 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	Eligibility of Property for Landmark Designation: 323 Illinois St.		
	<b>Significance:</b>	Contributing		
	<b>Petitioner:</b>	Julie Ritter		
	<b>Project Type:</b>	Landmark		
	<b>PUBLIC HEARING</b>		<b>MEETING 3/20/24</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>Attached Documents:</b>			<b>Additional Requested Documents:</b>	
Application				
<b>Project Description:</b>				
A landmark nomination has been submitted for the structure located at 323 Illinois St.				
<b>Staff Comments:</b>				
<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 April 17, 2024.				

**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**

*Received Date*

**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):	
	Property Name (Historic or common name of the property): THE EATON HOUSE	
	Property Site Address 323 ILLINOIS STREET	
<b>2. Record Owner:</b>	Name DAVE & JULIE RUTTER	Phone 630-291-7071
	Address 323 ILLINOIS STREET	Email JULIE.RUTTER@COMCAST.NET
<b>3. Applicant (if different from record owner):</b>	Name	Phone
	Address	Email
<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). LOT 1 OF BLOCK 51 OF THE ORIGINAL TOWN OF ST CHARLES		

**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: (Based on "A Field Guide to American Houses")

National Folk Style  
circa 1850-1930

Romantic Styles: circa 1820-1880

Greek Revival   
 Gothic Revival  
 Italianate  
 Exotic Revival

Victorian Styles: circa 1860-1910

Second Empire  
 Stick  
 Queen Anne  
 Shingle  
 Richardsonian Romanesque  
 Folk Victorian

Eclectic Styles: 1880-1940

Colonial Revival  
 Neoclassical, Classical Revival  
 Tudor Revival  
 Chateausque  
 Beaux Arts  
 French Eclectic  
 Italian Renaissance  
 Mission  
 Spanish Revival  
 Monterey  
 Pueblo Revival

Modern Styles: circa 1900- present

Prairie  
 Craftsman  
 Modernistic  
 Minimal Traditional  
 Ranch  
 Split-Level  
 International  
 Contemporary  
 Shed  
 Other 20<sup>th</sup> Century Modern  
 21<sup>st</sup> Century Modern

Styled Houses since 1935:

Mansard  
 Styled Ranch  
 Millenium Mansion  
 New Traditional  
 American Vernacular

Other Architecture:

**II. Building Materials:**

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

**Inventory of Original Architectural Elements**

Item:	Original (yes only)	Material	Location if Required
Chimney		BRICK	
Door(s)		NEW	
Exterior Walls	BRICK YES	BRICK	
Foundation	YES	STONE	
Roof			
Trim	YES	WOOD	GABLES SOFFITS, CORNICE ENTABLATURE PILASTERS
Window (s)		NEW	

**Materials List**

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

**III. Significance of Property:**

Please indicate source of documentation, if available.

- a) Original Owner: ITHIEL EATON - KANE CO. RECORDS
- b) Architect/ Builder: ITHIEL EATON
- c) Significant Person(s): ITHIEL EATON, MARY (DURANT) EATON, HORATIO DURANT  
CATHOLIC BISHOP OF CHICAGO
- d) Significant Dates (i.e., construction dates): \_\_\_\_\_

1848 CONSTRUCTION ; 1886-1888 PARSONAGE FOR ST. PATRICK'S

e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1.  Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.  
Notes: RED BRICK GREEK REVIVAL COMMON IN ST. CHARLES MID-1800S.  
HOUSE FOOTPRINT THE SAME SINCE 1905
2.  Property is the site of a significant local, county, state, or national event.  
Notes: \_\_\_\_\_
3.  Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.  
Notes: ITHIEL EATON WELL KNOWN BRICK MAKER/STRIKER, BUILT  
AND LIVED IN THE HOUSE WITH HIS WIFE, MARY (DURANT) EATON
4.  Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.  
Notes: GREEK REVIVAL WITH LOCALLY MADE BRICK & LUMBER
5.  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.  
Notes: \_\_\_\_\_

6. \_\_\_ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.  
Notes:
7. \_\_\_ Structure embodies design elements that make it structurally or architecturally innovative.  
Notes:
8.  Property has a unique location or physical characteristics that make it a familiar visual feature.  
Notes: CORNER LOCATION ILLINOIS & FOURTH STREET
9. \_\_\_ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.  
Notes:
10.  Property is suitable for preservation or restoration.  
Notes: WELL MAINTAINED (RESTORED IN 1990'S)
11. \_\_\_ Property is included on the \_\_\_ Illinois and/or \_\_\_ National Register of Historic Places.  
Notes:
12. \_\_\_ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.  
Notes:

**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.
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.
4. Chronological list of historical owners.

