

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Eligibility of Property for Landmark Designation: 201 Chestnut Ave	
	Proposal:		Landmark 201 Chestnut Ave.	
	Petitioner:		Patrick Roche & Laura Rice	
Please check appropriate box (x)				
PUBLIC HEARING 1/16/19		X	MEETING 1/16/19	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review	X	Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Ordinance Criteria for Landmarking				
Landmark nomination form and attachments				
EXECUTIVE SUMMARY:				
<p>A landmark nomination has been submitted for the structure located at 201 Chestnut Ave.</p> <p>The Commission reviewed the nomination on 12/5/18 and requested that additional documentation be submitted to support the highlighted criteria for the significance of the property. Documents were submitted to staff and added to the nomination.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
<p>Conduct the public hearing and close if all testimony has been taken.</p> <p>The landmark recommendation is listed on the meeting agenda for consideration after the public hearing is closed.</p>				

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

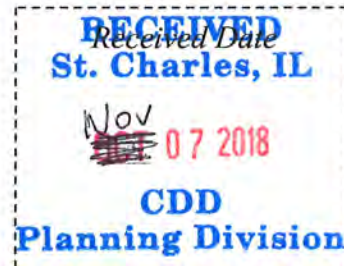
PHONE: (630) 377-4443 FAX: (630) 377-4062

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): <i>0927381001</i>	
	Property Name (Historic or common name of the property):	
2. Applicant:	Name <i>PATRICK C. ROCHE & LAURA C. RICE</i>	Phone <i>708 642 5200</i>
	Address <i>201 CHESTNUT AVENUE ST. CHARLES, IL 60174</i>	Fax
		Email <i>L-RICE@ATT.NET</i>
3. Record Owner:	Name	Phone
	Address <i>SAME</i>	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). <i>LOTS 3 & 4 AND THE WESTERN 10 FT OF LOT 2 IN BLK 27 OF THE ORIGINAL TOWN OF ST. CHARLES</i>		

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		X		
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone	X			
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			X	
Asbestos				
Concrete	X			
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: William Bakis
- b) Architect/ Builder: _____
- c) Significant Person(s): Judge W. D. Barry sold property to William Bakis
- d) Significant Dates (i.e., construction dates): Not supported 1886-1891 supported
circa 1892 via attached city and fire maps.
- 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.

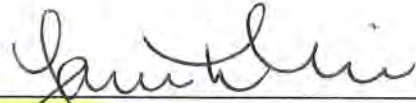
SEE ATTACHED.

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.

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.


Record Owner

11/6/18
Date

Applicant or Authorized Agent

Date

Descriptive Statement for 201 Chestnut Avenue

This beautiful circa 1892 Italianate home sits majestically within one of the City of St Charles historic districts and just steps from its downtown. Recently the current owners received the City's first Historic Residential Grant to help correct exterior issues and preserve the home's architectural significance.

There is no supporting mortgage documentation for construction of this home which probably took place between 1886 and 1892. Judge W.D. Barry sold the property to William Balis and his family in 1885. (Please see the attached information describing Italianate architecture for more information.) While W.D. Barry is an important character in the development of St Charles he only owned the property as an investment. The Balis family had the building constructed.

Of note is that three families have owned this property/home for 110 years of its existence (Barry, Balis, and Melson). The home is worth preserving and being recognized as a landmark for its contribution to the architectural heritage of the city.

201 Chestnut Avenue Ownership

The 1880 Kane County map does not reveal any structure existed on lots 3 & 4. However, the 1892 map does confirm as well as the Sanborn 1893 Fire Map establish a time frame to work backward in reviewing the county records. In teaming with the county the following was determined regarding ownership of the land and structure.

