

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Eligibility of Property for Landmark Designation: 201 Delnor Ave.	
	Proposal:		Landmark 201 Delnor Ave.	
	Petitioner:		Gloria Klimek	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 2/6/19	X
AGENDA ITEM CATEGORY:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
X	Landmark/District Designation		Commission Business	
ATTACHMENTS:				
Ordinance Criteria for Landmarking				
Landmark nomination form and attachments				
EXECUTIVE SUMMARY:				
A landmark nomination has been submitted for the structure located at 201 Delnor Ave.				
RECOMMENDATION / SUGGESTED ACTION:				
Review the landmark nomination and provide a recommendation to set public hearing date. The hearing date can be set for March 6 th , 2019.				

St. Charles Zoning Ordinance – Criteria for Landmark Designation

17.32.060.C

The Commission shall evaluate the property's eligibility for landmark designation based on its historic and/or architectural significance, the integrity of its design, workmanship, materials, location, setting and feeling, and the extent to which it meets one (1) or more of the following criteria:

1. Has character, interest or value which is part of the development, heritage or cultural character of the community, county, state or nation.
2. Is the site of a significant local, county, state or national event.
3. Is identified with a person who significantly contributed to the development of the community, county, state or nation.
4. Embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
5. 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.
6. Embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.
7. Embodies design elements that make it structurally or architecturally innovative.
8. Has a unique location or physical characteristics that make it a familiar visual feature of the community.
9. Is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.
10. Is suitable for preservation or restoration.
11. Is included in the Illinois or National Register of Historic Places.
12. Has yielded, or is likely to yield, information important to prehistory, history or other areas of archaeological significance.

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>09-27-177-001</i>		
	Property Name (Historic or common name of the property): <i>A. E. STECKMESSER</i>		
2. Applicant:	Name	<i>GLORIA A. KLIMEK</i>	Phone
	Address	<i>201 DELNOR AVENUE ST. CHARLES, IL 60174</i>	Fax
			Email <i>CRKLIMEK@COMCAST.NET</i>
3. Record Owner:	Name		Phone
	Address	<i>SAME</i>	Fax <i>SAME</i>
			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>LOT 4 OF DELNOR PARK ADDITION TWO (2), ST. CHARLES, IL THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS</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				
Shingle				
Log				
Plywood				
Shake				
Stone		X		
Granite				
Sandstone				
Limestone	X			
Marble				
Slate				
Brick		X		
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos			X	
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: G. FABIAN BREWER
- b) Architect/ Builder: G. E. STECKMESSER
- c) Significant Person(s): G. E. STECKMESSER (STUDIED UNDER AND WORKED FOR FRANK LLOYD WRIGHT)
- d) Significant Dates (i.e., construction dates): 1954

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. REMAINING EXAMPLE OF HOMES WHICH ONCE DOMINATED SUBDIVISION.
- ☐ 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. GLORIA A. KLIMEK (ST. CHARLES CAROL R. KLIMEK (CARROLL TOWER) PARK DISTRICT, CHALKEMAGNE AWARD)
- ☒ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. PRAIRIE STYLE
- ☒ 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. G. E. STECKMESSER
- ☒ 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. *NO BUT ANOTHER DOCUMENT ATTACHED.*
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. *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.

Gloria A. Smith *1.25.19*
Record Owner Date

Applicant or Authorized Agent Date

Why Landmark 201 Delnor Avenue?

Associated with important person(s)?

G. E. Steckmesser – Architect associated with Frank Lloyd Wright.

Carl R. Klimek – Architect (Carroll Tower in St. Charles as an example).

Gloria A. Klimek – 24-year St. Charles Park District Board Member and a past Charlemagne Award recipient.

Distinctive in design?

Prairie Style, a unique Midwest American form of architecture first suggested by Louis Sullivan but further developed by Frank Lloyd Wright.

Potential source of important information about history?

One of the last remaining examples of the type of single story, ranch home that once dominated this subdivision.

201 Delnor Avenue – Prairie Style Architecture

Uniquely American from the heart of the Midwest, this home represents the influence of Louis Sullivan upon Frank Lloyd Wright who transferred that love to G. E. Steckmeser. This one story, open floor plan contains a low-pitched roof with broad, overhanging eaves. There are strong horizontal lines enhanced by the horizontal window casements, a central chimney and a general closeness to the surrounding natural environment. Enhancements made during the later 1980's and 90's were designed by Carl R. Klimek, a noted architect himself (Carroll Towers, St. Charles and redevelopment of the Aurora Hotel, 1917 National Register of Historic Buildings, Aurora as examples) which are architecturally correct and are not out of place today.