**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.**

  
Applicant

1/16/2023  
Date

If Owner authorizes application to be filed for their property:

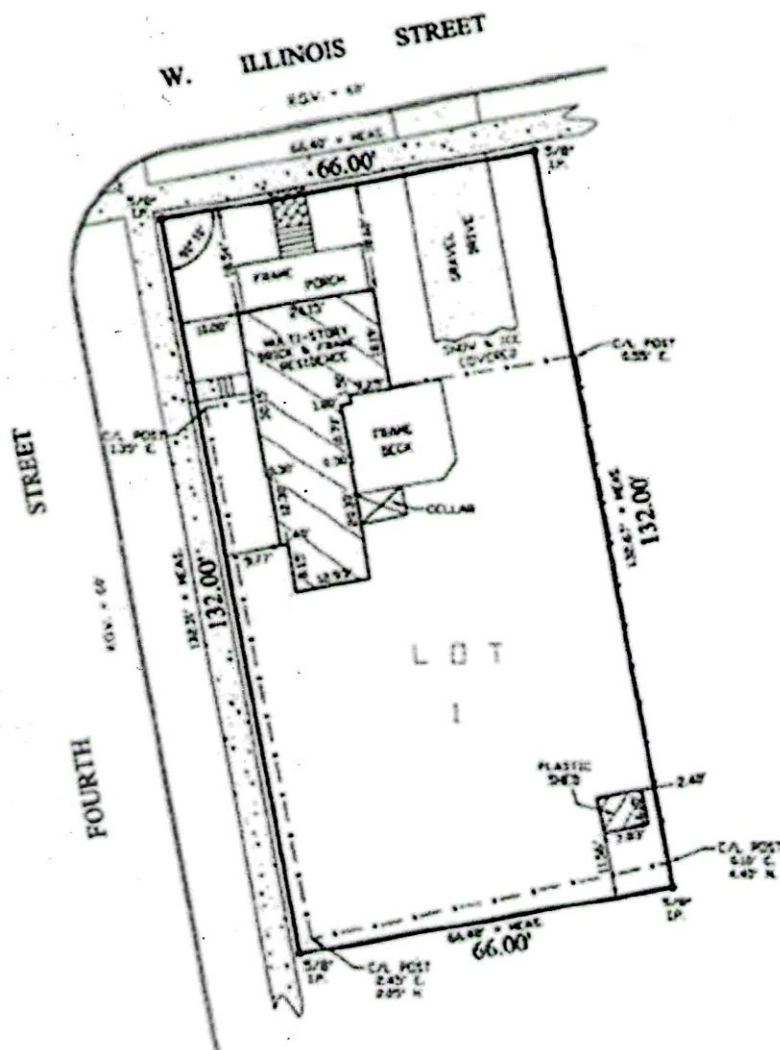
\_\_\_\_\_  
Owner Date



# PLAT OF SURVEY

OF

LOT 1 IN BLOCK 51 OF THE ORIGINAL TOWN OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS





**DESCRIPTIVE STATEMENT AND CHONOLOGICAL LIST OF OWNERSHIP**  
**323 ILLINOIS STREET, ST. CHARLES**

**HISTORY OF 323 ILLINOIS STREET, ST. CHARLES, ILLINOIS**

The “Eaton Residence,” as it was referred to in local newspapers in at least the years of 1878-1886, is a brick residence built in 1848. It has close ties to the well-known Durant family in St. Charles. It was built by Mr. Ithiel Eaton, a brickmaker, who helped to construct other historical residences in St. Charles as well. The residence has had various owners over the many years since it was built, including serving as the parsonage at one point for St. Patrick’s Catholic Church. Prior owners have also indicated that the residence was connected to the underground railroad during the time of the abolitionist efforts in Illinois.

**I. The Residence Structure**

The residence at 323 Illinois Street is a Greek Revival house with original brick walls built in 1848. Typical of Greek Revival style, it has low pitched roof with simple soffits, entablature, cornice molding and frieze. If the original layout was the front facing Illinois Street, as it is today, then it was built as a side-gabled house, a rare form for the Greek Revival homes built in St. Charles in that era. If the original layout was the front facing 4th Street, then it was a front gabled house with a side wing, which was a common layout in the Midwest. The original rough-hewn pilasters that frame the door on Fourth Street lend credence to this front gabled layout, however the lack of a window to the north of the door makes it seem less likely.

At an unknown time, an addition was made to the residence to add to the 2nd floor on top of the single story south wing. This addition was made of matching brick, and swallowed the original chimney into the south wall, but the original chimney south face is still visible.

Sometime prior to 1898, the year of the fist Sanborn Map of Saint Charles, the house had a kitchen and a back porch addition, both of wood frame construction. The back porch was closed in at an unknown time to become part of the interior of the residence. The kitchen and “porch” exterior was covered with EIFS. The footprint of the house has not changed since 1905. Lot 1 has remained whole.

