

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Discussion Regarding Pottawatomie Tour		
	Proposal:			
	Petitioner:	City of St. Charles		
Please check appropriate box (x)				
	PUBLIC HEARING		MEETING 3/20/19	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
X	Other Commission Business		Commission Business	
ATTACHMENTS:				
Tour Summary				
Bus Tour Map				
Tour Site List				
Tour Brochure				
EXECUTIVE SUMMARY:				
<p>At the meeting on 3/6/19, the Commission discussed moving forward with plans for a tour of the Pottawatomie neighborhood. Staff has updated and compiled the tour documents, so they can be reviewed and discussed by the Commission.</p>				
RECOMMENDATION / SUGGESTED ACTION:				

Historic Preservation Commission

Pottowattomie Neighborhood Tour

- The neighborhoods north and east of Downtown, including Century Corners and the Pottowattomie Park area, contain a number of architecturally significant residential buildings. The area has a concentration of City-designated landmarks, which will be noted along the tour route.
- Over the past several years, the area has seen a high level of interest from homeowners and builders for new investment, in the form of both renovations/restorations of existing structures, as well as teardowns and new building construction.
- The Century Corners area south of Park Avenue is within the Central Historic District, meaning Historic Preservation Commission review is required prior to any exterior changes to a building. The tour will showcase recent examples of projects within the Historic District where the Historic District review requirements were a major factor in shaping the project.
- The Pottowattomie Area north of Park Avenue is not part of a historic district. The tour will highlight a number of recent projects that were completed without Historic Preservation review, including building demolitions and new structures. The tour will show a contrast in the type of construction activity happening inside vs. outside of the historic district.
- An architectural survey is simply a record of the buildings that exist in the area, with an assessment of each structure in terms of its architectural significance. This information serves as a reference for both the City and homeowners. The documentation within a survey increases awareness and meets the Commission's mission to educate the public about our existing historic resources. Unlike the downtown area and neighborhoods near the west side of downtown, an architectural assessment of the buildings in the Pottowattomie area has not been conducted. As a result, the City has limited information on the houses in the neighborhood.

Pottawatomie Neighborhood Tour

- Route
- # Stop
- Site of Interest
- Potential Pottawatomie Survey Area
- Central Historic District



Possible Bus Tour Sites in Northeast Quadrant

Part of Central Historic District & Potential Pottawatomie Survey Area

1. Landmark: 108 E. State Ave., Poole House
2. Landmark: 116 E. State Ave., Dearborn House
3. Landmark: 304 State Ave., Chamberlain House
4. Landmark: 215 N. 3rd Ave., Locke-Marchialette House
5. Landmark: 516 N. 3rd Ave, Franklin Curtis House

6. Landmark: 201 Chestnut Ave., William Balis
7. Landmark: 214 Chestnut Ave., Evison Ferson Satterlee House
8. Landmark: 304 N. 2nd Ave., Ferson, Butler & Satterlee House
9. Landmark: 312 N. 2nd Ave., Andrew Weisel House
10. Landmark: 506 N. 2nd Ave., E.F. Goodell House
11. Landmark: 317 Fulton Ave., Zook House
12. Landmark: 628 N. 2nd Ave., Sinton/Anderson House
13. Landmark: 819 N. 5th Ave., John & Eva England House

14. Teardown: 516 N. 2nd Ave. (demolished in 2008)
15. Teardown: 316 Park Ave. (demolished in 2014)
16. Teardown: 619 N. 3rd Ave. (demolished in 2014)
17. Teardown: 630 N. 4th Ave. (demolished in 2009)
18. Teardown: 716 N. 3rd Ave. (demolished in 2015)
- 17-18. Teardown: 908 & 912 N. 3rd Ave. (demolished in 2006 & divided into two lots)

