

	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		Eligibility of Property for Landmark Designation: 218 Park Ave.	
	<b>Proposal:</b>		Landmark 218 Park Ave.	
	<b>Petitioner:</b>		Bernard Kehoe	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 6/19/19</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
X	Landmark/District Designation		Commission Business	
<b>ATTACHMENTS:</b>				
Ordinance Criteria for Landmarking				
Landmark nomination form and attachments				
<b>EXECUTIVE SUMMARY:</b>				
A landmark nomination has been submitted for the structure located at 218 Park Ave.				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Review the landmark nomination and provide a recommendation to set public hearing date.  The hearing date can be set for July 17 <sup>th</sup> , 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.



<b>1. Property Information:</b>	Parcel Number(s): <i>0927331005</i>	
	Property Name (Historic or common name of the property): <i>ALMON BENEDICT HOME</i>	
<b>2. Applicant:</b>	Name	Phone
	Address	Fax
		Email
<b>3. Record Owner:</b>	Name <i>BERNARD KETHE</i>	Phone <i>630 251 1765</i>
	Address <i>218 PARK AVENUE</i> <i>ST. CHARLES, IL 60174</i>	Fax
		Email <i>BPKETHE@ZINGPAYMENTS.COM</i>
<b>4. Legal Description of Property:</b> The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary).  <i>SEE ATTACHED PLAT OF SURVEY</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-19<sup>th</sup> Century

☒ Greek Revival (Simple)  
☐ Gothic Revival  
☐ Italian Villa  
☐ National

Late Victorian

☐ 2<sup>nd</sup> Gothic Revival  
☐ Italianate  
☐ Second Empire  
☐ Queen Ann  
☐ Stick/Eastlake  
☐ Shingle Style  
☐ Romanesque  
☐ Renaissance  
☐ Folk Victorian

Late 19<sup>th</sup>/20<sup>th</sup> Century Revivals

☐ Beaux Arts  
☐ Colonial Revival  
☐ Classical Revival  
☐ Tudor Revival  
☐ Late Gothic Revival  
☐ Dutch Colonial Revival  
☐ English Cottage  
☐ Italian Renaissance  
☐ French Renaissance  
☐ Spanish/Mission

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century  
(American Movements)

☐ Princess Ann  
☐ Homestead

(Amer. Arts & Crafts Movement)

☐ Craftsman  
☐ Bungalow  
☐ Foursquare  
☐ Prairie School

Regional Origin

☐ Vernacular (describe)  
\_\_\_\_\_  
\_\_\_\_\_

☐ Other (describe)  
\_\_\_\_\_  
\_\_\_\_\_

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				
Weatherboard, Clapboard		ADDITION		
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone	X	X		
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco		OVER ORIGINAL		
Terra Cotta				
Asphalt			X	
Asbestos				
Concrete	ADDITION			
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: ALMON BENEDICT
- b) Architect/ Builder: \_\_\_\_\_
- c) Significant Person(s): LORENZO WARD SOLD LAND TO BENEDICT
- d) Significant Dates (i.e., construction dates): 1852 LOT 8 PURCHASED; 1852 HOME MORTGAGE SECURED; 1853 HOME BUILT; 1854 LOT 7 PURCHASED; 1855 LOTS 8, 7, AND HOME SOLD.
- 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~~. ORIGINAL SITE; OLDEST HOME IN POTTAWATOMIE AREA NORTH OF HISTORIC DISTRICT.

\_\_\_ 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~~. LORENZO WARD

☒ Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. LIMESTONE

\_\_\_ 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.

POTTAWATOMIE PARK

\_\_\_ 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. *SEE 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.

*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.