**II. The Residence is Built By Ethiel Eaton who Marries Mary Durant**

The residence was built in 1848 by Ithiel Eaton, who was described by Pliny Durant in “Reminiscences of Men who have lived in St. Charles,” published in the St. Charles Chronicle from 1902 to 1904, as being a “brickmaker by trade, and worked in and around St. Charles in that capacity for many years.” S. W. Durant wrote in Pioneer Notes of St, Charles, published in the Chronicle In the Year of 1885-6 that “Ithiel Eaton, a native of Maine, who came to this country via the Ohio and Mississippi Rivers at an early period was a ‘striker’ for Bentley for several years”. He was described by Pliny Durant in “Men of St. Charles” as quiet but ill-tempered, who was at odds with the school children at the Western School when they rode their sleds down the hill past the house in the winter months. According to Pliny, Ithiel would throw ashes on their path to try and spoil the children’s fun. Ithiel undoubtedly participated in the building of the many red brick Greek Revival homes built in St. Charles during his career, including the Hunt House, Howard House, the (Bryant) Durant-Peterson House, and the house of James Durant which is now the Moss Family funeral home.

It is likely that it was during building the Durant houses that he met his future wife, Mary Durant, the sister of Bryant & James Durant who were well known figures in St. Charles. Ithiel

and Mary were married in 1848, the year that Ithiel purchased Lots 1 & 2 of Block 51 from Minard for \$50, and the year that we assume he built the house. The US Census of 1850 has a value for the location of \$600. Ithiel and Mary married when they were in their 40's, and did not have any children, but Mary's nephew, Horatio Durant, did live with them for some time before settling in Chicago, and Bryant's daughter, Abba Durant, wrote in her diaries that she and her sister visited and stayed with the Eatons often. (Abba Durant Diary 1853-1933). Mary was known as a kind woman who liked to talk. It is from advertisements for its rental and sale that we know the house was known in town as "The Eaton Residence" or "The Eaton House." (St. Charles Chronicle 1878, 1884, 1886).

Information has been passed on from owner to owner throughout the years that the house was part of the underground railroad during the abolitionist era. The owners have passed on information indicating that there is an entrance to a tunnel in the basement that travels under either 4<sup>th</sup> Street or Illinois Street. The tunnel entrance was sealed and covered up at some point. The time of the building of the home, and potentially the additions, along with the family ties to known abolitionist James Durant make this a credible claim.

### III. Eatons Sell to Horatio Durant and Subsequent Owners

When Ithiel & Mary were elderly and in their 80s, they sold the house to their nephew Horatio Durant, who then rented it out for several years. Some of the occupants were the Poole Brothers, and a reverend of the Baptist Church that once stood on the corner of 3rd and Illinois Street. In 1886 Horatio sold the home to the Catholic Bishop of Chicago, and it was used as the parsonage for St. Patrick's Catholic Church until 1888 when a parsonage was built closer to the church (Valley Chronicle 1888). In 1888 the Catholic Bishop of Chicago sold it to Angelina Long, a widow of a farmer, who moved into Saint Charles after her husband's death and lived a socialite lifestyle, announcing her visitors in the local newspaper. Angelina lived there for many years and sold off lot 2 during her time in the house. Angelina sold the house in 1903 and it was then owned by a succession of contributing members of the working class (Reference US Census). Since 1903 the residence has been sold to new owners 9 times and despite the changes of ownership, the residence has retained its historical character. The residence at 323 Illinois Street continues to be a showpiece of the architectural and cultural history from St. Charles in the 1800s.

CHRONOLOGICAL HISTORY OF OWNERS AT 323 ILLINOIS STREET

<u>Year</u>	<u>Seller</u>	<u>Buyer</u>
1848	Minard and Millington	Eaton, Ithiel
1878	Eaton, Ithiel & Mary C (Durant)	Durant, Horatio
1886	Durant, Horatio & Elvira	Catholic Bishop of Chicago
1888	Catholic Bishop of Chicago	Long, Angelina
1903	Long, Angelina. Fellows	Fellows, Rowena & Elmer
1913	Fellows, Rowena & Elmer	Seputis, Williams
1922	William, Seputis	Grazanski, Charles
1924	Grazanski, Charles	Stancikas, Joe
1983	Stancikas, Anna	Green, Bernice (daughter)
1994	Green, Bernice	Dispensa, Jennifer
2000	Dispensa, Jennifer	Hall, Jeremiah
2002	Hall, Jeremiah	Duplantis, Erika
2022	Duplantis, Erika	Rutter, Julie & Dave





Original chimney  
face visible