19. Verified Kit Home: 718 N. 2nd Ave. (Sears "Princeville")
20. Verified Kit Home: 715 N. 3rd Ave. (Sears "Hazelton")
21. Possible Kit Home: 834 N. 2nd Ave. (Lewis "San Fernando")
22. Possible Kit Home: 712 N. 2nd Ave. (Sears "Osborn")
23. Possible Kit Home: 606 N. 2nd Ave. (Sears "Hollywood")
24. Possible Kit Home: 605 N. 3rd Ave. (Sears "176")
25. Possible Kit Home: 408 State Ave. (Sears "Oak Park")

26. Major COA Project: 304 State Ave. – Renovation of original structure including new windows and doors, addition to rear, and garage replacement (COA #15-38).
27. Major COA Project: 203 N. 3rd Ave. – Replacement of enclosed porch with open wrap-around porch, addition to rear (COA #16-3).
28. Major COA Project: 404 N. 5th Ave. – Restoration of original structure including removal of synthetic siding and front porch reconstruction and addition to rear (COA #13-16 + Variance for setback).
29. Major COA Project: 407 Park Ave. – Renovations including porch restructuring, window and siding replacement (COA #14-16 & 14-25).
30. Major COA Project: 307 Park Ave. – Siding replacement permitted in exchange for opening up front porch (COA #09-43) & Addition to rear (COA# 14-13 & 14-21).

31. Major COA Project: 628 N. 2nd Ave. – Breezeway addition to connect house and garage (COA #14-33 + Variance for setback).

Pottawatomie Neighborhood Tour

**Presented by the St. Charles
Historic Preservation Commission**

Date TBD

Tour Summary

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- Over the past several years, the area has seen a high level of interest from homeowners and builders for new investment, in the form of both renovations/restorations of existing structures, as well as teardowns and new building construction.
- The Century Corners area south of Park Avenue is within the Central Historic District, meaning Historic Preservation Commission review is required prior to any exterior changes to a building. The tour will showcase recent examples of projects within the Historic District where the Historic District review requirements were a major factor in shaping the project.
- The Pottowattomie Area north of Park Avenue is not part of a historic district. The tour will highlight a number of recent projects that were completed without Historic Preservation review, including building demolitions and new structures. The tour will show a contrast in the type of construction activity happening inside vs. outside of the historic district.

Fun Facts: Historic Preservation in St. Charles

- ⇒ The City adopted the **Historic Preservation Ordinance** in 1993 to:
 - Foster awareness and appreciation of the history of the City embodied in its architecture and historic sites.
 - Identify and preserve distinctive historic architectural areas and structures.
 - Protect and increase property value of historic areas and designated sites.
 - Encourage preservation, restoration, and rehabilitation of the city's buildings.
 - Ensure the economic benefits resulting from preservation are available to St. Charles citizens.
- ⇒ The **Historic Preservation Commission** was established by the ordinance. Much of the Commission's time is spent reviewing and providing design assistance for projects within the historic districts. The Commission also makes recommendations to City Council on designation of new historic districts or landmarks.
- ⇒ The Commission has issued over 760 **Certificates of Appropriateness (COA)** since COA review became binding in Nov. 1997. A COA is required prior to issuance of a building permit for exterior work to a property within a historic district or a designated landmark. Through the COA process the Commission ensures that projects are in line with federal standards for historic rehabilitation. Many COAs are approved with conditions to modify the project. Only 2 COAs have been denied since 2008.
- ⇒ The City has approved two historic districts:
 - Central Historic District (1995)**: Encompasses most of downtown and the original town as laid out in 1837.
 - Moody-Millington Historic District (2006)**: Part of two early additions to the original town southwest of downtown.
- ⇒ The City has designated 44 individual historic landmarks. 23 are within a historic district and 21 are outside.
- ⇒ A total of 650 properties have been surveyed as part of two architectural surveys:
 - Central District Architectural Survey (1994)**
 - Near West Side Survey (2003)**
- An architectural survey is simply a record of the buildings that exist in the area, with an assessment of each structure in terms of its architectural significance. This information serves as a reference for both the City and homeowners. The documentation within a survey increases awareness and meets the Commission's mission to educate the public about our existing historic resources. Unlike the downtown area and neighborhoods near the west side of downtown, an architectural assessment of the buildings in the Pottwattomie area has not been conducted. As a result, the City has limited information on the houses in the neighborhood.

a. 203 N. 3rd Ave.