 *Bernard D. Kekoa*  
Record Owner

*6/7/19*  
Date 

\_\_\_\_\_  
Applicant or Authorized Agent

\_\_\_\_\_  
Date

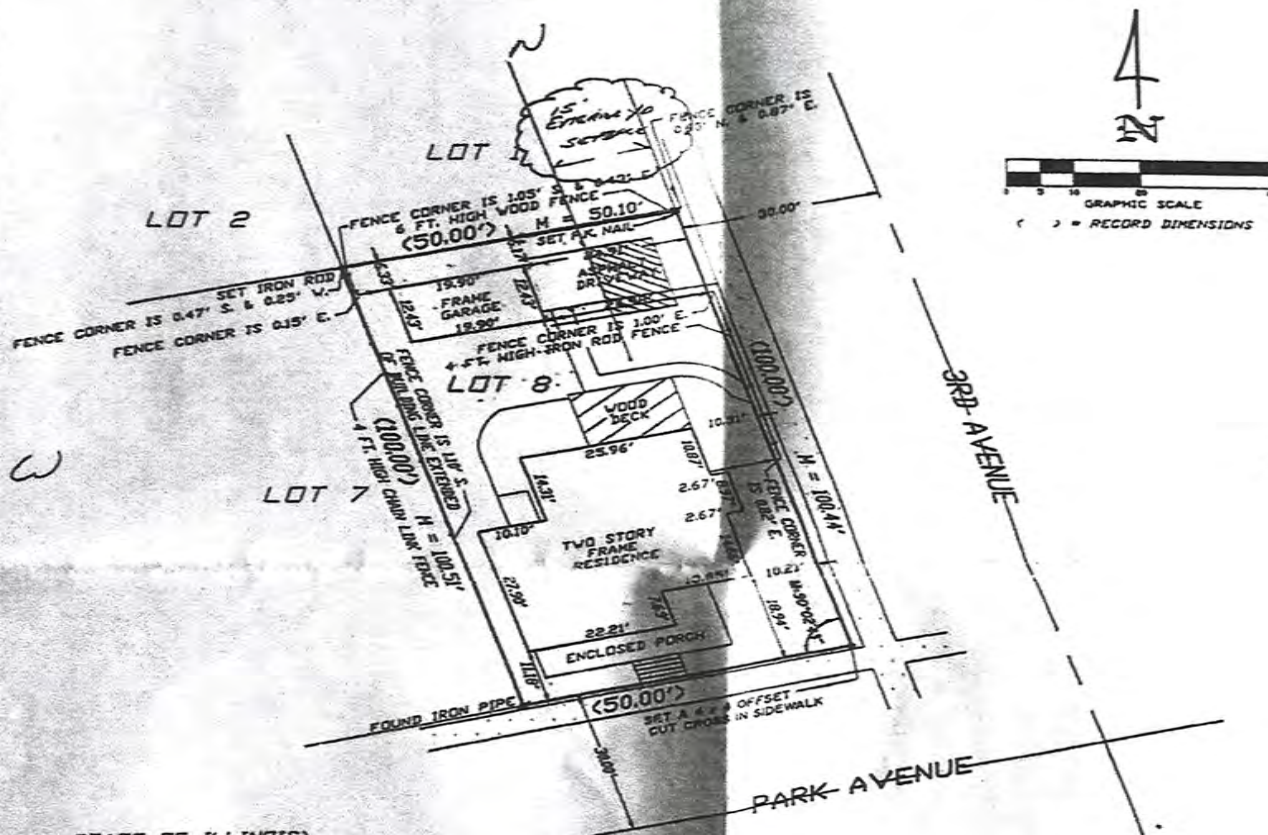
## **218 Park Avenue – Description**

Original structure is simple Greek Revival style architecture. While 3 additions to the South, East, and North have been added over time (two porch areas and living) the original stone construction is visible. The additions are properly sized and compliment the original structure using clapboard wall construction and cement foundation. The original structure is currently protected by stucco and it is similar construction material to the Stone House on Cedar & 2<sup>nd</sup> Avenues, the Judge Barry House at Cedar & 3<sup>rd</sup> Avenues, or the Andrew Weisel house 312 N. 2<sup>nd</sup> Avenue. The original structure contains four eyebrow windows, gabled roof line, portico entrance, original front door entry (?), 6 over 6 windows double hung, and wooden sills. The current owner has noted that the 7 casement windows on the southeast and eastern sides of the structure are non-conforming to the correct architectural style and does plan a future replacement to correct.



# PLAT OF SURVEY

LOT 8 IN BLOCK 39 OF VARD'S ADDITION TO ST. CHARLES, BEING A SUBDIVISION  
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP  
40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ST. CHARLES TOWNSHIP,  
KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS )  
COUNTY OF KANE )

WE, ADVANCED SURVEYING AND MAPPING, INC., AN ILLINOIS REGISTERED LAND SURVEYING  
CORPORATION NO. 61, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT  
REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER OUR DIRECTION.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF AUGUST 1992.

