

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: 411 Prairie St. – John Stone house		
	Proposal:	Landmark 411 Prairie St.		
	Petitioner:	Susan Olson		
Please check appropriate box (x)				
	PUBLIC HEARING 12/6/17	X	MEETING 12/6/17	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				
Revised Architectural Survey page				
Landmark nomination form and attachments				
EXECUTIVE SUMMARY:				
<p>A landmark nomination has been submitted for the structure located at 411 Prairie St.</p> <p>The Commission reviewed the nomination on 11/1/17 and discussed the need to revise the significance section and narrative statement in the nomination and revise the style listed on the architectural survey. These changes have been made.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
<p>Conduct the public hearing and close if all testimony has been taken.</p> <p>The landmark nomination 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.





ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS
(Revised November 2017)

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 411 Prairie Street

ROLL-IMAGE # 101 - 6

CD-IMAGE # 4405 - 6



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Simple, hipped-roof Italianate</u>	Exterior Walls (Current): <u>Clapboard/Shingles</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard/Shingles</u>
Date of Construction: <u>Circa 1874</u>	Foundation: <u>Textured CMU</u>
Source: _____	Roof Type/Material: <u>Hipped/Asphalt shingle</u>
Overall Plan Configuration: <u>Simple square w/ additions</u>	Window Material/Type: <u>Wd. trimmed Alum. & Wd. Dbl. hung</u>

ARCHITECTURAL FEATURES: There are several layers of stylistic detailing superimposed over a relatively simple Italianate plan. An exaggerated dormer with a broad frieze band, discontinuous at the gable end, and a broad frieze band with narrow windows placed over the 2F windows are typical of the Italianate style. This is not a typical form for that style. The imbrication at the 2F and the scrolled wooden brackets supporting the main roof and the porch roof are typical Italianate elements. The serpentine columns supporting the porch roof are rare and originate from the Baroque style. Some of the more exotic revival styles use this type of expression on occasion. The vestigial arch forms



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

411 Prairie Street - Continuation Sheet

ARCHITECTURAL FEATURES (cont'd): that spring from the serpentine columns is another curious and rare detail sometimes seen in the Italianate style. There is a rope molding used on the inside edge of the arches. There is a small - scaled dentil course used at the edge of the porch roof. A transom window is located over the front door relates to the tall head trim at the front first floor windows and emphasizes the height of the entrance. Some of the original removable storm windows are still in place.

ALTERATIONS: There have been modest single story additions made to both the east and west sides of the house. These are sparsely detailed hipped roof structures placed towards the rear of the house in an attempt to de-emphasize them. Another shed-roofed addition was made to the rear. It too is relatively modestly detailed. This house is said to have been moved to this site from another location.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: _____

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

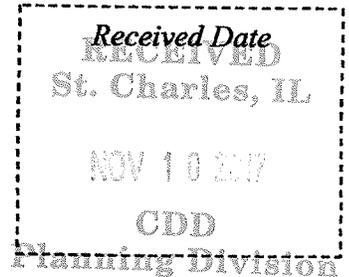
PHONE: (630) 377-4443 FAX: (630) 377-4062

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): 09-34-158-012	
	Property Name (Historic or common name of the property):	
2. Applicant:	Name SUSAN A OLSON	Phone 630-377-0167
	Address 411 PRAIRIE ST. ST CHARLES IL 60174	Fax
		Email SAOLSON@167@SBC
3. Record Owner:	Name SAME AS ABOVE	Phone GLOBAL, NET
	Address	Fax
		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). SEE ATTACHED		

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 1931
- 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 WITH HIP ROOF
- 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		X		
Shingle		X		
Log				
Plywood				
Shake				
Stone	X			
Granite				
Sandstone				
Limestone				
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			X	
Asbestos				
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: JOHN STONE
- b) Architect/ Builder: JOHN STONE
- c) Significant Person(s): HENRY KOHLERT (SEE ATTACHED)
- d) Significant Dates (i.e., construction dates): CIRCA 1872
MOVED TO CURRENT LOCATION IN 1931

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.