The Historic Commission approved major renovations to this home in 2016, including replacement of an enclosed porch with an open wrap-around porch and an addition to rear.

Before:



After:



u. 304 N. 2nd Ave.

The Ferson, Butler & Satterlee House, a Greek Revival style home built circa 1854, is both a local historic landmark, designated in 2010, and a National Register of Historic Places landmark, designated in 2012.



t. 312 N. 2nd Ave.

The Andrew Weisel House, a Greek Revival style home built circa 1853, is both a local historic landmark, designated in 1994, and a National Register of Historic Places landmark, designated in 1982.



b. 304 State Ave.

The Chamberlain House, built circa 1854 in the Federal Style with Greek Revival influences, is a local historic landmark designated by the City in 1994. The Historic Commission approved major renovations to this property in 2015, including replacement of the garage, an addition to the rear, and new windows and doors.

Before:



After:



c. 215 N. 3rd Ave.

The Locke-Marchialette House, a Queen Anne style house built in 1898, is a local historic landmark designated by the City in 2015.



s. 416 N. 2nd Ave.

This Italianate style home constructed around 1870 is an architecturally significant, unprotected structure.



r. 506 N. 2nd Ave.

The E.F. Goodell House, built circa 1916, is an example of the Prairie Style of architecture and is a local historic landmark designated by the City in 2006.



d. 307 Park Ave.

The Historic Commission approved siding replacement in exchange for opening up the front porch in 2009, and an addition to the rear in 2014.

Before:



After:



e. 407 Park Ave.

The Historic Commission approved several renovations to this structure in 2014, including restructuring the porch, window and siding replacement.

Before:



After:



q. 516 N. 2nd Ave.

The original structure was demolished in 2008.

Original structure:



New structure:



p. 606 N. 2nd Ave.

This home is likely a Sears kit home, "Hollywood" model, constructed in 1914.



f. 316 Park Ave.

The original structure was demolished in 2014.

Original structure:



New structure:



g. 317 Fulton Ave.

The Zook House, a Colonial Revival Cottage built circa 1935, is a local historic landmark designated by the City in 2002.



o. 628 N. 2nd Ave.

The Sinton/Anderson House, built circa 1924 in the Colonial Revival style, is a local historic landmark designated by the City in 2008. The Historic Commission approved a breezeway addition to connect house and garage in 2014. A zoning setback variation was also granted to permit the addition.



n. 712 N. 2nd Ave.

This home is a likely Sears kit home, "Osborn" model, constructed in 1922.



h. 412 Fulton Ave.

This Colonia Revival Style home built in 1931 is an architectural-ly significant, unprotected structure.



I. 516 N. 3rd Ave.

The Franklin Curtis House, an English Cottage built circa 1926, is a local historic landmark designated by the City in 2018.



m. 718 N. 2nd Ave.

This home was bought as a kit from Sears and is a “Princeville” model, constructed in 1913. The home was substantially altered in the 1960s.



I. 715 N. 3rd Ave.

This home was bought as a kit from Sears and is a “Hazelton” model, constructed in 1916.



i. 619 N. 3rd Ave.

The original structure was demolished in 2014.

Original structure:



New structure:



j. 620 & 630 N. 3rd Ave.

These Tudor style homes, both constructed around 1925, are architecturally significant, unprotected structures.

620 N. 3rd Ave.:



k. 716 N. 3rd Ave.

The original structure was demolished in 2015.

Original structure:



New structure:

