ST. CHARLES SINCE 1834	**HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**				
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: 412 Fulton Ave., McCornack House			
	Proposal:	Landmark 412 Fulton Ave.			
	Petitioner:	Jeffrey & Kristen Ford			
	Please check appropriate box (x)				
	PUBLIC HEARING 5/3/17	**X**	**MEETING 5/3/17**	**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

Landmark nomination form and attachments

EXECUTIVE SUMMARY:

A landmark nomination has been submitted for the structure located at 412 Fulton Ave.

The Commission reviewed the nomination on 4/5/17 and discussed the need to amend the architectural style classification to Colonial Revival with Georgian influences, as well as the street names referenced in the descriptive statement. These changes have been made.

RECOMMENDATION / SUGGESTED ACTION:

Conduct the public hearing and close if all testimony has been taken.

The landmark nomination is listed on the meeting agenda for consideration after the public hearing is closed.

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.

Received Date
RECEIVED
St. Charles, IL
MAR 10 2017
CDD
Planning Division

1. Property Information:	Parcel Number(s): 09-27-401-010	
	Property Name (Historic or common name of the property): Mc CORNACK HOME	
2. Applicant:	Name JEFFREY / KRISTEN FORD	Phone 630-549-5703
	Address 412 FULTON AVENUE ST. CHARLES, IL 60174	Fax
		Email JNFORD23@SBCGLOBAL.NET
3. Record Owner:	Name	Phone
	Address SAME	Fax SAME
		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 ATTACHMENT)

I. Classification of Property (Check all that apply):

a) Ownership:
_X_ private
___ public-local
___ public-state

b) Category:
_X_ building
___ district
___ site

c) Integrity:
_X_ original site
___ moved: date_____
___ unaltered

d) Function or Use:

Historic/Current	Historic/Current	Historic/Current
___/___ agriculture	___/___ industrial	___/___ religious
___/___ commercial	___/___ military	___/___ scientific
___/___ educational	___/___ museum	___/___ transportation
___/___ government	_X_/_X_ private residence	___/___ other(specify
___/___ entertainment	___/___ park	

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
__ Itanlianate
__ 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				FASCIA / TRIM / DOORS
Weatherboard, Clapboard				
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone				
Marble				
Slate			(BLACK REMOVED) 1996	
Brick		X		CHIMNEY
Metal				
Iron				
Copper				GUTTERS
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos				
Concrete	X 12" THICK		X TILES	
Adobe				
Ceramic Tile				
Glass				WINDOWS
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				LEAD GLASS WINDOW

EXCEPT FOR 1996 ROOF CONCRETE TILE REPLACEMENT

ALL ITEMS ARE ORIGINAL TO HOME.

III. Significance of Property:
Please indicate source of documentation, if available.

a) Original Owner: CHARLES S. McCORNACK

b) Architect/ Builder: FRANK B. GOEHY (SEE ATTACHED)

c) Significant Person(s): CHARLES S. McCORNACK

d) Significant Dates (i.e., construction dates): C.S. McCORNACK PURCHASED LAND 1926; BLUE PRINTS DRAWN 1930, HOME BUILT CIRCA 1931.

e) Please indicate which of the following criteria apply to the property:(check all that apply.)

X 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.

X Property is identified with a person who significantly contributed to the development of the community, county, state, or nation. C.S. McCORNACK, McCORNACK OIL COMPANY, TEXACO SERVICE STATIONS

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

__ 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.

X Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance. (SEE GEORGIAN STYLE ATTACHMENT) (Colonial Revival w/ Georgian Influences)

__ 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.

X Property is suitable for preservation or restoration. ORIGINAL

__ 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.

Jeff & Kristen Ford — 3-8-17

Record Owner — Date

3-8-17

Applicant or Authorized Agent — Date

Descriptive Statement

This Colonial Revival style home with Georgian influences, circa 1931, was built by Charles S. Mc Cornack whose family ties go back to 1838 when Andrew Mc Cornack first purchased land in Kane County. In 1904 Charles established Mc Cornack Oil Company prospering with delivery of oil and kerosene throughout the area but better known for his relationship with Texaco Oil which began in 1934. One service station located at the corner of 3rd Street and Main Street currently houses the Filling Station restaurant. Another located at 3rd Avenue and Main Street houses the St. Charles History Museum. (see attachment for more detail).