NARATIVE STATEMENT

Although the current location of this structure is outside the designated Historic District, it maintains the character and historical value requisite of the community and surrounding area.

The original location of the residence was at 602 Geneva Road where the structure was originally built by John Stone during or about 1874.

The original structure was built as a one story simple hip roofed Italianate house and later in 1924 a second story was added to the house. That same year the property was purchased by Harry Kohlert who remained owner of the property until 1928.

During the of residency of the home at 602 Geneva Road, part of the property was used as a mobile gas station.

The home was moved from 602 Geneva Road in 1931 to its current location at 411 Prairie Street. The two additions on the east and west sides of the house were later added to the structure during or around 1937.

The house embodies a unique architectural style and history and should be maintained as an historic structure to further enhance the beauty and character of the community.

411 Prairie Street

Moody's Administrative Addition Block 7 Lot 1 now known as 602 Geneva Rd.

1852: S. Young

1852: S. Young sells to J. Andrews

1863: Andrews sells to John Stone

The 1860 Library of Congress Atlas for Kane County Saint Charles does not show any structure on this site thus eliminating the suggestion that the home was built in 1859.

Circa 1872 home is built on site. There is no concrete reference to actual year thus circa as it is known that a structure exists in 1874.

1874: Stone sells to Z. Thompson

1918: Thompson Quit Claims to E. Wilson

1918: Of the same date in 1918, E. Wilson Quit Claims back to C. Thompson and L. Thompson. {E. Wilson was a minor transferring site.}

1924: Thompson to H. Kohlert

1924: Second floor addition is added per financing documents

1928: Kohlert sells structure to W. Creiger

1928 – 1931: Creiger moves structure from now 602 Geneva Rd to 411 Prairie St known as the Creiger Sub.