201 Delnor Avenue – Who Built the Home

G. (George) Fabian Brewer was a Senior Partner with William Blair & Co. active in the field of investments. Mr. Brewer was born in 1915 and died in 1995. In 1953 Mr. Brewer contracted G. (George) E. Steckmesser, a noted prairie school architect from Downers Grove to design this prairie style home located at 201 Delnor Avenue. This home was constructed in 1954 and lived in by the Brewer family until 1964. Mr. Brewer also lived in the 900 block of Lake Shore Drive in Chicago. It appears this might have been a second residential home providing the ability to conduct business with the Norris family and other notable families throughout the St. Charles area. The area on the east side of St. Charles and Wayne was a haven for the big financial institutions of Chicago executives. Access to the Dunham Hunt Club and St. Charles Country Club offered an excellent opportunity to social activities with existing and potential investors. And with the proximity of Delnor Hospital who had several medical personnel living within walking distance of their workplace allowed Mr. Brewer more opportunities to expand his client base.

201 Delnor Avenue Ownership History

Tax ID: 09-27-177-001

Sub/BLK/Lot: DLPK2/none/H

Legal Description: LOT H OF DELNOR PARK ADDITION TWO (2), ST. CHARLES, IL
THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Current Owner: Gloria A.Klimek

Time Line:

1946 Land released from the estate of Lester J. Norris and Dellora A. Norris.

1952 Lot purchased by G. (George) Fabian Brewer from Norris family.

1953 Brewer contracts G. (George) E. Steckmesser as architect.

1954 Home built by Brewer.

1964 Home transfers to John Logan Rogers from Brewer.

1977 Home transfers to Robert C. Hessing from Rogers.

1985 Home transfers to Carl R. Klimek from Hessing.

G. (George) E. Steckmesser – Architect

G. E. Steckmesser was born in 1902 and died in 1993. He studied architecture as a student of Frank Lloyd Wright later being employed in 1932 for FLW's company. Mr. Steckmesser resided in Downers Grove and with the influence of his teacher/employer concentrated on the prairie style form. It should be noted that he was not an apprentice but a fulltime employee of that firm. By 1950 Mr. Steckmesser had established his own firm and is credited as the lead architect throughout the Chicago area projects but most notably in Downers Grove. If you search the internet you can find several structures, primarily homes as additional evidence of his work.

G. E. Steckmesser – Frank Lloyd Wright Fellowship

...when the Fellowship officially opened on October 25, 1932, it had been three years since the stock market crash. The month before, the Nazis had cut financial support for the German Bauhaus and until they arrived, Edgar, Wes, Yen, Abe, Jack, and the other new apprentices had no idea that America's most famous architect (Frank Lloyd Wright), like his ordinary brethren, had no work. Earlier in the year he had done some studies for a planned development—a roadside market, an overhead service station, a prefabricated house, and a steel farm building—but the projects never went beyond the conceptual stage. The only real project was a small house, something easily handled with everything to dream...

The Fellowship in a few weeks by his remaining professional staff—Karl Jensen, Henry Klumb, Rudolph Mock, George Steckmesser, Juan Hsi Kuo, and Yvonne Renalier all...

ANTIQUE HOME

[al Styles \(/Architectural-Style/\)> Prairie School](#)

101

UNIQUELY AMERICAN FROM THE HEART OF THE MIDWEST

Prairie style architecture evolved from the handcrafted, meticulous design and construction prevalent during the earliest years of the 20th century. It's virtually synonymous with Frank Lloyd Wright though many other architects, many of whom were also employed by Louis Sullivan, explored this style.

The evolution toward Prairie School is evident in the many notable examples in and around Chicago where Sullivan and his many protégés worked. For example, in studying the Arts & Crafts influence evident in Frank Lloyd Wright's 1889 home and studio in Oak Park, Illinois, it's easy to see the direction he was headed. Over the next couple decades a variety of Wright homes were built nearby and showcase the evolution of the Prairie style. Another example of the Prairie School is evident in several designs included in the [1909 Cement Homes of William Radford \(/House-Plans/1909-Radford/\)](#). Styles like the [two-story 8215 \(/House-Plans/1909-Radford-2/r2-8125.htm\)](#) and the [single-story model 8227 with its Wright-inspired planter \(/House-Plans/1909-Radford/r1-8227.htm\)](#).

This uniquely indigenous American style has been integrated into many current styles. In its original form it remained popular only until about 1920 when it largely faded from the architectural scene. However, despite its relatively short life span, it has proven a surprisingly adaptable and modern form. Many of its elements were resurrected during the 1930s when the Ranch style was initially being explored and even today, homes of the Prairie School have a remarkably contemporary appearance. As a result, it's not uncommon to find Prairie influences in modern vernacular designs.



Description

With its clean lines and strong presence, the Prairie style was a reaction to the ornate overblown Victorian architecture of the late 19th century. As a direct descendent of the Arts & Crafts philosophy, the Prairie School style, like its Craftsman cousins, followed a natural progression. The Arts & Crafts philosophy stressed purity of design and artistry in execution. Natural materials were used and revered for what they were. Moving from the outdoors to indoor spaces became a seamless transition.

The building form was long and low with broad, overhanging eaves, and broad covered porches. Moving away from the bungalow style per se, the Prairie style played on Midwest regional influences and incorporated stylized Japanese elements that were very popular at the time. While gabled roof lines were seen, low-hipped roofs became a definitive characteristic of this style.

Other distinctive elements include strong horizontally-oriented façades and open, flowing interior space instead of many small boxy rooms. Ribbons of windows, often with well-defined vertical detail subtly mimicking Japanese shoji screens, add to the horizontal orientation. Many houses are essentially symmetrical, but with subordinate wings or porches. However, asymmetrical designs are also common.

Secondary influences of Mission, Italian Renaissance, and Tudor styles are often seen in such details as tiled roofs, decorative cornices, and false half-timbering. Massive masonry piers support porch roofs and modified versions are typical of more vernacular interpretations.

Decorative detail ranges from the floral and circular geometric forms of Sullivan to the more angular geometric designs of Wright, though many interpretations by other contemporary architects are found.

General Characteristics

Prairie style houses often have a combination of these features:

- One or two-story
- One-story projections
- Open floor plan
- Low-pitched roof
- Broad, overhanging eaves
- Strong horizontal lines
- Ribbons of windows, often casements emphasize horizontality of overall design
- Prominent, central chimney
- Stylized, built-in cabinetry
- Wide use of natural materials especially stone and wood

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"IN THE CAUSE OF ARCHITECTURE"
BY JOHN W. GEIGER

COMMENTARIES
IN MEMORIAM

FRANK LLOYD WRIGHT

A Directory of Frank Lloyd Wright Associates:

NON-APPRENTICES 1889 TO 1959

This list includes people who were not apprentices but who were associated with Wright beginning in 1889. It includes family members, progeny, musicians, etc. as well as the Taliesin Men who were at Taliesin at the inception of the Fellowship and remained there for a period thereafter.

Some ladies were known under several married names. They are listed first in parenthesis under all married names and then in the main body of the list under their last known name.

The list is sorted alphabetically by last name. The date is the entry date to the Wright venue.

Legend: ID#1: *DC* Deceased
 FA Family
 MU Musician
 NP Non Print (Interior use)
 NX Nixie, unknown address
 PG Progeny
 RE/R2 Attended first or second Fellowship reunion

ID#2: *AS* Associated with Wright, not a resident
 BC Building Contactor
 FA Family
 HF Honorary Fellow: Draftsmen employed by Wright
 RE/R2 Attended a Fellowship Reunion
 TU Tutor to Brandock Peters
 TM Taliesin Men: Men who overlapped the Fellowship
 WK Employed workmen/women

REC#	ID#1	ID#2	TF IN	LAST, FIRST NAME
5315	TFFANP		06/01/60	(Binnie Lloyd), Eve
5316	TFFANP		06/01/60	(Binnie), Eve
2223	TFMUSP	R2	??/??/39	(Cree Evans), Margaret Cree
1413	TFMUNP		??/??/39	(Cree), Margaret Jean
1466	TFNP	TU	01/01/48	(Hammes), Marilyn
2392	TFDCNP	FATM	01/01/25	(Hinzenberg Wright Peters), Svetlana
1356	TFDCNP	FATM	01/01/25	(Hinzenberg Wright), Svetlana
2391	TFDCNP	FATM	01/01/25	(Hinzenberg), Svetlanna

