



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4f

Title: Historic Preservation Commission Recommendation to approve historic landmark designation for 514 Oak St., Charles Hunt House

Presenter: Russell Colby

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

Kim Malay has nominated the property at 514 Oak St. for Landmark status, upon consent of the property owner, Carol Scholl.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the nomination on 9/7/16. The Commission recommended approval of the landmark nomination with a vote of 6-0, based on the criteria listed in the attached resolution.

The structure's eligibility for landmark designation is based on its architectural significance. The structure is a nearly unaltered example of the Craftsman style, constructed circa 1923.

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 historic landmark designation for 514 Oak St., Charles Hunt House

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 11-2016

**A Resolution Recommending Approval for Landmark Designation
(514 Oak Street – Charles Hunt 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 514 Oak 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. That 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-**
- 2. That the Structure embodies element so of design, detailing, materials or craftsmanship that are of architectural significance.**

Constructed between 1923 and 1925, the structure is an excellent example of Craftsman architecture. It embodies the appropriate wood detailing around the windows and doors as well as wood brackets and exposed rafters. The typical wide overhangs and eaves are also present and the fascia boards have a curved cutout detail at the eave line. There is a narrow trim band that separates the first and second floors. The window muntin pattern is 3:1 and many of the windows are grouped in twos and threes.

- 3. That the property is suitable for preservation or restoration.**

The structure is a nearly unaltered Craftsman style home, with the exception of the aluminum front door and wrought iron railings which are noncontributing elements. The current owner, Carol Scholl, is committed to the structure's preservation.

Resolution No. 11-2016

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NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 514 Oak Street as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Charles Hunt House", with a construction date of circa 1923.

Roll Call Vote:

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

Nays: None

Absent: None

Abstain: None

Motion Carried.

PASSED, this 7th day of September, 2016.

Chairman

Exhibit "A"
Legal Description

THE EASTERLY HALF OF THAT PART OF LOT 9 OF MOODY'S ADDITION TO ST. CHARLES DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF 5TH STREET WITH THE NORTHERLY LINE OF OAK STREET; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF OAK STREET 132 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTHERLY LINE 132 FEET TO THE EASTERLY LINE OF 6TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE 153.67 FEET OT THE NORTHERLY LINE OF THE SOUTHERLY HALF OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A LINE DRAWN PARALLEL WITH AND 132 FEET WESTERLY OF THE WESTERLY LINE OF SAID 5TH STREET; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 140 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.



1. Property Information:	Parcel Number(s): 09-34-116-006	
	Property Name (Historic or common name of the property): Charles Hunt House	
2. Applicant:	Name St. Charles Historic Preservation Commission	Phone 630-377-4443
	Address 2 E. Main St., St. Charles IL 60174	Fax
		Email
3. Record Owner:	Name Carol Scholl	Phone 630-643-1665
	Address 514 Oak St., St. Charles IL 60174	Fax
		Email
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). Moody's Addn Sub Lot 6, Lot 9		

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
- 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				X
Weatherboard, Clapboard				
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone				
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco	X	X		
Terra Cotta				
Asphalt			X	
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: Charles Hunt

b) Architect/ Builder: _____

c) Significant Person(s): _____

d) Significant Dates (i.e., construction dates): Circa 1923

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.

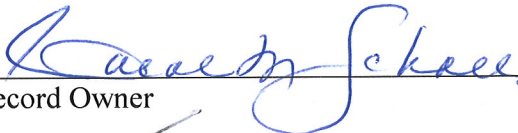
Property is included on the ___ Illinois and/or ___ National Register of Historic Places.

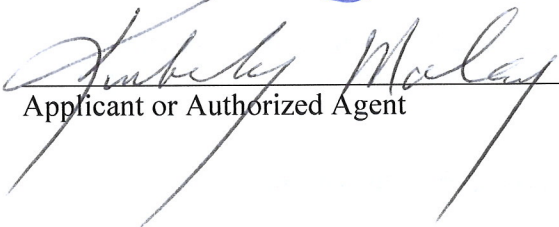
Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

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 8/8/16


Applicant or Authorized Agent _____ Date 8-3-16

Descriptive Statement for 514 Oak St.