*Stacy Bryson*



## **218 Park Avenue - Ownership**

09-27-331-005

**Ward Add Blk 39 Lot 8**

Note: 1860 City of St Charles map is in error depicting this specific house as being located on Blk 36 Lot 8 and with consultation from the Kane County Recorder office and supported by written records the correct location is Blk 39 Lot 8. House is earlier than 1860.

**1852 Lorenzo Ward to Almon Benedict land only lot 8 for \$50**

**1852 Benedict secures mortgage from the Trustees of Schools of Tp 40 R 8 for \$65**

**1854 Ward to Benedict land only lot 7 for \$50**

**1855 Almon and Harriet Benedict to Samuel Flint lot 8, lot 7 and house on lot 8 for \$600**

**1866 Samuel and Lydia Flint to Orrin Hawkins**

**1871 Sheriff sale (Hawkins bankruptcy) to Hugh Huls**

**1872 Huls to Ira Austin**

**1892 Ira and Betsey Austin to Mary Higbee**

**1900 Higbee to Chas Abrahamson**

**1920 Abrahamson to August and Amanda Miller**

**1946 Probate (Miller family) to St Charles Building and Loan to Harry McKamey & wife**

**1951 Harry & wife McKamey to Francis Culver**

**1956 Ralph Culver to Petras Kutka & wife**

**1966 Petras Kutka to Richard DiFazzio**

**1979 DiFazzio to Bernard Kehoe (current owner)**

## **218 Park Avenue – Overview**

Built in 1853, this simple Greek Revival (original structure) style house, located within the Pottawatomie Park area of St Charles just north and outside of the current historic district boundary, is believed to be the oldest home within that area. The first owner, Almon Benedict purchased the site (Ward Add block 39 lot 8) from Lorenzo Ward for \$50 in 1852 then secured a loan from the Trustees of the School of Tp 40 R8 for \$65 to begin construction of the home. It is believed Almon was a teacher at the time within the Tp40 R8 school district. Almon began construction in late 1852 completing the project in 1853 to accommodate Almon, his wife Harriet, and their first child Albert born in 1853. In 1854 Almon purchased the neighboring lot (Ward Add block 39 lot 7) from Mr. Ward for another \$50 however in 1855 he sold the home and lots 8 & 7 to Samuel Flint for \$600 paying in full his original \$65 loan. Having profited from the sale of the home the Benedict family moved to Aurora for their final days. It is believed Almon continued teaching in Aurora and their family expanded with the births of Frank in 1857 and Lena in 1859. Almon died in 1888. Harriet died in 1864.

## **Simple Greek Revival**

Greek Revival houses without columns are plentiful and easy to identify.

A full entablature that includes an architrave, frieze and cornice graces the top of the exterior wall, just below the roof. Widely spaced double hung windows are usually six-over-six, but occasionally, nine-over six lights; the window head is often pediment-shaped. Architrave trim is usually shouldered, pilasters mark the corners of even humble homes, and front doors are surrounded by transoms and side lights. The overall appearance is classic, tidy and even lavish manses fronted by two-story columns have elegant restraint. The Greek Revival house was the first to present its gable front to the street, a form especially common in the Midwest.

## **218 Park Avenue – Why Landmark**

Built in 1853 it is the oldest known original structure in the Pottawatomie Park neighborhood outside the historic district. Simple Greek Revival architecture made of stone material it resides on land purchased by Calvin Ward in 1833 later sold to Almon Benedict by Lorenzo Ward in 1852. In reviewing the written documentation with the county staff there is no other structure that predates this, and it is noted that the 1860 city map was incorrectly labeled by the surveyor marking block 36 lot 8 (the Gillette house built in 1872-1876) as the site when the correct site is block 39 lot 8.



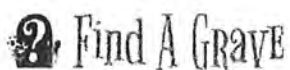


Photo added by Lisa Gerald

## Almon F. Benedict

<b>BIRTH</b>	1825
<b>DEATH</b>	18 Aug 1888 (aged 62–63) Aurora, Kane County, Illinois, USA
<b>BURIAL</b>	West Aurora Cemetery Aurora, Kane County, Illinois, USA
<b>PLOT</b>	S2 B4 L131
<b>MEMORIAL ID</b>	74611471 · <a href="#">View Source</a>

Burial: 21 August 1888--Age: 63y--Cause of death: Abdominal Tumor--Marker:Yes

Children: Albert Benedict Born 1853--Frank Benedict born 1857 and Lena Benedict born 1859.