From 1846 to 1878 (pertains only to vacant land) the ownership passed from Ira Minard to John Wilson (1846) and then his family to Patrick Barrett (1847). Barrett in turn sold to James McNulty (1848) then ownership passed to Horatio Shumway (1850). A sheriff's sale took place passing ownership to Richard Swift (1852) who flipped (yes, even back in the 1850's) to James Burchell (1852) who then sold the entire block to W. D. "Judge" Barry (1878). Burchell owned the property for 26 years.

Starting now in 1885:

1885 W. D. Barry sells lots 3 & 4 to William Balis for \$200. The Balis family owns the property until 1923 when the estate is dissolved after 38 years. There is no mortgage secured regarding any structure but sometime between 1885 and 1892 a structure was constructed. Circa 1892 would be the supported year even though the home was probably built between 1886 and 1889.

1924 ownership passes to Hazel Melson and family until 1979 or 55 years when a judgement was entered against the estate and ownership awarded to Daniel Kauffman.

1985 ownership passes to Curtis Abernathy and family until 2003.

2003 Melissa Ammarell.

2004 Stephen Silveira.

2007 Patrick Roche and Laura Rice to present.



ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 201 Chestnut Ave

1994 Photo
Roll: 15, 18
Negative: 8, 12

Photo: Aug. 2003



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- ☒ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Italianate</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1879</u>	Foundation: _____
Source: _____	Roof Type/Material: _____
Overall Plan Configuration: _____	Window Material/Type: _____

ARCHITECTURAL FEATURES: Two story clapboard sided structure with large overhangs and hipped roof. Addition to east has gabled roof. Tall narrow windows.

ALTERATIONS: Additions to first floor.



ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT:

Source

BUILDER:

Source

ASSOCIATED EVENTS, PEOPLE & DATES:

Source

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL:

STATE:

COUNTY:

LOCAL: Yes

Landmark Application – 201 Chestnut Avenue, Saint Charles, IL
Supporting Documentation

The home is an example of the Italianate architectural style. This style was popular from the 1850's through 1870's, later in the western US. Identifying features include 2 to 3 stories; low-pitched roof; large decorative ; detailed trim or features under the cornice; tall, narrow windows; and wrap-around or smaller entry porches. Many Italianate homes also had a square cupola, tower, or bay window.

The home displays a characteristic 2-story, boxy form with a flat roof and decorative trim under the cornice.



The home has tall, narrow windows with ornamental trim.



The front entry porch is characteristic of the Italianate style and includes decorative brackets.



The home also features a decorated bay window.





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 RICHARDSONIAN ROMANESQUE | SECOND EMPIRE | SHINGLE | STICK | TUDOR | MID-CENTURY MODERN

Italianate Style (1840-1885)

Overview



Often included in the so-called Picturesque Movement, the Italianate style began in England as a reaction to the rigid formalism that had come to dominate nineteenth-century architecture. The style derived from Italy's rambling farmhouses, usually built of masonry, with their characteristic square towers and informal detailing. By the 1830s,

Italianate had spread to the United States, where architects began to transform it into something truly American with only hints of its Italian origin. Thus, working in this style, architects had a higher degree of artistic freedom than they had in earlier, more rigid styles.

[Read about an Italianate home Wentworth remodeled in Capitol Hill—or keep reading to learn more about the Italianate style!](https://www.wentworthstudio.com/historic-styles/italianate/)

FULL A



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waned during the economic depression of 1873.

Of the many Victorian-era variants represented in Washington, DC's historic neighborhoods, Italianate is one of the most passionate feast for the eyes. Washington dwellings in this style generally date from 1840 to 1885, with the majority built in the immediate aftermath of the Civil War. The expense and craftsmanship lavished on the exteriors offer testament to the prosperity and optimism of the era. An attractive group of Italianates can be seen at 204 Ninth Street SE. The 600 block of East Capitol Street NE also has good examples.

Characteristics

The typical Italianate was a two-story building, but examples survive in many variations, from three-story detached homes with towers and cupolas to urban town houses. For stand-alone houses, there were six basic categories (noted here in architectural shorthand): box with a hip roof; box with a centered gable; L or U plan; L plan with a tower, and a front gable.

