

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Eligibility of Property for Landmark Designation: 203 N 3 rd Ave	
	Proposal:		Landmark	
	Petitioner:		John & Donna Stockman	
Please check appropriate box (x)				
PUBLIC HEARING 10/3/18		X	MEETING 10/3/18	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 203 N. 3rd Ave.</p> <p>The Commission reviewed the nomination on 9/5/18 and requested the circa date on the application be changed to 1855. Additionally, the Commission requested to omit the 6th listed criteria under 3E in the Landmark criteria section of the application. Since the home was remodeled, the home no longer contains architectural significance.</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>				

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.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

Updated June 2017

Primary Structure

ADDRESS 203 N 3rd Ave



Photo: June 2017

ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

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

ARCHITECTURAL INFORMATION

Architectural Style/Type: Italianate

Exterior Walls (Current): Wood lap

Architectural Features: _____

Exterior Walls (Original): WOOD LAP

Date of Construction: 1855

Foundation: STONE

Source: KANE COUNTY RECORDS

Roof Type/Material: Asphalt shingle

Overall Plan Configuration: TWO STORY RESIDENCE

Window Material/Type: Wood clad/double-hung

ARCHITECTURAL FEATURES: Hipped roof with low pitch, overhanging soffits. Tall, narrow windows. Open, wrap-around front porch.

ALTERATIONS: Rear first and second floor additions. Recent removal of enclosed front porch and restoration of Italianate style raised Architectural Significance rating to Contributing. Original decorative elements commonly found on Italianate structures, like bracketed cornices, may have existed on the building but were removed prior to original 1993 survey date.



ST. CHARLES
SINCE 1834

ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: PETER BURCHELL
Source KANE COUNTY RECORDS

BUILDER: PETER BURCHELL
Source KANE COUNTY RECORDS

ASSOCIATED EVENTS, PEOPLE & DATES: BURCHELL, RYAN, BARRY, MARCHIALETTE, THOMPSON
Source KANE COUNTY RECORDS
SEE ATTACHED

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____
STATE: _____
COUNTY: _____
LOCAL: ST. CHARLES HISTORIC DISTRICT

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.

Received Date
St. Charles, IL
AUG 30 2018
CDD
Planning Division

1. Property Information:	Parcel Number(s): 09-27-381-005	
	Property Name (Historic or common name of the property): Suggested: BURCHELL - THOMPSON	
2. Applicant:	Name JOHN H. & DONNA M. STOCKMAN	Phone 630-584-4124
	Address 203 NORTH THIRD AVENUE	Fax
		Email JH5STOCKMAN@COMCAST.NET
3. Record Owner:	Name DONNA M. STOCKMAN LIVING TRUST	Phone SAME
	Address 203 NORTH THIRD AVENUE	Fax
		Email SAME
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). THE SOUTHERLY 65 FEET OF LOTS 7 and 8 BLOCK 27 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF THE FOX RIVER, IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS,		

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 (WINDOWS)
Weatherboard, Clapboard		X (LAP)		
Shingle			X (ASPHALT)	
Log				
Plywood				
Shake				
Stone	X			
Granite				
Sandstone				
Limestone	X			
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				X (FLASHING)
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos				
Concrete	X			
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				X EXT. DOORS
Vinyl				
Aluminum				
Rubber				
Plastic				X PORCH TRIM + DECKING
Drivit/EIFS				
Other				SQUARE CUT NAILS

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: PETER BURCHELL
- b) Architect/ Builder: PETER BURCHELL
- c) Significant Person(s): BURCHELL, RYAN, BARRY, LOCKE, MARCIELETTE, THOMPSON
SEE ATTACHED
- d) Significant Dates (i.e., construction dates): Circa 1855

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.
WITHIN HISTORIC DISTRICT CENTURY CORNERS AREA
- ☐ 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 PROPERTY OWNERSHIP HISTORY and DESCRIPTIVE STATEMENT OF RESIDENCE
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. *SEE ATTACHED PLAT OF SURVEY*
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 4 PAGES

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.

Downa M. STOCKMAN LIVING TRUST 8-29-18
Record Owner Date

Downa M. Stockman *John L. Stockman* 8/29/18
Applicant or Authorized Agent Date

**Property ownership history of the Southerly 65 feet of lots 7 and 8 of Block 27
in the original town of St. Charles, Kane County, Illinois**

Peter J. Burchell purchases lots 7 and 8 for \$200.00 from Ira and Sarah Minard in June 1843. Peter Burchell was the proprietor of the St. Charles Hotel and at various times also served as Deputy U.S. Marshal, Deputy Sheriff, trustee of the village Board, and Postmaster.

In May of 1846, Peter and Martha Burchell secure a mortgage of \$100.00 with lots 7 and 8 from the Trustees of Township schools.

In April of 1852, Peter secures an additional mortgage of \$250.00 from the Trustees of Township schools to construct a 2-story, four-square, balloon-frame, wood residence on lots 7 and 8. Original roof framing indicates that this structure had an Italianate style hip roof. The mortgages were repaid in October of 1864.

After Peter and Martha pass away ownership of lots 7 and 8 passes to their sons, James P., George R., and Zachary.

In January of 1877, the Burchell heirs sell lots 1, 2, 7, and 8 to Terrence E Ryan for \$500.00. Terrence Ryan was a civil war veteran and a practicing attorney in Saint Charles who also served as Kane County States Attorney, a member of the Saint Charles City Council, and City Attorney for Saint Charles.

In March of 1878 Terrence and Emily Ryan sell lots 1, 2, 7 and 8 to W.D. Barry for \$750.00. William D. Barry was a mentor of Terrence Ryan, a practicing attorney in St. Charles, and a Kane County judge.

In August of 1882, William and Isabella Barry sell lots 1, 7, and 8 to Amos E. Locke, a local painter, for \$200.00. Upon Amos Locke's death, ownership passes to his wife, Mattie J. Locke.

Following Mattie Locke's death, her sister, Laura Marchialette inherits the property. Laura's four children then inherit the property and ownership passes to Dorothy V. Stoltaben (nee Marchialette).

In January 1924, Dorothy Marchialette sells the Southerly 65 feet of lots 7 and 8 (the current property) to George E and Mary Thompson. George E. Thompson was the principal of Haines School, and a Navy veteran of World War I. He became Superintendent of Schools in 1919 and was largely responsible for the expansion of the school system of St. Charles, including the high school named after him in 1926, until his retirement in 1958. George and Mary Thompson secured a mortgage for \$2,500.00 from St. Charles Building and Loan Co.

In January 1941 George and Mary Thompson sell the property to Fred G. and Maude Underwood who in turn sell to Robert C and Helene Leonhardt in October 1943.

Helene Leonhardt acquires ownership of the property through divorce or the death of her husband and marries Denis J. Till.

Helene and Denis Till sell the Southerly 65' of lots 7 and 8 to William and Evelyn Petterson in December 1961.

John H. and Donna M. Stockman (the current owners) purchase the property from William and Evelyn Petterson in May 1977.

August 26, 2018

**Descriptive Statement of our residence at 203 N. Third Avenue
on the Southerly 65 feet of lots 7 and 8 in the original town of Saint Charles Illinois.**

Since purchasing our home in 1977, we have appreciated the historic nature of this property and our intent has always been to retain and enhance the period character of the structure while updating infrastructure and improving the livability of the interior.

Our earlier renovation projects provided opportunities to replace uncharacteristic roof structures with new ones that match the Italianate style of the original hip roof and to completely renovate existing Geneva kitchen cabinets.

We undertook our latest remodeling project in early 2016 after consulting local architect Chris Rosati for advice regarding appropriate exterior details and interior structural limitations. Our intent was to bring interior elements into current code and to create additional living and storage space while retaining and enhancing the historic architectural character of the exterior.

It was important to us to retain the original foundation and structure believed to have been built circa 1864 and alter or replace additions that appear to have followed soon after, to be more in keeping with the original. Original exterior elements such as wood clapboard siding, window trim and cornices, eaves, soffits, frieze and cornice have been repaired and renovated, and continued throughout new structural additions.

We removed an inappropriate and deteriorating porch from the east side and replaced it with a porch that wraps around to the South facade to encompass both entry doors. The new structure incorporates details such as columns, fascia and corbels that are in accord with the Italianate style.

The materials used in the original balloon frame structure, fastened entirely with cut nails, are still in place and some elements have been left exposed in the interior of our living and dining rooms.

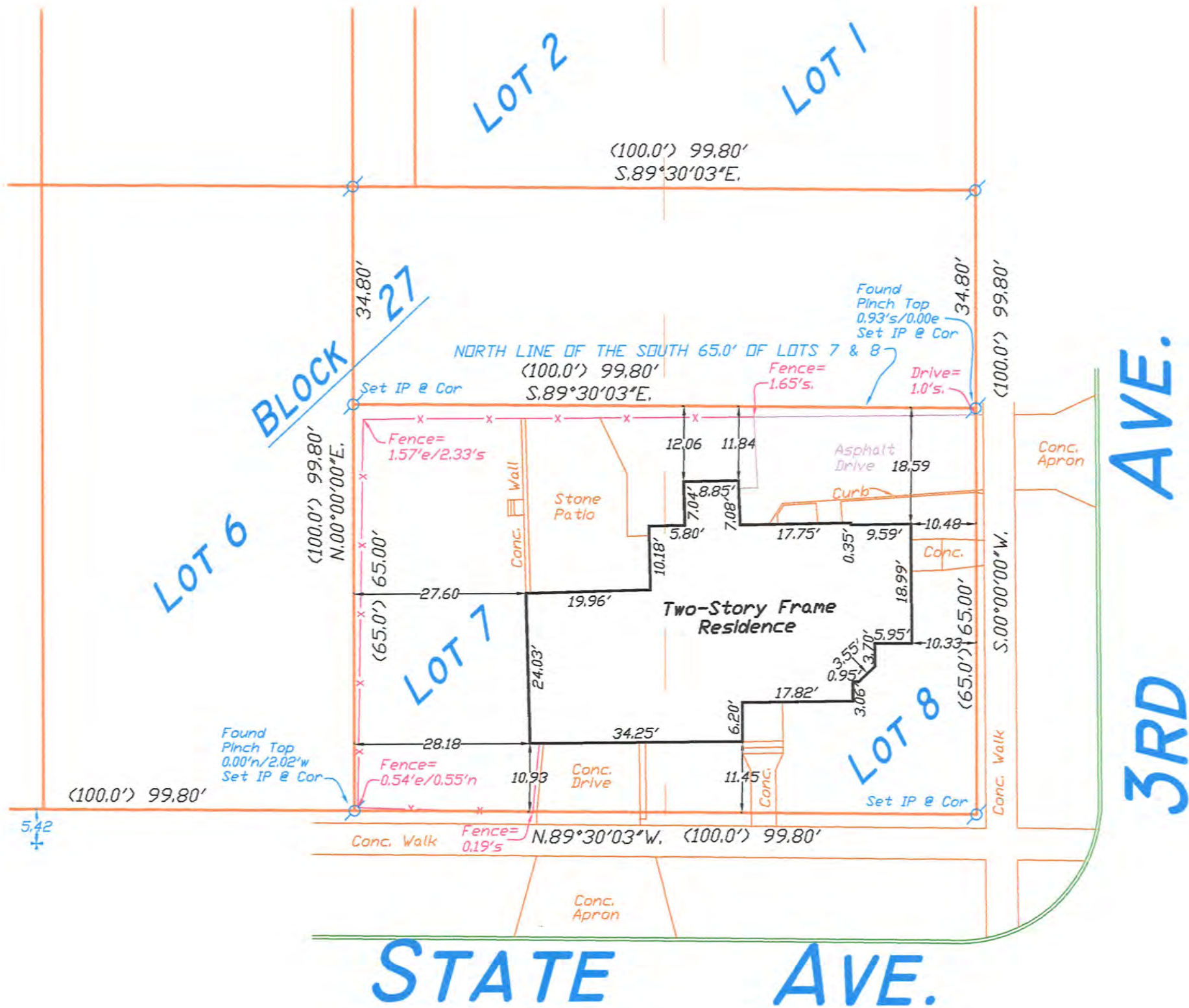
The original stairway to the upper level with Oak railing and balusters has been replaced to conform to current building code and details of the newels, rails, and balusters have been faithfully replicated. Components of the original railing were recycled for use in the new.

All interior baseboard, casing, and crown, previously a hodge-podge of sizes and styles, has been replaced with hardwood trim appropriate to the period of original construction.

The badly deteriorated Oak floor on the first level has been entirely replaced with solid Oak tongue and groove flooring with a natural finish.

We have luckily been able to preserve many artifacts and memorabilia found during the renovation that provide clues to age of our home and the lives of past residents as well as examples of original hardware, paint and wallpaper.

Since completion in November 2016, we are very proud and happy with the results of our renovation project. We believe that the age of the original structure and documented previous ownership by notable St. Charles residents such as Peter Burchell, Terrence E. Ryan, Judge W. D. Barry, and George E. Thompson justify consideration for inclusion as a contributing Historic Landmark in the City of Saint Charles



Before Renovation Photos Page 1



View from South



Old Porch

Before Renovation Photos Page 2.



East Bay Soffit Detail



View from West

After Renovation Photos Page 1.



View from South



View from East

After Renovation Photos Page 2.



East Bay Soffit Detail

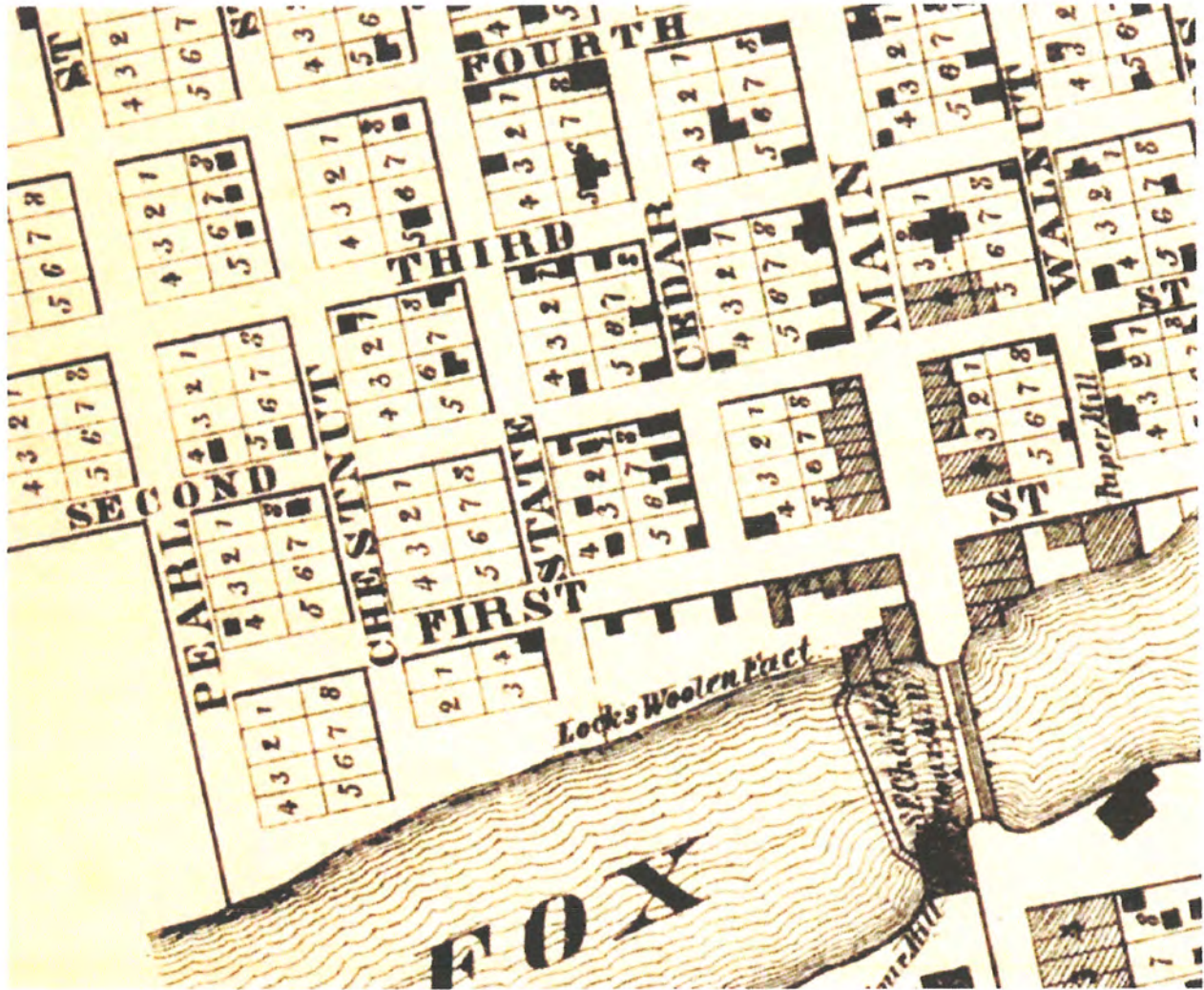


View from West

April 28th 1855

in the North





Detail of St. Charles inset. 1860 map of Kane County Illinois
Library of Congress, Washington, DC

Link to full image: <https://loc.gov/resource/g4103k.la000119/>

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Atlas of
Kane County
D. W. Ensign

POTTOWATOMIE
PARK

