	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:		Landmark Nomination for 405 S 4 th St.	
	Proposal:		Landmark	
	Petitioner:		Ginny and Will Hohm	
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 10/17/18	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:				
A landmark nomination has been submitted for the structure located at 405 S 4 th St.				
RECOMMENDATION / SUGGESTED ACTION:				
Review the landmark nomination and provide a recommendation to set public hearing date. The hearing date can be set for November 7 th , 2018.				

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): 09-34-153-002 <hr/> Property Name (Historic or common name of the property): WILL & GINNY HOHM RESIDENCE		
2. Applicant:	Name WILL & GINNY HOHM	Phone 630-584-1496	Address 405 S. 4th ST. ST. CHARLES, IL, 60174 <hr/> Email W.hohm@gmail.com
3. Record Owner:	Name VIRGINIA R. HOHM	Phone 630-584-1496	
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 Northernly 110 feet of Lot 17 (except the Westernly 108 feet thereof) of Moody's Addition to St. Charles, 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 #852
☐ 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				
Weatherboard, Clapboard				
Shingle			✓	
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone	✓			
Marble				
Slate				
Brick		✓		
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos				
Concrete				
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: Colonel Bowman and wife

b) Architect/ Builder: Not known

c) Significant Person(s): None

d) Significant Dates (i.e., construction dates): 1852

See attached letter

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.
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.

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.

Garry R. Hohn

Record Owner

10/8/18
Date

Will H. Hohn

Applicant or Authorized Agent

10/8/18
Date



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 405 South Fourth Street

ROLL-IMAGE # 3435 - 32

CD-IMAGE # 4369 - 32



ARCHITECTURAL SIGNIFICANCE

► Significant

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

BUILDING CONDITION

► Excellent

- ☐ Good
- ☐ Fair
- ☐ Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Gothic Revival

Architectural Features:

Date of Construction: 1852

Source: St. Charles of Illinois by
David A Badger

Overall Plan Configuration: T Shape with addition

Exterior Walls (Current): Painted Brick

Exterior Walls (Original): Brick

Foundation: Stone

Roof Type/Material: Cross Gable/asphalt shingle

Window Material/Type: /Casement

ARCHITECTURAL FEATURES: The rake of the front gable is embellished with decorative barge boards that are cut out in the gothic style. The rest of the roof edges have open eaves and exposed rafter ends. All of the window openings have simple detailing over the head. The front entry has sidelights and slightly more elaborate detailing over the head.

ALTERATIONS: A one - story addition was constructed to the rear of the original home that included a two car garage and some interior spaces. The addition is painted white to match the main house but is sided in wood. The roof pitch does not match the original steep roof.



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

405 South Fourth Street - Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: Unknown

Source

BUILDER: Unknown

Source

ASSOCIATED EVENTS, PEOPLE & DATES: Frances and Helen Bowman settled in St. Charles in 1845. Frances served in the 52nd Illinois Volunteer Infantry in the Battle of Shiloh. Frances served on the first Board of Supervisors of St. Charles in 1850. He was a banker who was a stockholder in several businesses in St. Charles. He was in partnership with John Lloyd in a hardware business, which he ran, and a foundry that Mr. Lloyd ran.

Source St. Charles of Illinois by David Allen Badger

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL:

STATE: YES

COUNTY:

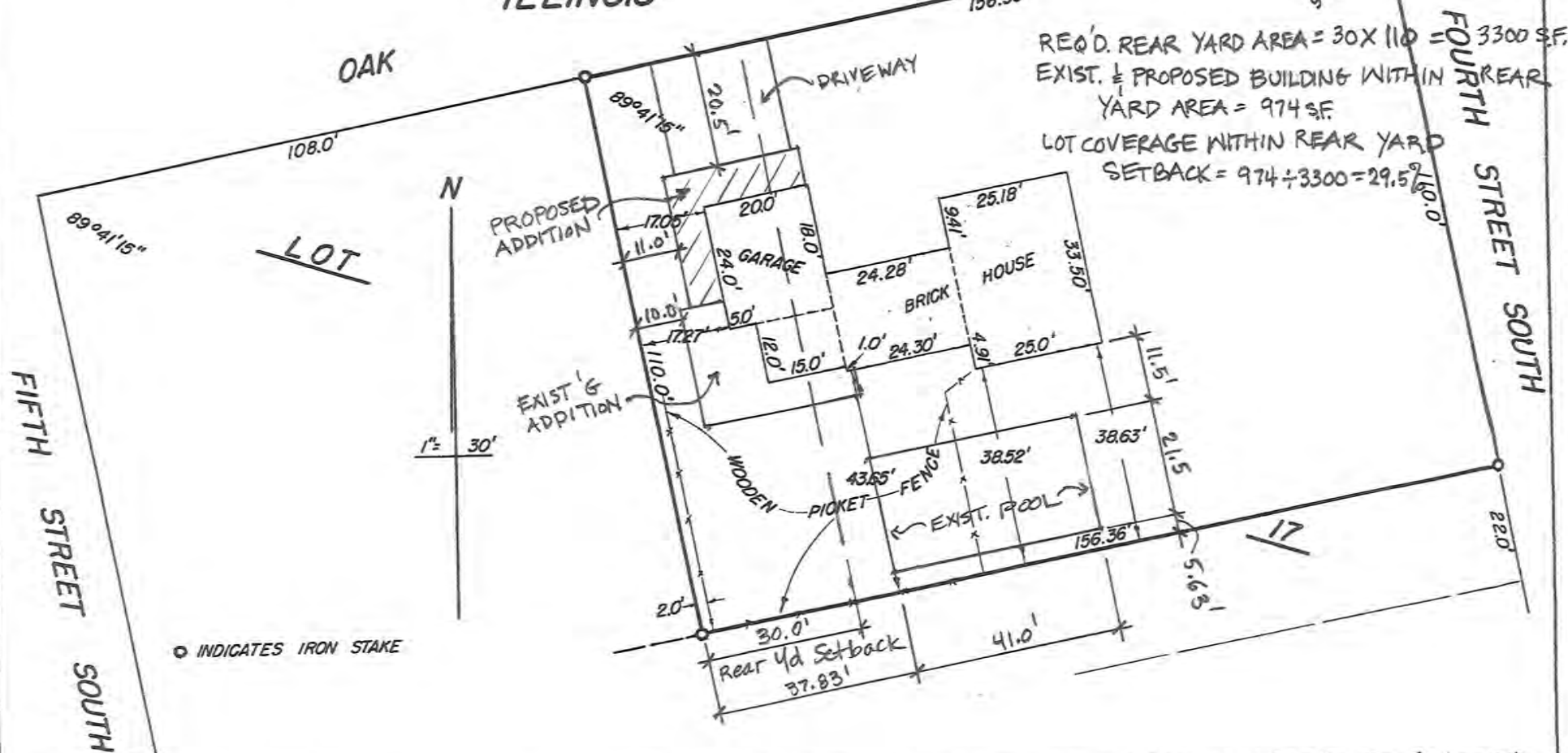
LOCAL: YES

STARTED JAN. 29, 2008 RESUBMITTED JAN. 31, 2008

LOT AREA = $156.33 \times 110 = 17,196$

PLAT OF SURVEY OF
PART OF LOT 17 MOODY'S ADDITION TO
ST. CHARLES KANE COUNTY STREET
ILLINOIS

EXIST. HOUSE W/ EXIST. ADDITION = 2,501 SF.
EXIST. BUILDING COVERAGE = 14.54%
PROPOSED ADDITION = 316 SF + 2,501 = 2,817 SF
PROPOSED BLDG. COVERAGE = 16.38%



REQ'D. REAR YARD AREA = $30 \times 110 = 3300$ SF.
EXIST. & PROPOSED BUILDING WITHIN
YARD AREA = 974 SF.
LOT COVERAGE WITHIN REAR YARD
SETBACK = $974 \div 3300 = 29.5\%$

State of Illinois)
County of Kane)

This is to certify that we, Donahue and Thornhill, Illinois Registered Land Surveyors, have surveyed and located the building on the north-erly 110.0 feet of Lot 17 (except the westerly 108.0 feet thereof) of Moody's Addition to St. Charles, Kane County, Illinois, as shown by the plat hereon drawn which is a correct representation of said survey and location. All distances are shown in feet and decimal parts thereof.
Dated at Geneva, Illinois, March 14, 1967.

Illinois Registered Land Surveyor No. 1740.