1931: Creiger sells to J. Brennan

1936: Brennan sells to S. Erickson and C. Erickson

1958: Erickson sells to A. Lindquist and M. Lindquist

1972: Lindquist sells to L. Fenstermacher and D. Fenstermacher

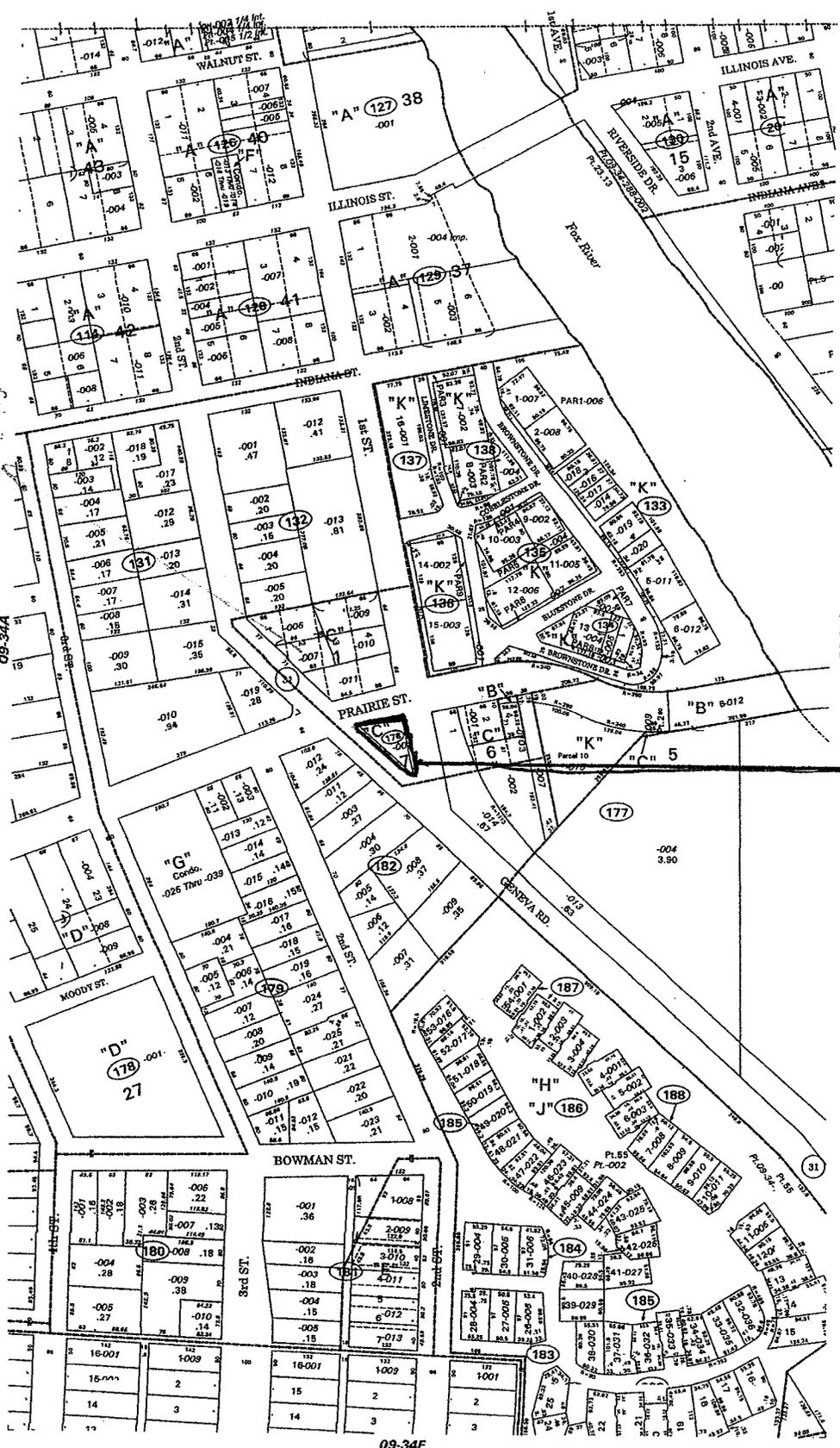
1973: Fenstermacher sells to S. Olson

2017: Olson still owns the property

Henry Kohlert

Henry 'Cap' Kohlert (8 March 1892 in St. Charles, Illinois – 18 December 1939 in St. Charles, Illinois) was an American racecar driver and Aviation pioneer. He served in the United States Army 67th Balloon Corps. in World War I. After the war he became an Automotive Mechanic, Automotive Dealer and Race car Driver. He raced a 1924 Miller 122 converted to a supercharged 91 cubic inch per indy rules. He purchased the car from fellow racer and Indy winner Tommy Milton in 1926. He raced in the 1927 Indianapolis 500 replacing Fred Lecklider on lap 19. On lap 49 at the 120 mile mark Cliff Bergere collided with him causing him to be thrown from the car. The car flipped three times in mid-air as Bergere passed underneath. A bystander jumped on the track and pulled him into the infield where he was mistaken for dead. He was rushed to the hospital and was released a few weeks later. During this time he recovered with fellow racer Norm Batten who was burned when his car caught fire in the race. A year later Kohlert qualified for the 1928 Indianapolis 500 and finished 13th. Afterwards he sold the car and bought a 1928 Waco 9 biplane. He leased land from a local farmer and after 3 years sold the interest to the plane and the field to a group of businessmen. The field later became known as Dupage Airport in West Chicago Illinois. All the time he ran an Automotive Dealership in St. Charles Illinois which sold Nash and Ford cars. In 1937 he purchased Norm Batten's Miller Fengler/Junior 8 from Batten's widow. He installed a 122 Miller engine from Harry Hartz's Indy winner and with several modifications included bigger brakes and a better oiling system Kohlert entered the car with Chicago dirt track racer Dennis 'Duke' Nalon at the wheel. The car placed 11th in 1938 and Kohlert came back to qualify with Nalon and the car in 1939 but a broken camshaft ended the run before the car could qualify.

Susan



- "A" ST. CHARLES - ORIGINAL TOWN.
- "B" PIANO FACTORY, THE
- "C" ADMINISTRATOR'S ADD., ROBERT MOODY'S ESTATE
- "D" MOODY'S ADD.
- "E" MOORE'S 2ND ADD.
- "F" WEST ILLINOIS ASSOCIATES CONDOMINIUM
- "G" PRAIRIE MANOR CONDOMINIUMS
- "H" VIEWPONTE ST. CHARLES ON THE FOX
- "J" FIRST RESUB OF VIEWPONTE ST. CHARLES ON THE FOX
- "K" BROWNSTONE

CONDOMINIUM REFERENCE

"G"

WEST ILLINOIS ASSOCIATES CONDOMINIUMS	UNIT NO.	PARCEL NO.
A	09-34-128-013	
B	-016	
C1	-018	
C	-019	
D	-018	

"H"

PRAIRIE MANOR CONDOMINIUMS	UNIT NO.	PARCEL NO.
1A	08-34-178-028	
1B	-027	
1C	-028	
1D	-029	
1E	-030	
2A	-031	
2B	-032	
2C	-033	
2D	-034	
2E	-035	
2A	-036	
2B	-037	
4A	-038	
4B	-039	

178 179 180 181 182 183 184 185 186 187 188

602 GENEVA RD

09-34F

GOVERNMENT SURVEY	SURVEY TRACT
TOWNSHIP OR RANGE	PARCEL
SECTION	LINE
SECTION NUMBER	PARCEL NUMBER
POLITICAL SUBDIVISION	ADDRESS
COUNTY	ROAD
TOWNSHIP	RIGHT OF WAY
CONDUIT	RIGHT OF WAY
SECTION	RIGHT OF WAY
BARRIERS	RIGHT OF WAY
LOT LINE	RIGHT OF WAY
BLACK NUMBER	RIGHT OF WAY
LEFT HAND	RIGHT OF WAY
RIGHT HAND	RIGHT OF WAY
WATER	RIGHT OF WAY

ST. CHARLES TWP.
 E 1/2 NW 1/4 SEC. 34 T.40N. R.8E.
 KANE COUNTY, ILLINOIS

PLOT DATE: 3-11-2004
 Copyright by: Esri
 Scale: 1" = 100'

MAP PAGE LOCATOR

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

09-34B

MISCELLANEOUS RECORD

347

OREGIER'S SUBDIVISION
OF PART OF LOTS 28,31 and 32 MOODY'S ADDITION

to St.Charles, Kane County,Illinois.

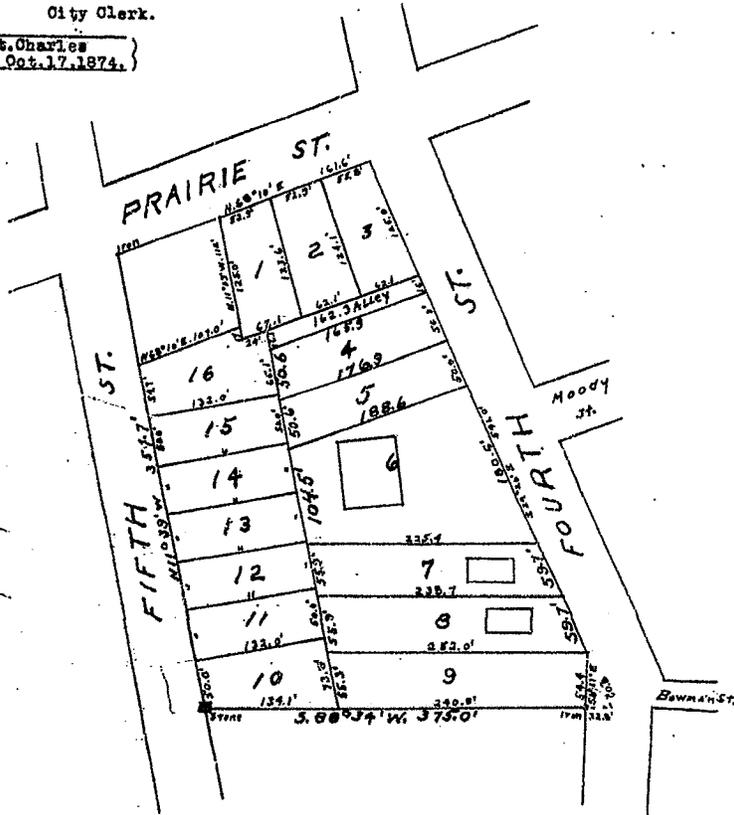
State of Illinois }
County of Kane } ss.

