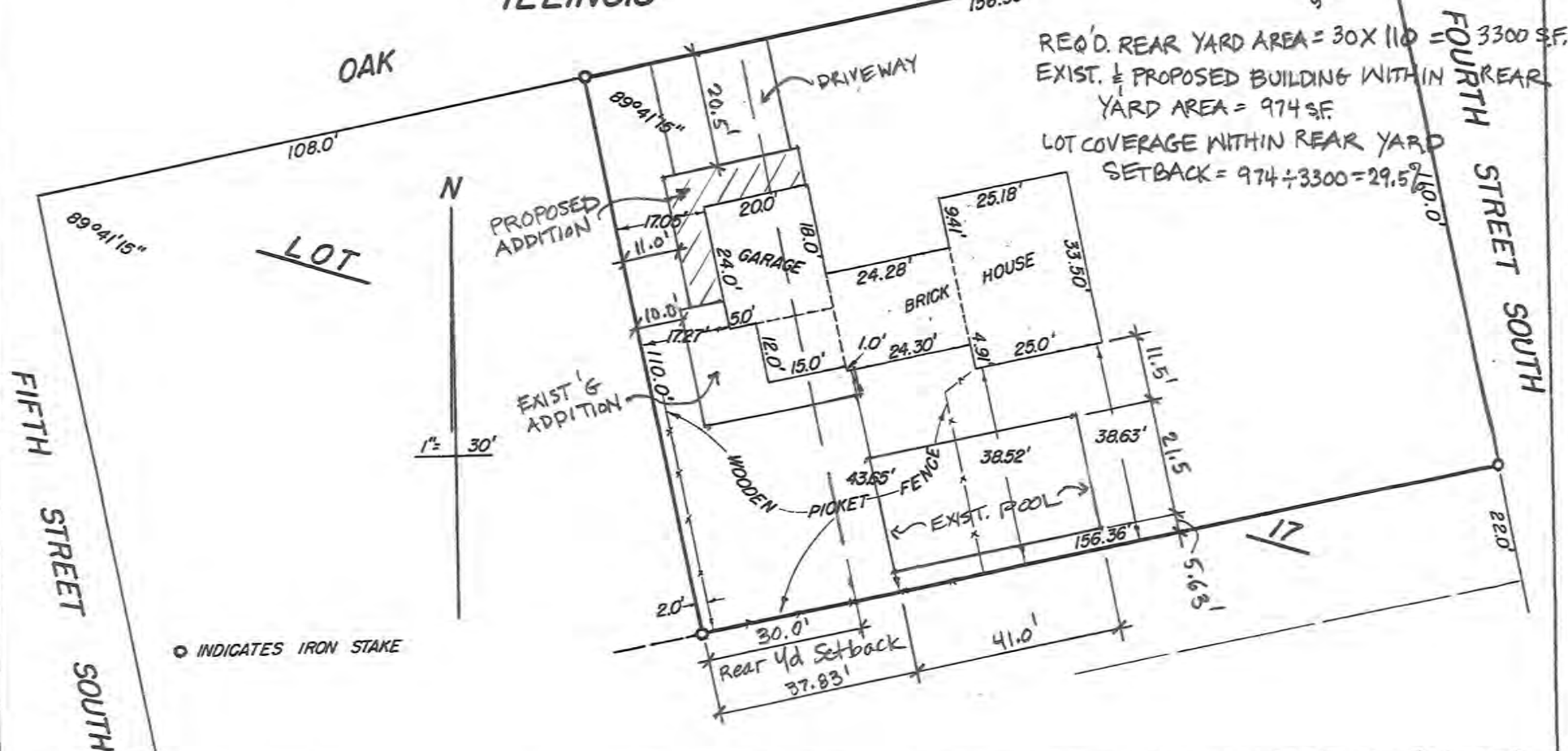
LOCAL: YES

STARTED JAN. 29, 2008 RESUBMITTED JAN. 31, 2008

LOT AREA = $156.33 \times 110 = 17,196$

PLAT OF SURVEY OF
PART OF LOT 17 MOODY'S ADDITION TO
ST. CHARLES KANE COUNTY STREET
ILLINOIS

EXIST. HOUSE W/ EXIST. ADDITION = 2,501 SF.
EXIST. BUILDING COVERAGE = 14.54%
PROPOSED ADDITION = 316 SF + 2,501 = 2,817 SF
PROPOSED BLDG. COVERAGE = 16.38%



REQ'D. REAR YARD AREA = $30 \times 110 = 3300$ SF.
EXIST. & PROPOSED BUILDING WITHIN
YARD AREA = 974 SF.
LOT COVERAGE WITHIN REAR YARD
SETBACK = $974 \div 3300 = 29.5\%$

State of Illinois)
County of Kane)

This is to certify that we, Donahue and Thornhill, Illinois Registered Land Surveyors, have surveyed and located the building on the northerly 110.0 feet of Lot 17 (except the westerly 108.0 feet thereof) of Moody's Addition to St. Charles, Kane County, Illinois, as shown by the plat hereon drawn which is a correct representation of said survey and location. All distances are shown in feet and decimal parts thereof.