October 10, 2018

We, Will and Ginny Hohm, are submitting our application for consideration of landmark designation of our home located at 405 S. Fourth St. in St. Charles. Details of our ownership and additions and changes will introduce you to our house.

The two story home was built by Colonel Francis H. Bowman and his wife, Helen, in 1852. He served in the 52nd Illinois Volunteer Infantry in the Battle of Shiloh. He was also on the first Board of Supervisors of St. Charles in 1850. Bowman organized the Kane County National Bank, was a stockholder in the tile factory, the condensing factory, and the Crown Electric Manufacturing company. He was also a partner with John Lloyd in a hardware business and foundry.

The construction is unique. The window and door frames are made of cast iron. The exterior walls are double brick with an air space in between the layers. The interior walls are also double layers of brick. Reputedly, the bricks were made on site. The entry circular staircase is another remarkable feature of the home. Tradition has it that a famous artist once came to paint it. The single story kitchen was added to the west by 1860; it appears on a city plat of that year.

The home was built before there was indoor plumbing, central heating, and electricity; therefore, in the early nineteen hundreds it stood mostly empty as people built homes with those amenities. From 1900 to 1928, it was regularly used to store seed grains.

Carl and Olga Degenhardt acquired the property in 1928. The Degenhardt family was very important in rehabilitating and modernizing the home. Their efforts are chronicled in the November 1942 issue of *Better Homes and Gardens* when the home was featured as the cover story. The cover picture and article are framed and hang in the family room.

The Degenhardts installed plumbing, central heating (radiators), and electricity. This was a major accomplishment because the interior dividing walls are double layers of brick; thus, channels had to be chiseled out of the walls for the pipes and conduits. They also added a small porch on the north side of the kitchen and a garage.

We purchased the home in 1967. As mentioned earlier, the Degenhardt family had a major impact on this home. A personal story follows. We were attending the movie, *Dr. Zhivago*, in Geneva in the winter of 1968 when we became aware from conversation we overheard that the lady sitting behind us was Jane Degenhardt Moore. Jane was the teenager pictured and quoted in the 1942 *Better Homes and Gardens* article. We had heard that Jane was a local interior decorator but we had never met her. We introduced ourselves and Jane became our decorator! She was especially helpful in decorating the new family room. Incidentally, Jane's husband, Bill, was the head of the National Pickle Organization headquartered in St. Charles.

Additions and Changes During Our Ownership 1967-Present

1968 Added family room

1968 Restored the beautiful circular staircase, including the walnut rail and spindles, which had been painted! I (Will) first attempted to remove the paint on site with paint remover. This proved impossible! In utter frustration, I consulted Mr. Joe Burnham, a

Batavia resident, then the CEO of Marshall Field Stores, who was very knowledgeable in restoring antiques. (Mr. Burnham was hospitalized at the time in the Community Hospital in Geneva as my patient). He advised me to disassemble the rail (eight pieces), number the spindles (different lengths), and take all the parts to an antique restorer. With some trepidation, I did as he instructed. The restorer put the parts into a tank of paint remover and made the rail and spindles like new! After sanding, I reassembled a beautiful circular staircase. It is spectacular and a marvel to this day. Architects who have looked at it with the thought of duplicating it in a new home say that no one presently builds such a beautiful staircase. Furthermore, if someone actually wanted it built, it would be prohibitive because of the cost.

1968-present

New landscaping as the original landscaping has died of old age. All of the original magnificent trees are gone. Especially noticeable is the absence of the beautiful old maples on each side of the front door on the cover picture of Better Homes and Gardens. Those have been replaced with oaks which are now approximately fifty feet tall. We have also planted considerable ground cover where the shade makes it hard to grow grass.

1969 Added in ground swimming pool

1970 Installed central air conditioning

1970 Installed basketball court with floodlights

1971 Remodeled downstairs bathroom

1972 Replace original windows with double layered thermopane windows

1974 Modernized kitchen

1978 Remodeled upstairs bathroom

1981 Built backyard utility shed

1982 Added bathroom and bedroom addition to family room

2008 Tore down old garage and built new garage

We have made well over \$200,000 of documented additions, renovations, and improvements during our fifty plus years of owning this home. Obviously, we love this old house which became our home. Hopefully, it will remain a treasure to the inhabitants who follow us and to the St. Charles community. Being designated as a historical site will enhance that possibility.