Approved and accepted by the City Council of the City of St.Charles,
Illinois, this 18 day of Apr. A.D.1923.

Attest: P. Hempstead,
City Clerk.

Henry Roehlk,
Mayor.

City of St.Charles
(Incorporated Oct. 17, 1874.)



State of Illinois }
County of Kane } ss.

I, John W.Wilson, a surveyor, do hereby certify that I have surveyed that part of Lots 28,31 and 32 of Moody's Addition to St.Charles,Illinois,located in the Southwest Quarter Section 34, T.40 N. R.8 East of the Third Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of Fourth and Prairie Streets in the said City of St.Charles, for a place of beginning, thence South 24 degrees twenty minutes East, 541.0 feet, thence South 0 degree 11 minutes East, 54.4 feet, thence South 88 degrees 34 minutes West, 375.0 feet to the East line of Fifth Street, thence North 11 degrees 39 minutes West, 354.7 feet, thence North 88 degrees 10 minutes East 107 feet, thence North 11 degrees 39 minutes West, 118.0 feet to the South line of Prairie Street, thence North 88 degrees 10 minutes East, 161.8 feet along the said South line to the place of beginning. That I have subdivided the above described property as illustrated in the plat above. Distances are given in feet and decimal parts thereof and Lots are numbered consecutively from one to sixteen.

Dated at St.Charles, Illinois, this 8th day of January A.D.1923.

John W.Wilson,
Surveyor.

State of Illinois }
County of Kane } ss.

W.H. Oregier owner of the above described property do hereby certify that I caused the same to be surveyed and subdivided into Lots and Alley as shown on the accompanying

MISCELLANEOUS RECORD

plat, and I hereby adopt the same under the name and title of Oregier's Subdivision of part of Lots 28,31 and 32 Moody's Addition.

Given under my hand and seal this 19th day of April A.D.1923.

W.R.Oregier,
Owner.

State of Ill. }
County of Kane } S.S.

Subscribed and sworn to this 19th day of April 1923.

Louis Rockwell
Notary Public
Kane County, Ill.

Louis Rockwell,
Notary Public.

State of Illinois }
County of Kane } S.S.

I, Frank Rockwell a Notary Public in and for said County and State do hereby certify that Washington R. Oregier personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he is the owner, signed and sealed the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 3rd day of May A.D.1923.

Frank Rockwell
Notary Public
Kane County, Ill.

Frank Rockwell,
Notary Public.

My commission expires Nov.1, 1924.

State of Illinois }
County of Kane } ss.

This is to certify that I, Charles Lowry, County Clerk, in and for the County aforesaid, find no redeemable tax sales or unpaid forfeited taxes against any of the real estate described in the foregoing certificate of John W. Wilson, Surveyor.

Dated at Geneva, Kane County, Illinois, this 4th day of May A.D.1923.

Seal of the County of Kane
Organized Jan. 18, 1836
State of Illinois.