### Family Members

#### Spouse



Harriet Benedict  
1833–1864

#### Children



Frank H. Benedict  
1857–1902



Leona A. *Benedict*  
Sullivan  
1859–1937

**Maintained by:** Find A Grave

**Originally Created by:** Elaine Lindoo

Added: 8 Aug 2011

Find A Grave Memorial **74611471**

*Find A Grave*, database and images (<https://www.findagrave.com> : accessed 08 May 2019), memorial page for Almon F. Benedict (1825–18 Aug 1888), Find A Grave Memorial no. 74611471, citing West Aurora Cemetery, Aurora, Kane County, Illinois, USA ; Maintained by Find A Grave (contributor 8) .

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Photo added by Lisa Gerald

## Harriet Benedict

<b>BIRTH</b>	1833 Vermont, USA
<b>DEATH</b>	Mar 1864 (aged 30–31) Aurora, Kane County, Illinois, USA
<b>BURIAL</b>	West Aurora Cemetery Aurora, Kane County, Illinois, USA
<b>PLOT</b>	S2 B4 L131
<b>MEMORIAL ID</b>	74611534 · View Source

Burial: 10 March 1864--

Age: 31y--

Cause of death: Erysipilas

Marker:Yes

### Family Members

#### Spouse

Almon F. Benedict  
1825–1888

#### Children

Frank H. Benedict  
1857–1902Leona A. Benedict  
Sullivan  
1859–1937**Maintained by:** Find A Grave**Originally Created by:** Elaine Lindoo

Added: 8 Aug 2011

Find A Grave Memorial **74611534**

Find A Grave, database and images (<https://www.findagrave.com>  
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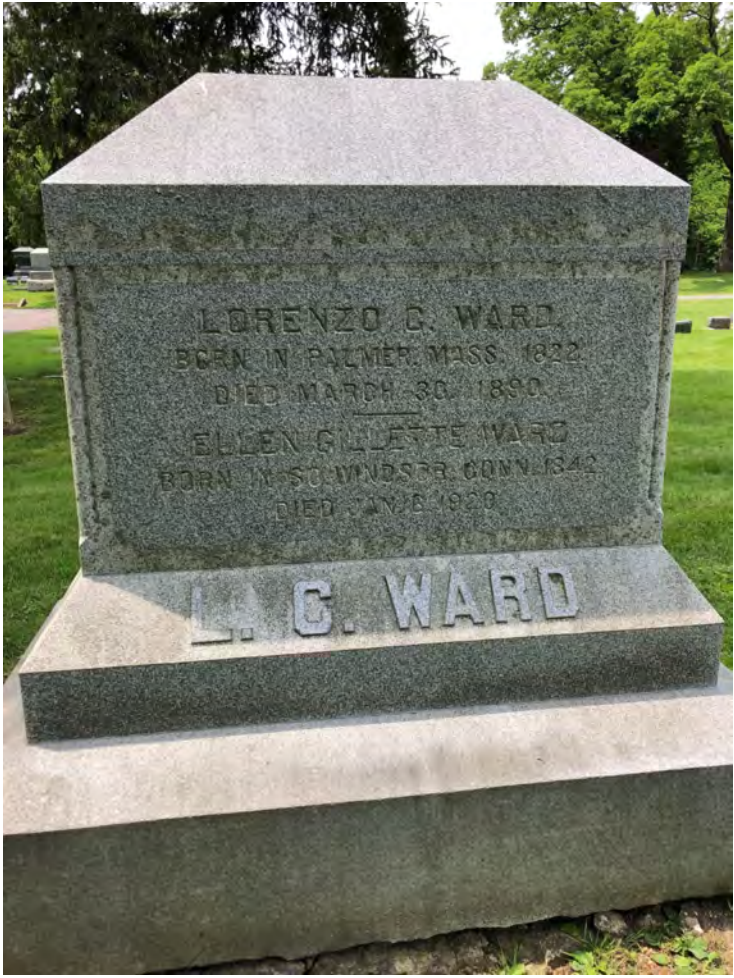












LORENZO G. WARD  
BORN IN PALMER MASS. 1822  
DIED MARCH 30. 1890  
ELLEN GILLETTE WARD  
BORN IN SO. WINDSOR CONN. 1842  
DIED JAN. 8. 1920

L. G. WARD