The Colonial Revival style home is a classic design influenced by the Georgian style (see attachment for more detail) that is true to the original blueprints created by Frank B. Gely, an architect based in Aurora in 1930. There are no additions or structural changes with only removal of the original shutters (date unknown and not replaced) and ironwork stair rails to the roof (during the removal of the original roof black slate tiles replaced with concrete tiles in 1996) which were not replaced due to a determination that they had an adverse effect on the roof structure. Windows, doors, trim, fascia, brick work, foundation (poured cement 12" thick), lead arch glass window, gutters, chimney, and standalone garage in a similar Georgian style construction are all original.

This home, which is outside the current historic district boundary but located in the adjacent Pottawatomie Park neighborhood (Fulton Ave and 5th Ave), is an excellent example of this architectural style carefully preserved in its original construction both on the exterior and as a bonus, within the interior. The Mc Cornack name with its Kane County association beginning in 1838 but most known for their contribution to St. Charles starting in 1904 are both reasons this home should be recognized as a landmark. Credit for the preservation of this home should be given to David Phillips who succeeded the Mc Cornack family who owned the home 33 years and the current owners Jeff and Kris Ford who purchased the home from Phillips in 2001 and their desire to continue preservation of this showcase home.

For St. Charles history buffs or lifelong residents, the names McCornack and Evans may be familiar. For others, you may not recognize the names but you may know about the businesses these two families operated here in town; the McCornack Oil Company and the Evans Game Farm.

The McCornack family's ties to Kane County go back to 1838 when Andrew McCornack first purchased land for a farm west of Elgin. 66 years later Andrew's great-grandson, Charles McCornack, left the farming business to start the McCornack Oil Company. Charles began selling and delivering oil and kerosene to customers throughout the Fox Valley.

Over the coming years, with the increased need for oil, gas and kerosene, the McCornack Oil Company's holdings increased as well. In 1928, Charles built a new service station and company headquarters on Main Street in St. Charles. Today, that building, located at 215 E. Main Street, houses the St. Charles Heritage Center.

In 1934 the McCornack Oil Company became affiliated with Texaco. Most people in town remember the business as a Texaco service station. In fact, many still refer to the building as "the old Texaco station". When Charles passed away in 1935 his son Don took over the family business running the McCornack Oil Company until his death in 1958.

During Don's time, the service station was sold to employees Bob Henningson and Len Asklund, who were the first in a series of owners to operate the station which finally closed in 1989. In 1962, the McCornack Oil Company was dissolved and their assets were sold to Texaco.

The Evans Game Farm was started by Samuel Evans and his son Wallace in 1900 on 500 acres of land along the Des Plains River in Oak Park. Two years prior, Samuel purchased two pheasants as a birthday gift for his son because of his interest in wild game. This birthday gift would be the beginning of a business that would grow to be known the world over.

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FULTON AVE

PLAT PLAN

SCALE:- 1" = 20 FT.

RESIDENCE AND GARAGE ~

N. E. CORNER OF FULTON AVE. AND FOU

R MR. C. S. Mc CORNICK.

ANK B. GRAY ~ ARCHITECT ~ AUROR

EPT. 1930 ~ ~ JOB NO. 1350 ~

412 Fulton Avenue

Mc Cornack Home circa 1931

1837 The United States government has ownership of land

1841 The land transferred to Ephrain Perkins, an agent for the US government

1841 Land purchased by Ira Minard

1853 The Ward family members own the land for the next 23 years

1870 The Fay family members own the land for the next 56 years

1926 Charles S. Mc Cornack takes ownership of the land

1930 Frank B. Gely, architect from Aurora, is hired and produces the blueprint dated 1930

1931 Circa home built as C. S. Mc Cornack did not finance any of the construction

1947 Martha S. Mc Cornack, C. S. Mc Cornack's wife, takes control from C. S. Mc Cornack trust

1958 Martha S. transfers ownership to Donald C. and Lola A. Mc Cornack

1966 Lola A. Mc Cornack transfers ownership to Peter Keene and his wife

1968 David Phillips purchases home from Keene and has ownership for the next 33 years

2001 Jeff and Kris Ford purchase the home from the David Phillips estate and currently reside there

Georgian Style (1700-1830)