In 1920, Charles Hunt purchased the property. Sometime between 1923 and 1925 the home at 514 Oak St. was constructed. The St. Charles Township Assessor has date of construction listed as 1923, but a tax jump indicates it could have been completed in early 1925. The property was sold in March 1925 to Charles Backstrom and then again in April 1925 to Paulina Makaritis. She was the owner until 1960 when she sold it to Clifford Siercks. The Siercks owned the property until 1996 when they sold it to Carol Scholl.

The home is a nearly unaltered craftsman style home. It embodies the appropriate wood detailing around the windows and doors as well as wood brackets and exposed rafters. The typical wide overhangs and eaves are also present and the fascia boards have a curved cutout detail at the eave line. There is a narrow trim band that separates the first and second floors. The window muntin pattern is 3:1 and many of the windows are grouped in twos and threes. All of this makes this home a wonderful example of the Craftsman architecture.

The aluminum front door and wrought iron railings are noncontributing elements.

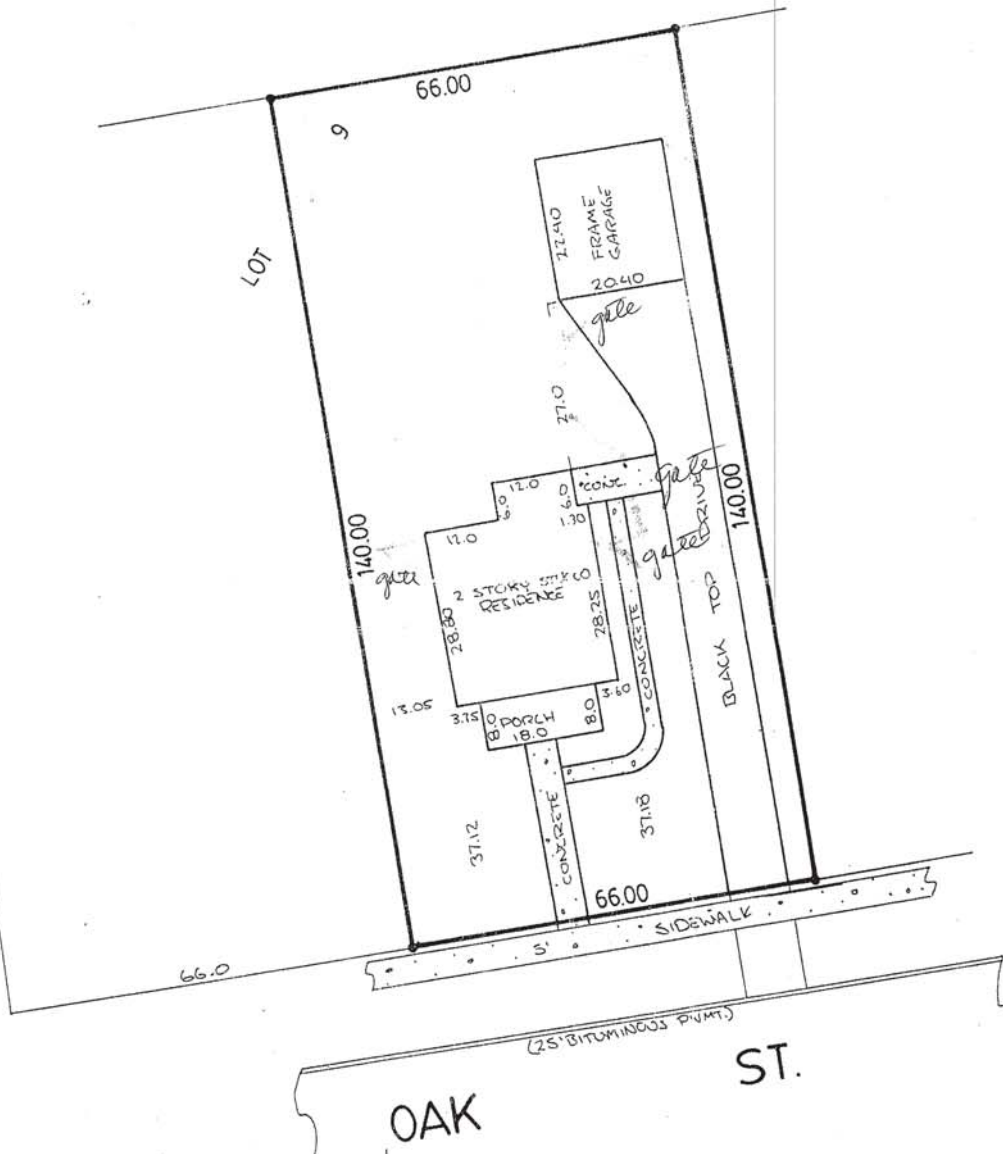
PLAT OF SURVEY

OF

THE EASTERLY HALF OF THAT PART OF LOT 9 OF MOODY'S ADDITION TO ST. CHARLES DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF 5TH STREET WITH THE NORTHERLY LINE OF OAK STREET; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF OAK STREET 132 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTHERLY LINE 132 FEET TO THE EASTERLY LINE OF 6TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE 153.67 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY HALF OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A LINE DRAWN PARALLEL WITH AND 132 FEET WESTERLY OF THE WESTERLY LINE OF SAID 5TH STREET; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 140 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

1 INCH = 20 FEET

6th ST.



TRI-ANGLE
LAND SURVEYING, PC.

KENDALL COUNTY LOCATION:
12345 FOX ROAD
YORKVILLE, IL 60560
PHONE: (708) 553-2375
FAX : (708) 553-2376

DU PAGE COUNTY LOCATION:
P.O. BOX 242
WINFIELD, IL 60190
PHONE: (708) 876-0925
FAX : (708) 876-0930

ADDRESS: 514 OAK ST.
ST. CHARLES, IL.
SURVEYED FOR: ALLEN L. LANDMIER
FILE NO.: 96-7468
BOOK 89 PAGE 18

REFER TO DEED, TITLE POLICY AND LOCAL ORDINANCE FOR BUILDING RESTRICTIONS. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.



STATE OF ILLINOIS
COUNTY OF DU PAGE
I, JAIL BUCKLETT, 2787
WE TRI-ANGLE LAND SURVEYING HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER THE DIRECTION OF A REGISTERED ILLINOIS LAND SURVEYOR AND THAT THE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 62 F.

Jail Bucklett
ILLINOIS REGISTERED LAND SURVEYOR # 2787
DATE: JULY 9 1996

96-7468



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 514 Oak Street

ROLL-IMAGE # 2727 - 12

CD-IMAGE # 0298 - 12



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman

Exterior Walls (Current): Stucco

Architectural Features: _____

Exterior Walls (Original): Stucco

Date of Construction: 1923

Foundation: Stucco finish over masonry

Source: Township Assessor's Office

Roof Type/Material: Side gable/Asphalt shingle

Overall Plan Configuration: Simple rectangle

Window Material/Type: Wd/Dbf hung/Rem. storms

ARCHITECTURAL FEATURES: A consistent vocabulary of wood detailing around the window and door openings as well as the wood brackets and exposed rafter tails makes this a good example of the style. The wide overhangs and eaves are also typical for the style. The fascia boards have a curved cutout detail at the eave line. A narrow band of wood trim separates the first and second floors. Many of the windows are grouped in twos and threes. The windows have a 3:1 muntin pattern.

ALTERATIONS: The aluminum front door and wrought iron railings are inconsistent.



ST. CHARLES
SINCE 1834

ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: _____







BRIAN DEMO
081 1744

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