Italianate town houses are identifiable by their wide projecting cornices with heavy brackets and their richly ornamented windows, porches, and doorways. Most American examples of Italianate mix details derived from both informal rural models and formal renaissance town houses.

View our [portfolio](#) to view Italianate and other style homes the Wentworth team has remodeled in the Washington, DC metropolitan area.

Materials





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Italianate roofs were low pitched, often with a square cupola on top. Projecting eaves with large brackets in a variety of shapes and spacing dominated the cornice. Arranged singly or in pairs, the brackets were usually underscored with wide decorative bands and sometimes further elaborated with panel moldings.

Rea

Windows

Italianate window sashes typically had one-over-one or two-over-two glazing. Window trim had exuberant variations, for example, U-shaped crowns with brackets or pedimented crowns with decorated hoods. Arched and curved windows were popularized in America by the Italianate trend.

Entrance

Doors occurred in as much variety as windows. Paired and single doors were both common, often announcing themselves with a large, elaborate hood supported by brackets. Italianate doors were the first to have large panes of glass in the door itself in lieu of sidelights with small panes.

Italianate porches were restrained in their size and decoration, compared to other Victorian styles, and often only one story. The most common type of porch column was a square post, usually 6" square with beveled or chamfered corners.

Want to find out more about Italianate architecture? Visit our glossary of terms and learn more [architecture definitions](#).

You May Also Be Interested In:

- [Design Tips for Architectural Styles: Italianate](#)



St. Charles Public Library

One South Sixth Ave., St. Charles, IL 60174 ☎ 630.584.0076

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0076 x1

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Barry House

W.D. Barry

217 Cedar Avenue ([View on map](#))

This stone building, constructed in 1850, lost any evidence of its original state many years ago. The limestone exterior of the Greek Revival residence has been covered with stucco and the original interior has been significantly altered.



Image credit: St. Charles Public Library

Judge William D. Barry built this house ten

years after his arrival in St. Charles. Barry was born in Oneida County, New York in 1809. As a young man, Barry was a stage coach driver and New York State prison attendant. He studied medicine and received his medical license from the New York Medical Society in 1835.

Barry's law career began in 1835 when he abandoned medicine and moved to Ohio to study law. Barry was elected State's Attorney for Henry County, Ohio just one month after being admitted to the Ohio bar.

William Barry became a prominent legal expert after moving to St. Charles in April of 1840. Barry established law offices at Minard Hall, and it was there that many local attorneys studied law under his guidance. William Barry served as a Kane County judge from 1857-1861, and again from 1869-1872. He practiced law in Kane County through the early 1900s. Samuel Durant wrote in the **Biographical and Historical Record of Kane**