Overview

The Georgian style, with its long history in America, is among our country's most consistently popular styles. Admired for its symmetrical design, classic proportions, and decorative elements, it is commonly associated with the reigns of England's King Georges, I through III. In reality, however, it is directly tied to the work of English architect Sir Christopher Wren. Unequivocally the dominant architectural trend in the colonies between 1700 and the Revolutionary War, Georgian's popularity slowed dramatically as architectural tastes began to change with the establishment of the United States and the emergence of our American Federal style.

FULL N

PHONI

EMAIL*

STATE

SELEC

Gunston Hall on the banks of the Potomac River in what is now Lorton, Virginia. It was built for George Mason, one of this nation's Founding Fathers, whose work greatly influenced the Constitution and its Bill of Rights. Mason moved into Gunston Hall in 1759.

Much of the inspiration for Gunston Hall came from pattern books brought over from England. These books were an early species of how-to manuals imported from Europe by colonial builders at a time when professional design advice was scarce. Such manuals played an enormous role in spreading the Georgian style throughout the colonies. Typically, pattern books focused on the design details for windows, doors, fireplaces, and molding elements, which were adopted or modified by the builder. With only a few professional-looking flourishes, colonial Americans could greatly enhance the appeal of their simple buildings. As the practice evolved, colonial builders gradually learned how to arrange and mass building forms as well.

The basic Georgian proportion was typically geometrical, with the main block of the building frequently augmented by hyphens and wings. The axial symmetry of this style will always be a safe design approach. However, this static configuration does not necessarily optimize the actual functioning of a home. The somewhat less symmetrical Federal style that followed was likely in response to this problem.

Contact us if you want to remodel your Georgian style home, or keep reading to learn more about Georgian architecture!

Characteristics

The Georgian style utilized many of the hallmarks of Renaissance design, for example, rigid symmetry in building mass, in window and door placement, and even in the layout of

Occasionally the corners of the building were decorated with wooden quoins to imitate stone. Sometimes stone and stucco were used instead of wood. In the South, Georgian houses were occasionally constructed of stone and stucco, but Georgian style usually meant brick. The brickwork occasionally incorporated a horizontal belt course between the first and second floors. A classic example of a Georgian with brick detail is Westover Plantation in Charles City County, Virginia. It is a house of exquisite proportions and detail built on the bank of the James River in Charles City County. Locally, a modest example of the style, built in the 1920s, is found at #10 Kalorama Circle NW.

Roof

A hip roof, sometimes with dormers, typifies the Georgian style. Because of Georgian's relentless symmetry, a more asymmetrical gable roof would be noticeably inappropriate. The hip roof was popular with Christopher Wren, and therefore with all who admired and emulated his rules of design. When variations were sought, a roof would sometimes sport balustrades further embellished with decorative moldings and trim.

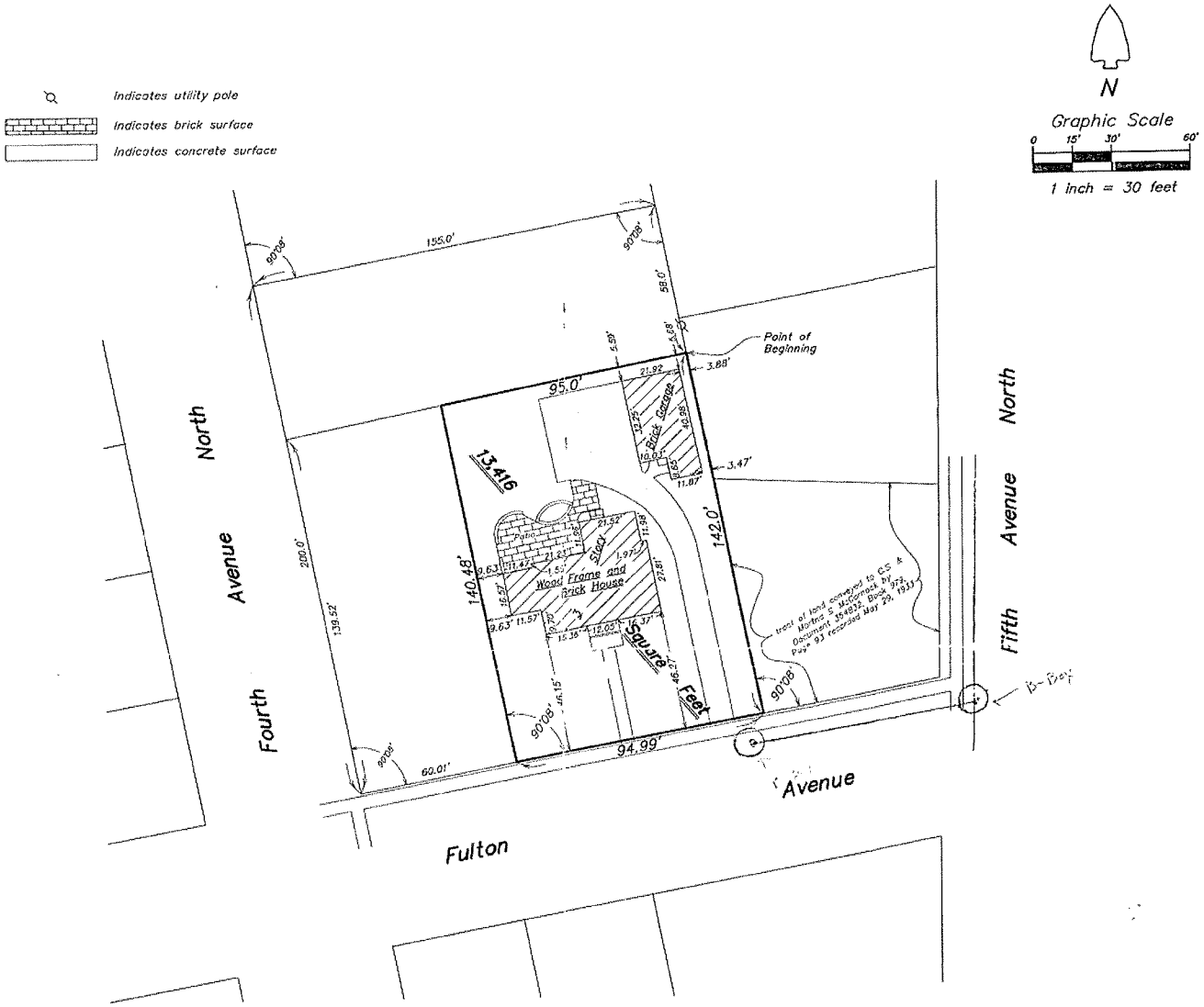
Windows

Double-hung sash windows, along with small panes, or lights, usually 12 over 12, or 9 over 9, were the standard variations, typically incorporated as a stylistic embellishment. Georgians built of wood often had decorative pediments over the windows, while brick Georgians had decorative brick headers above a window.

Entrance

As a vehicle for decoration, entrances were often fitted with pediments, broken pediments, arched tops, and ogee caps. In the North, wooden pilasters often flanked the entrance,

Plat of
Part of the South Half of Section 27-40-8
City of St. Charles Kane County Illinois



State of Illinois)
)ss
County of Kane)

This is to certify that I, Russell P. Ory, an Illinois Professional Land Surveyor of Western Surveying & Engineering, P.C. (Illinois Professional Design Firm No. 184-002967), have located the improvements on that part of the South Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the intersection of the northerly line of Fulton Avenue with the easterly line of Fourth Avenue North; thence northerly along said easterly line 200.0 feet; thence easterly parallel with said northerly line 155.0 feet; thence southerly parallel with said easterly line 58.0 feet for a point of beginning; thence westerly along a line which if extended would intersect said easterly line at a point that is 139.52 feet northerly of the intersection of said easterly line with said northerly line, 95.0 feet to a line parallel with and 60.01 feet easterly of said easterly line (measured along said northerly line); thence southerly parallel with said easterly line 140.48 feet to said northerly line; thence easterly along said northerly line 94.99 feet to a line parallel with said easterly line from the point of beginning; thence northerly parallel with said easterly line 142.0 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 13,416 square feet as shown by the plat hereon drawn which is a correct representation of said location. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, March 24, 2008.

Russell P. Ory

Illinois Professional Land Surveyor No. 2753
License Expiration Date: November 30, 2008

PROFESSIONAL LAND SURVEYOR No. 2753 RUSSELL P. ORY GENEVA, IL STATE OF ILLINOIS

Prepared by:
Western Surveying & Engineering, P.C.
321 Stevens Street, Suite A
Geneva, Illinois 60134
(630) 845-0600 (630) 845-0601 Fax

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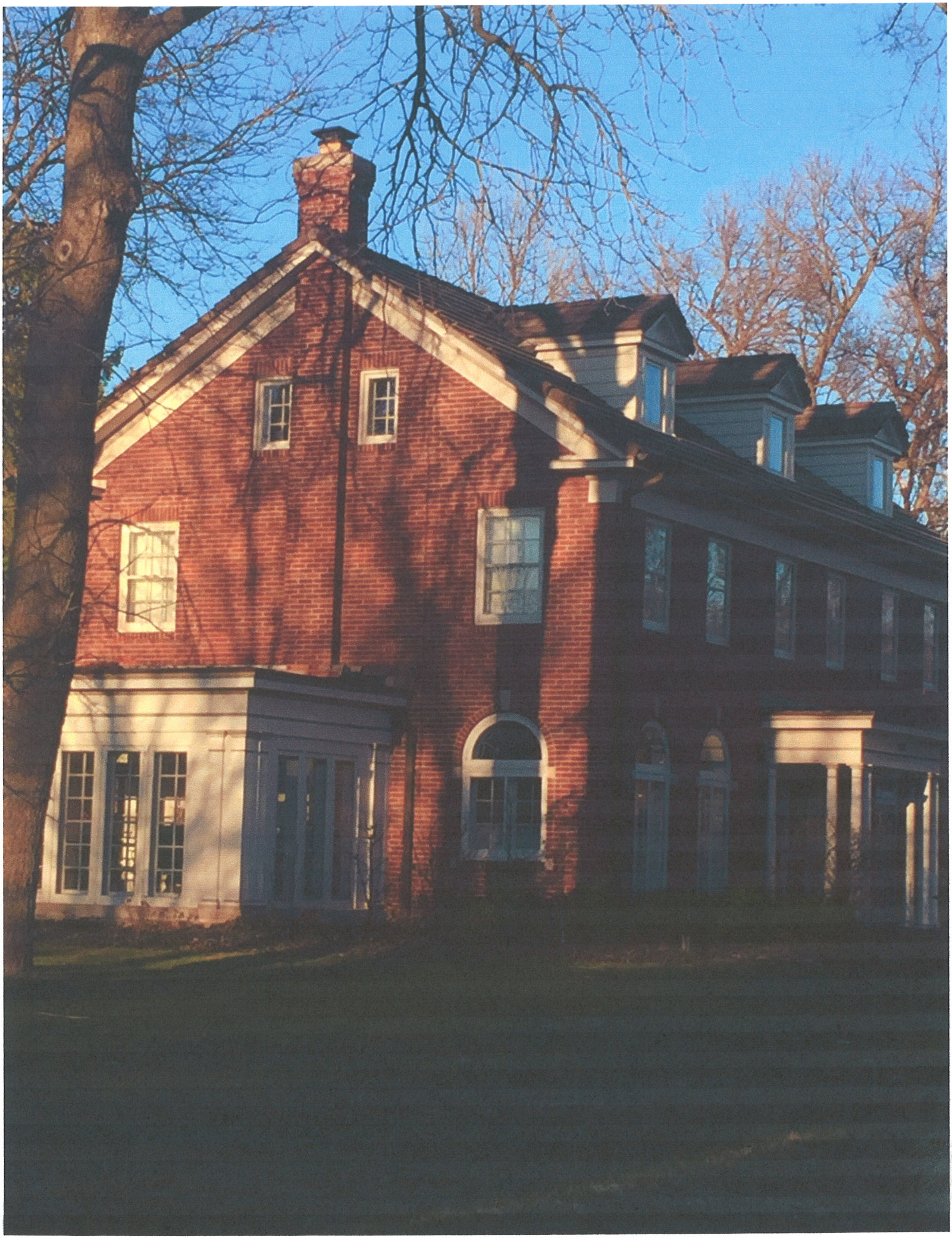
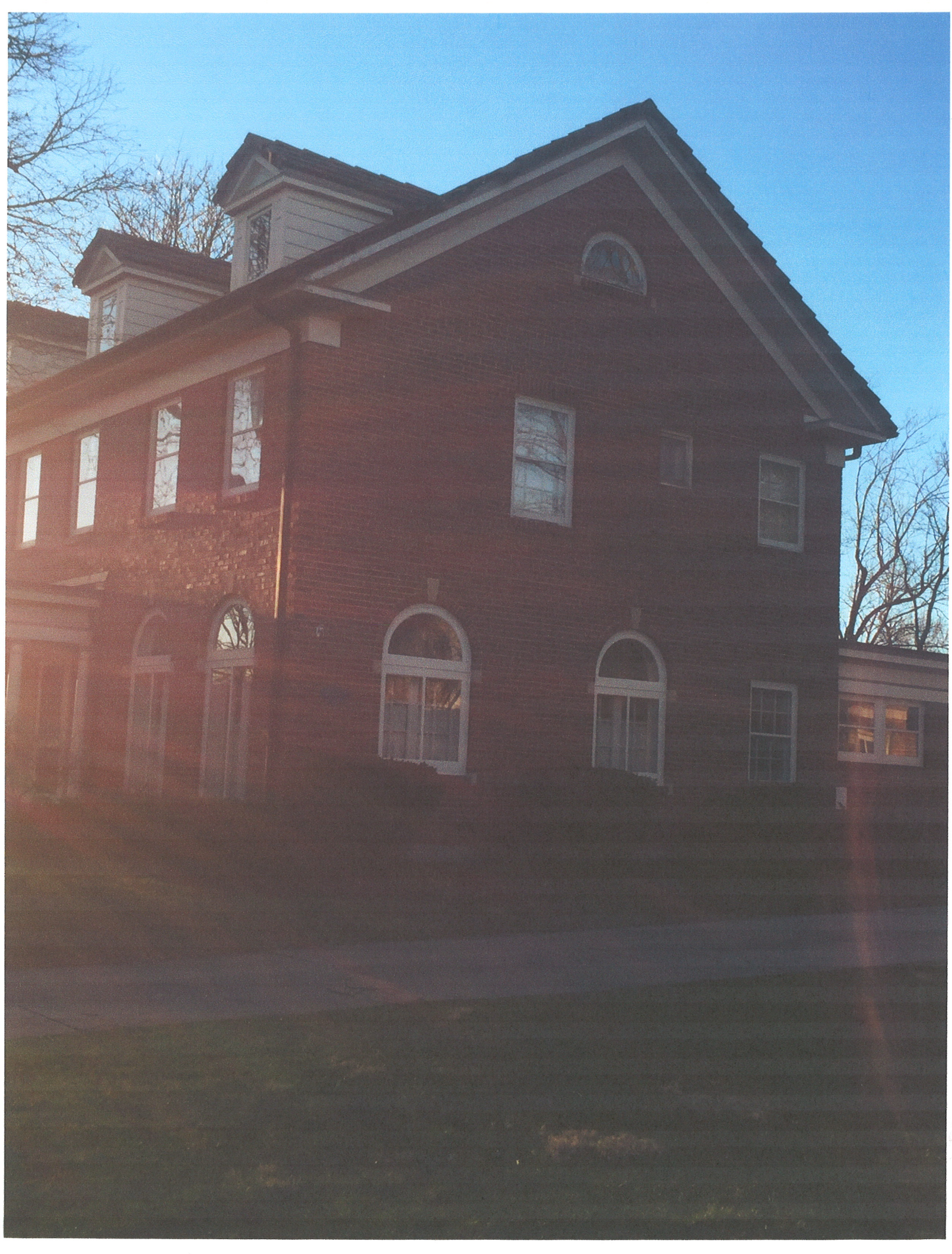
Ordered by & Prepared for:
Jeff Ford

File Name: PO_RES	Drawn by: SLL
Directory: CADB/908010	Job No.: 908.010

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