

 ST. CHARLES <small>SINCE 1834</small>	HISTORIC PRESERVATION COMMISSION			
	AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	COA: 211-215 & 217 Cedar Ave.		
	Proposal:	Demolish two residential structures		
Petitioner:	Baker Memorial United Methodist Church (owner)			
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 10/18/17	X
AGENDA ITEM CATEGORY:				
<input checked="" type="checkbox"/>	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Proposal from Baker Memorial United Methodist Church Aerial Site Plan Architectural Surveys Recent Photos Minutes from 7/19/17				
EXECUTIVE SUMMARY:				
<p>Baker Memorial United Methodist Church owns the two residential structures located at the southwest corner of Cedar Avenue and N. 3rd Avenue. The church also owns the adjacent parking lots located south, west and north of the properties. The church has been exploring opportunities for these properties to be redeveloped in some form. The Commission discussed potential redevelopment of the site including demolition of the two residential structures on 7/19/17.</p> <p>The church is now proposing demolition of the buildings at 211-215 and 217 Cedar Ave. They have provided materials supporting the request for demolition including an assessment of the condition of the structures, letters from neighboring property owners, and a plan to utilize the properties as a “prayer garden” as an interim use.</p> <p>The Historic Preservation Ordinance states the following with respect to Certificates of Appropriateness for building demolition: <i>“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.”</i></p>				
RECOMMENDATION / SUGGESTED ACTION:				
Provide feedback and recommendations on approval of the COA.				

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,

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

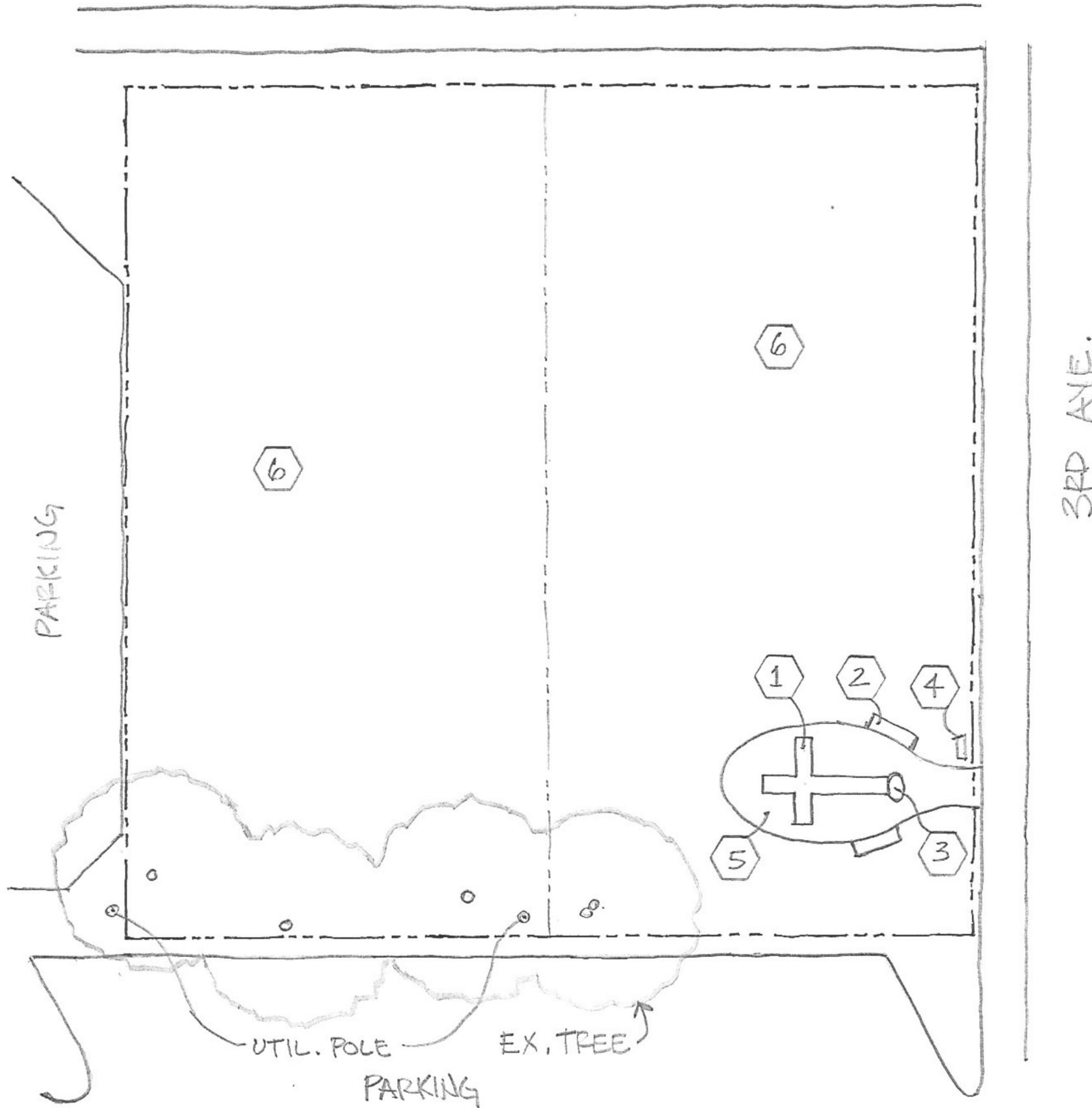
Dear Mary,

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.

Mameen Adesky
(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.



City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

211-215 & 217 Cedar Ave.

RAYMOND ROGINA *Mayor*

MARK KOENEN *City Administrator*



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
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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 checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input 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: Prairie

Date of Construction: 1900-1920

Source: A Field Guide to American Houses

Features:

Hipped roof, two story symmetrical front entry house.
 Porch greatly modified. Stucco finish.



Address:

211-215 East Cedar Avenue

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 42

Building No. 4

SURVEY DATE:

MAY 1994

ROLL NO. 14

NEGATIVE NO. 4



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











Advanced Disposal

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.