Dated at Geneva, Illinois, March 14, 1967.

Illinois Registered Land Surveyor No. 1740.

October 10, 2018

We, Will and Ginny Hohm, are submitting our application for consideration of landmark designation of our home located at 405 S. Fourth St. in St. Charles. Details of our ownership and additions and changes will introduce you to our house.

The two story home was built by Colonel Francis H. Bowman and his wife, Helen, in 1852. He served in the 52nd Illinois Volunteer Infantry in the Battle of Shiloh. He was also on the first Board of Supervisors of St. Charles in 1850. Bowman organized the Kane County National Bank, was a stockholder in the tile factory, the condensing factory, and the Crown Electric Manufacturing company. He was also a partner with John Lloyd in a hardware business and foundry.

The construction is unique. The window and door frames are made of cast iron. The exterior walls are double brick with an air space in between the layers. The interior walls are also double layers of brick. Reputedly, the bricks were made on site. The entry circular staircase is another remarkable feature of the home. Tradition has it that a famous artist once came to paint it. The single story kitchen was added to the west by 1860; it appears on a city plat of that year.

The home was built before there was indoor plumbing, central heating, and electricity; therefore, in the early nineteen hundreds it stood mostly empty as people built homes with those amenities. From 1900 to 1928, it was regularly used to store seed grains.

Carl and Olga Degenhardt acquired the property in 1928. The Degenhardt family was very important in rehabilitating and modernizing the home. Their efforts are chronicled in the November 1942 issue of *Better Homes and Gardens* when the home was featured as the cover story. The cover picture and article are framed and hang in the family room.

The Degenhardts installed plumbing, central heating (radiators), and electricity. This was a major accomplishment because the interior dividing walls are double layers of brick; thus, channels had to be chiseled out of the walls for the pipes and conduits. They also added a small porch on the north side of the kitchen and a garage.

We purchased the home in 1967. As mentioned earlier, the Degenhardt family had a major impact on this home. A personal story follows. We were attending the movie, *Dr. Zhivago*, in Geneva in the winter of 1968 when we became aware from conversation we overheard that the lady sitting behind us was Jane Degenhardt Moore. Jane was the teenager pictured and quoted in the 1942 *Better Homes and Gardens* article. We had heard that Jane was a local interior decorator but we had never met her. We introduced ourselves and Jane became our decorator! She was especially helpful in decorating the new family room. Incidentally, Jane's husband, Bill, was the head of the National Pickle Organization headquartered in St. Charles.

Additions and Changes During Our Ownership 1967-Present

1968 Added family room

1968 Restored the beautiful circular staircase, including the walnut rail and spindles, which had been painted! I (Will) first attempted to remove the paint on site with paint remover. This proved impossible! In utter frustration, I consulted Mr. Joe Burnham, a

Batavia resident, then the CEO of Marshall Field Stores, who was very knowledgeable in restoring antiques. (Mr. Burnham was hospitalized at the time in the Community Hospital in Geneva as my patient). He advised me to disassemble the rail (eight pieces), number the spindles (different lengths), and take all the parts to an antique restorer. With some trepidation, I did as he instructed. The restorer put the parts into a tank of paint remover and made the rail and spindles like new! After sanding, I reassembled a beautiful circular staircase. It is spectacular and a marvel to this day. Architects who have looked at it with the thought of duplicating it in a new home say that no one presently builds such a beautiful staircase. Furthermore, if someone actually wanted it built, it would be prohibitive because of the cost.

1968-present

New landscaping as the original landscaping has died of old age. All of the original magnificent trees are gone. Especially noticeable is the absence of the beautiful old maples on each side of the front door on the cover picture of Better Homes and Gardens. Those have been replaced with oaks which are now approximately fifty feet tall. We have also planted considerable ground cover where the shade makes it hard to grow grass.

1969 Added in ground swimming pool

1970 Installed central air conditioning

1970 Installed basketball court with floodlights

1971 Remodeled downstairs bathroom

1972 Replace original windows with double layered thermopane windows

1974 Modernized kitchen

1978 Remodeled upstairs bathroom

1981 Built backyard utility shed

1982 Added bathroom and bedroom addition to family room

2008 Tore down old garage and built new garage

We have made well over \$200,000 of documented additions, renovations, and improvements during our fifty plus years of owning this home. Obviously, we love this old house which became our home. Hopefully, it will remain a treasure to the inhabitants who follow us and to the St. Charles community. Being designated as a historical site will enhance that possibility.


Ginny R. Hohm


Will H. Hohm

Better Homes & Gardens

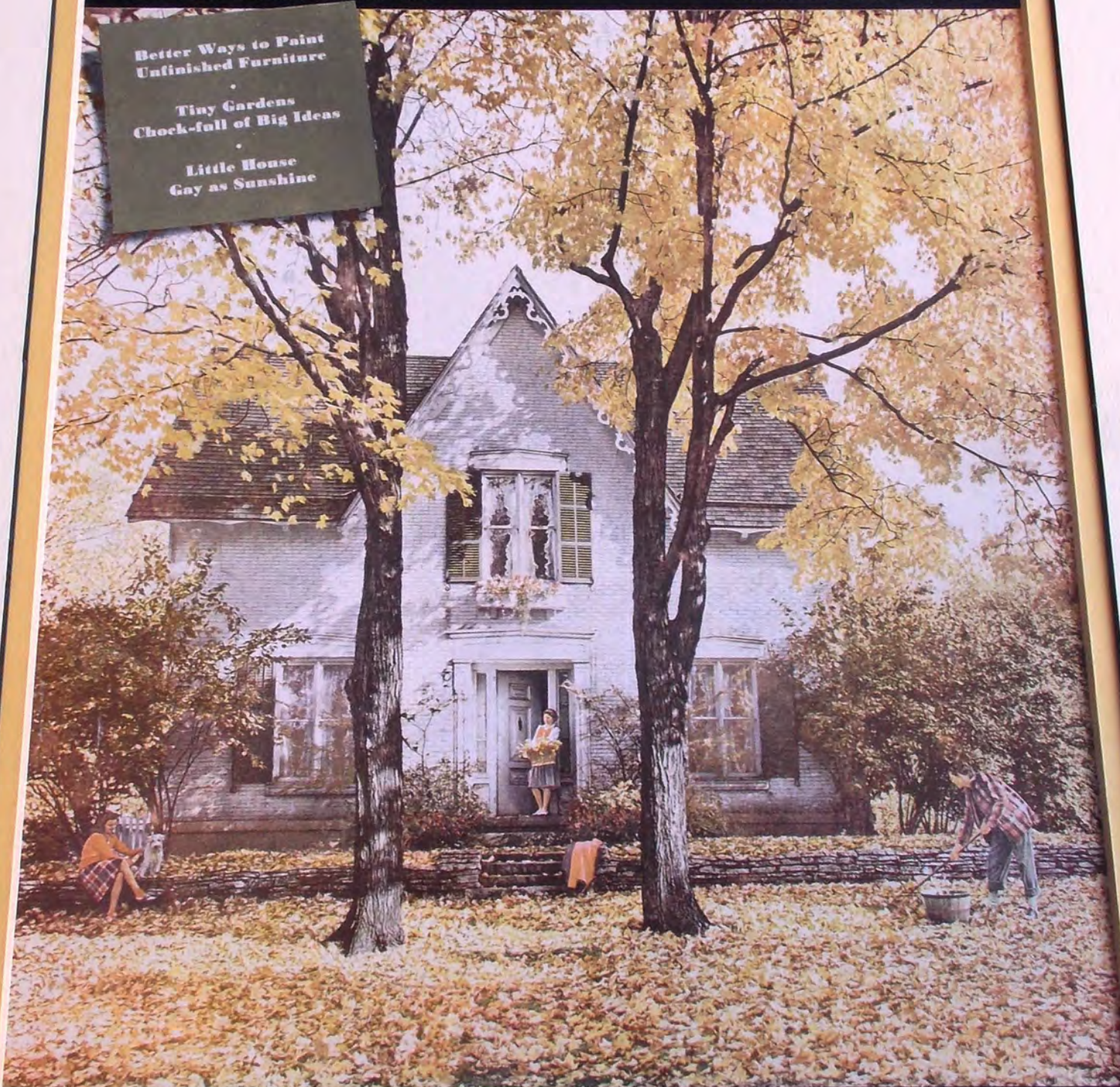
MORE THAN 2,400,000 CIRCULATION

NOVEMBER 1942 • 15 CENTS

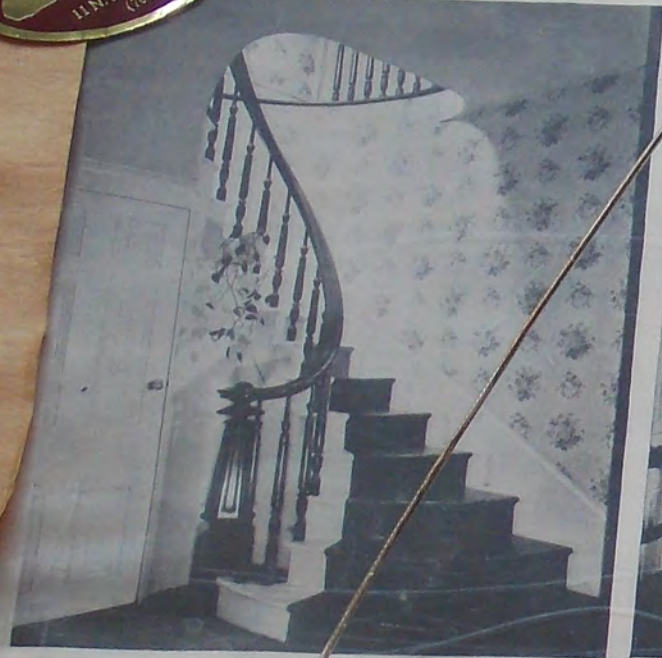
Better Ways to Paint
Unfinished Furniture

Tiny Gardens
Chock-full of Big Ideas

Little House
Gay as Sunshine



How a Family Made a Treasure of This 90-Year-Old Home . . . a Story for Today's Living



★ The circular staircase! Do you wonder that a famous artist painted its portrait? Because of the curving steps, carpeting is impossible. So Mrs. Degenhardt paints the center of each step deep, rich brown; borders white



★ The narrow windows each side of the front door are curtained with frilly marquisette panels tied with perky scarlet ribbon bows. Flanking them are the Victorian iron hall tables and walnut-framed mirrors painted white

★ Sun and green plants, mellow old furniture and accessories, books, and a hospitable fireplace. The neutral carpet is brightened with hooked and rag rugs. Mrs. Degenhardt designed the fireplace paneling and bookcases

★ Only addition to the Degenhardt house is this little porch and garage (believe it or not, that is the garage with ruffled curtains and window box). Mrs. Degenhardt, with an odd-job man, built the charming flagstone terrace.



Photographs: Hedrich-Blessing

THE HOME ON THE COVER

They Saw Treasure in a 90-Year-Old Home



To this mellow old house, un-lived in for a quarter of a century, a St. Charles, Illinois, family brought old-time charm and modern comfort . . . and much of it they created with their clever hands

By Maurine Shaw Holloway



Two old bedrooms combined to form this roomy L-shaped one. The floor wears plum carpeting as background for old hooked rugs. There's pink and green rose-spray wallpaper beneath the delicate rose-pink ceiling

MR members of the Carl C. Degenhardt clan (Mother, Jim, and Woody) took full charge of this story about their precious 90-year-old house in St. Charles, Illinois. They directed the picture-taking . . . tossed off astonishing facts about remodeling . . . jubilantly pointed out lucky antique finds . . . lamented that Dad wasn't there to join in the hilarity.

"Mother, will you ever forget what a mess this house was when we bought it?" demanded Jane.

"Heavens, no!" shuddered Mother. "It hadn't been lived in for 25 years. A seed company was using it for storage. Most of the floorboards were missing. There was no central heating, no bathrooms, no wiring, paint an inch thick on the woodwork—and not one single closet in any of the bedrooms!"

"But in spite of neglect, the old house was structurally as sound as a bank vault. We figured that the price of the property, plus modernizing, would still be considerably less than the cost of building a comparable house. And you can't build a house equipped with a ready-made history."

YES, it does have an enchanting history—this mellow old house in St. Charles-on-the-Fox-River:

Built in 1852 by a banker and iron-works partner named Bowman, it was given window and doorframes of enduring metal. Local tradition has it that the bricks for the double-thick walls and partitions were mixed and fired on the premises. An expert workman brought from the East designed and built the charming circular staircase which architects have come from far and near to gaze upon respectfully while measuring its curves.

[Turn to page 89

Jane's pride-and-joy room is yellow and white—with antique furniture painted white, a froth of white organdy on windows and dressing table. The rug is green. Chair seats, dressing-table scallop, and mirror frame are of gay yellow-red percale

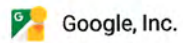


Google Maps 405 S 4th St



Image capture: Sep 2012 © 2018 Google

St. Charles, Illinois



Google, Inc.

Street View - Sep 2012