11/6/2018

Parcel Details for 0927381001

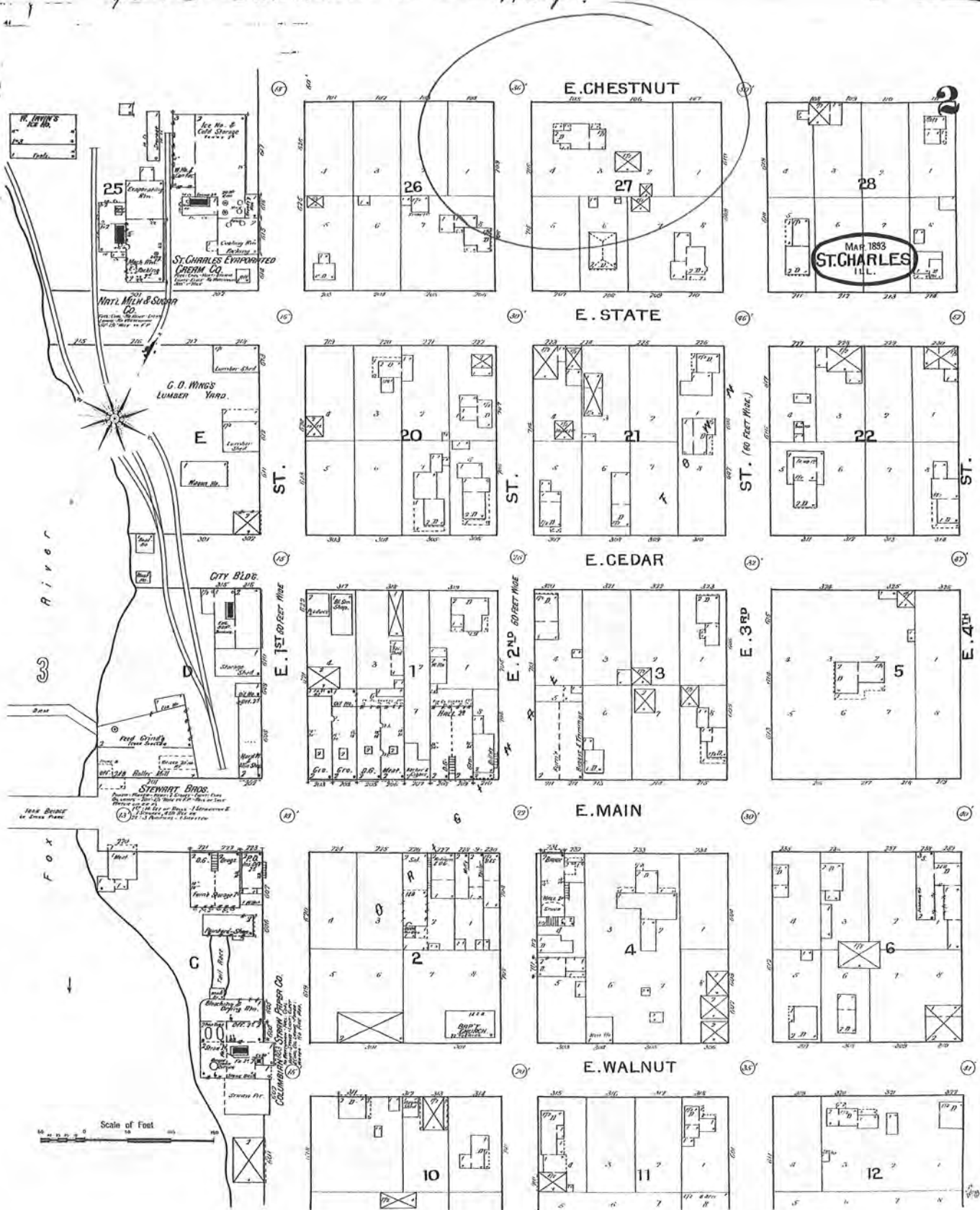
Property Information		
Parcel Number 09-27-381-001	Site Address 201 CHESTNUT AVE ST CHARLES, IL 60174	Owner Name & Address ROCHE, PATRICK C TR#1 & RICE, LAURA C TR #1, PATRICK C ROCHE & LAURA E RICE, TRUSTEES 201 CHESTNUT AVE SAINT CHARLES, IL, 601742030
Tax Year 2017 (Payable 2018) ▼		
Property Class 0040 - Residential Improved Lot	Tax Code SC005 -	Tax Status Taxable
Net Taxable Value 139,209	Tax Rate 8.378998	Total Tax \$11,664.32
Township ST CHARLES	Acres 0.0000	Mailing Address
Legal Description LOTS 3 & 4 AND THE WESTERLY 10 FT OF LOT 2 IN BLK 27 OF THE ORIGINAL TOWN OF ST CHARLES		

Print Tax Bill



1892 City of ST CHARLES
(KANE County) MAP

1893 SANBORN FIRE MAP.



Item Number	163146
Full Image Title	00002
Full Atlas Title	Saint Charles Mar. 1893
Date of Publication	1893
Publisher	Sanborn Fire Insurance Map Company