Ginny R. Hohm


Will H. Hohm

Better Homes & Gardens

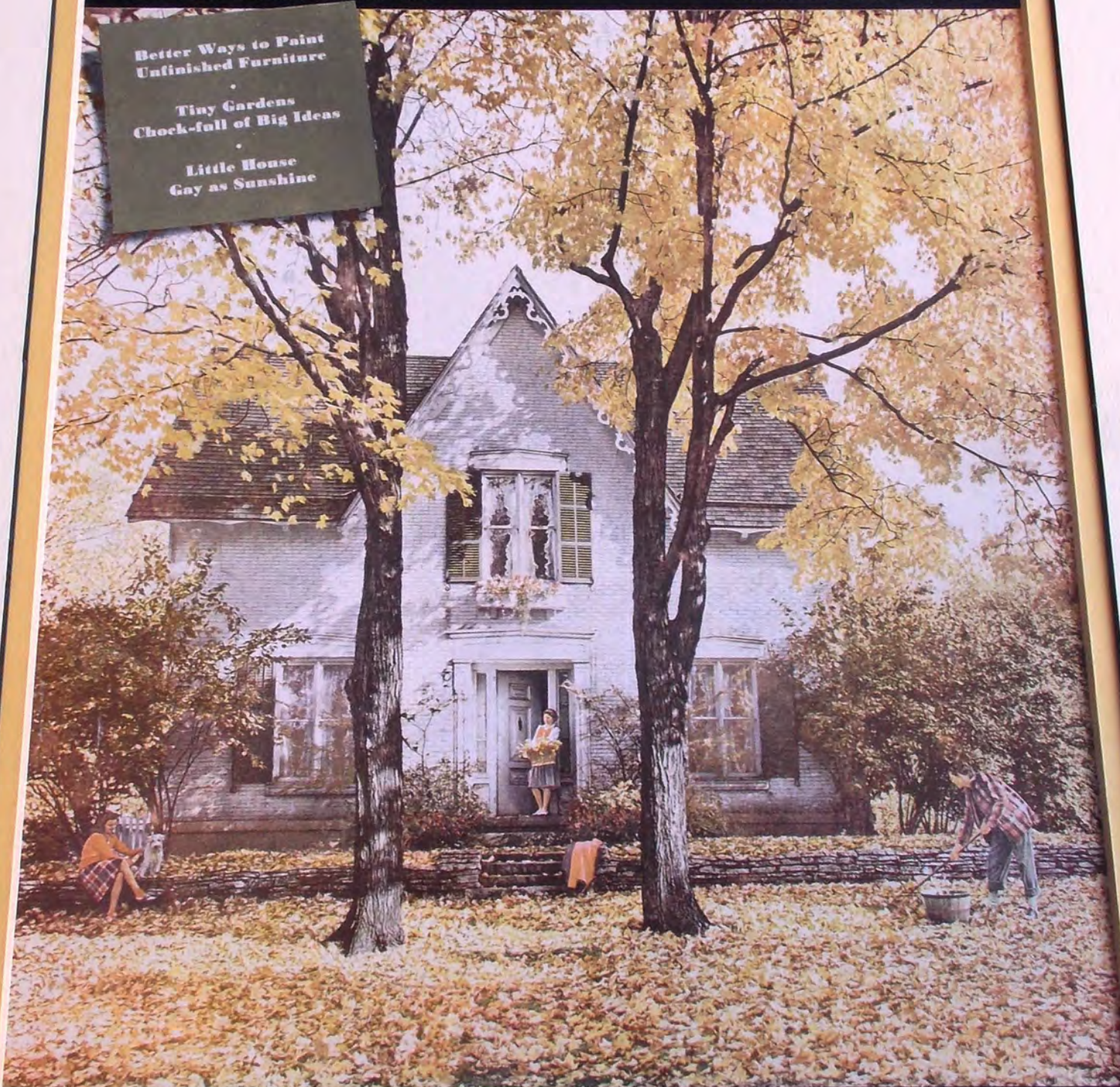
MORE THAN 2,400,000 CIRCULATION

NOVEMBER 1942 • 15 CENTS

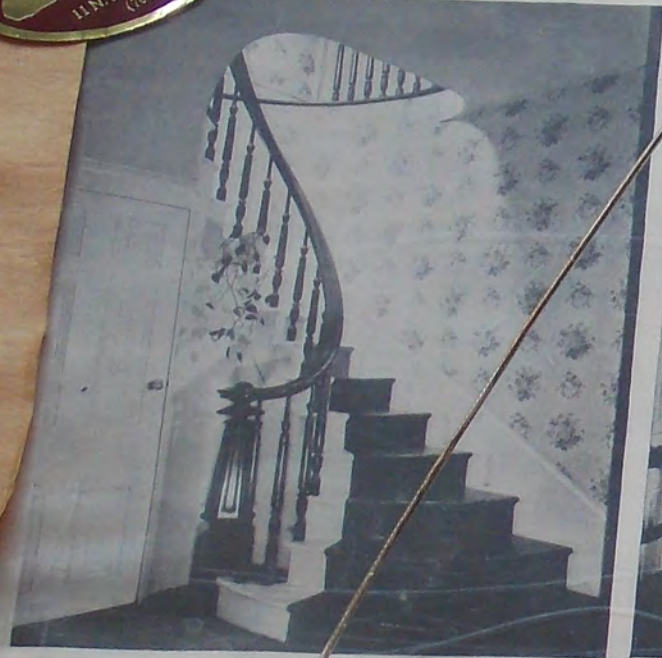
Better Ways to Paint
Unfinished Furniture

Tiny Gardens
Chock-full of Big Ideas

Little House
Gay as Sunshine



How a Family Made a Treasure of This 90-Year-Old Home . . . a Story for Today's Living



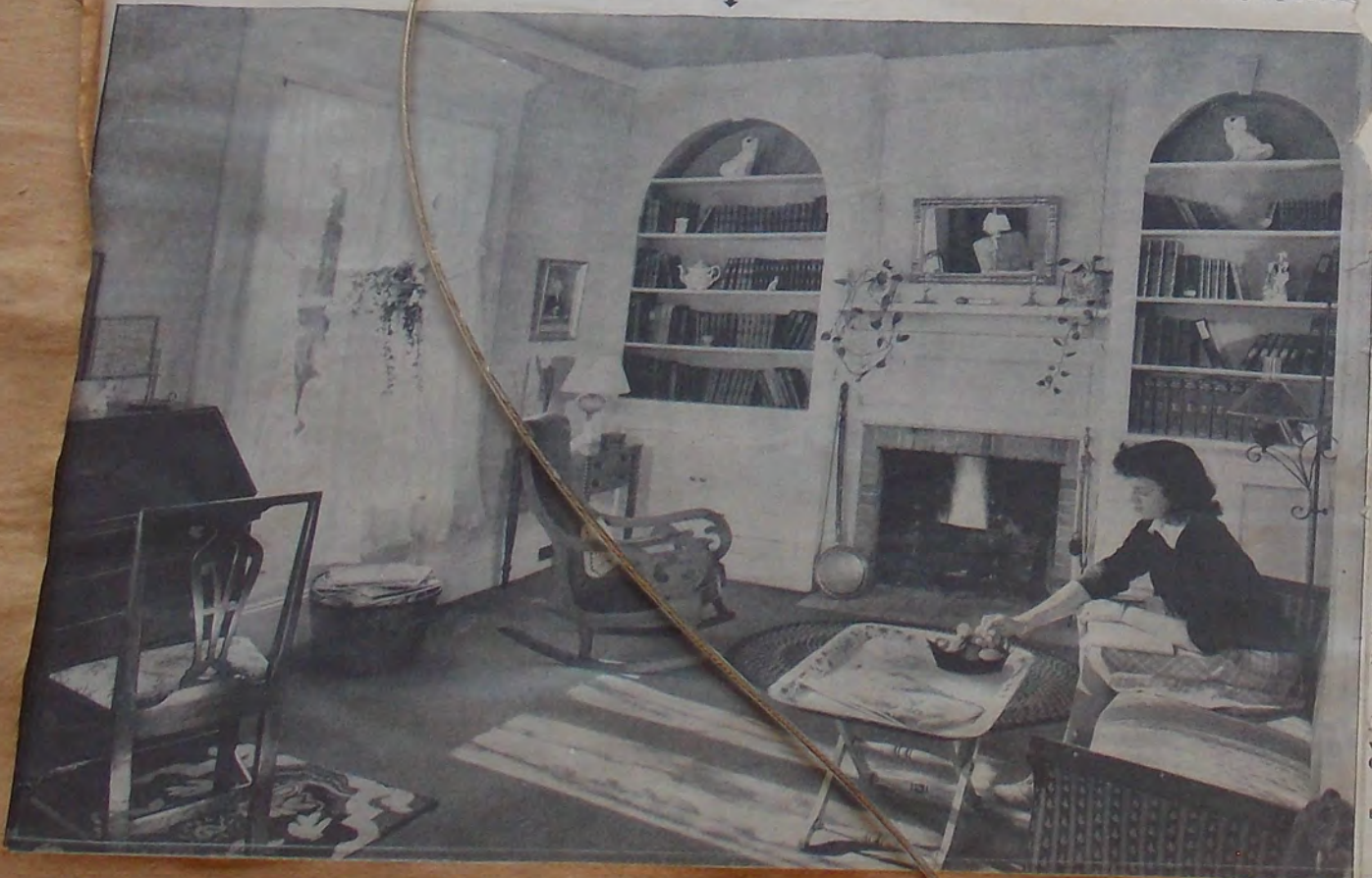
★ The circular staircase! Do you wonder that a famous artist painted its portrait? Because of the curving steps, carpeting is impossible. So Mrs. Degenhardt paints the center of each step deep, rich brown; borders white