5382	TFMU		07/??/35	Neukrug, Edgar
5307	TFDC	HF	10/??/24	Neutra, Dione
4415	TFDC	HF	10/??/24	Neutra, Richard
5533	TFDC	AS	??/??/04	Niedecker, George Mann
0330	TFPGNX		06/01/70	Ottenheimer Parham, Meredith
0331	TFPG	R2	01/01/63	Ottenheimer Warren, Tabitha
0333	TFPG		09/02/75	Oyakawa, Allen
5387	TFMU		??/??/37	Perlman, George
0346	TFFA	R2	12/17/41	Peters, Brandoch
4426	TFFANX		01/01/44	Peters, Douglas
5393	TFFA		07/??/71	Peters, Olga Margedant
5300	TFFADC	TM	01/01/25	Peters, Svetlana Wright
1599	TFMUNX		06/01/39	Podnos, Theodore
5438	TFDC	AS	??/??/41	Polivka, Jaroslav J.
4935	TFMUNX		05/01/47	Purcell, Ann
5447	TFDC	HF	10/??/32	Ranelier, Yvonne
5549	TFDC	AS	??/??/95	Rassmussen, Louis
3593	TFDC	HF	05/??/16	Raymond, Antonin
0369	TFPG		07/15/80	Rebay, Rasso
0371	TFPG		08/02/76	Rebay, Roland von
5442	TFDC	AS	??/??/04	Reidpath, R. J.
5472	TFDC	WK	10/??/32	Reilly, Ralph
5471	TFDC	WK	10/??/32	Reilly, William
5322	TFDC	HF	??/??/02	Roberts, Isabel
3596	TFDC	HF	??/??/06	Robinson, Harry Franklin
1622	TFMUDC		07/??/35	Rovinsky, Anton
1624	TFMUNX		01/01/38	Salkin, Jules (James (Minerva))
5372	TFDC	HF	11/??/10	Sanderson, Edward
1628	TFMUNX		05/01/47	Sandstrom, Signe
3603	GPDC	HF	02/??/18	Schindler, Rudolf M
5476	TFDC	WK	10/??/32	Schwanke, Bill
1634	TFMUDC		??/??/39	Sciacchitano, Grace
0392	TFMUDC	R2	??/??/37	Sciacchitano, Sam
1635	TFMUDC		??/??/37	Sciachitano, Lois
2361	TFMUNX		06/01/34	Sherman, Glen
3796	TFDC	HF	07/??/18	Smith, William
5477	TFDC	WK	??/??/31	Stanley, Bill
5445	TFDC	WK	??/??/32	Steckmesser, George
5489	TFDC	WK	??/??/32	Stuart, Hiram
5532	TFDC	AS	??/??/07	Sullivan, Francis
5550	FDC	AS	01/??/01	Tomlinson, Henry Webster
3598	TFDC	HF	03/??/23	Tsuchiura, Kameki
4473	TFDC	HF	01/01/23	Tsuchiura, Nobu
3741	TFDC	HF	??/??/29	Tuntke, Willie
4949	TFDC	HF	03/??/09	Van Bergen, John Shellette
5491	TFDC	WK	??/??/40	Volk, Phil
5544	TFDC	AS	08/22/09	Von Holst, Herman Valentin
3742	TFDC	HF	10/??/28	Walker, Donald
1670	TFMUDC		05/01/47	Wallfisch, Ernst
0457	TFMU	R2	05/01/47	Wallfisch, Lory
0465	TFPG	RE	08/07/60	Welt, Marc
5362	TFDC	WK	10/??/11	Weston, William (Billy)
4948	TFDC	HF	??/??/03	White, Charles Elmer
5433	TFDC	HF	??/??/05	Willatzen, Andrew
5434	TFDC	HF	??/??/02	Willis, George
5449	TFDC	BC	??/??/34	Wiltschek, Ben
5323	TFDC	HF	09/??/08	Woolley, Taylor

G. E. Steckmesser – Downers Grove Carnegie Library

Among the particular institutions responding to new needs was the Downers Grove Public Library. The standard two-story Carnegie Library, opened in 1915 at the corner of Forest and Curtiss, was enlarged in 1956 by a wrap-a-round addition designed by local resident George Steckmesser, a student of Frank Lloyd Wright. Eventually, a referendum was passed for a new, larger two-story building which was opened on the corner site in 1977.



2009K084672

Chicago Title Insurance Company
**QUIT CLAIM DEED
ILLINOIS STATUTORY**

SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 11/13/2009 12:27 PM
REC FEE: 25.00 RHSPS FEE: 10.00
PAGES: 2

THE GRANTOR(S), GLORIA A. KLIMEK, A Widow, of the City of St. Charles, County of Kane, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to GLORIA A. KLIMEK, Trustee of the Gloria A. Klimek Declaration of Trustee u/t/a dated March 12, 2002, of the County of Kane, all interest in the following described Real Estate situated in the County of Kane in the State of Illinois, to wit:

**LOT H OF DELNOR PARK ADDITION TWO (2), ST. CHARLES, IN THE CITY
OF ST. CHARLES, KANE COUNTY, ILLINOIS.**

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2009 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2009.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-27-177-001

Address(es) of Real Estate: 201 Delnor Avenue, St. Charles, IL 60174

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 11th day of November, 2009.


GLORIA A. KLIMEK

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