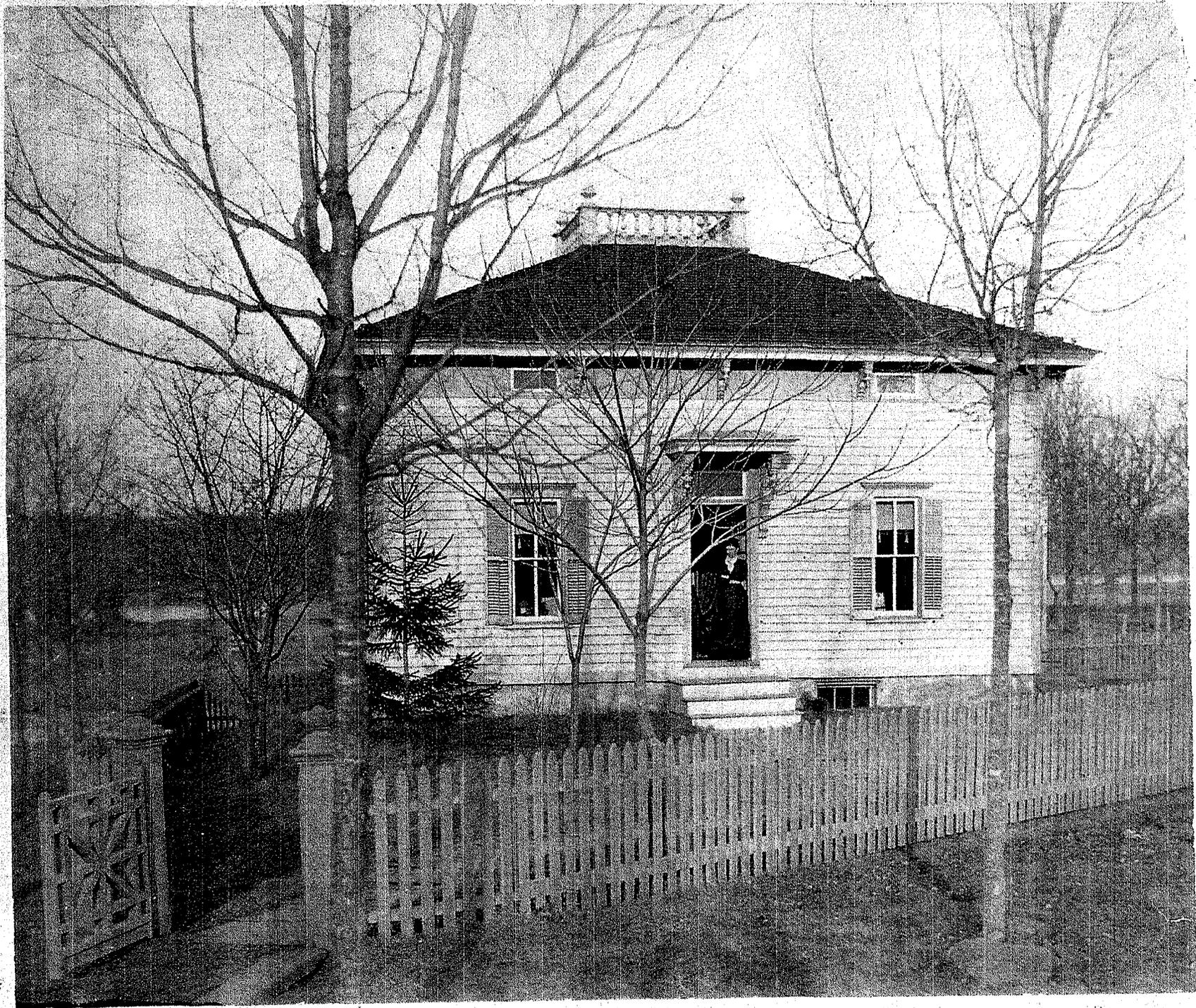
Charles Lowry,
County Clerk.

State of Illinois }
Kane County } ss.

No. 220720.

This instrument was filed for record the 4th day of May 1923, at 4.25 o'clock P.M. and duly recorded in Book 708 of - Page 547.

Charles Doetschman,
Recorder.





Courtesy of
ST. CHARLES HISTORICAL MUSEUM

RIVER
GAS

FORMATION BUREAU

Wadhams
& Phyl



BLUE STAR TRIDIPUS

L-O-T-S-B-O-K-O

RT'S