↑ The narrow windows each side of the front door are curtained with frilly marquisette panels tied with perky scarlet ribbon bows. Flanking them are the Victorian iron hall tables and walnut-framed mirrors painted white

Sun and green plants, mellow old furniture and accessories, books, and a hospitable fireplace. The neutral carpet is brightened with hooked and rag rugs. Mrs. Degenhardt designed the fireplace paneling and bookcases

Only addition to the Degenhardt house is this little porch and garage (believe it or not, that is the garage with ruffled curtains and window box). Mrs. Degenhardt, with an odd-job man, built the charming flagstone terrace.



Photographs: Hedrich-Blessing

THE HOME ON THE COVER

They Saw Treasure in a 90-Year-Old Home



To this mellow old house, un-lived in for a quarter of a century, a St. Charles, Illinois, family brought old-time charm and modern comfort . . . and much of it they created with their clever hands

By Maurine Shaw Holloway



Two old bedrooms combined to form this roomy L-shaped one. The floor wears plum carpeting as background for old hooked rugs. There's pink and green rose-spray wallpaper beneath the delicate rose-pink ceiling

MR members of the Carl C. Degenhardt clan (Mother, Jim, and Woody) took full charge of this story about their precious 90-year-old house in St. Charles, Illinois. They directed the picture-taking . . . tossed off astonishing facts about remodeling . . . jubilantly pointed out lucky antique finds . . . lamented that Dad wasn't there to join in the hilarity.

"Mother, will you ever forget what a mess this house was when we bought it?" demanded Jane.

"Heavens, no!" shuddered Mother. "It hadn't been lived in for 25 years. A seed company was using it for storage. Most of the floorboards were missing. There was no central heating, no bathrooms, no wiring, paint an inch thick on the woodwork—and not one single closet in any of the bedrooms!"

"But in spite of neglect, the old house was structurally as sound as a bank vault. We figured that the price of the property, plus modernizing, would still be considerably less than the cost of building a comparable house. And you can't build a house equipped with a ready-made history."

YES, it does have an enchanting history—this mellow old house in St. Charles-on-the-Fox-River:

Built in 1852 by a banker and iron-works partner named Bowman, it was given window and doorframes of enduring metal. Local tradition has it that the bricks for the double-thick walls and partitions were mixed and fired on the premises. An expert workman brought from the East designed and built the charming circular staircase which architects have come from far and near to gaze upon respectfully while measuring its curves.

[Turn to page 89

Jane's pride-and-joy room is yellow and white—with antique furniture painted white, a froth of white organdy on windows and dressing table. The rug is green. Chair seats, dressing-table scallop, and mirror frame are of gay yellow-red percale

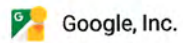


Google Maps 405 S 4th St



Image capture: Sep 2012 © 2018 Google

St. Charles, Illinois



Google, Inc.

Street View - Sep 2012

